OFFERING MEMORANDUM

7621 Noblestown Road

McDonald, PA 15057

PRESENTED BY:

JASON CAMPAGNA
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SVN®
THREE RIVERS
COMMERCIAL ADVISORS

DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Table of Contents

THREE RIVERS
COMMERCIAL ADVISORS

SECTION 1

Property Information

SVN THREE RIVERS COMMERCIAL ADVISORS

OFFERING SUMMARY

SALE PRICE:	$515,000
BUILDING SIZE:	8,262 SF
NUMBER OF UNITS:	8
PRICE / SF:	$62.33
CAP RATE:	7.5%
NOI:	$38,586
YEAR BUILT:	1910

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 7621 Noblestown Road for sale. This 8-unit multifamily property in McDonald, PA, is situated on approximately 0.44 acres in the West Allegheny SD. The two-story masonry building features eight one-bedroom apartments, individually metered utilities, ample on-site parking, and convenient access to major employment centers, shopping, and regional transportation. Combining durable construction with a desirable suburban location, the property offers investors a stable multifamily asset in the western Pittsburgh market.

PROPERTY HIGHLIGHTS

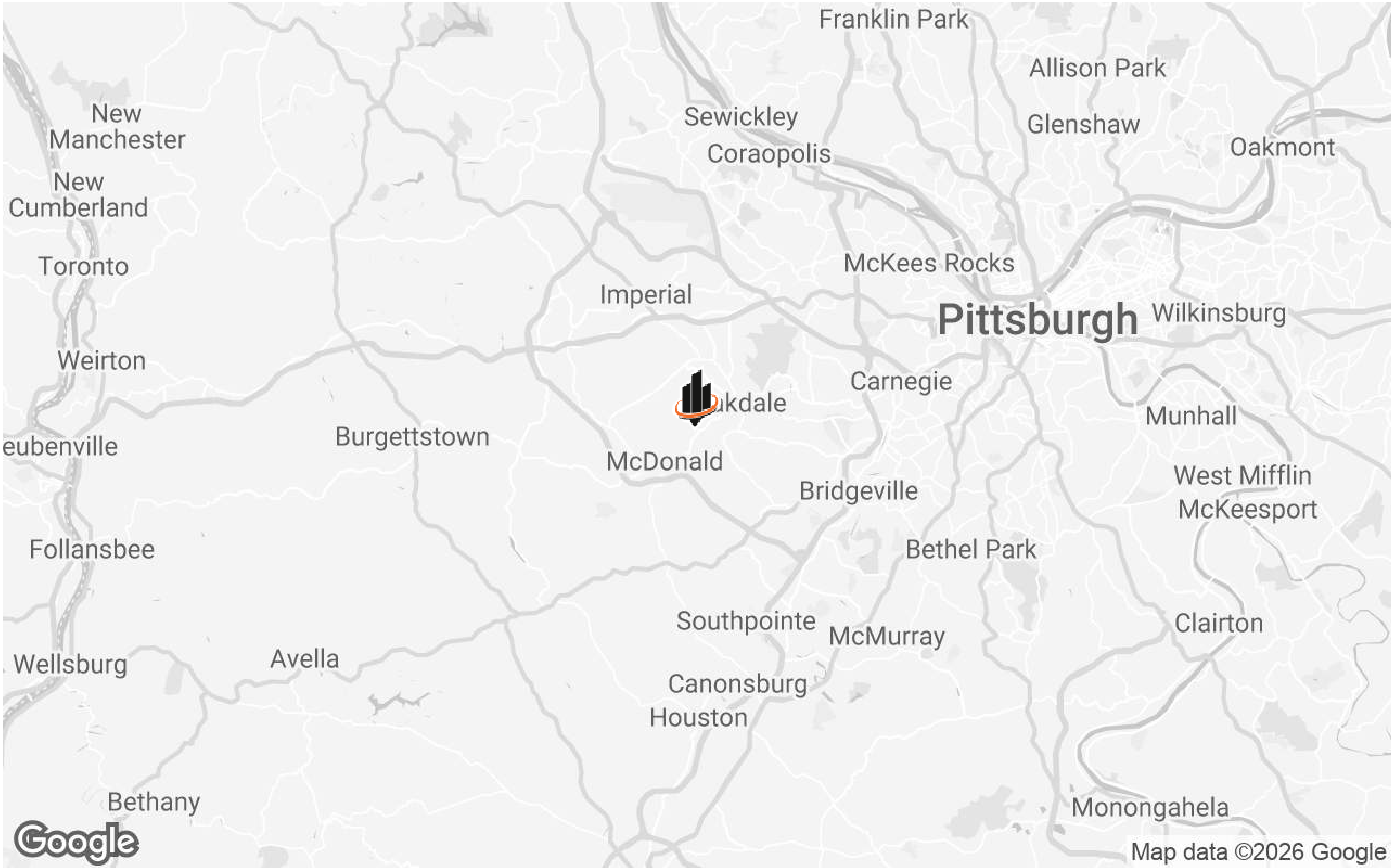
- Eight (8) one-bedroom apartments
- Masonry construction with two-story walk-up design
- Approximately 20 surface parking spaces (2.5 spaces per unit)
- Opportunity to acquire a stabilized apartment asset in a supply-constrained suburban location.

ADDITIONAL PHOTOS

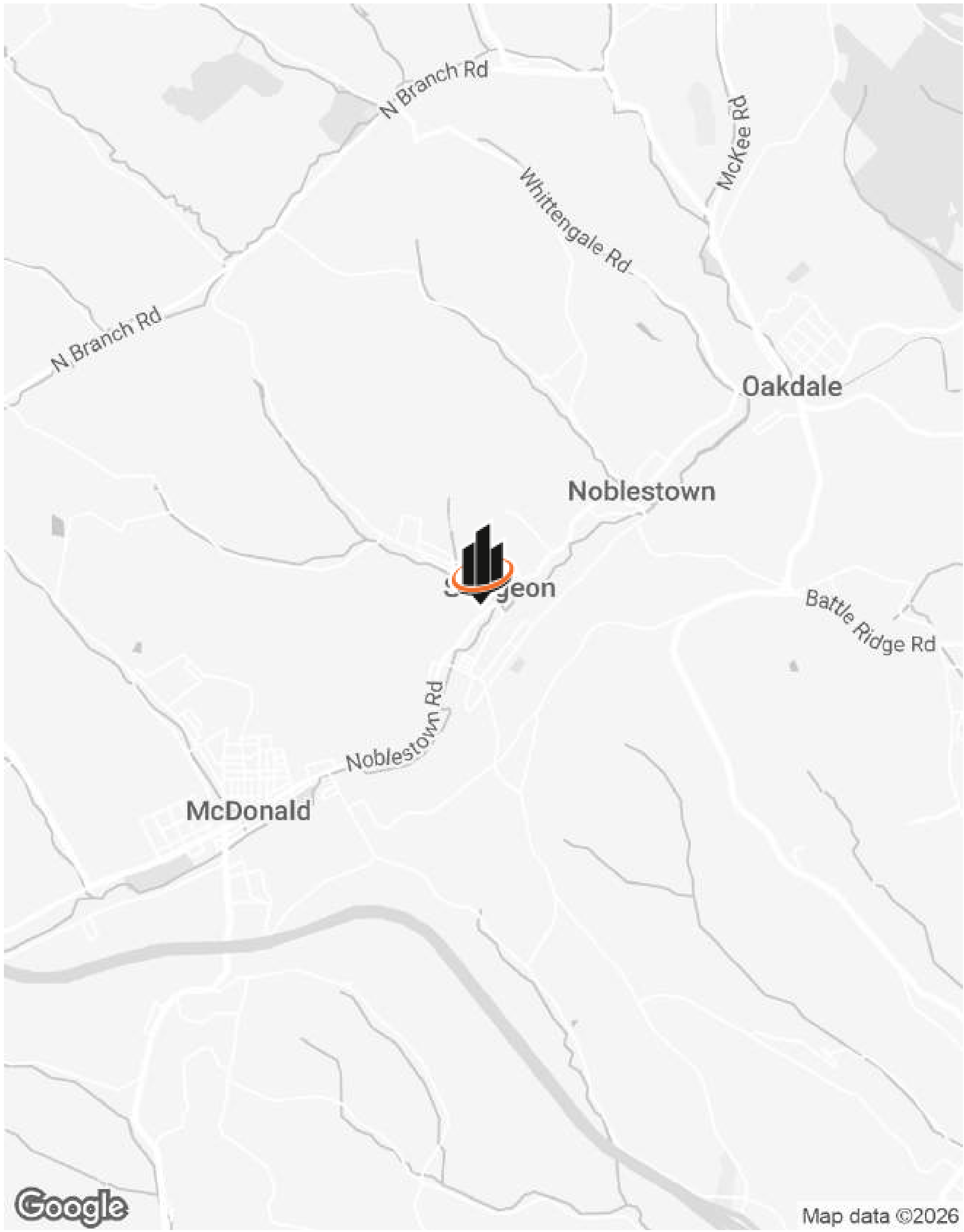
SECTION 2

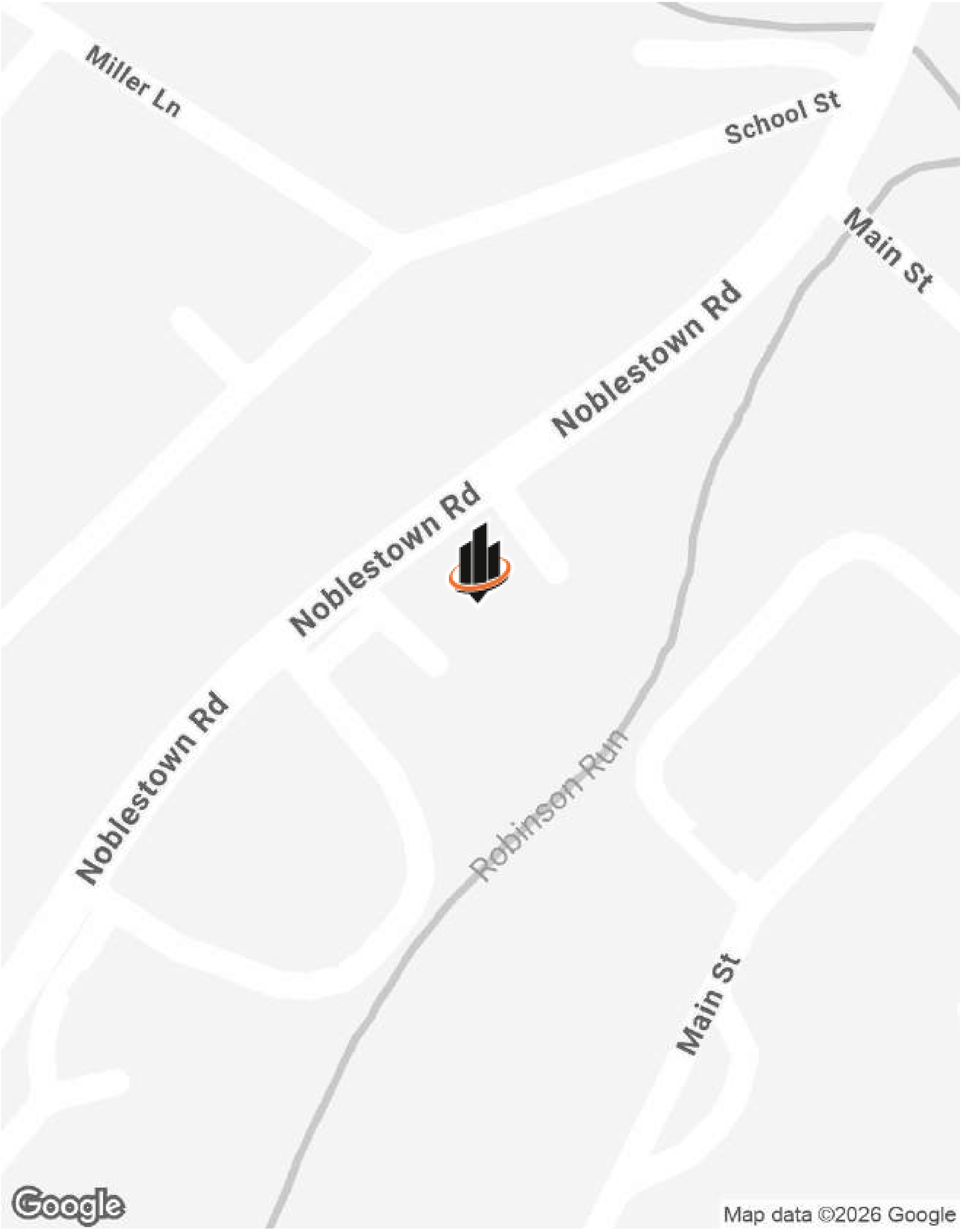
Location Information

REGIONAL MAP

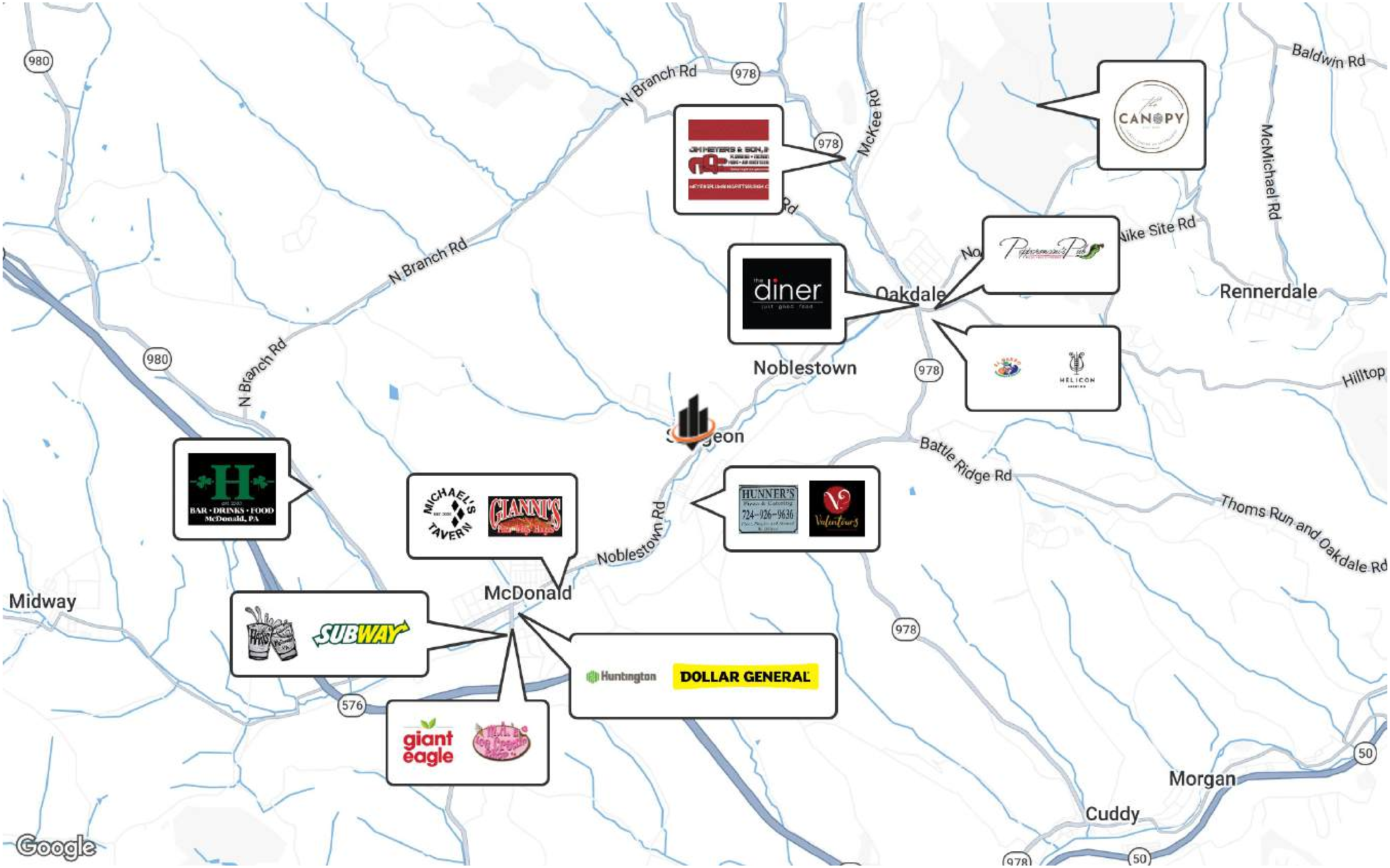


LOCATION MAPS

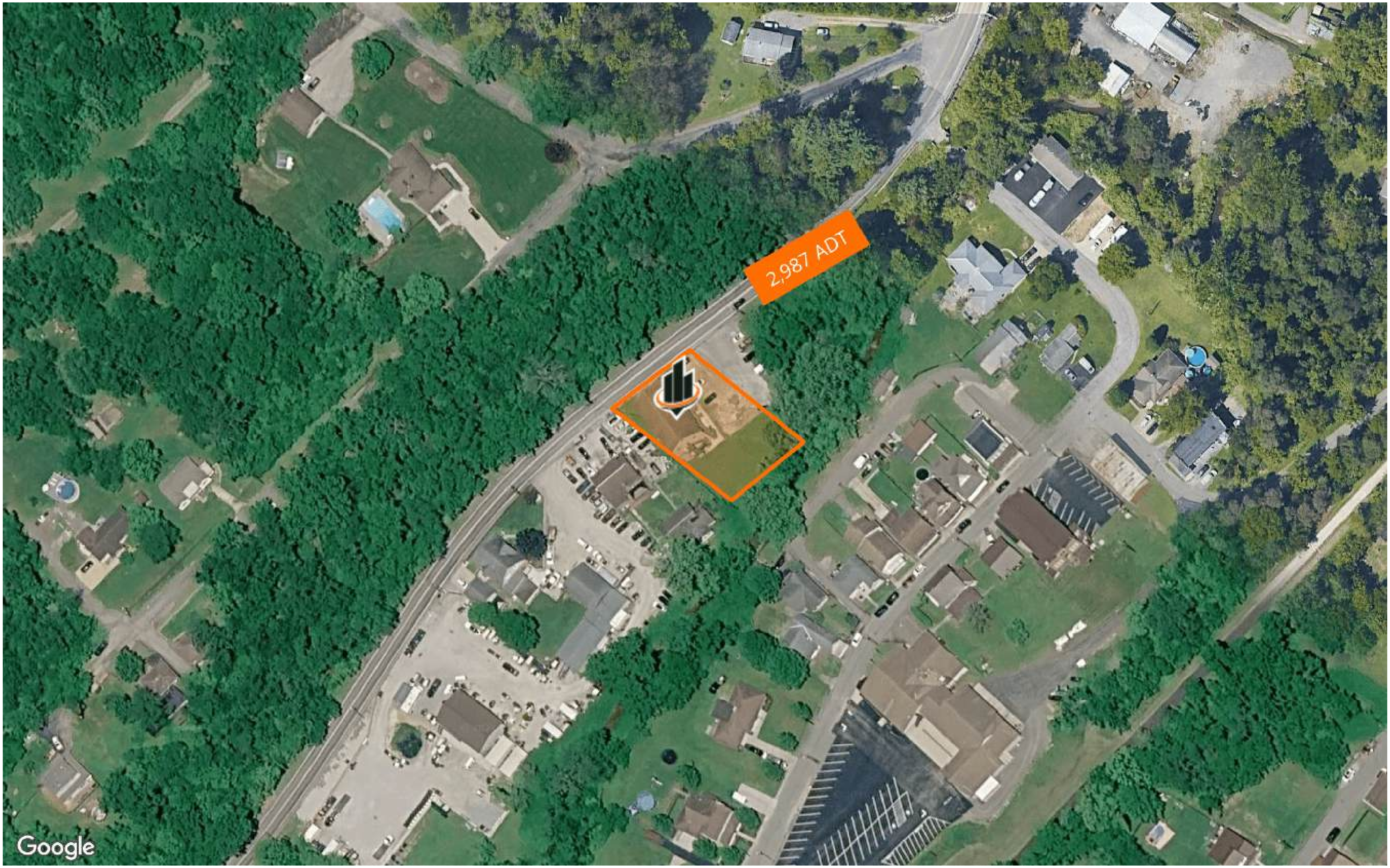




RETAILER MAP



PARCEL MAP

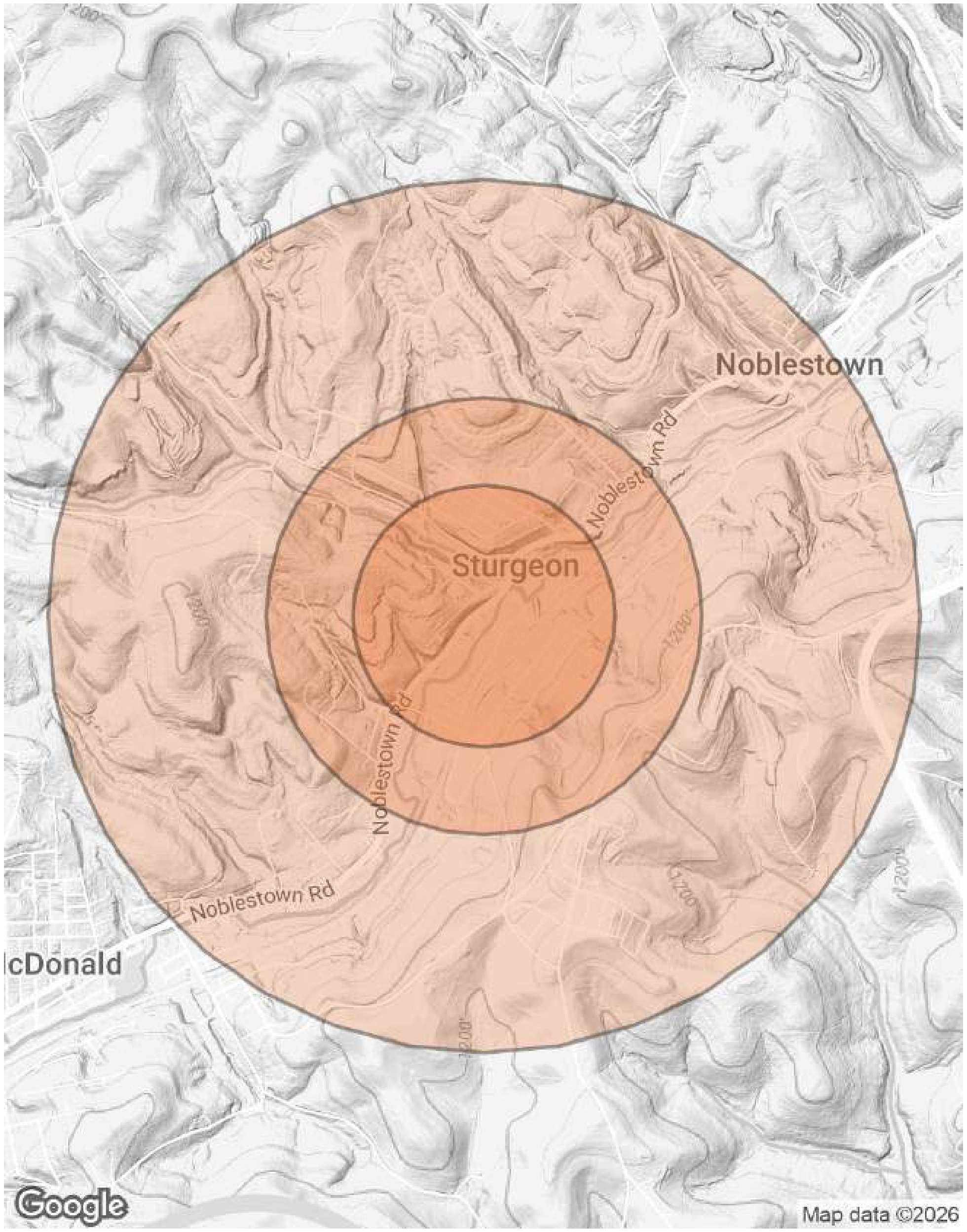


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	225	1,074	2,468
AVERAGE AGE	37	40	40
AVERAGE AGE (MALE)	36	39	39
AVERAGE AGE (FEMALE)	37	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	75	389	899
# OF PERSONS PER HH	3	2.8	2.7
AVERAGE HH INCOME	$190,026	$161,599	$160,044
AVERAGE HOUSE VALUE	$406,046	$362,402	$359,843

2020 American Community Survey (ACS)



LOCATION DESCRIPTION

MCDONALD

McDonald is a borough in Allegheny and Washington Counties, located 18 miles southwest of Pittsburgh. In the past, factories of bottles, oil-well drilling tools, flour-mill products, etc., existed here. Oil and coal were and still are procured in the area. The borough is served by the Fort Cherry School District. McDonald's government includes an elected mayor, an elected seven-member borough council and an appointed secretary-treasurer. The borough's tax collector is also elected. The mayor, council members and tax collector are all elected to four-year terms. All of the council seats are at-large.

ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the "Mother County" for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.

SECTION 3

Financial Analysis

RENT ROLL

UNIT	RENT
1	$650.00
2	$650.00
3	$440.00
4	$650.00
5	$625.00
6	$650.00
7	$650.00
8	$650.00
Garage	$500.00
TOTALS	**$5,465.00**

INCOME & EXPENSES

INCOME SUMMARY	ACTUAL
RENT	$65,580
WATER / SEWER REIMBURSEMENT	$5,316
VACANCY	($3,279)
GROSS INCOME	**$67,617**

EXPENSES SUMMARY	ACTUAL
PROPERTY TAXES	$6,686
INSURANCE	$3,660
FLOOD INSURANCE	$1,683
ELECTRIC	$1,920
GAS	$840
WATER/SEWAGE	$6,516
GRASS CUTTING	$2,496
PARKING LOT SALT	$150
TRASH	$1,080
MAINTENANCE	$4,000
OPERATING EXPENSES	**$29,031**

NET OPERATING INCOME	**$38,586**

SECTION 4

Advisor Bios

SVN

THREE RIVERS COMMERCIAL ADVISORS

JASON CAMPAGNA

Managing Director

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Cell: **724.825.3137**

PA #RM424399

PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors. Jason started his commercial real estate brokerage career in 2002. He is experienced in all asset types of commercial real estate and is proficient in investment property sales.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are investment sales of multi-family, retail plazas, STNL Retail, Multi-tenant office and various other investment producing property types.

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Jason was born and raised in the South Hills area of Pittsburgh. Between 2002 and 2017 Jason resided in Phoenix, AZ and worked as a commercial real estate broker specializing in multi-family sales. He now resides in the South Hills with his wife and 4 children.

EDUCATION

Canon McMillian H.S. - 1993
Slippery Rock University B.S. Environmental Science - 1998

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GRANT UNDERWOOD

Associate Advisor

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PROFESSIONAL BACKGROUND

Grant Underwood serves as an Associate Advisor at SVN | Three Rivers Commercial. He brings five years of industry experience in residential sales, investment acquisitions, and new construction.

Prior to joining SVN, Grant worked as a Real Estate Acquisitions Manager for CZ Capital, and as a Community Sales Manager at Maronda Homes.

Grant was born in the South Hills, and graduated from the University of Pittsburgh with a degree in Business Finance.

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