

AVALON OAKS APARTMENTS
PITTSBURGH, PA



Financial Summary	
Average Rent per Unit	\$ 628
Average Rent per Sq. Foot	\$ 0.85
Offering Price	\$ 635,000
Number of Units	14
Price per Unit	\$ 45,357
Price per Sq. Foot	\$ 54.98
Cap Rate - Current	6.43%
Cap Rate - Proforma	8.13%
Cash on Cash - Current	1.13%
Cash on Cash - Proforma	9.61%

Proposed New Financing	
New Loan Amount	\$ 508,000
Loan to Value	80%
Equity Amount	\$ 127,000
Down Payment	20%
Interest Rate	5%
Amortization	20 Years
Term	5 Years
Annual Debt Service	\$ (39,394)
Monthly Debt Service	\$ (3,283)



Exclusively Listed By:

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INVESTMENT HIGHLIGHTS

- Well-Maintained Property. All Brick. Dox-Plank Construction.
- Spacious Units. Individual Furnace/Air Conditioning in Each Unit.



Avalon Oaks Apartments offers investors the opportunity to acquire an all-brick, dox-plank constructed building in the desirable Pittsburgh sub-market of Avalon.

The property has been very well-maintained and its roof is approximately 6 years old. The all-brick building is dox-plank construction and each unit has an individual furnace/air conditioning unit. The apartments are spacious and there is laundry in the building. In addition, the property has 6 integral garage spaces.

Avalon Oaks Apartments has an ideal location. The property is close to Route 65, Interstates 279 and 79 and 6 miles from Downtown Pittsburgh.

Unit Count	Number Vacant	Type	Average Rent
7	0	1 Bedroom/ 1 Bath	\$597
7	0	2 Bedroom/ 1 Bath	\$659
14	0	<i>Average</i>	\$628
	0.00%	Vacant	

Utilities	
Electric	Tenant
Water/Sewer	Owner
Gas - Heat	Owner
Trash	Owner