200 Kennedy Avenue
200 Kennedy Avenue
Duquesne, PA (Pittsburgh)

Financial Summary	
Average Rent per Unit	$ 550
Average Rent per Sq. Foot	$ 0.61
Offering Price	$255,000
Number of Units	6
Price per Unit	$ 42,500
Price per Sq. Foot	$ 47.22
Cap Rate	8.55%
Cash on Cash	13.03%
Total Return	26.01%
GRM	6.29

Proposed New Financing	
New Loan Amount	$204,000
Loan to Value	80%
Equity Amount	$ 51,000
Down Payment	20%
Interest Rate	4.25%
Amortization	20
Term	5 Years
Annual Debt Service	$ (15,159)
Monthly Debt Service	$ (1,263)

Exclusively Listed By:

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INVESTMENT HIGHLIGHTS

- Solid Brick Building With Updated Mechanicals

- Tenants Pay Gas-Heat and Electric

- Below Market Rents

- Next to Police Station

200 Kennedy Avenue offers investors the opportunity to acquire six 2 bedroom, 1 bath units in the Pittsburgh submarket of Duquesne. The property is solid brick construction and has been well-maintained. Updates include newer vinyl windows, hot water tanks, plumbing, electrical and more. There is a common laundry area in the building and the property is directly next to the police station. Additionally, each unit has a balcony.

The tenants pay gas-heat and electric while the owner pays water, sewer and trash. The rents are significantly below market and a new owner should be able to raise easily.

Duquesne (population: 5,500) is located within the Pittsburgh MSA and 12 miles from the Central Business District.

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

Unit Number	Type	Unit Size	Market Rent	Base Rent	Occupied Rent
1	2 Bedroom / 1 Bath	900	$570	$450	$450
2	2 Bedroom / 1 Bath	900	$570	$570	$570
3	2 Bedroom / 1 Bath	900	$570	$550	$550
4	2 Bedroom / 1 Bath	900	$570	$535	$535
5	2 Bedroom / 1 Bath	900	$570	$535	$535
6	2 Bedroom / 1 Bath	900	$570	$535	$535

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