

ARCH STREET APARTMENTS
611 ARCH STREET PITTSBURGH, PA 15106
PITTSBURGH, PA



Financial Summary	
	\$
Average Rent per Unit	425
	\$
Average Rent per Sq. Foot	0.61
Offering Price	\$ 125,000
Number of Units	4
Price per Unit	\$ 31,250
Price per Sq. Foot	\$ 44.64
Cap Rate	7.56%
Year 1 Cap Rate	9.39%
Cash on Cash	6.73%
Year 1 Cash on Cash	12.81%



No. of Units	Type	Sq. Feet	Average Rent	Rent/SF
2	1 Bedroom / 1 Bath	700	\$425	\$0.61
2	2 Bedroom / 1 Bath	750	425	\$0.57

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Proposed New Financing	
New Loan Amount	\$ 87,500
Loan to Value	70%
Equity Amount	\$ 37,500
Down Payment	30%
Interest Rate	5%
Amortization	20 Years
Term	5 Years
Annual Debt Service	\$ 6,930
Monthly Debt Service	\$ 578

Exclusively Listed By:

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