

BROWNSVILLE ROAD APARTMENTS
2351 BROWNSVILLE ROAD PITTSBURGH, PA 15210
PITTSBURGH, PA



Financial Summary	
Average Rent per Unit	\$ 601
Average Rent per Sq. Foot	\$ 0.67
Offering Price	\$ 925,000
Number of Units	17
Price per Unit	\$ 54,412
Price per Sq. Foot	\$ 60.86
Cap Rate	8.99%
Cash on Cash	13.30%
Total Return	25.24%



No. of Units	Type	Sq. Feet	Average Rent	Rent/SF
12	2 Bedroom / 1 Bath	800	\$ 633	\$ 0.79
4	2 Bedroom / 2 Bath TH	900	\$ 658	\$ 0.73
1	Owner's Suite (3/3 TH)	2000		

Proposed New Financing	
New Loan Amount	\$ 740,000
Loan to Value	75%
Equity Amount	\$ 185,000
Down Payment	25%
Interest Rate	5%
Amortization	20 Years
Term	5 Years
Annual Debt Service	\$ (58,604)
Monthly Debt Service	\$ (4,884)



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

In the townhomes, the owner pays NO utilities

Exclusively Listed By:

David Poluszejko

Atlantic Territories

Vice President

davep@atlanticterritories.com

