

313 CEDAR DRIVE
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Financial Summary	
Average Rent per Unit	\$ 618
Average Rent per Sq. Foot	\$ 0.67
Offering Price	\$193,000
Number of Units	4
Price per Unit	\$ 48,250
Price per Sq. Foot	\$ 52.16
Cap Rate	8.47%
Cash on Cash	10.14%
Total Return	19.10%
GRM	6.51



Proposed New Financing	
New Loan Amount	\$144,750
Loan to Value	70%
Equity Amount	\$ 48,250
Down Payment	30%
Interest Rate	5%
Amortization	20 Years
Term	5 Years
Annual Debt Service	\$ (11,463)
Monthly Debt Service	\$ (955)

Exclusively Listed By:

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INVESTMENT HIGHLIGHTS

- Well-Maintained Property with a 19.1% Total Return
- Tenants Pay All Utilities
- Unit Amenities Include Air Conditioning, In-Suite Laundry and Beautiful Hardwood Floors Throughout



313 Cedar Drive offers investors the opportunity to acquire 4 two bedroom, one bath town-home units in the Pittsburgh submarket of Coraopolis.

The property is all brick and has been well-maintained. The current owner has updated and renovated the units and a new owner would have no deferred maintenance to worry about. The units have great amenities such as in-suite laundry, air conditioning and beautiful hardwood floors throughout.

The school district (Moon Area) is sought-after as evidenced by its ranking 11th out of approximately 150 school districts in Western Pennsylvania by the Pittsburgh Business Times.

313 Cedar Drive is priced to allow investors a cash on cash return of 10.1% and a cap rate of 8.47%.

Unit Number	Type	Unit Size	Occupied Rent
313	2 Bedroom / 1 Bath TH	925	\$ 500
315	2 Bedroom / 1 Bath TH	925	\$ 700
317	2 Bedroom / 1 Bath TH	925	\$ 680
319	2 Bedroom / 1 Bath TH	925	\$ 590

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