

6901 GRAND APARTMENTS
6901 GRAND AVENUE, BLDG 29 PITTSBURGH, PA 15225
PITTSBURGH, PA



Financial Summary	
Average Rent per Unit	\$ 580
Average Rent per Sq. Foot	\$ 0.89
Offering Price	\$151,000
Number of Units	4
Price per Unit	\$ 37,750
Price per Sq. Foot	\$ 58.08
Cap Rate	7.49%
Cash on Cash	6.19%
Total Return	15.15%
GRM	5.24



Proposed New Financing	
New Loan Amount	\$113,250
Loan to Value	70%
Equity Amount	\$ 37,750
Down Payment	30%
Interest Rate	5%
Amortization	20 Years
Term	5 Years
Annual Debt Service	\$ (8,969)
Monthly Debt Service	\$ (747)



Exclusively Listed By:

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INVESTMENT HIGHLIGHTS

- Well-Maintained Property with a 15.15% Total Return
- All-Brick. New Windows in 2012. Roof in Good Condition. Hardwood and Tile Throughout. On-Site Laundry.
- Convenient Location. Strong Rental Market.



6901 Grand Apartments offers investors the opportunity to acquire an all-brick, well-maintained apartment building consisting of 4 two bedroom, one bath units in the Pittsburgh submarket of Neville Island.

The current owner has performed many updates including new kitchens and baths and flooring that will allow a new owner to enjoy lower repairs, maintenance and turnover costs than average moving forward. The roof is in sound condition and the windows were replaced in 2012.

The building's close proximity to I-79 and Route 65 make it an ideal location and strong rental market.

The investment is priced at a 7.49% cap rate and \$37,750 per unit.

Unit Number	Type	Unit Size	Occupied Rent
29A	2 Bedroom / 1 Bath	650	\$ 525
29B	2 Bedroom / 1 Bath	650	\$ 629
29C	2 Bedroom / 1 Bath	650	\$ 540
29D	2 Bedroom / 1 Bath	650	\$ 625

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