

PITTSBURGH PORTFOLIO—37 UNITS
14 UNIT, 11 UNIT, 4 UNIT, 4 UNIT, 4 UNIT
PITTSBURGH, PA



Average Rent per Unit	\$ 559
Average Rent per Sq. Foot	\$ 0.86
Offering Price	\$ 353,000
Number of Units	14
Price per Unit	\$ 25,214
Price per Sq. Foot	\$ 38.79
Cap Rate	9.05%
Cash on Cash	13.58%
Total Return	25.53%
GRM	3.68

817 NORTH AVENUE
PITTSBURGH, PA 15221



Average Rent per Unit	\$ 515
Average Rent per Sq. Foot	\$ 0.82
Offering Price	\$ 332,000
Number of Units	11
Price per Unit	\$ 30,182
Price per Sq. Foot	\$ 48.29
Cap Rate	9.02%
Cash on Cash	13.42%
Total Return	25.37%
GRM	4.74

924 SOUTH AVENUE
PITTSBURGH, PA 15221

Exclusively Listed By:

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PITTSBURGH, PA



6900 RIVERSIDE PLACE
PITTSBURGH, PA 15225

Average Rent per Unit	\$ 600
Average Rent per Sq. Foot	\$ 0.92
Offering Price	\$156,000
Number of Units	4
Price per Unit	\$ 39,000
Price per Sq. Foot	\$ 60.00
Cap Rate	7.55%
Cash on Cash	6.44%
Total Return	15.40%
GRM	5.23



6901 GRAND AVENUE
PITTSBURGH, PA 15225

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



313 CEDAR DRIVE
CORAOPOLIS, PA 15108

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