



5815 E LIBERTY BLVD

5815 E LIBERTY BLVD
PITTSBURGH, PA 15206

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1 PROPERTY INFORMATION

5815 E Liberty Blvd
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Property Summary



OFFERING SUMMARY

Sale Price:	\$795,000
Number Of Units:	6
Cap Rate:	3.85%
NOI:	\$30,596
Lot Size:	4,751 SF
Building Size:	5,292 SF
Market:	Pittsburgh
Submarket:	East Liberty
Price / SF:	\$150.23

PROPERTY OVERVIEW

SVN is pleased to present 6 units in East Liberty, a highly desirable Pittsburgh neighborhood. The property is located on E Liberty Blvd, nearby Home Depot, Target, and many other conveniently located retail stores. The tenants are responsible for electric.

PROPERTY HIGHLIGHTS

- 6 Units on East Liberty Blvd
- Sale Include the Corner Lot Parcel 83-K-319
- Renovated building next door with same floor plans rent for \$1400 a month
- Can be sold with 530 N. Euclid Ave [6 Unit Building]
- Amazing Location in East Liberty
- Walking distance to proposed site for Whole Foods

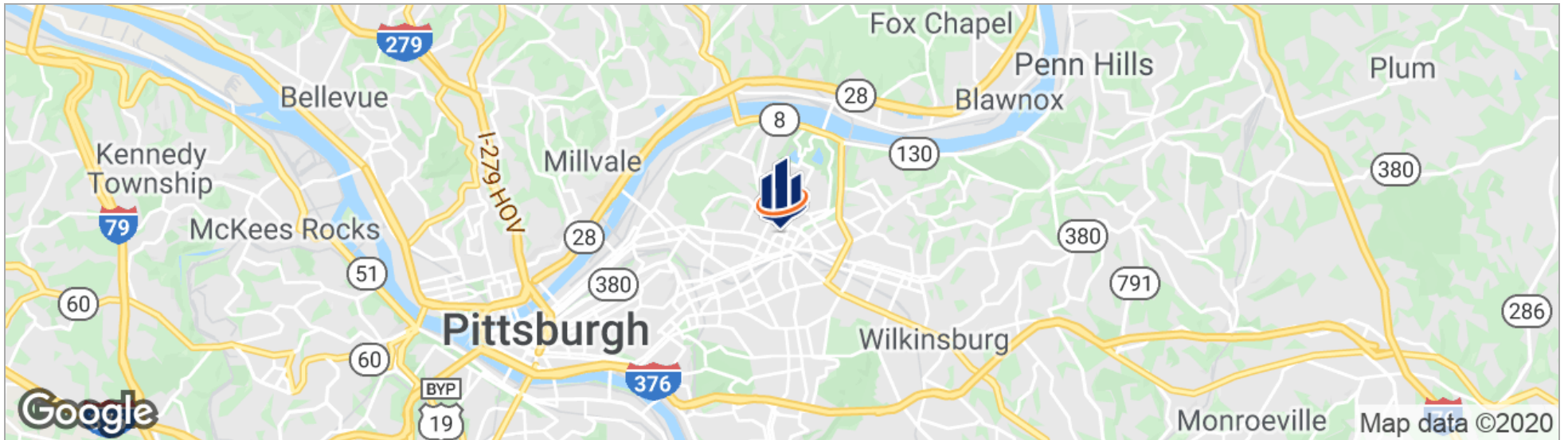
2 LOCATION INFORMATION

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Regional Map

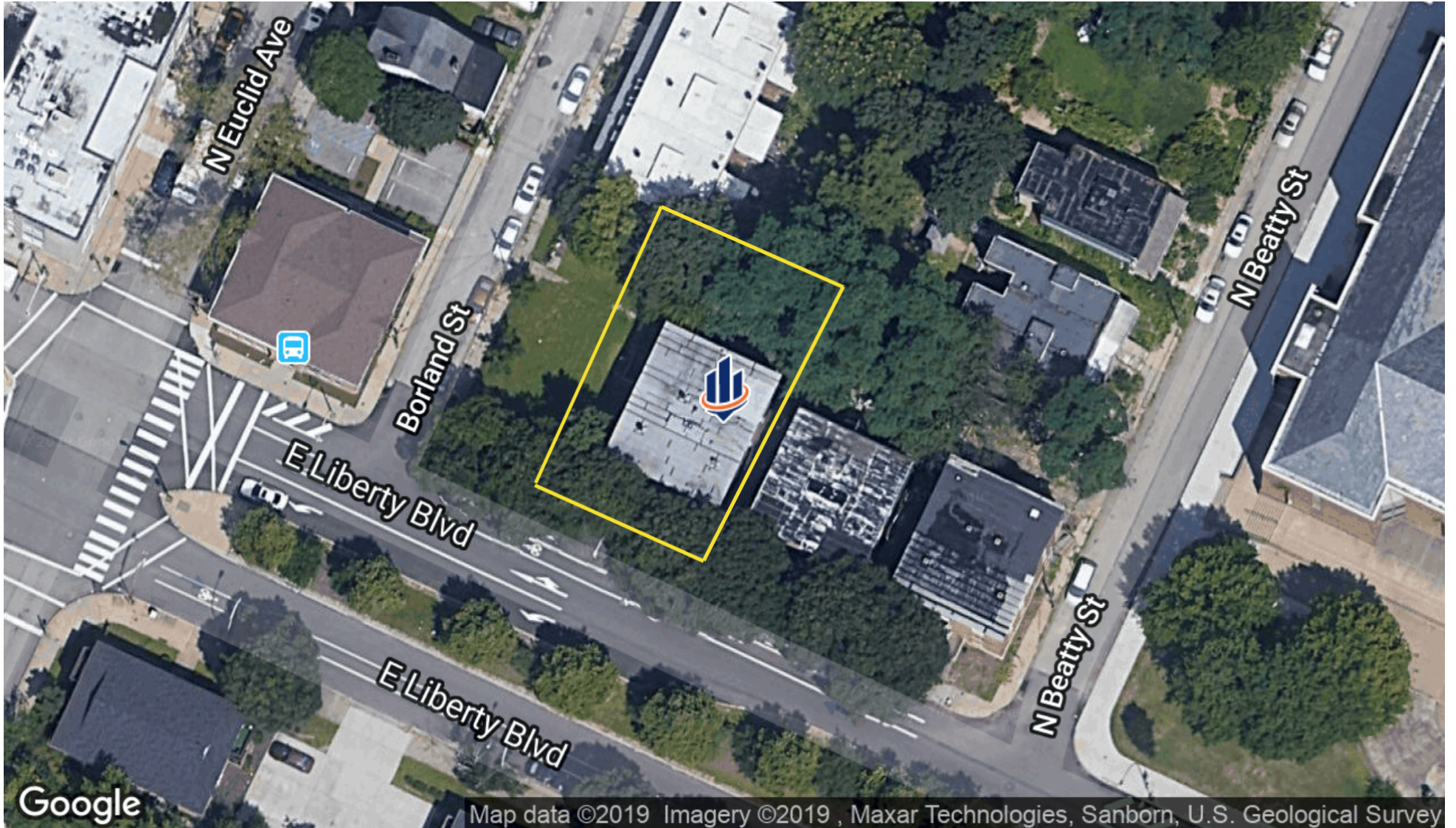


Location Maps



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Aerial Map



Retailer Map



3 FINANCIAL ANALYSIS

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Rent Roll



UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	CURRENT RENT	MARKET RENT	MARKET RENT (PER SF)	RECOVERY TYPE	COMMENTS
1	2	1		Current	\$867	\$1,400			
2	2	1		Current	\$880	\$1,400			
3	2	1		Current	\$519	\$1,400			
4	2	1		Current	\$885	\$1,400			
5	2	1		Current	\$522	\$1,400			
6	2	1		Current	\$725	\$1,400			
Totals/Averages			0		\$4,398	\$8,400		\$0	\$0

Financial Summary



INVESTMENT OVERVIEW

	ACTUALS	PROFORMA
Price	\$795,000	\$795,000
Price per Unit	\$132,500	\$132,500
GRM	15.1	10.0
CAP Rate	3.9%	7.0%
Cash-on-Cash Return (yr 1)	-6.36 %	7.0 %
Total Return (yr 1)	\$4,798	\$55,637
Debt Coverage Ratio	0.75	-

OPERATING DATA

	ACTUALS	PROFORMA
Gross Scheduled Income	\$52,776	\$79,200
Other Income	-	-
Total Scheduled Income	\$52,776	\$79,200
Vacancy Cost	\$1,583	\$2,376
Gross Income	\$51,192	\$76,824
Operating Expenses	\$20,596	\$21,186
Net Operating Income	\$30,596	\$55,637
Pre-Tax Cash Flow	-\$10,110	\$55,637

FINANCING DATA

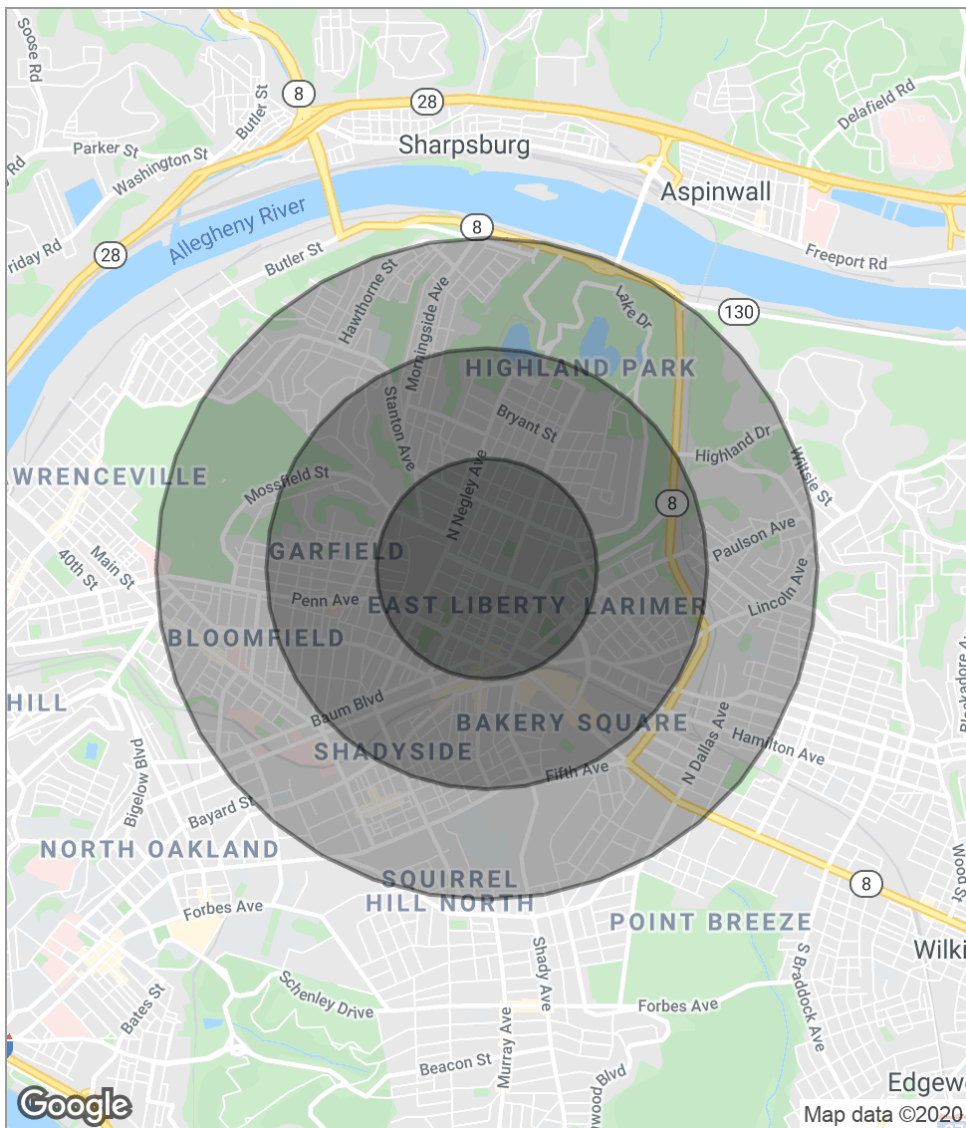
	ACTUALS	PROFORMA
Down Payment	\$159,000	\$795,000
Loan Amount	\$636,000	-
Debt Service	\$40,707	-
Debt Service Monthly	\$3,392	-
Principal Reduction (yr 1)	\$14,909	-

Income & Expenses



INCOME SUMMARY	ACTUALS	PER UNIT	PROFORMA	PER UNIT
Rental Income	\$52,776	\$8,796	\$79,200	\$13,200
Vacancy	-\$1,583	-\$263	-\$2,376	-\$396
Gross Income	\$51,192	\$8,532	\$76,824	\$12,804
EXPENSE SUMMARY	ACTUALS	PER UNIT	PROFORMA	PER UNIT
Taxes	\$5,051	\$841	\$4,808	\$801
Insurance	\$2,000	\$333	\$2,000	\$333
Utilities	\$6,960	\$1,160	\$6,000	\$1,000
Maintenance/Repair	\$3,000	\$500	\$3,000	\$500
Property Management	\$3,585	\$597	\$5,377	\$896
Gross Expenses	\$20,596	\$3,432	\$21,186	\$3,531
Net Operating Income	\$30,596	\$5,099	\$55,637	\$9,272

Demographics Map



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total population	8,669	32,637	58,817
Median age	36.4	35.0	35.3
Median age (Male)	35.9	34.7	34.9
Median age (Female)	36.5	35.4	35.9

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	4,289	16,898	29,569
# of persons per HH	2.0	1.9	2.0
Average HH income	\$39,315	\$54,298	\$62,668
Average house value	\$132,448	\$177,901	\$214,888

* Demographic data derived from 2010 US Census

4 ADVISOR BIOS

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Advisor Bio & Contact



BRYAN J. MCCANN

Senior Advisor



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PROFESSIONAL BACKGROUND

Bryan J. McCann serves as a Senior Advisor for SVN | Three Rivers Commercial Advisors, specializing in office and multi-family housing. Bryan combines his MBA with his unique background as an attorney and FBI agent to gather information, analyze financials, and negotiate deals.

As an investor himself, Bryan's legal experience, knowledge of the Pittsburgh real estate market, and ability to conduct complex financial analysis, allows him to guide his clients on all investment matters. Bryan spent 11 years with the FBI and applies the motto of Fidelity, Bravery, and Integrity to the customer service he provides to those he represents.

Bryan was born and raised in Wheeling, West Virginia. He graduated from Duquesne University with a Bachelor of Science degree in Computer Science and a Juris Doctorate in Law. While in the FBI, Bryan earned his MBA degree from George Washington University. Bryan lives in downtown Pittsburgh and is a licensed real estate agent in Pennsylvania and a retired attorney in the Commonwealth of Pennsylvania and the State of New Jersey.

EDUCATION

Master of Business Administration with Honors

Cyber Security Policy/Finance, 2014

The George Washington University, Washington, DC

Juris Doctorate, 2006

Duquesne University School of Law, Pittsburgh, PA

Bachelor of Science with Honors, Computer Science and Mathematics, 2003

Duquesne University, Pittsburgh, PA

MEMBERSHIPS & AFFILIATIONS

SIOR

CCIM



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