



PARK VIEW APARTMENTS - TURNKEY 10 UNIT APARTMENT BUILDING + [2] SINGLE FAMILIES IN THE REAR

47 N Balph Ave, Pittsburgh, PA 15202



SALE OVERVIEW

SALE PRICE: \$769,000

NUMBER OF UNITS: 12

CAP RATE: 7.06%

NOI: \$54,274

LOT SIZE: 0.5 Acres

BUILDING SIZE: 10,000 SF

MARKET: Pittsburgh

SUB MARKET: Bellevue

PROPERTY DESCRIPTION

Opportunity to acquire a Ten Unit Apartment Building and [2] single family homes in the desirable Bellevue Borough. The apartment building sits right in front of the two houses with a shared yard. Each property is deeded separately. The apartment building consists of [8] 2BR's & [2] 1BR's. 512 Bayne is a 2BR/1BA and 512 Birch is a 2BR/1BA. These solid, well maintained buildings are located just one block off of the commercial district [Lincoln Avenue] which contains several restaurants, stores, coffee shops, etc. Tenants pay their own electric and Landlord pays all other utilities, including trash for the apartment building. Tenants pay all utilities at the houses.



KEANE GEORGE
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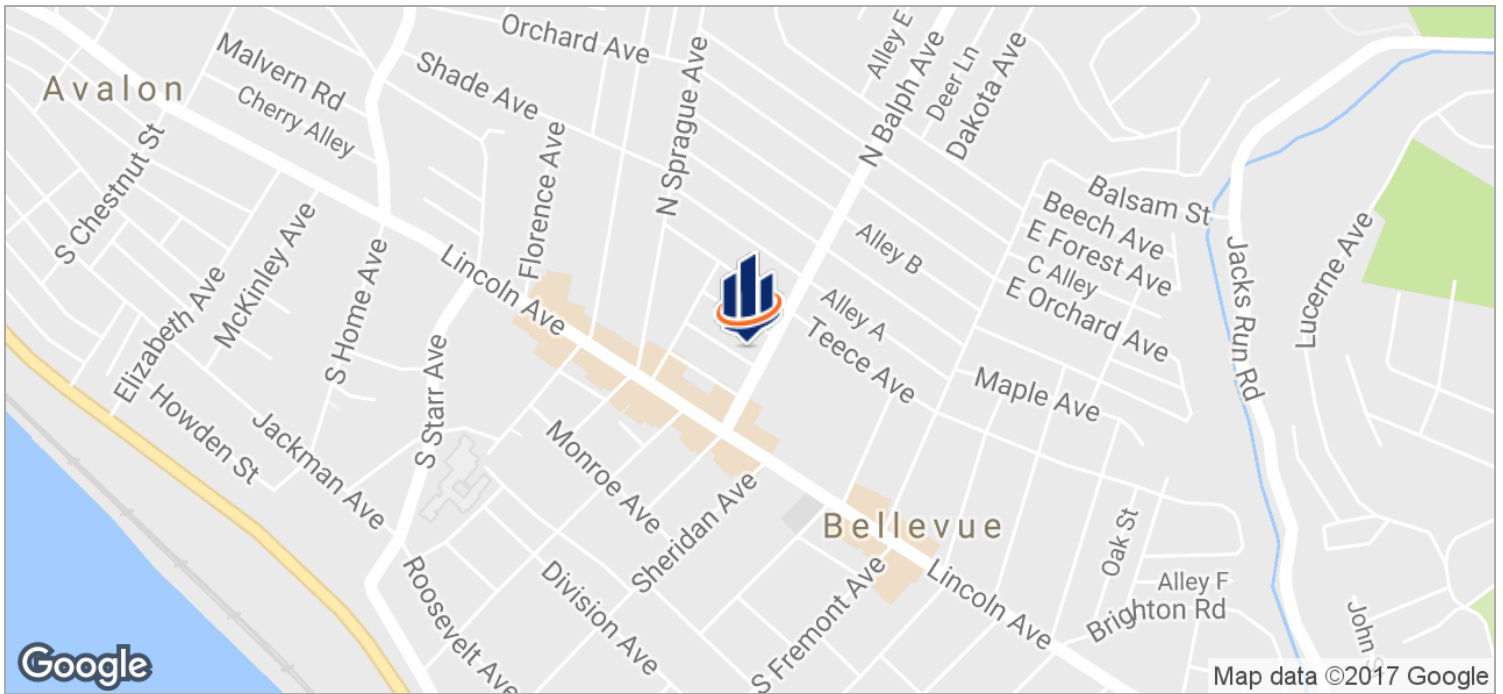
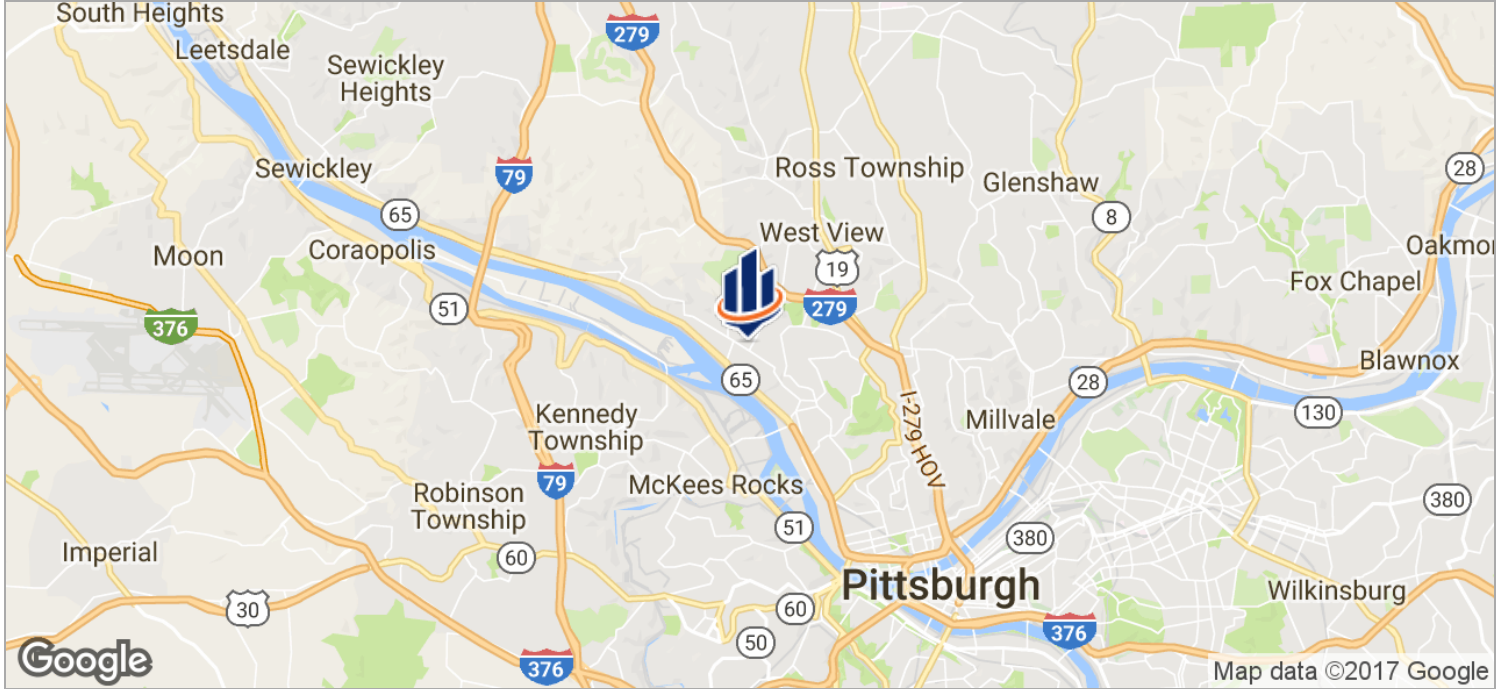
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FOR SALE | MULTI-FAMILY

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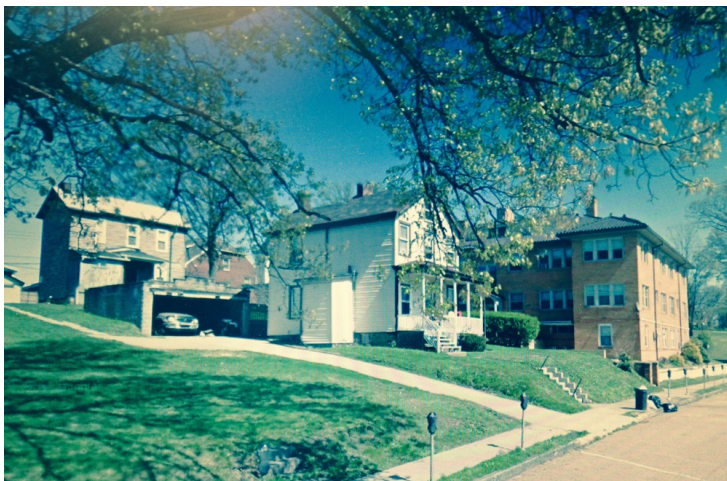
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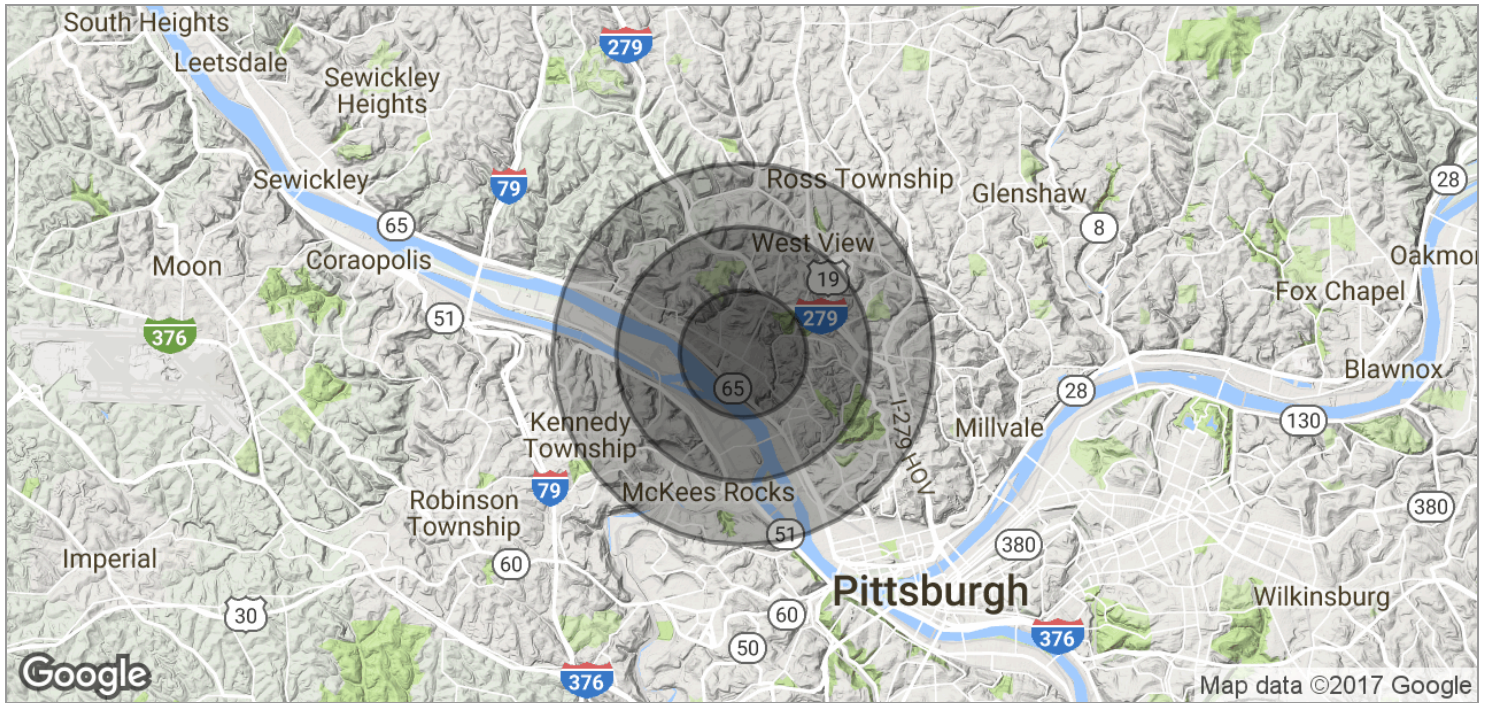
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	17,352	47,500	92,899
MEDIAN AGE	40.4	40.3	40.1
MEDIAN AGE (MALE)	38.8	38.6	38.9
MEDIAN AGE (FEMALE)	42.2	41.9	41.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,427	21,693	40,431
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$49,749	\$52,785	\$53,915
AVERAGE HOUSE VALUE	\$112,808	\$111,469	\$113,483



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