

6 UNITS

108 AURILES STREET
DUQUESNE, PA
15110



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INVESTMENT HIGHLIGHTS

- ▶ Solid Brick Building
- ▶ Well-Maintained
- ▶ Half of the Units Have Been Renovated
- ▶ Professional Management in Place
- ▶ Average Rent of \$633

Unit Count	Unit Type	Avg. Rent
2	1 Bed / 1 Bath	\$500
2	2 Bed / 1 Bath	\$698
1	3 Bed / 1 Bath	\$850
1	Studio	\$550

Property Summary	
# of Units	6
# of Buildings	1
# of Stories	3
Lot Size	.114 Acres
Parking	On-Street
Parcel #	305-M-192
Utilities	
Electric	Tenant
Water/Sewer	Owner
Gas - Heat	Owner
Trash	Owner

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PROPERTY SUMMARY

108 Auriles Street offers investors the opportunity to acquire a stable and cash-flowing 6 unit property in the submarket of Duquesne. The property consists of two 1 bedroom, one bath two 2 bedroom, one bath 1 three bedroom, one bath and 1 studio unit. The property is a solid brick building and half of the units have been renovated. In addition, the property's rubber roof was recently replaced as well as the main gas line.

Duquesne is a working-class town of 5,500 located approximately 10 miles southeast of Downtown Pittsburgh in the "Mon Valley". Just recently Dura-Bond Coatings opened a factory in Duquesne and is expected to create 75 jobs.

The property allows for a 20% cash on cash return on actual income and expenses and has professional management in place.

108 Auriles Street is a part of a three property portfolio for sale in the suburbs East of Pittsburgh. Other properties include 1580 Electric Avenue (10 units) and 703 & 705 McGowan Avenue (7 units).

Financial Summary	
Average Rent per Unit	\$633
Offering Price	\$205,000
Number of Units	6
Price per Unit	\$34,166
Cap Rate	10.37%
Cash on Cash	20.81%
Proposed New Financing	
Loan Amount	\$164,000
Loan to Value	80%
Equity Amount	\$41,000
Down Payment	20%
Interest Rate	4.75%
Amortization	20
Term	5
Annual Debt Service	(\$12,718)
Monthly Debt Service	(\$1,060)