



RADFORD PLACE APARTMENTS

1550 RADFORD RD
PITTSBURGH, PA 15227

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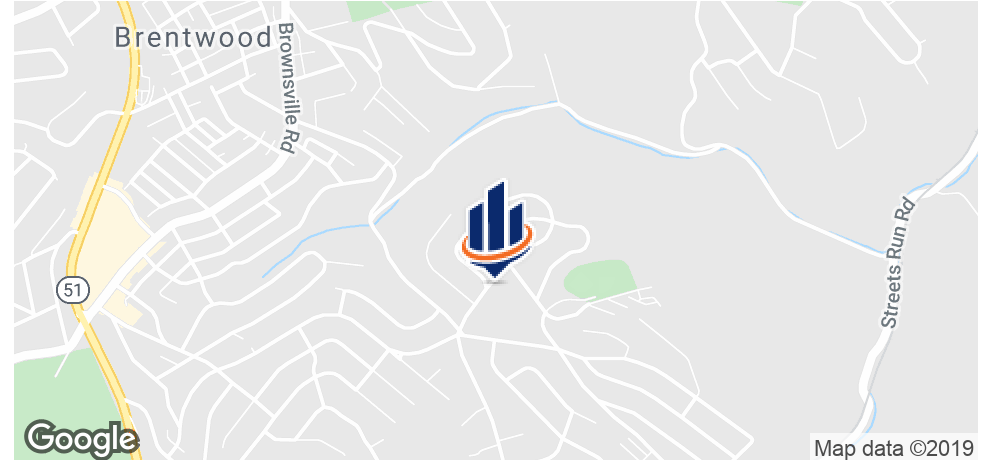
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1 PROPERTY INFORMATION

1550 Radford Rd
Pittsburgh, PA 15227

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,625,000
Number Of Units:	30
Cap Rate:	6.76%
NOI:	\$109,870
Building Size:	23,736 SF
Market:	Pittsburgh
Submarket:	Baldwin/Whitehall
Price / SF:	\$68.46

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present the opportunity to purchase this 30 unit Apartment building. The building is serviced by a 30 car parking lot. The tenants are responsible for their electric and owner is responsible for heating, water, sewage, and garbage. There are 7 three bedrooms, 14 one bedrooms, and 9 two bedrooms. Tax appeal in progress

PROPERTY HIGHLIGHTS

- 30 unit brick apartment building
- Parking lot to service the building
- Mix of One, Two, and Three Bedroom Apartments

2 LOCATION INFORMATION

1550 Radford Rd
Pittsburgh, PA 15227

Location Maps



Aerial Map



3 FINANCIAL ANALYSIS

1550 Radford Rd
Pittsburgh, PA 15227

Rent Roll

UNIT NUMBER	UNIT BED	UNIT BATH	LEASE START	CURRENT RENT	MARKET RENT
1	1	1	Current	\$560	\$580
2	2	1	Current	\$650	\$800
3	2	1	Current	\$670	\$800
4	1	1	Current	\$550	\$580
5	3	1	Current	\$960	\$975
6	1	1	Current	\$575	\$650
7	3	1	Current	\$970	\$975
8	2	1	Current	\$750	\$800
9	1	1	Current	\$575	\$650
10	1	1	Current	\$550	\$580
11	2	1	Current	\$725	\$800
12	3	1	Current	\$920	\$975
13	1	1	Current	\$590	\$650
14	2	1	Current	\$700	\$800
15	3	1	Current	\$960	\$975
16	2	1	Current	\$690	\$800
17	1	1	Current	\$575	\$650
18	1	1	Current	\$550	\$580
19	2	1	Current	\$670	\$800
20	2	1	Current	\$750	\$800
21	2	1	Current	\$715	\$800
22	1	1	Current	\$595	\$650

Rent Roll

UNIT NUMBER	UNIT BED	UNIT BATH	LEASE START	CURRENT RENT	MARKET RENT
23	2	1	Current	\$680	\$800
24	3	1	Current	\$850	\$975
25	1	1	Current	\$550	\$580
26	1	1	Current	\$600	\$650
27	3	1	Current	\$900	\$975
28	2	1	Current	\$775	\$800
29	2	1	Current	\$700	\$800
30	2	1	Current	\$720	\$800
Totals/Averages				\$21,025	\$23,050

Income & Expenses

INCOME SUMMARY	ACTUALS	PER UNIT	PROFORMA	PER UNIT
Rental Income	\$252,300	\$8,410	\$276,600	\$9,220
Laundry	\$6,000	\$200	\$6,000	\$200
Vacancy	-\$7,743	-\$258	-\$8,298	-\$276
Gross Income	\$250,556	\$8,351	\$274,302	\$9,143
EXPENSE SUMMARY	ACTUALS	PER UNIT	PROFORMA	PER UNIT
Real Estate Taxes	\$39,592	\$1,319	\$13,846	\$461
Insurance	\$6,099	\$203	\$6,099	\$203
Utilities	\$60,980	\$2,032	\$60,980	\$2,032
Trash	\$1,650	\$55	\$1,650	\$55
Repairs/Maintenance	\$15,000	\$500	\$15,000	\$500
Management	\$17,539	\$584	\$19,201	\$640
Gross Expenses	\$140,860	\$4,695	\$116,776	\$3,892
Net Operating Income	\$109,870	\$3,662	\$157,525	\$5,250

Financial Summary

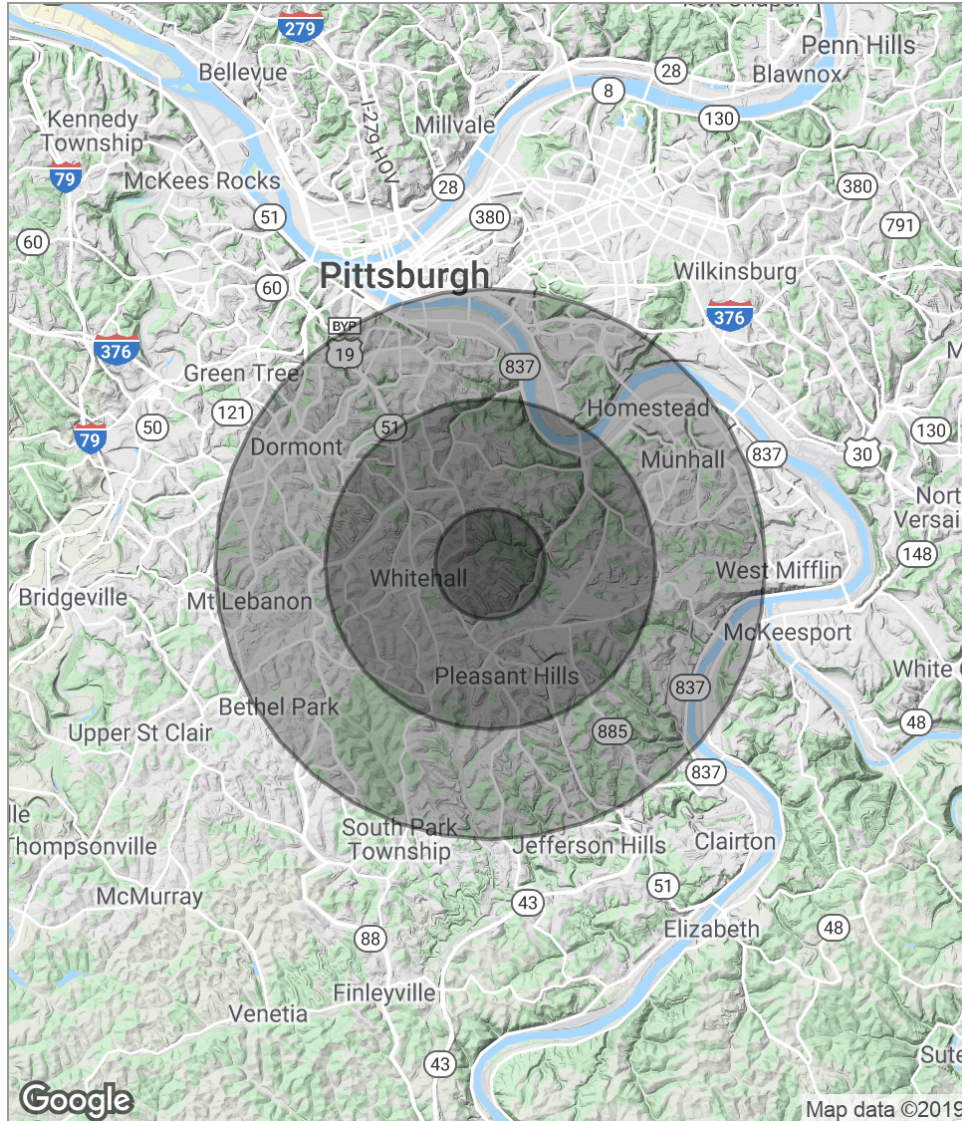
INVESTMENT OVERVIEW	ACTUALS	PROFORMA
Price	\$1,625,000	\$1,650,000
Price per Unit	\$54,166	\$55,000
GRM	6.4	6.0
CAP Rate	6.8%	9.6%
Cash-on-Cash Return {yr 1}	10.63 %	24.26 %
Total Return {yr 1}	\$54,859	\$102,514
Debt Coverage Ratio	1.42	2.03
OPERATING DATA	ACTUALS	PROFORMA
Gross Scheduled Income	\$252,300	\$276,600
Other Income	\$6,000	\$6,000
Total Scheduled Income	\$258,300	\$282,600
Vacancy Cost	\$7,569	\$8,298
Gross Income	\$250,731	\$274,302
Operating Expenses	\$140,860	\$116,776
Net Operating Income	\$109,870	\$157,525
Pre-Tax Cash Flow	\$32,410	\$80,065
FINANCING DATA	ACTUALS	PROFORMA
Down Payment	\$305,000	\$330,000
Loan Amount	\$1,320,000	\$1,320,000
Debt Service	\$77,460	\$77,460
Debt Service Monthly	\$6,455	\$6,455
Principal Reduction {yr 1}	\$22,448	\$22,448

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DEMOGRAPHICS

1550 Radford Rd
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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,305	90,098	251,049
Median age	41.4	43.4	40.7
Median age [Male]	38.1	40.8	38.3
Median age [Female]	43.7	44.9	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,671	38,759	108,203
# of persons per HH	2.3	2.3	2.3
Average HH income	\$57,469	\$57,757	\$57,506
Average house value	\$108,873	\$115,957	\$120,598

** Demographic data derived from 2010 US Census*

5 ADVISOR BIOS

1550 Radford Rd
Pittsburgh, PA 15227

Advisor Bio & Contact 1

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