



530 N. EUCLID AVENUE

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PITTSBURGH, PA 15206

Bryan J. McCann
Senior Advisor
412.496.1100
bryan.mccann@svn.com



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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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1 PROPERTY INFORMATION

530 N. Euclid Avenue
Pittsburgh, PA 15206

Property Summary



OFFERING SUMMARY

Sale Price:	\$600,000
Number Of Units:	6
Cap Rate:	6.86%
NOI:	\$41,143
Lot Size:	2,304 SF
Building Size:	4,560 SF
Market:	Pittsburgh
Submarket:	East Liberty
Price / SF:	\$131.58

PROPERTY OVERVIEW

SVN is pleased to present a 6 unit multi-family property located in the popular, up-and-coming East Liberty neighborhood. The property could sold together, or separate from 5815 East Liberty Blvd and the vacant lot. Tenants are responsible for their electric bill, which encompasses heat.

PROPERTY HIGHLIGHTS

- 6 Unit Building
- Can be sold with 5815 East Liberty Blvd [6 Unit Building and Vacant Lot]
- New Windows
- Amazing Location in East Liberty
- Walking distance to proposed site for Whole Foods

Additional Photos



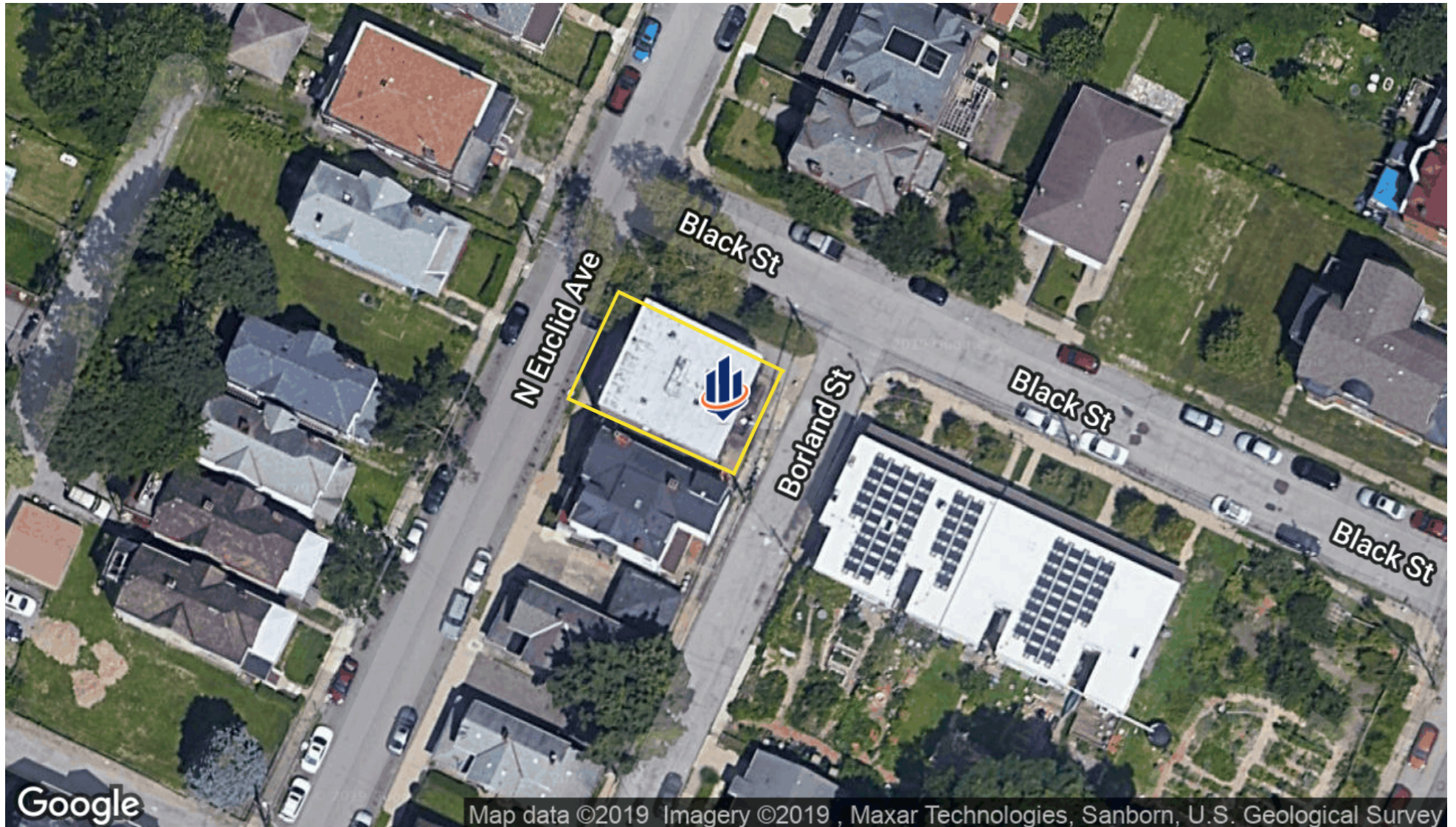
2 LOCATION INFORMATION

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Regional Map



Aerial Map



Retailer Map



3 FINANCIAL ANALYSIS

530 N. Euclid Avenue
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Rent Roll

UNIT NUMBER	UNIT BED	UNIT BATH	LEASE START	CURRENT RENT	MARKET RENT
1	2	1	Current	\$895	\$1,000
2	2	1	Current	\$978	\$1,000
3	2	1	Current	\$800	\$1,000
4	2	1	Current	\$875	\$1,000
5	2	1	Current	\$800	\$1,000
6	2	1	Current	\$885	\$1,000
Totals/Averages				\$5,233	\$6,000

Income & Expenses

INCOME SUMMARY	ACTUALS	PER UNIT	PROFORMA	PER UNIT
Rental Income	\$62,796	\$10,466	\$72,000	\$12,000
Vacancy Factor	-\$1,883	-\$313	-\$2,160	-\$360
Gross Income	\$60,912	\$10,152	\$69,840	\$11,640
EXPENSE SUMMARY	ACTUALS	PER UNIT	PROFORMA	PER UNIT
Maintenance	\$3,000	\$500	\$3,000	\$500
Taxes	\$4,725	\$787	\$4,725	\$787
Insurance	\$2,500	\$416	\$2,500	\$416
Management	\$4,263	\$710	\$4,888	\$814
Utilities	\$5,280	\$880	\$9,000	\$1,500
Gross Expenses	\$19,768	\$3,294	\$24,113	\$4,018
Net Operating Income	\$41,143	\$6,857	\$45,726	\$7,621

Financial Summary

INVESTMENT OVERVIEW	ACTUALS	PROFORMA
Price	\$600,000	\$600,000
Price per Unit	\$100,000	\$100,000
GRM	9.6	8.3
CAP Rate	6.9%	7.6%
Cash-on-Cash Return (yr 1)	8.68 %	12.5 %
Total Return (yr 1)	\$21,673	\$26,255
Debt Coverage Ratio	1.34	1.49
OPERATING DATA	ACTUALS	PROFORMA
Gross Scheduled Income	\$62,796	\$72,000
Vacancy Cost	\$1,883	\$2,160
Gross Income	\$60,912	\$69,840
Operating Expenses	\$19,768	\$24,113
Net Operating Income	\$41,143	\$45,726
Pre-Tax Cash Flow	\$10,421	\$15,004
FINANCING DATA	ACTUALS	PROFORMA
Down Payment	\$120,000	\$120,000
Loan Amount	\$480,000	\$480,000
Debt Service	\$30,722	\$30,722
Debt Service Monthly	\$2,560	\$2,560
Principal Reduction (yr 1)	\$11,251	\$11,251

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DEMOGRAPHICS

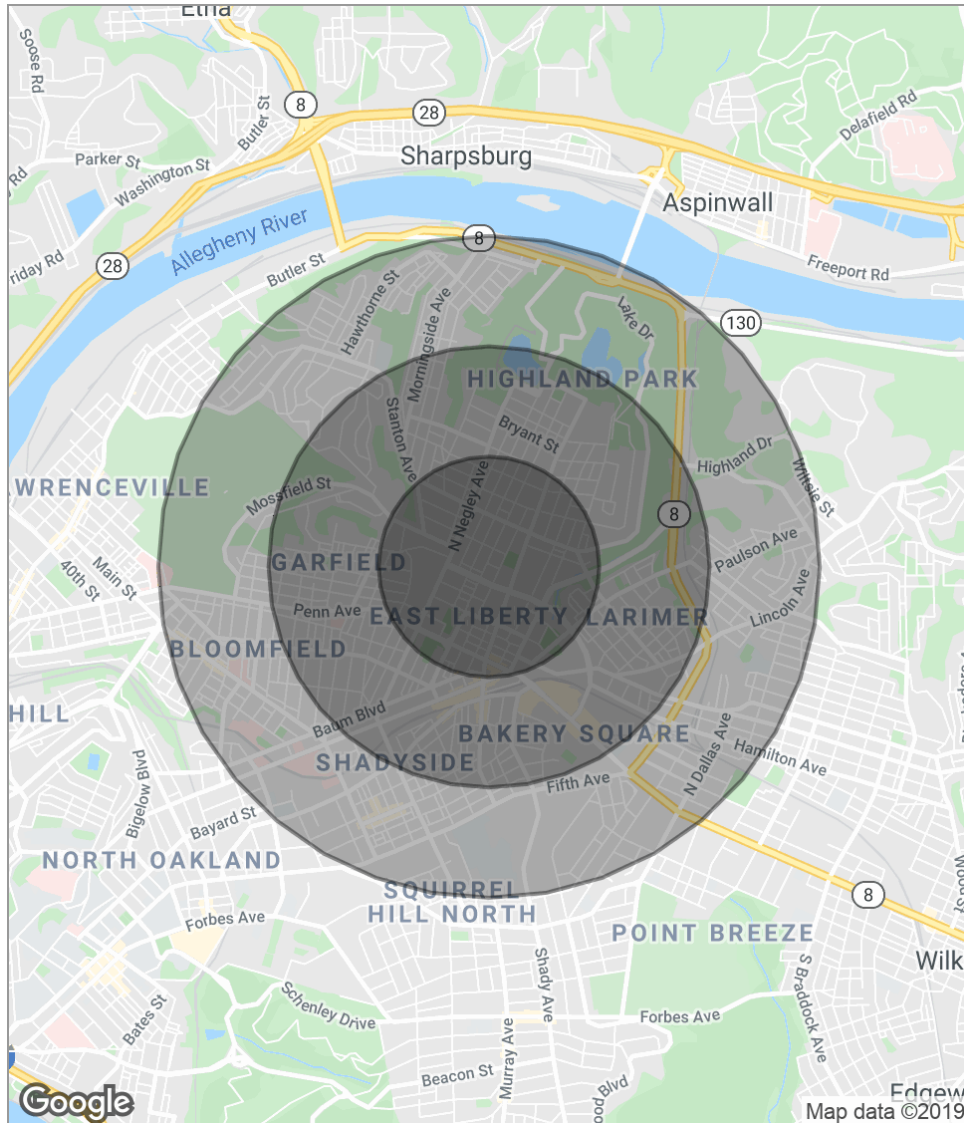
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Demographics Report

	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
Total households	4,289	16,898	29,569
Total 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*

Demographics Map



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5 ADVISOR BIOS

530 N. Euclid Avenue
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Advisor Bio & Contact

BRYAN J. MCCANN

Senior Advisor



309 Smithfield Street, 5th Floor
Pittsburgh, PA 15222
T 412.496.1100
C 412.496.1100
bryan.mccann@svn.com

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



309 Smithfield Street, 5th Floor
Pittsburgh, PA 15222
412.496.1100
svnthreerivers.com