

OFFERING MEMORANDUM

MIXED USE BUILDING FOR SALE - CULTURAL DISTRICT

929 LIBERTY AVE
Pittsburgh, PA 15222

PRESENTED BY:

RICHARD L. BEYNON

O: 412.536.5036

rbeynon@svn.com

PA #AB068671

ANTON SCHMIEDERER

O: 412.535.8066 x1011

anton.schmiederer@svn.com

PA #RS364928





TABLE OF CONTENTS

4

PROPERTY INFORMATION

Property Summary 5

6

LOCATION INFORMATION

Location Maps 7

Retailer Map 8

Parcel Map 9

Pittsburgh at A Glance.pdf [1] 10

Cultural District 11

Demographics Map & Report 12

13

TAX ASSESSMENT

Tax Assessment 14

15

ADVISOR BIOS

Advisor Bio 1 16

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

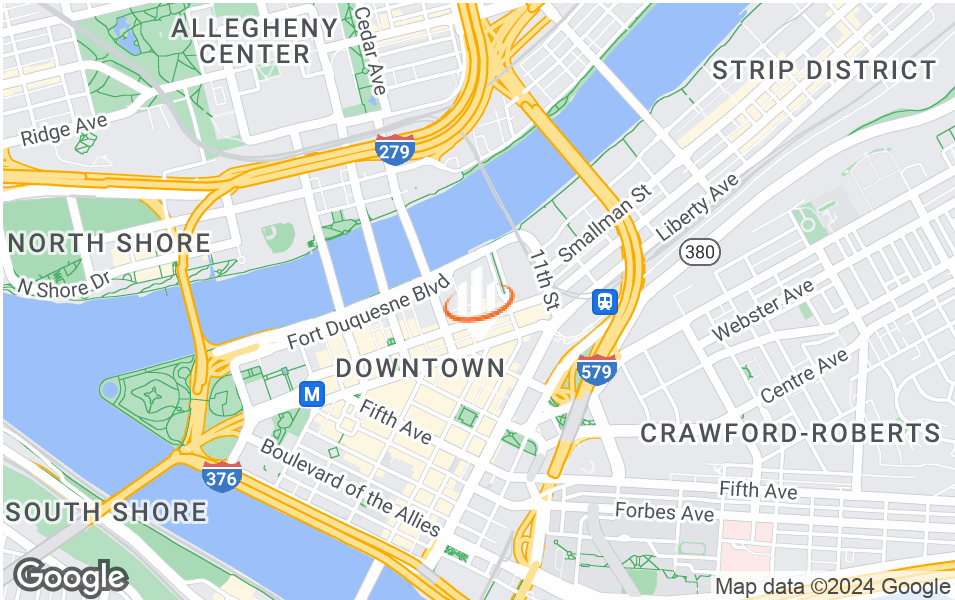
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

PROPERTY INFORMATION



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$600,000
BUILDING SIZE:	8,800 SF
PRICE / SF:	\$68.18
ZONING:	GT-C Golden Triangle District C
MARKET:	Pittsburgh
SUBMARKET:	CBD
APN:	9 - N - 50

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale this mixed use building located at 929 Liberty Avenue in Downtown Pittsburgh's Cultural District.

PROPERTY HIGHLIGHTS

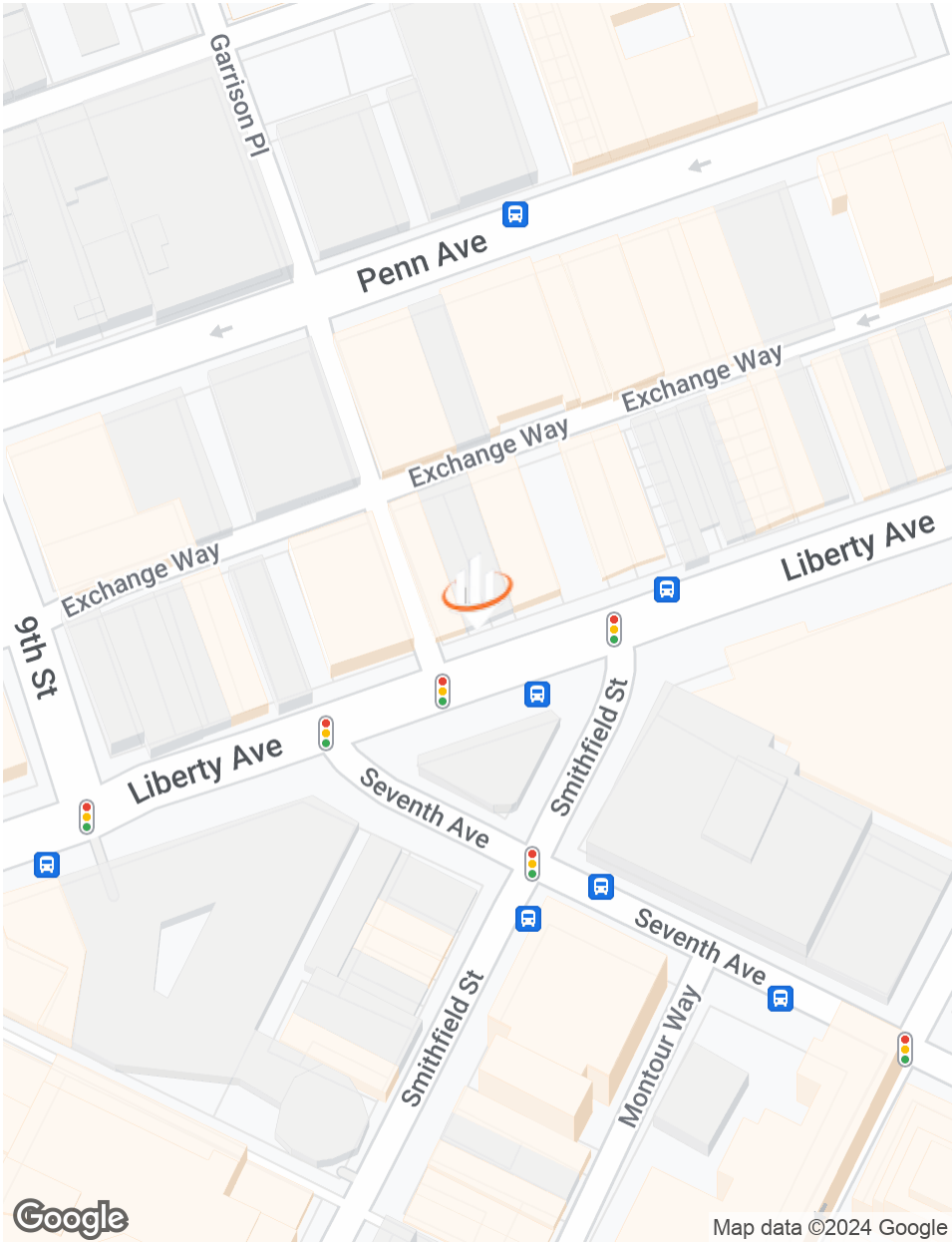
- Mixed Use Building in Downtown Pittsburgh's Cultural District
- Retail / Office / Residential Use
- Four story building with 2,000 SF Per floor
- Access to back alley for loading
- First floor tenant (book store) is on a month to month lease
- Upper floors are in need of renovation
- Ample walk-by traffic
- Located across from the August Wilson Cultural Center with parking garages nearby
- Great Downtown Pittsburgh location near restaurants, retail amenities and public transportation

SECTION 2

LOCATION INFORMATION



LOCATION MAPS



[illegible]

PARCEL MAP





PITTSBURGH AT A GLANCE

- One of the top places to live, work, and visit in the United States.
- Pittsburgh is the nation's busiest inland port
- There are 29 colleges and universities in southwestern Pennsylvania
- More than 10 million people visit the Pittsburgh region annually.
- Travel is a \$3 billion industry providing 50,000 full-time jobs

PITTSBURGH AT A GLANCE

The city of Pittsburgh has a population of 2.4 million, which is the 22nd largest metro area in the US, making it the 2nd largest city in Pennsylvania. It is viewed as an industrial giant in the production of steel, iron, aluminum and glass. The city has completed a major renaissance to become the country's "Most Livable City" (Places Rated Almanac), now considered as one of the largest and most attractive cities to live and do business in. There have been many Fortune 1000 companies that have been the focus of Pittsburgh; it has been the nation's center for nuclear engineering and has a balanced and varied economy that centers itself on technology, world-renowned healthcare and top universities. There has been a re-occurrence of some of the city's major industrial corporations (such as US Steel, Westinghouse and Consol) as well as growth of many small and mid-sized companies.

NEARBY DEMOGRAPHICS

32%

CORE RESIDENTS
HAVE A BACHELOR'S
DEGREE OR HIGHER



\$71,555

AVERAGE HH INCOME
WITHIN A
1 MILE RADIUS

22.5%

CORE RESIDENTS
ARE MILLENNIALS
(AGES 20-34)



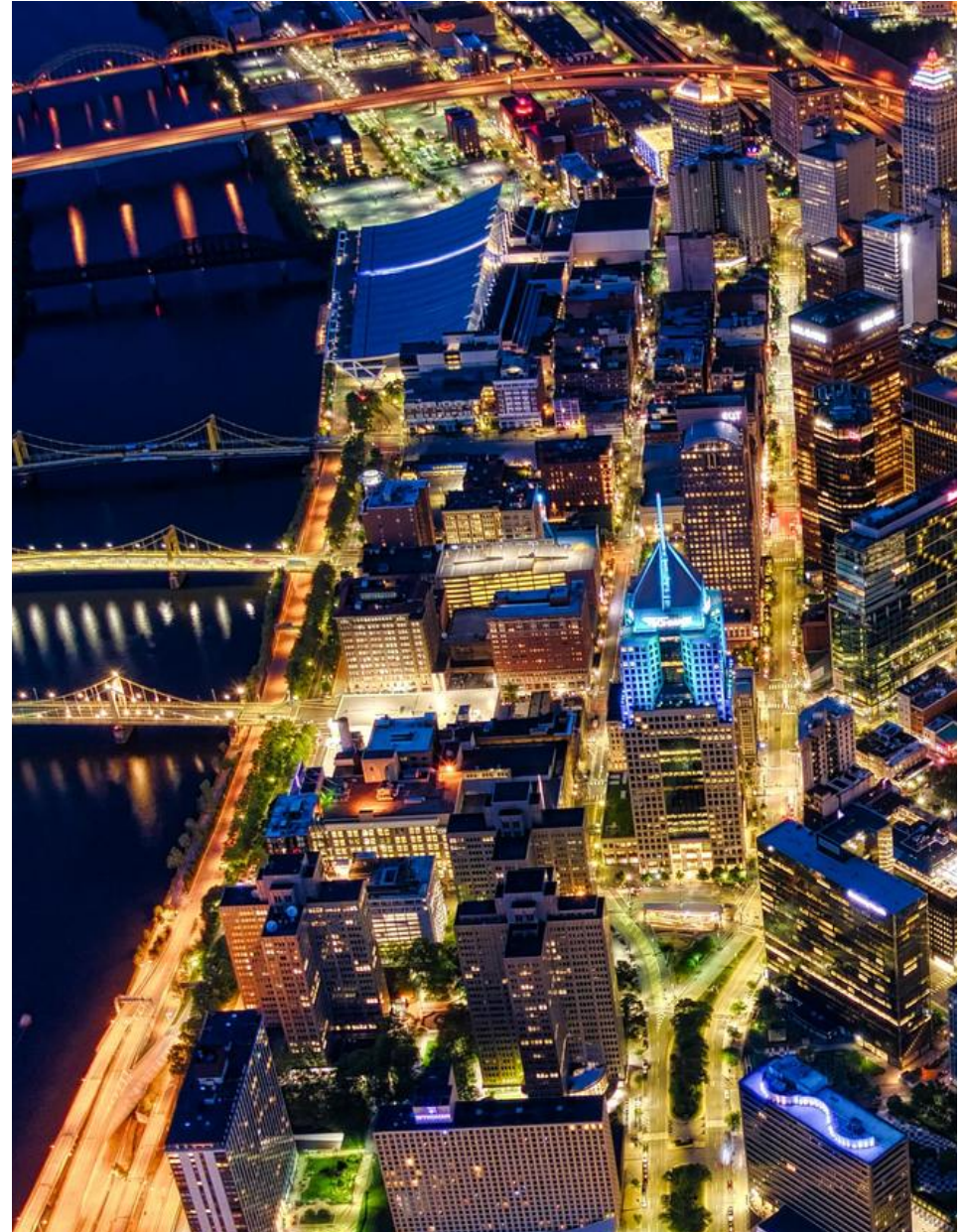
43%

RENTER
OCCUPIED

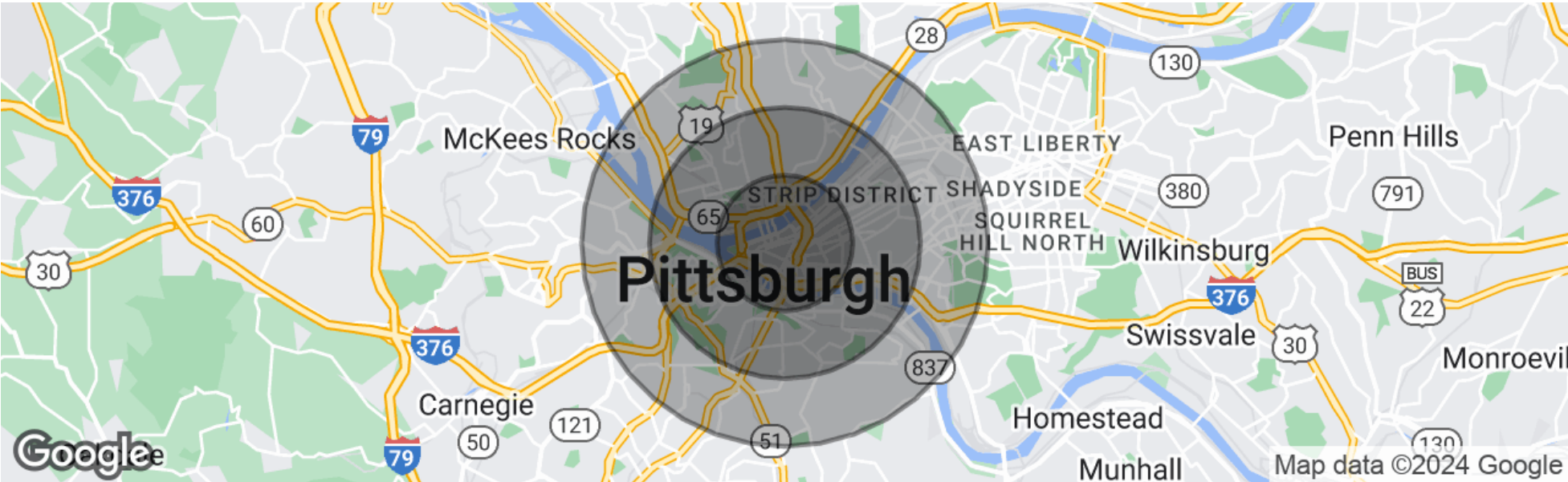
CULTURAL DISTRICT

The Cultural District is a 14 block strip in Downtown Pittsburgh, home to theaters, galleries, restaurants, hotels and shops. It is the hub of Downtown Pittsburgh arts, uculture and nightlife. It runs along Liberty Ave & Penn Ave from Tenth Street to Stanwix street, bordered by the Allegheny River. Some theaters in the Cultural District include Benedum Center, Byham Theater, Harris Theater, Heinz Hall, O'Reilly Theater, The August Wilson Center for African American Culture, & The Cabaret at Theatre Square.

Major organizations include Pittsburgh Ballet Theatre, Pittsburgh Civic Light Opera, Pittsburgh Dance Council, Pittsburgh Opera, Pittsburgh Public Theater, Pittsburgh Symphony Orchestra, Bricolage Production Company, and Pittsburgh Playwrights Theatre Company.



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	17,179	70,864	150,180
AVERAGE AGE	32.7	35.6	35.0
AVERAGE AGE (MALE)	30.8	33.5	32.8
AVERAGE AGE (FEMALE)	35.7	36.7	36.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,468	30,967	63,510
# OF PERSONS PER HH	2.7	2.3	2.4
AVERAGE HH INCOME	\$52,128	\$49,645	\$46,521
AVERAGE HOUSE VALUE	\$158,009	\$121,683	\$115,611

SECTION 3

TAX ASSESSMENT



TAX ASSESSMENT



TAX CALCULATIONS

	MARKET VALUE	MILLAGE	/1000	FACE	DISCOUNT	MONTHLY
COUNTY	\$314,000	4.73	0.00473	\$1,485.69	\$1,455.98	\$121.33
LOCAL	\$314,000	8.06	0.00806	\$2,531.65	\$2,481.01	\$206.75
SCHOOL	\$314,000	9.95	0.00995	\$3,125.30	\$3,062.79	\$255.23
BID [2121]	\$314,000			\$236.69		\$19.72
TOTALS				\$7,379.32	\$6,999.78	\$603.03

SECTION 4

ADVISOR BIOS



ADVISOR BIO 1



RICHARD L. BEYNON

Senior Advisor

rbeynon@svn.com

Direct: 412.536.5036 | **Cell:** 412.298.2236

PA #AB068671

PROFESSIONAL BACKGROUND

POSITION: Richard L. Beynon was President and an owner of Beynon & Company, Incorporated for the last 20 years. With more than 30 years of experience in the commercial real estate field, he obtained his Pennsylvania salesman's license in 1982 and his broker's license in 1992. He was appointed President and COO in 2000 and was responsible for overseeing of the real estate division, insurance division, and property management division at Beynon & Company. Mr. Beynon's main focus is in the sales and leasing of office, investment, and commercial property. Selling one Downtown office building 4 times! He has also purchased and developed and managed properties for different investment partnerships in Downtown Pittsburgh and its surrounding areas.

CONSULTING: Richard Beynon has provided professional expertise and consulted as an expert witness and other consulting assignments to include the strategy and implementations of acquisition for a Major Utility Company, strategic planning as a consultant Environmental Planning & Design for the City of Wheeling, WV; Centre County; Three Springs Road, W.V.; Kelly Facility, a government army base; and Riverview Business Park in Mount Union, PA.

EDUCATION

Richard Beynon graduated from Wittenberg University which is ranked as one of the best liberal arts colleges in the mid-eastern United States. He majored in business administration with a concentration in real estate, and a minor in sociology.

MEMBERSHIPS

BOARD OF DIRECTORS: Mr. Beynon is currently the chairperson for the Wesley Family Services Foundation and currently serves on the Exchange Underwrites Insurance Company Board of Directors. He is past Chairman of the Board of Directors of the Pittsburgh Downtown Partnership and serves on both the Executive Committee and the Board for the PDP, and he a former member of Entrepreneurs Organization and has held many committee chair seats. He previously served on the Boards of the Benedum-Trees Building Condominium Association, the Realtors Association of Metropolitan Pittsburgh, Pittsburgh Executives Association, Kiwanis Club of Downtown Pittsburgh, and Old St. Luke's Church.

COMMITTEES: Mr. Beynon has chaired and served on many committees for the Pittsburgh Downtown Partnership, such as the Business Improvement District, Clean & Safe Committee Wi-Fi task force, Safety Ambassador Program, and Office and Retention task force. He is active in helping the Whale's Tale, the Women's Center and Shelter of Pittsburgh, ARC Allegheny, the Society of St. Vincent DePaul, Wesley Family Service Young Life Education Partnership, and fundraising for the American Cancer Society.

SVN | Three Rivers Commercial Advisors

6 PPG Place, Suite 550
Pittsburgh, PA 15222
412.535.8050