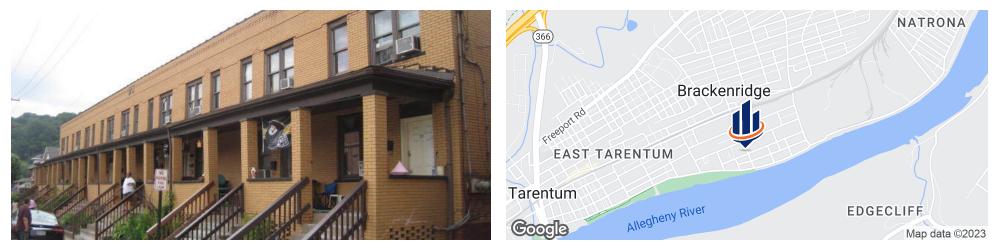


BRACKENRIDGE MULTI-FAMILY FOR SALE

121 MORGAN ST BRACKENRIDGE, PA 15014

John Westermann Financial Analyst | Advisor 412.535.8060 john.westermann@svn.com

Property Summary



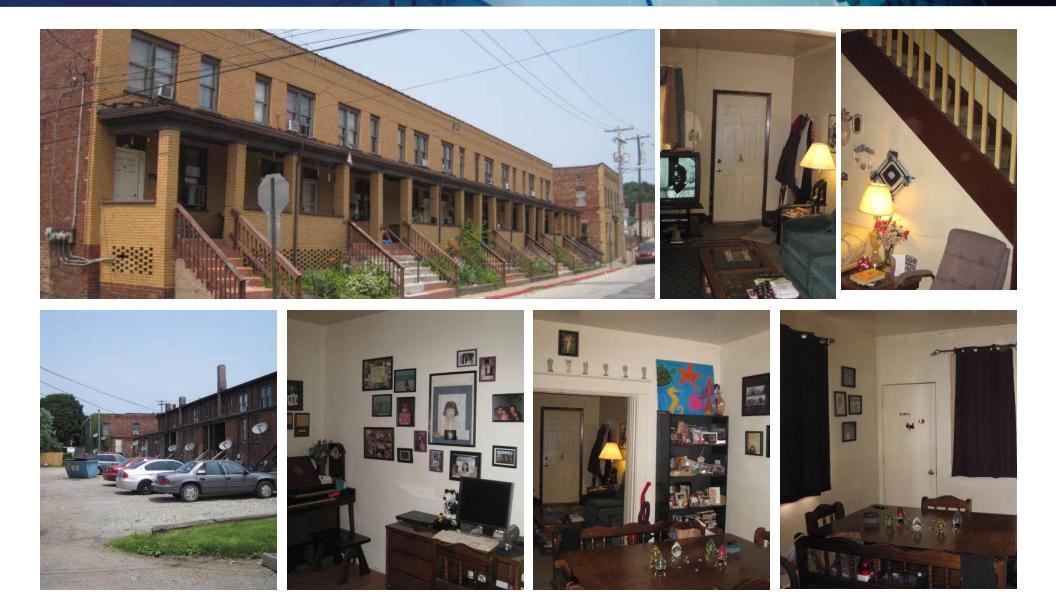
OFFERING SUMMARY		PROPERTY OVERVIEW
Sale Price:	\$325,000	This is an excellent opportunity to acquire a 100% occupied multi-family property in the Pittsburgh market. 121 Morgan St is nine identical rowhouses, across the street from the Brackenridge borough building and police department. Seven of
Number Of Units:	9	the nine units are rented through the HUD Moderate Rehabilitation Program, with rents paid directly to landlord by Allegheny County Housing Authority. Each unit is 2 BR / 1 BA.
Cap Rate:	12.33%	PROPERTY HIGHLIGHTS
NOI:	\$40,088	• Offered at \$325,000 and an 12.33% in place cap rate
		Tenants pay gas & electric
Building Size:	9,999	Off-street parking
Market:	Pittsburgh	HUD rents paid directly to landlord
Submarket:	Brackenridge	
Price / SF:	\$32.50	

BRACKENRIDGE MULTI-FAMILY FOR SALE | 121 MORGAN ST BRACKENRIDGE, PA 15014

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Additional Photos



BRACKENRIDGE MULTI-FAMILY FOR SALE | 121 MORGAN ST BRACKENRIDGE, PA 15014

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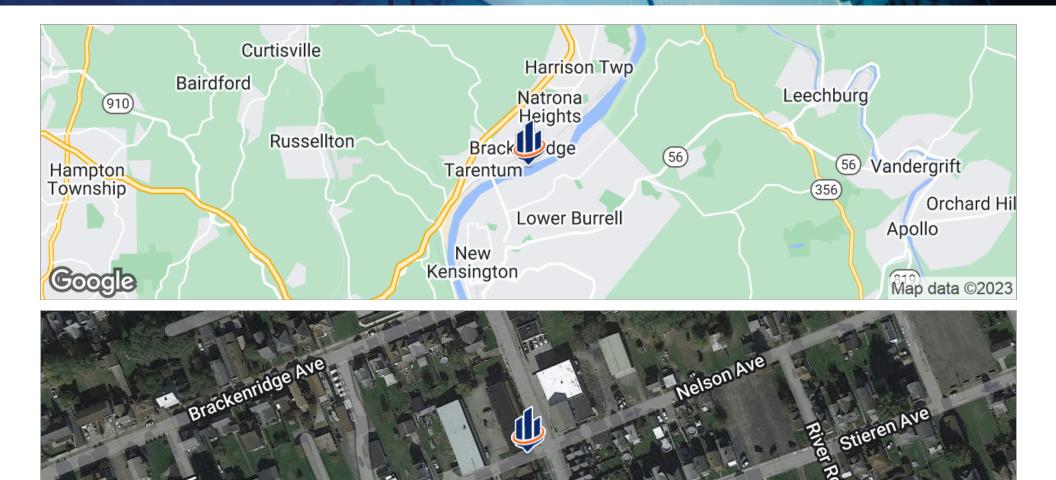
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Location Maps

stAlley

Google

Nelson Ave



m Ave Map data ©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

E1st Ave