



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

Sale Price:	\$325,000
Number Of Units:	9
Cap Rate:	12.33%
NOI:	\$40,088
Building Size:	9,999
Market:	Pittsburgh
Submarket:	Brackenridge
Price / SF:	\$32.50

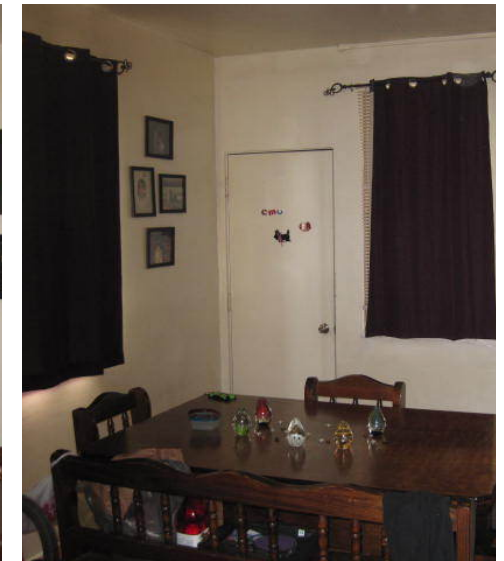
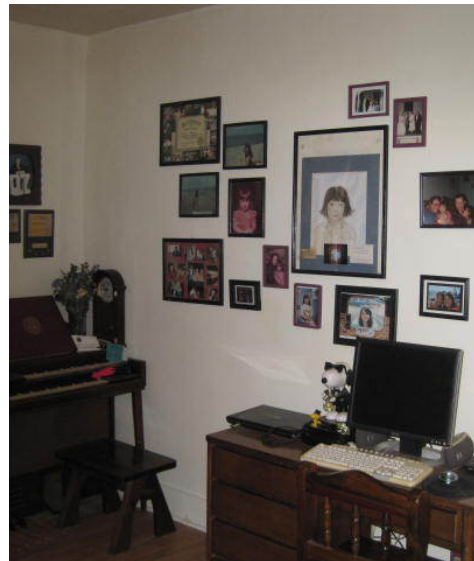
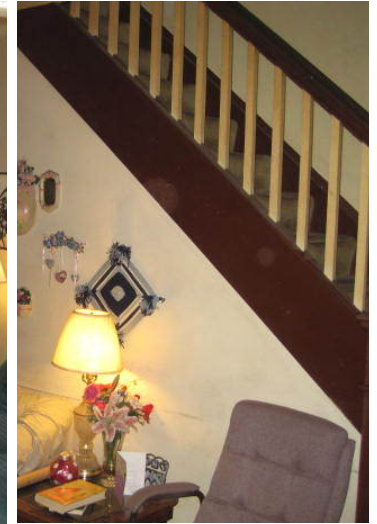
PROPERTY OVERVIEW

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 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.

PROPERTY HIGHLIGHTS

- Offered at \$325,000 and an 12.33% in place cap rate
- Tenants pay gas & electric
- Off-street parking
- HUD rents paid directly to landlord

Additional Photos



Location Maps

