

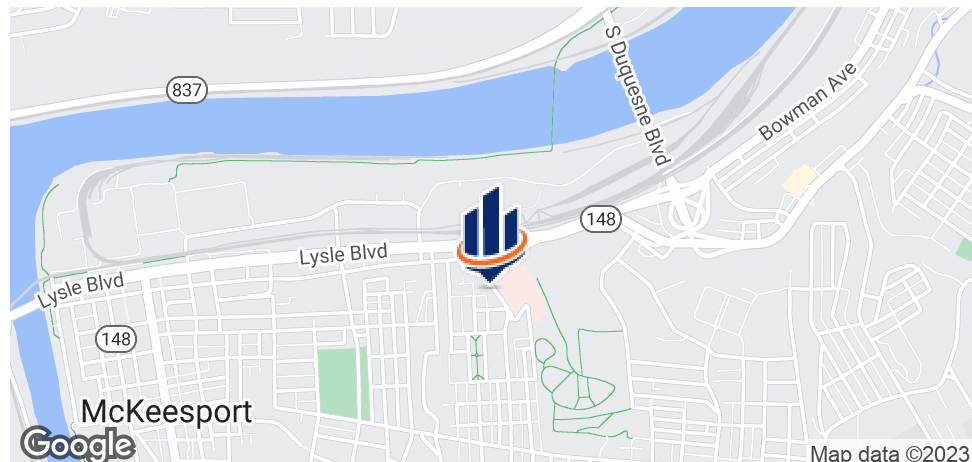


32 UNITS | MCKEESPORT

528-542 EVANS AVE
MCKEESPORT, PA 15132

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Property Summary



OFFERING SUMMARY

Sale Price:	\$850,000
Number Of Units:	32
Cap Rate:	8.59%
NOI:	\$73,017
Lot Size:	0 SF
Building Size:	16,503 SF
Market:	Pittsburgh
Submarket:	McKeesport
Price / SF:	\$51.51

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present this 32 unit multifamily building located directly across from the UPMC McKeesport Hospital.

All 1 bed 1 bath Units. Individually metered for electric and gas. Currently 6 tenants are gov't subsidized tenants.

Ownership has replaced the majority of furnaces and H2O Heaters within past 10 years.

Property has no known major deferred maintenance and is a real money maker.

8.2 CAP on Actual Rents / 11.2 CAP on Market Rents

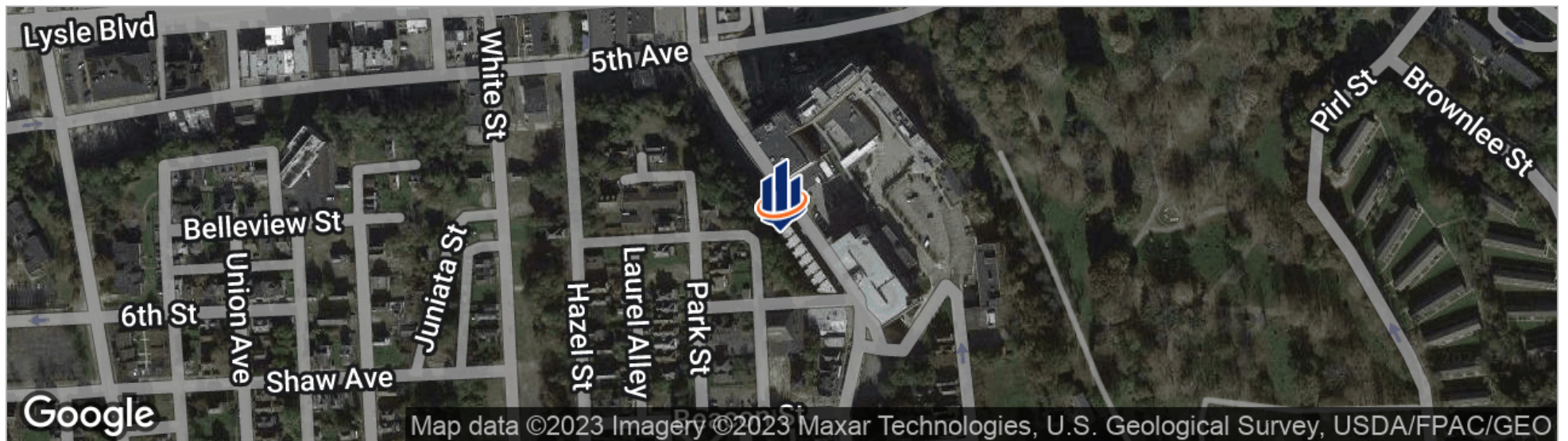
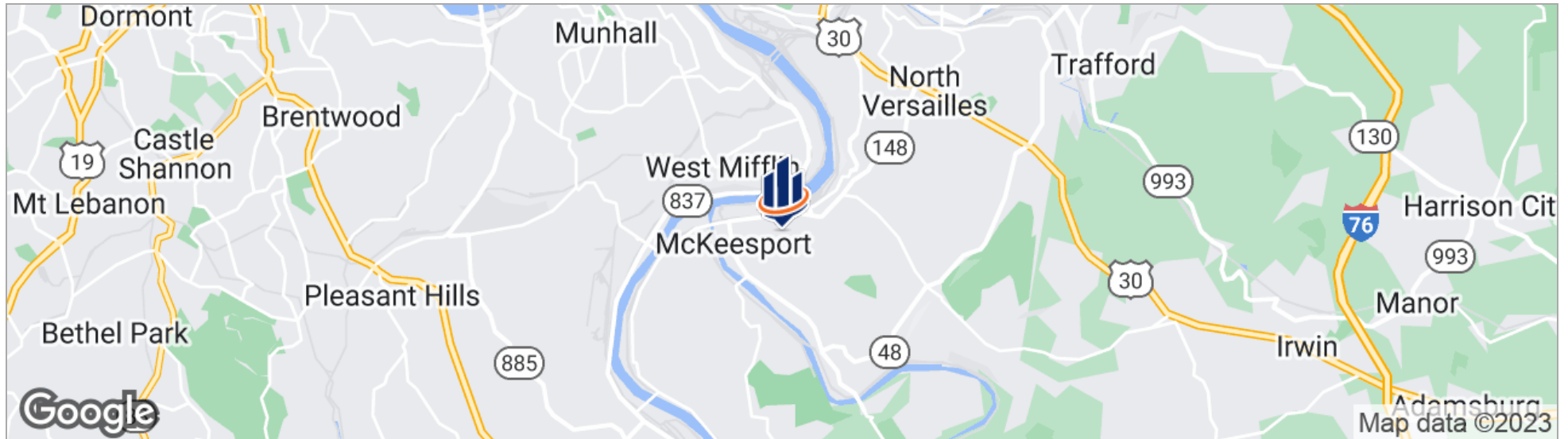
PROPERTY HIGHLIGHTS

- 32 Unit - Across from McKeesport UPMS Hospital
- 32 [1] Bedroom Units
- Strong Cashflow Opportunity

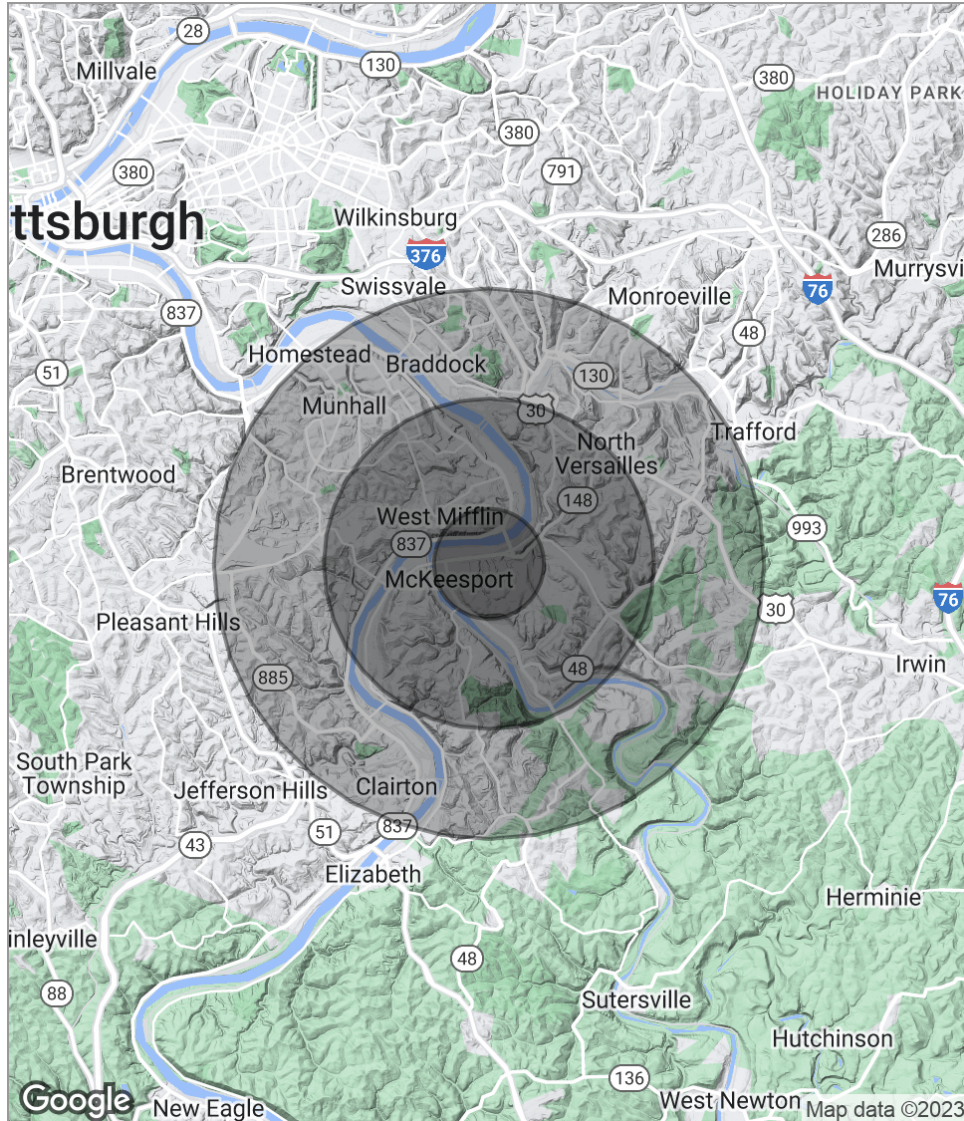
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,161	70,506	164,706
Median age	37.3	42.1	42.3
Median age [Male]	34.8	40.1	39.8
Median age [Female]	38.5	43.6	44.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,484	31,468	73,856
# of persons per HH	2.3	2.2	2.2
Average HH income	\$33,271	\$41,819	\$44,957
Average house value	\$51,251	\$63,458	\$76,808

* Demographic data derived from 2020 ACS - US Census