

THREE BUILDING PORTFOLIO

MULTIFAMILY INVESTMENT - CENTRAL BUSINESS DISTRICT DOWNTOWN PITTSBURGH, PA

NOW PRICED INDIVIDUALLY & AS A PORTFOLIO







OFFERING HIGHLIGHTS

PITTSBURGH MULTIFAMILY PORTFOLIO

CONESTOGA BUILDING: 7 WOOD ST. | PIONEER BULIDING: 111 WOOD ST. | FIDELITY BULIDING: 341 FOURTH AVE.

Hanna Langholz Wilson Ellis as exclusive advisor, is pleased to offer the opportunity to acquire three multifamily properties (the "Properties") located in Pittsburgh, Pennsylvania. This investment offering consists of the Conestoga Building: 7 Wood St., Pioneer Buliding: 111 Wood St, and Fidelity Buliding: 341 Fourth Ave. Buildings are being offered individually or as a portfolio. Located in Downtown Pittsburgh's Golden Triangle, The Properties offer investors a very high quality and reliable income stream with contractual rent growth and plenty of upside situated in one of the most desired locations in the Pittsburgh MSA.

FOR FULL OFFERING MEMORANDUM, CONTACT: JAY PHOEBE

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ONE PPG PLACE, SUITE 1640
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INVESTMENT HIGHLIGHTS

OFFERING:

3 BUILDING MULTIFAMILY PORTFOLIO

108,000 ± GSF

PLUS 5,000 SF SURFACE PARKING LOT

66 UNITS & 190 BEDS

STUDENT HOUSING &
WORKING PROFESSIONAL HOUSING

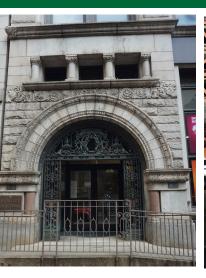
\$13,500,000

PORTFOLIO ASKING PRICE INDIVIDUAL PRICING ON FOLLOWING PAGES

\$1,579,000

STABILIZED GROSS OPERATING INCOME









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7 WOOD STREET - CONESTOGA BUILDING OVERVIEW ASKING PRICE: \$5,500,000

Building Size	38,000 ± GSF
Lot Size	.1102 acres
Floors	7
Units	24 total: 6 - 2 Bedroom / 1 bathroom 18 - 4 Bedroom / 2 bathroom all furnished units
Beds	84
Master Lease	Point Park College 9/2/21 - 8/31/26: \$657,652/year
Options to Renew	Two (2) five year options (1) 9/1/26 - 8/31/31: \$719,151/year (2) 9/1/31 - 6/30/36: \$786,751/year
Elevators	Two (2)
Fire Preventions	Sprinklered with fire alarm monitoring systems
Security	interior/exterior, on-site security cameras
Year Renovated	2005/2006
Notes	7 story building 2 new elevators installed 2019



111 WOOD STREET - PIONEER BUILDING OVERVIEW ASKING PRICE: \$3,500,000

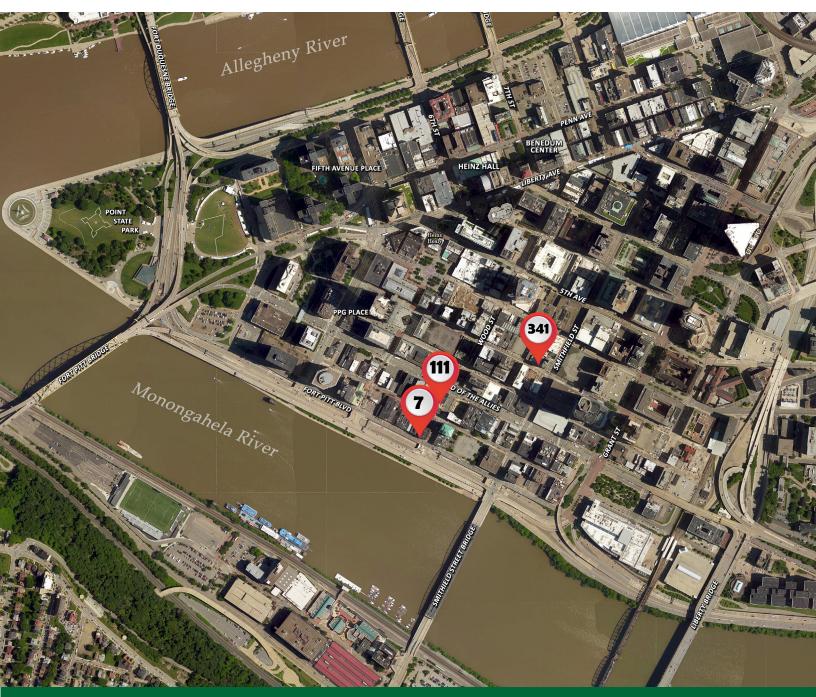
Building Size	29,994 ± GSF plus 5,000 SF parking lot
Lot Size	.0826 acres plus .1102 acre lot
Floors	7
Units	18 total: all 2 bedroom / 2 bathroom 3 units per floor all furnished units
Beds	36
Elevators	One (1)
Fire Preventions	Sprinklered with fire alarm monitoring systems
Security	interior/exterior, on-site security cameras
Year Renovated	2005/2006
Notes	7 story building with finished basement, adjacent 5,000 SF parking lot, and 1st floor retail/office Property is currently vacant.



341 FOURTH AVENUE - FIDELITY BUILDING OVERVIEW ASKING PRICE: \$4,500,000

Building Size	39,766 ± GSF
Lot Size	.125 acres
Floors	7
Units	24 total: 12 - 4 bedroom / 2 bathroom 11 - 2 bedroom / 1 bathroom 1 - Crown Castle - Roof Antenna 4 units per floor all furnished units
Beds	70
Elevators	One (1)
Fire Preventions	Sprinklered with fire alarm monitoring systems
Security	interior/exterior, on-site security cameras FOB system
Year Renovated	2005/2006
Notes	7 story building and 1st floor retail plus rooftop antenna lease





THREE BUILDING PORTFOLIO

CENTRAL BUSINESS DISTRICT CONFIDENTIAL OFFERING MEMORANDUM

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