

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 BUILDING: 111 WOOD ST. | FIDELITY BUILDING: 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 Building: 111 Wood St, and Fidelity Building: 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

jphoebe@hannalwe.com

412 261 2200

HANNA LANGHOLZ WILSON ELLIS

ONE PPG PLACE, SUITE 1640

PITTSBURGH, PA 15222

HANNALWE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

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



FOR FULL OFFERING MEMORANDUM, CONTACT:

JAY PHOEBE

jphoebe@hannalwe.com

412 261 2200

HANNA LANGHOLZ WILSON ELLIS

ONE PPG PLACE, SUITE 1640

PITTSBURGH, PA 15222

HANNALWE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.



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

FOR THE FULL OFFERING MEMORANDUM, CONTACT:
JAY PHOEBE
JPHOEBE@HANNALWE.COM
412 261 2200