

MULTI FAMILY/RETAIL

INVESTMENT OPPORTUNITY

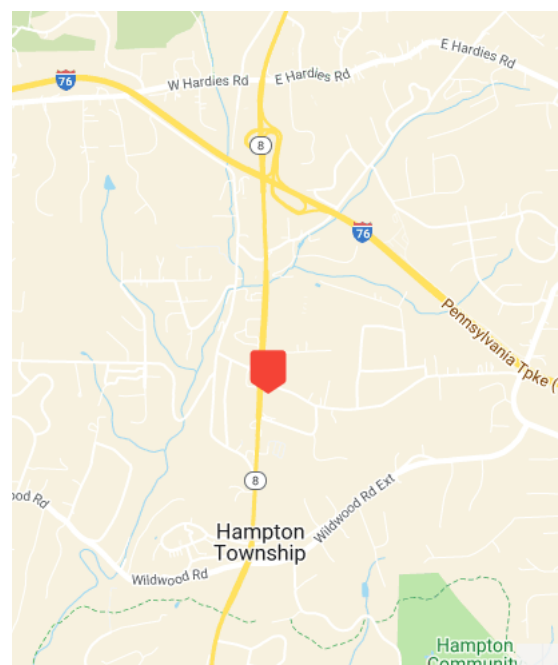
4842 WILLIAM FLYNN HIGHWAY, PITTSBURGH, PA 15101

48 UNITS - 100% OCCUPIED
ASKING \$7,950,000
CAP RATE: 8%



PROPERTY FEATURES:

- Multi Unit / Retail Investment Opportunity
- 48 Units (27 2-br & 21 1-br)
- 17,000 SF Retail - 55,440 SF Apartments
- 4.5 Acres with on site parking
- Located at 4 Way Signaled Intersection
- 2,100 SF Freestanding Warehouse/Garage w/ 20' ceiling
- Apartment Occupancy 100%
- Retail Occupancy 95%
- List Price \$7,950,000 with 8% cap rate



CONTACT:

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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.

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- Complete Redevelopment 2015
- New Windows For Apartments 2021 -2023
- New Roof Over Retail Area 2017
- New Roof Over Apartments 2022
- All New High Speed Internet Service
- All Units Have new Washers & Dryers
- Located In Hampton School District



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	MONTHLY	YEARLY
REVENUE		
APARTMENT INCOME	\$49,115	\$589,380
RETAIL INCOME	\$20,257	\$243,084
TOTAL PROPERTY INCOME	\$69,372	\$832,464
OPERATING EXPENSES		
Taxes	\$6,372.17	\$76,466.04
Insurance	\$1,331.08	\$15,973.00
Utilities	\$8,064.20	\$96,770.41
Repair/Maintenance	\$1,016.37	\$12,196.49
TOTAL OPERATING EXPENSES	\$16,783.83	\$201,405.94
CURRENT NET OPERATING INCOME	\$52,588.17	\$631,058.06
<i>*with salon suites & garage leased</i>	<i>+\$12,150</i>	<i>+\$145,800</i>
POTENTIAL NET OPERATING INCOME*	\$64,738.17	\$776,858.62



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