



SHADYSIDE MULTIFAMILY INVESTMENT PROPERTY FOR SALE

923 SOUTH AIKEN AVENUE | PITTSBURGH, PA 15232

Address	923 South Aiken Avenue Pittsburgh, PA 15232 Shadyside 7th Ward
Units	5
Zoning	R2-M
Landlord Responsibilities	<ul style="list-style-type: none"> Landlord pays gas heat on central boiler and water/sewage for all units. LL pays for electric for common areas, 1st floor unit, and 2nd floor efficiency, which has a split unit Mitsubishi system
Parking	One on site parking
Notes	<ul style="list-style-type: none"> Coin operated wash/dryer in the basement (leased) Central Boiler for Heating Part of a portfolio of three properties or for sale separately
Sale Price	\$1,200,000

CURRENT RENT ROLL	RENT	LEASE EXPIRATION
1st floor unit - 2 Bedroom/1 Bath	\$1,375 / month	7/1/22
2nd floor unit - 1 Bedroom/1 Bath	\$1,200 / month	6/30/22
2nd floor unit - Efficiency	\$1,400 / month	5/31/22*
3rd floor unit - 1 bedroom/1 Bath	\$1,125 / month	month to month
3rd floor unit - Efficiency	\$1,100 / month	6/30/22*
Gross Potential Income	\$74,400	

* Unit fully furnished

EXPENSES	2021 PROFORMA
Taxes	\$9,074
Insurance	\$2,139
Repairs / Maintenance	\$5,160
Gas & Electric (common)	\$5,418
Water / Sewage	\$2,376
Total Expenses	\$23,267
NOI	\$51,133

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.

portfolio overview

2021 PROFORMA*

Gross Potential Income	\$156,720
Expense	
Taxes	\$19,148
Insurance	\$5,551
Repairs / Maintenance	\$13,080
Gas & Electric	\$5,907
Water / Sewage	\$6,372
Total Expenses	\$50,058
NOI	\$106,662

*Based on 2019 & 2020 Actuals

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