## SHADYSIDE MULTIFAMILY INVESTMENT PROPERTY FOR SALE



5915 ALDER STREET, PITTSBURGH, PA 15232



Units	3		
Parking	Three off-street parking spaces		
Sale Price	\$679,000		
GROSS POTENTIAL MARKET RENTS			
1st floor unit – 3 Bedroom/3 Bath		\$1,710.00 / month	
2nd floor unit – 2 Bedroom/1 Bath		\$1710.00/ month	
3rd floor unit – 1 Bedroom/1 Bath		\$1,365.00/ month	
Gross Potential Income		\$57,420	

ACTUAL 3 YEAR AVERAGE EXPENSES		
Auto & Travel	\$379	
Cleaning & Maintenance	\$1,289	
Legal & Professional	\$1,500	
Repairs / Maintenance	\$668	
Taxes	\$5,559	
Utilities	\$2,990	
Total Expenses	\$12,385	
NOI	\$44,035	

## FOR MORE INFORMATION, CONTACT: JAY PHOEBE COLEMAN WILSON jphoebe@hannalwe.com cwilson@hannalwe.com 412-952-6656

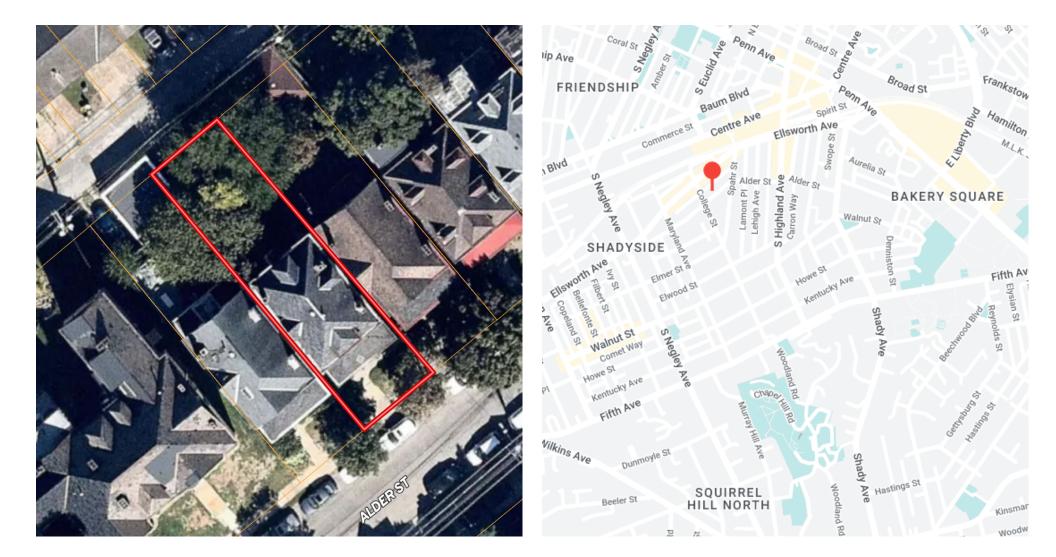
GARY WILSON, SIOR gwilson@hannalwe.com HANNA LANGHOLZ WILSON ELLIS ONE PPG PLACE, SUITE 1640 PITTSBURGH, PA 15222 <u>HANNALWE.COM</u>

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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