CONFIDENTIAL OFFERING MEMORANDUM

HANNA
COMMERCIAL REAL ESTATE

MIXED USE INVESTMENT PORTFOLIO

MULTI FAMILY AND COMMERCIAL INVESTMENT
PITTSBURGH, PA

TWO PROPERTY PORTFOLIO

MULTI FAMILY AND COMMERCIAL INVESTMENT OFFERING

TWO BUILDING PORTFOLIO OFFERED AT **$1,475,000**

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HANNA COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

1 1401 ALABAMA AVE.
8 UNITS

2 3058-3064 W. LIBERTY AVE.
4 COMMERCIAL SPACES (FULLY OCCUPIED)

Stabilized multi-family and retail assets located in the heart of Dormont with parking.

Retail fronts West Liberty Avenue. Apartments on Alabama Avenue, close proximity to public transit (Bus & Light Rail), and walkable to Potomac Ave. business district.

Since 2023, the apartments have received significant investment.

6 of the 8 units have been fully renovated.

Renovations included:
- Gut and rebuild of the units
- Updated LED lighting and electrical throughout
- New appliances including window AC units
- Plumbing updates
- Modern and fresh looking interiors
- Bathrooms with walk-in showers
- Glass block windows on the 1st floor common area with new washer and dryer units

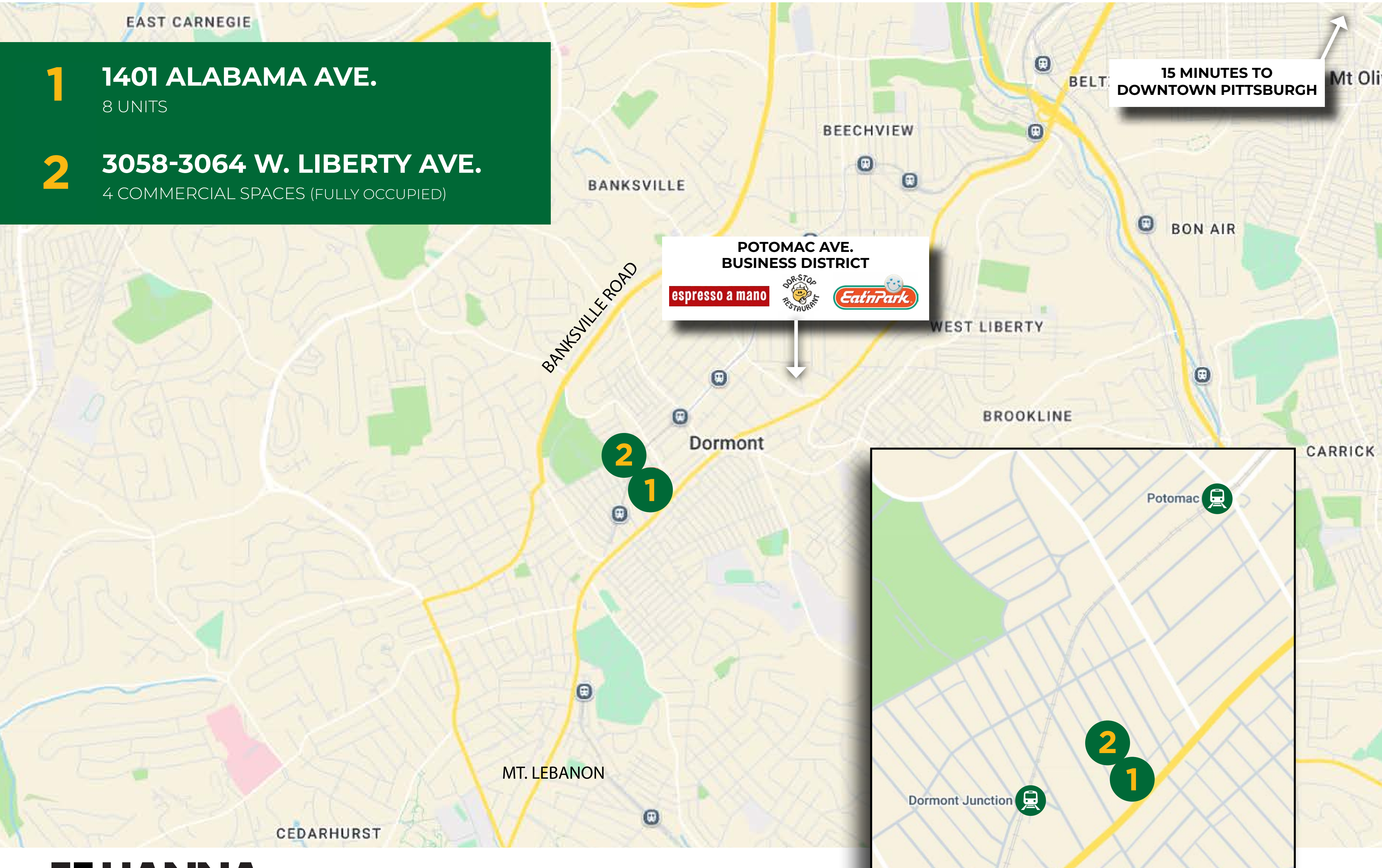
HANNA COMMERCIAL REAL ESTATE

WELL LOCATED - DORMONT

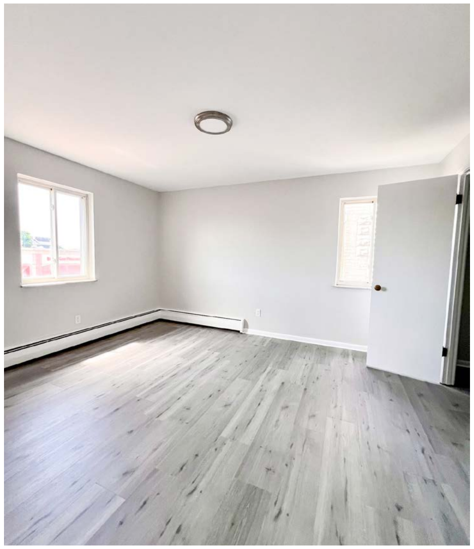
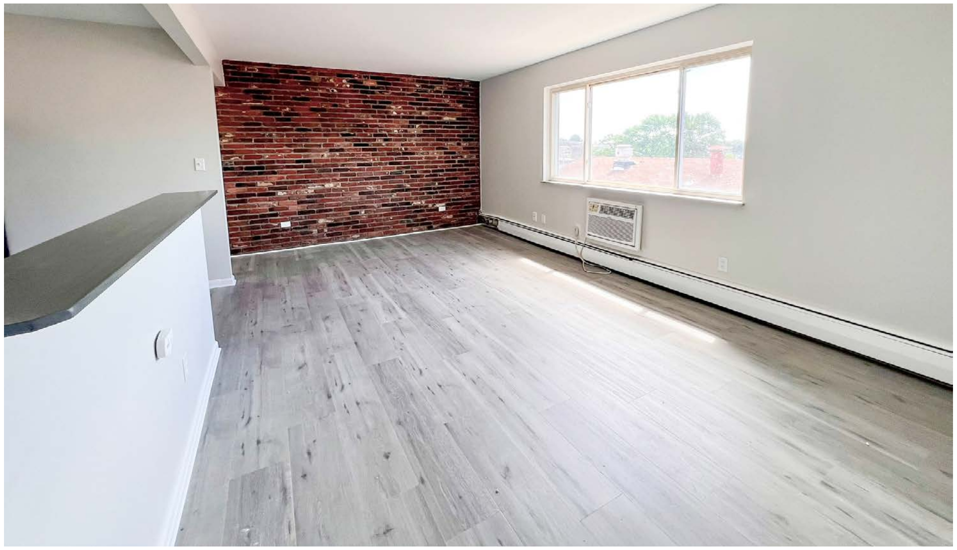
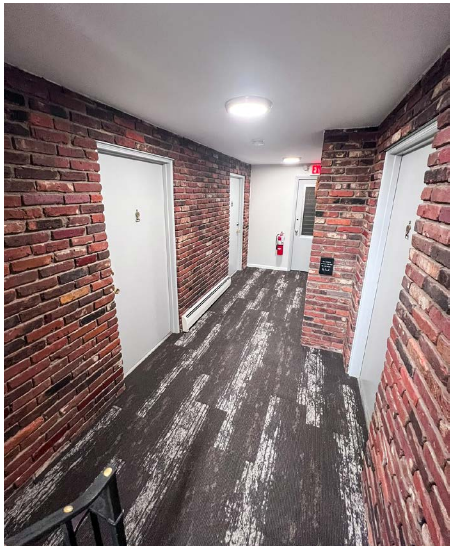
BUSTLING ESTABLISHED NEIGHBORHOOD NEXT TO DOWNTOWN PITTSBURGH AND MT. LEBANON

1 **1401 ALABAMA AVE.**
8 UNITS

2 **3058-3064 W. LIBERTY AVE.**
4 COMMERCIAL SPACES (FULLY OCCUPIED)



DORMONT MIXED USE
1401 ALABAMA AVENUE
PITTSBURGH, PA 15216 - ZONED C- GENERAL COMMERCIAL DISTRICT

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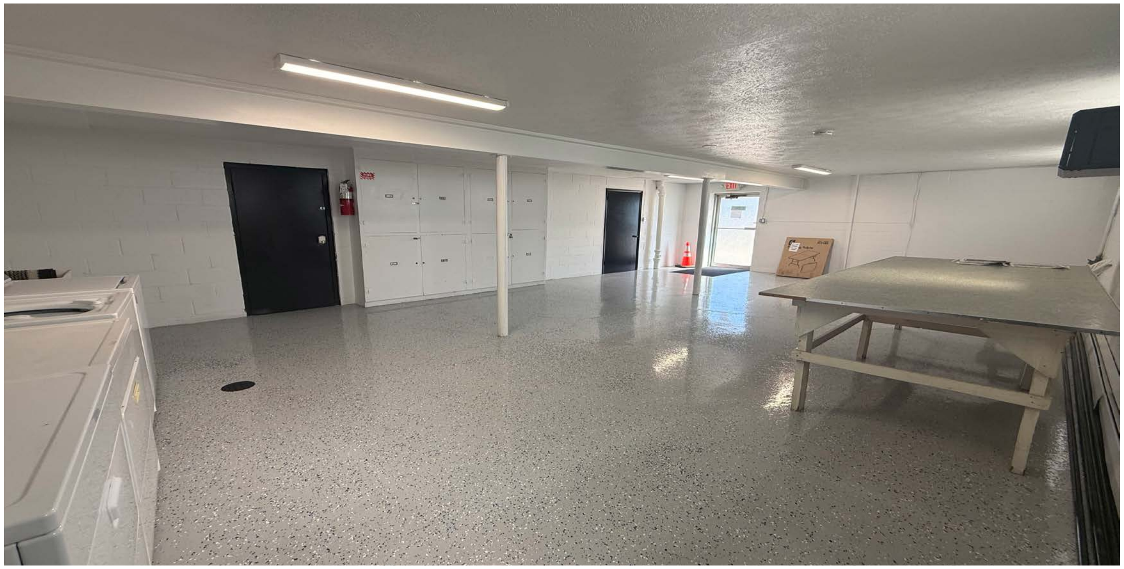

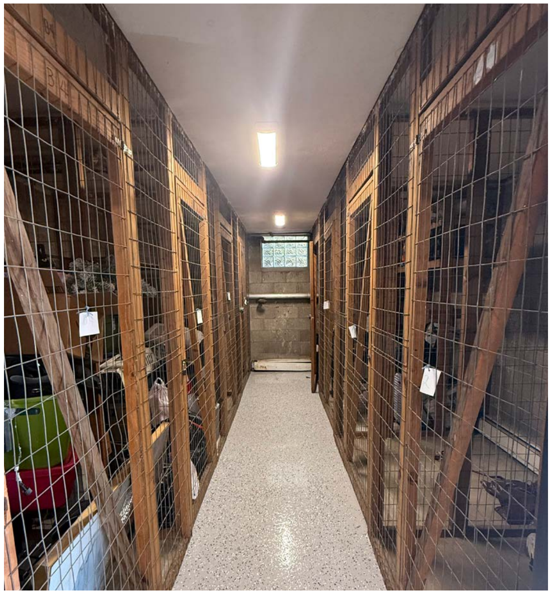

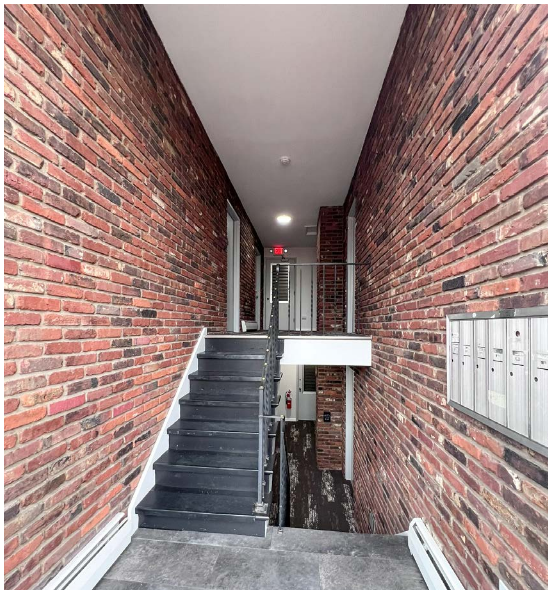

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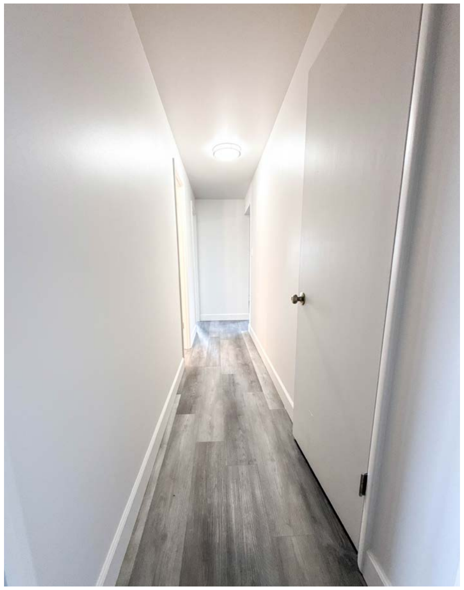


HANNA COMMERCIAL REAL ESTATE

DORMONT MIXED USE
1401 ALABAMA AVENUE
PITTSBURGH, PA 15216 - ZONED C- GENERAL COMMERCIAL DISTRICT

SURFACE LOT
$50/MONTH (NOT INCLUDED IN SALE)

HANNA COMMERCIAL REAL ESTATE

DORMONT MIXED USE
1401 ALABAMA AVENUE
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DORMONT MIXED USE
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Apartment Units	8
Parking	• Free surface parking, up to 8 spaces. Free street parking with Dormont permit. Surface lot across the street (not included in the sale) has parking for $50/month.
Apartment Utilities	• Landlord pays gas/water/sewer; Tenants pay electric for their unit.
Property Capital Improvements	• 8 apartments, 6 fully renovated (including utilities and appliance) • All common areas renovated - new lighting, flooring, plumbing, windows, & laundry
Rental Units	• 4 - but 2 tenants
Retail Utilities	• Tenants pay their own electric for their retail unit. Plus $100/month CAM charge for water/sewer

RENT ROLL		
	LEASE TERM	RENT
Unit A1 (2 bd / 2 ba)	11/1/2025 - 10/27/2026	$1,200
Unit A2 (studio / 1 ba)	8/1/2026 - 1/26/2027	$925
Unit A3 (1 bd / 1 ba)	8/2/2026 - 7/27/2027	$1,150
Unit A4 (1 bd / 1 ba)	9/1/2026 - 2/24/2027	$1,081
Unit B1 (2 bd / 2 ba)	5/1/2026 - 4/30/2027	$1,133
Unit B2 (studio / 1 ba)	7/26/2026 - 7/25/2027	$675
Unit B3 (1 bd / 1 ba)	9/1/2025 MTM	$1,100
Unit B4 (1 bd / 1 ba)	8/1/2026 - 7/27/2027	$1,155
Voccelli (5 yr ext. at 2% increase)	3/1/2023 - 2/29/2028	$2,280
S. City	8/25/2024 -8/24/2029	$2,180
Total / Month		$12,879
Annual Income		**$154,548**

HANNA
COMMERCIAL REAL ESTATE

2026 PROFORMA

DORMONT MIXED USE

ACTUAL INCOME AND EXPENSES

AVERAGE EXPENSES - 2026	
Total Gross Income	$154,548
2% Vacancy	$3,091
3% Management Fee	$4,544
Insurance	$5,640
Republic Waste / Recycling	$2,520
Misc. (Snow, Landscaping)	$2,400
Taxes	$16,410
Utilities	$19,200
Total Expenses	$50,714
NOI	$100,743

HANNA COMMERCIAL REAL ESTATE

SUMMARY

Pittsburgh's multifamily market entered 2026 with rising vacancy as an elevated pace of deliveries easily overtook demand over the past year. The market is on track to remain balanced over the coming year, however, as deliveries pull back and demand remains steady.

At 6.4%, the vacancy rate in Pittsburgh increased 70 basis points year over year. Despite this increase, the vacancy rate is still well below the national benchmark of 8.3%, and is mid-range among peer markets in the Midwest. The vacancy rate remains elevated for 4 & 5 Star properties at 11.5% as the bulk of new supply was concentrated among high-end properties. Mid-tier properties also experienced a surge in deliveries, although vacancy remains below the market benchmark at 5.6%.

Rent growth slowed over recent quarters as the vacancy rate moved higher. At $1,450/month, average rent in Pittsburgh is 23% below the national benchmark, and is among the highest of regional markets. Rent growth eased to 2.1% as of the second quarter of 2026 compared to the national benchmark of 0.7%.

A slowing construction pipeline may support stable market conditions ahead as supply and demand fall into balance. Groundbreakings fell 33% over the past year and roughly 2,100

Availability	Market	National
Vacancy Rate	↑ 6.4%	↑ 8.3%
Vacant Units	↑ 7.1K	↑ 1.7M
Market Asking Rent/Unit	↑ $1,450	↑ $1,795
Market Effective Rent/Unit	↑ $1,423	↑ $1,744
Concession Rate	↑ 1.9%	↑ 2.8%
Studio Asking Rent	↑ $1,202	↑ $1,623
1 Bedroom Asking Rent	↑ $1,324	↑ $1,609
2 Bedroom Asking Rent	↑ $1,543	↑ $1,880
3 Bedroom Asking Rent	↑ $1,925	↑ $2,318

Inventory	Market	National
Inventory Units	↑ 109,696	↑ 20,903,275
Existing Buildings	↑ 3,236	↑ 435,782
Avg Units Per Bldg	↑ 34	↑ 48
12 Mo Demolished Units	↔ 0	↓ 3,114
12 Mo Occupancy % At Delivery	↓ 15.2%	↓ 21.4%
Under Construction Units	↓ 2,101	↓ 565,344
12 Mo Construction Starts Units	↑ 1,438	↓ 314,388
12 Mo Delivered Units	↓ 1,925	↓ 467,561
12 Mo Avg Delivered Units	↑ 175	↑ 163

PITTSBURGH REGION

WITHIN A 500 MILE RADIUS OF PITTSBURGH:

- 48% OF U.S. BUSINESSES
- 45% OF U.S. & CANADA POPULATIONS
- 63% OF NATIONAL INDUSTRY OUTPUT
- 53% OF U.S. BUYING INCOME
- 40+% OF TOTAL U.S. RETAIL SALES

HANNA COMMERCIAL REAL ESTATE

2.3 M RESIDENTS
1.2 M WORKERS
ACROSS **7** COUNTIES

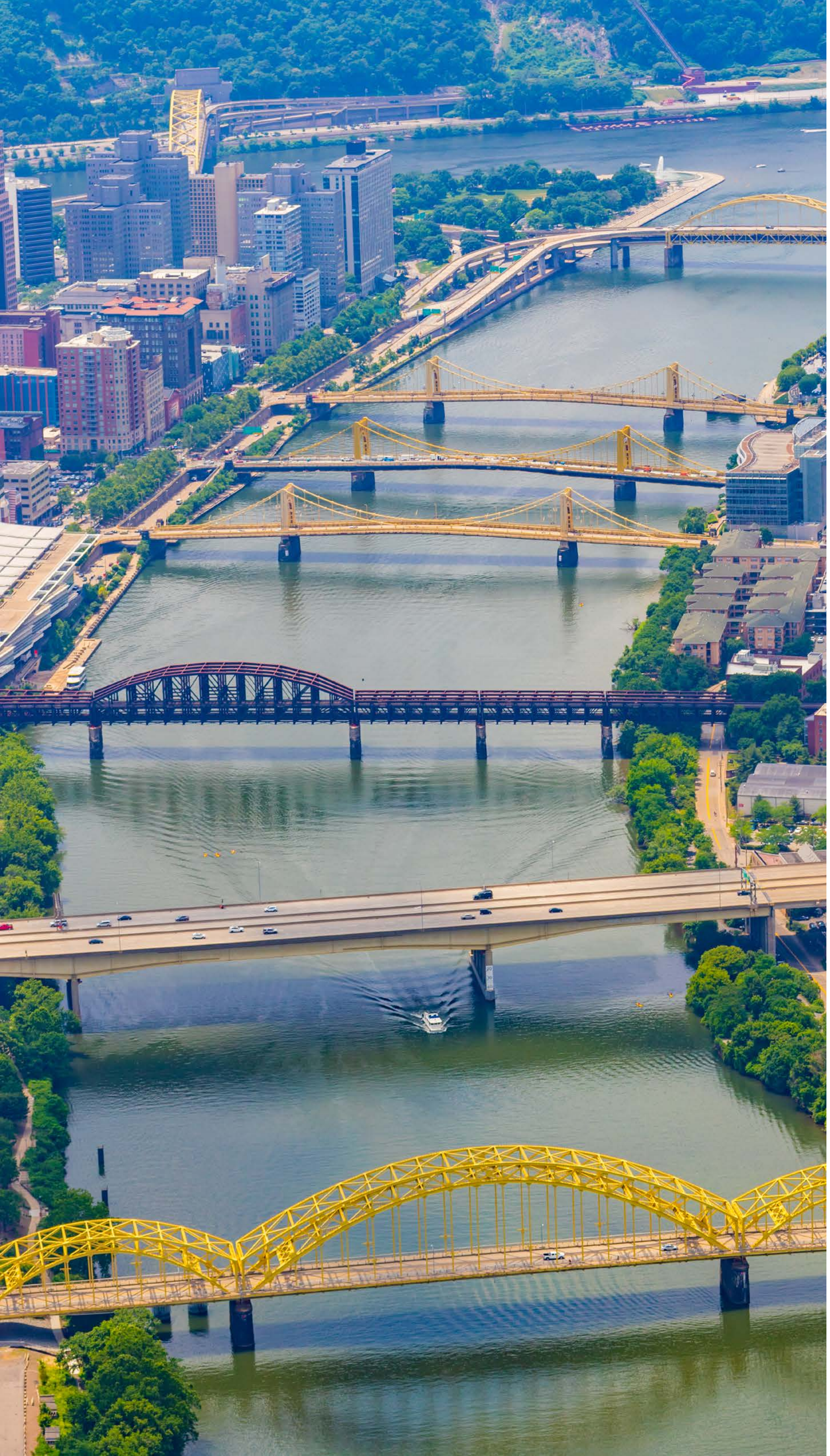
2ND MOST POPULOUS
CITY IN PENNSYLVANIA

1ST BEST CITY
FOR HEALTHCARE JOBS

5TH BEST CITY
FOR STEM JOBS

7TH BEST CITY
TO LAUNCH A CAREER

RANKED **11TH**
IN VENTURE CAPITAL INVESTMENT DOLLARS NATIONWIDE



PITTSBURGH BY THE NUMBERS

EMPLOYMENT, BUSINESS & ECONOMY
#5 best city for STEM jobs – Wallet Hub, 2020 (5/100)
#7 best city in the U.S. to launch a career – LinkedIn, 2020 (7/15)
#21 best college towns & cities – Wallet Hub, 2020 (21/415)
Top city for filmmakers to live and work – MovieMaker Magazine, 2021 (3/10)
Top 3 start–up city in the Midwest – M25, 2020 (3/59)
#7 best city in the U.S. to work remotely – FinanceBuzz, 2020 (7/25)
#1 best city in the U.S. for healthcare jobs – Grand Canyon University, 2020 (1/50)
Top ranking city in the Ohio River Corridor for economic development – Site Selection Magazine, 2020 (6/10)

LIVABILITY
Downtown Pittsburgh is the hottest neighborhood for young professionals – Niche, 2020 (1/20)
Top 100 cities to live in the U.S. – Livability, 2020 (51/100)
Top city for millennial homebuyers – LendingTree, 2021 (9/50)
#11 best city in America for young professionals – Niche, 2021 (11/228)
Among top cities for LGBTQ inclusivity – Human Rights Campaign, 2020
Top 25 most livable city in the U.S. – Smart Asset, 2020 (17/25)
Best city to buy an affordable family home – Smart Asset, 2020 (20/25)
Best metro in the U.S. for first-time homebuyers during COVID-19 – MoneyGeek, 2020 (7/15)

TRANSPORTATION
#1 Pittsburgh ranks as having one of the shortest commutes in the country, 2021 – Moovit (1/99)
7th least car–dependent metro in the U.S. – CompareCarInsurance.com, 2020 (7/10)
#6 Pittsburgh International Airport (PIT) is ranked as one of the most innovative travel companies, the first time an airport has landed among the list of industry–changing firms – Fast Company, 2020 (6/10)

OFFICE & EMPLOYMENT
117,870 workers
35M SF of rentable office space
CBD Class A average asking rate = $29.86/SF (Q1 2021, CBRE)
CBD Class B average asking rate = $20.80/SF (Q1 2021, CBRE)
9 Fortune 500 companies totaling $124.6B in revenue
Ranked 11th in venture capital investment dollars per million residents nationwide in 2020
91,000 college students / 21,000 graduates
$1.5B in university R&D funding / 60% federally funded

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