

OFFERING MEMORANDUM

# 401 N WASHINGTON

8 UNITS | BUTLER

Butler, PA 16001

PRESENTED BY:

**BRYAN DONALDSON**

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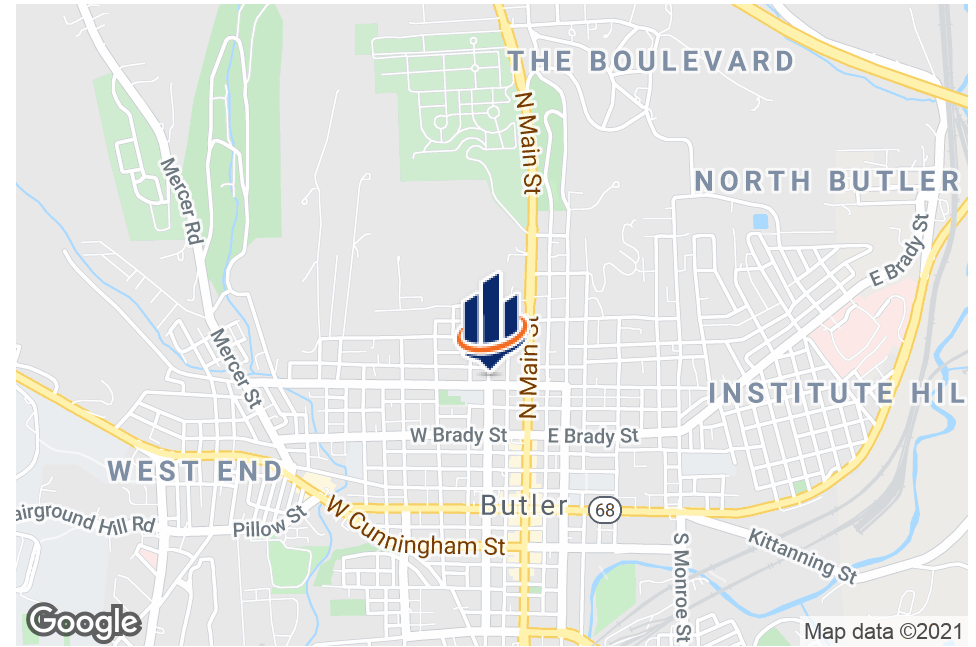
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SECTION 1

# PROPERTY INFORMATION





## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$196,000
<b>BUILDING SIZE:</b>	3,646 SF
<b>PRICE / SF:</b>	\$53.76
<b>CAP RATE:</b>	10.08%
<b>NOI:</b>	\$19,753
<b>MARKET:</b>	Pittsburgh
<b>SUBMARKET:</b>	Butler
<b>APN:</b>	565 11 760000

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present the opportunity to purchase this 8 unit apartment building. The building contains 8 studio apartments that are leased for \$440 a unit plus electric. The units are heated by electric baseboard.

## PROPERTY HIGHLIGHTS

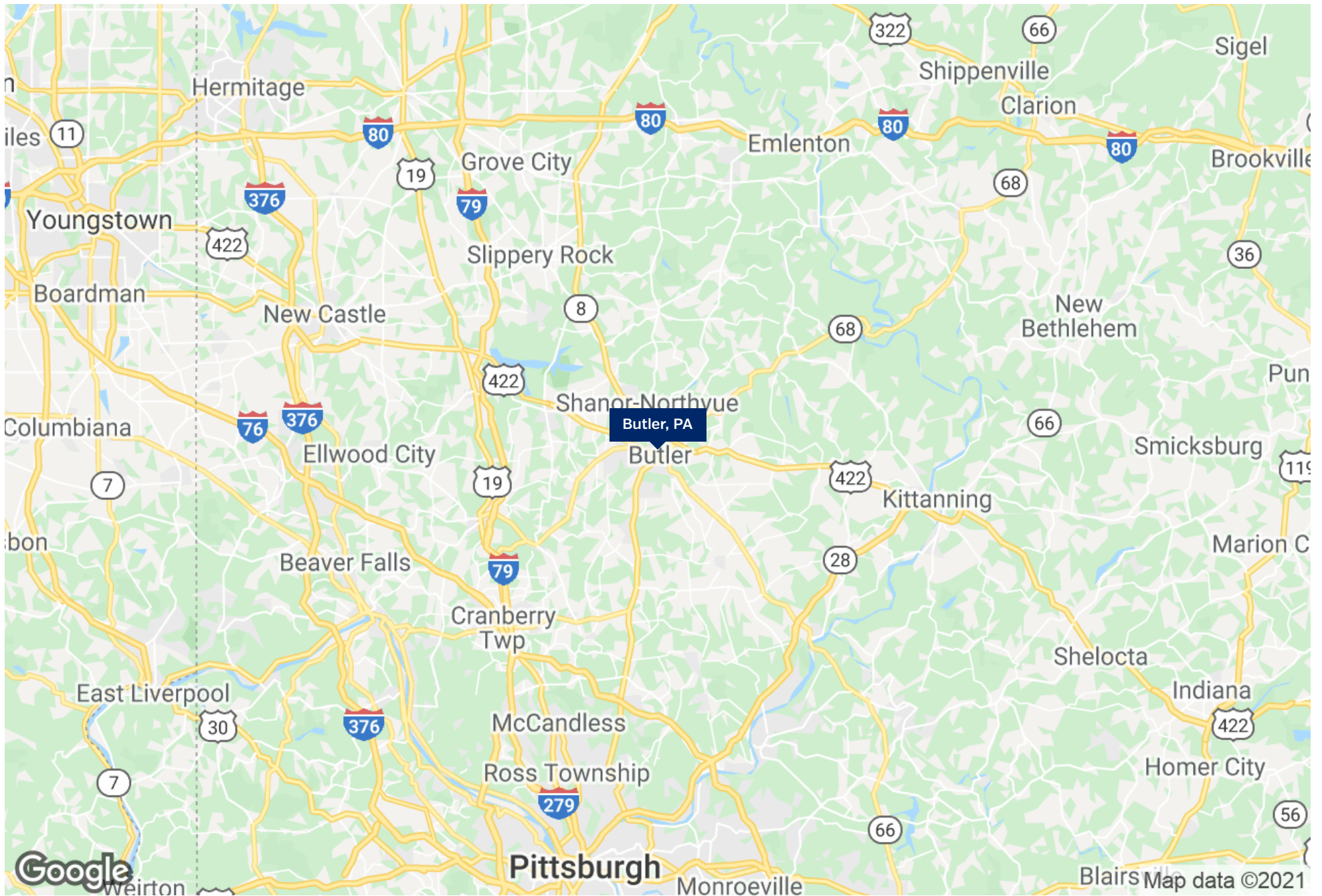
- Good location in Butler City
- 8 efficiency units
- Tenants pay their own electric



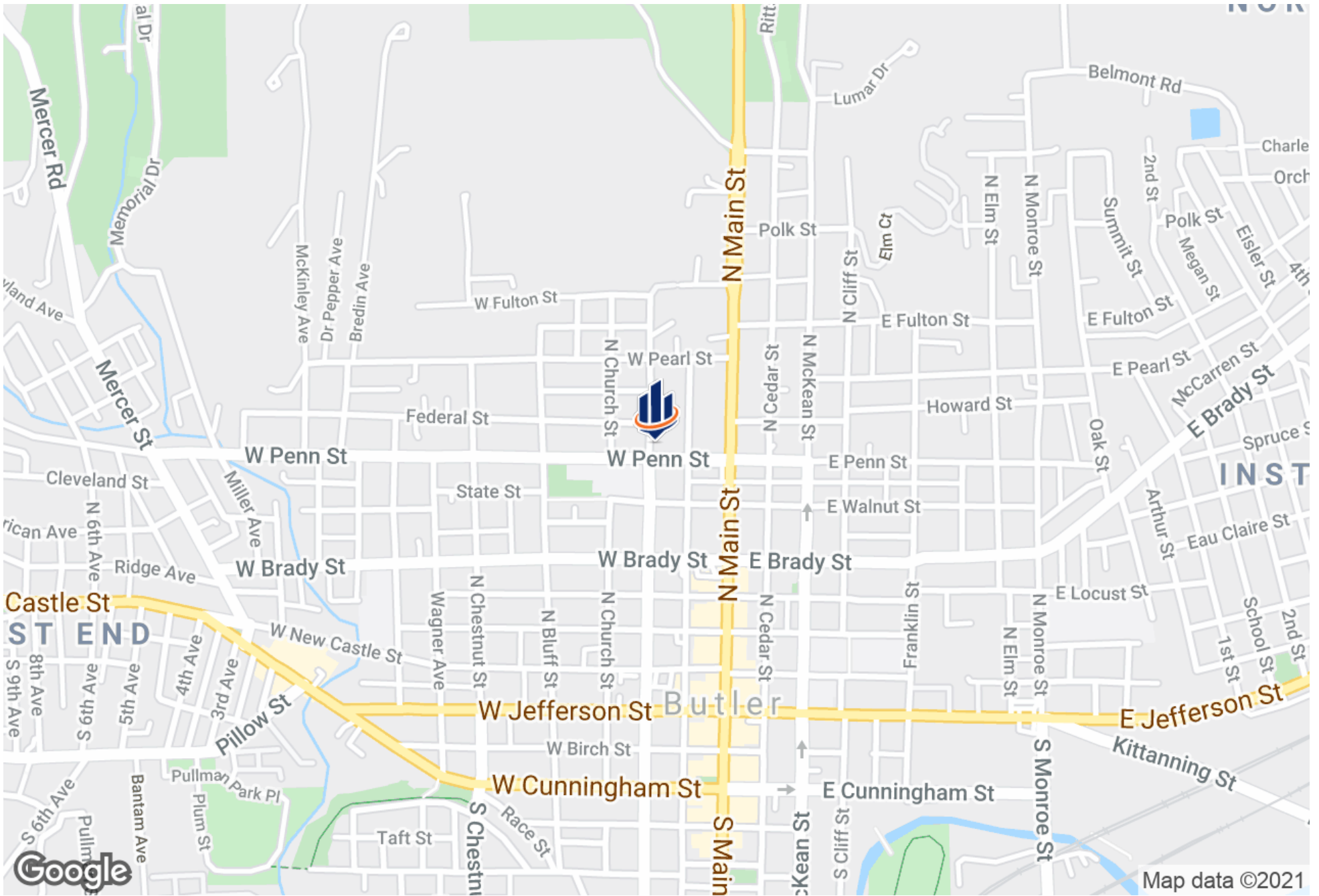
SECTION 2

LOCATION  
INFORMATION









SECTION 3

FINANCIAL  
ANALYSIS



## INVESTMENT OVERVIEW

PRICE	\$196,000
PRICE PER UNIT	\$24,500
GRM	4.6
CAP RATE	10.1%
CASH-ON-CASH RETURN (YR 1)	10.08%
TOTAL RETURN (YR 1)	\$19,753
DEBT COVERAGE RATIO	-

## OPERATING DATA

GROSS SCHEDULED INCOME	\$42,240
OTHER INCOME	-
TOTAL SCHEDULED INCOME	\$42,240
VACANCY COST	\$1,267
GROSS INCOME	\$40,972
OPERATING EXPENSES	\$21,219
NET OPERATING INCOME	\$19,753
PRE-TAX CASH FLOW	\$19,753

## FINANCING DATA

DOWN PAYMENT	\$196,000
LOAN AMOUNT	-
DEBT SERVICE	-
DEBT SERVICE MONTHLY	-
PRINCIPAL REDUCTION (YR 1)	-

## INCOME SUMMARY

GROSS RENTAL INCOME	\$42,240
VACANCY (3%)	-\$1,267
<b>TOTAL INCOME</b>	<b>\$40,973</b>

## EXPENSE SUMMARY

REAL ESTATE TAXES	\$3,621
INSURANCE	\$2,032
WATER	\$4,075
SEWAGE	\$3,600
GARBAGE	\$1,116
ELECTRIC	\$317
MAINTENANCE [\$500/UNIT]	\$4,000
MANAGEMENT (6%)	\$2,458
<b>GROSS EXPENSES</b>	<b>\$21,219</b>
<b>NET OPERATING INCOME</b>	<b>\$19,753</b>

SECTION 4

DEMOGRAPHICS



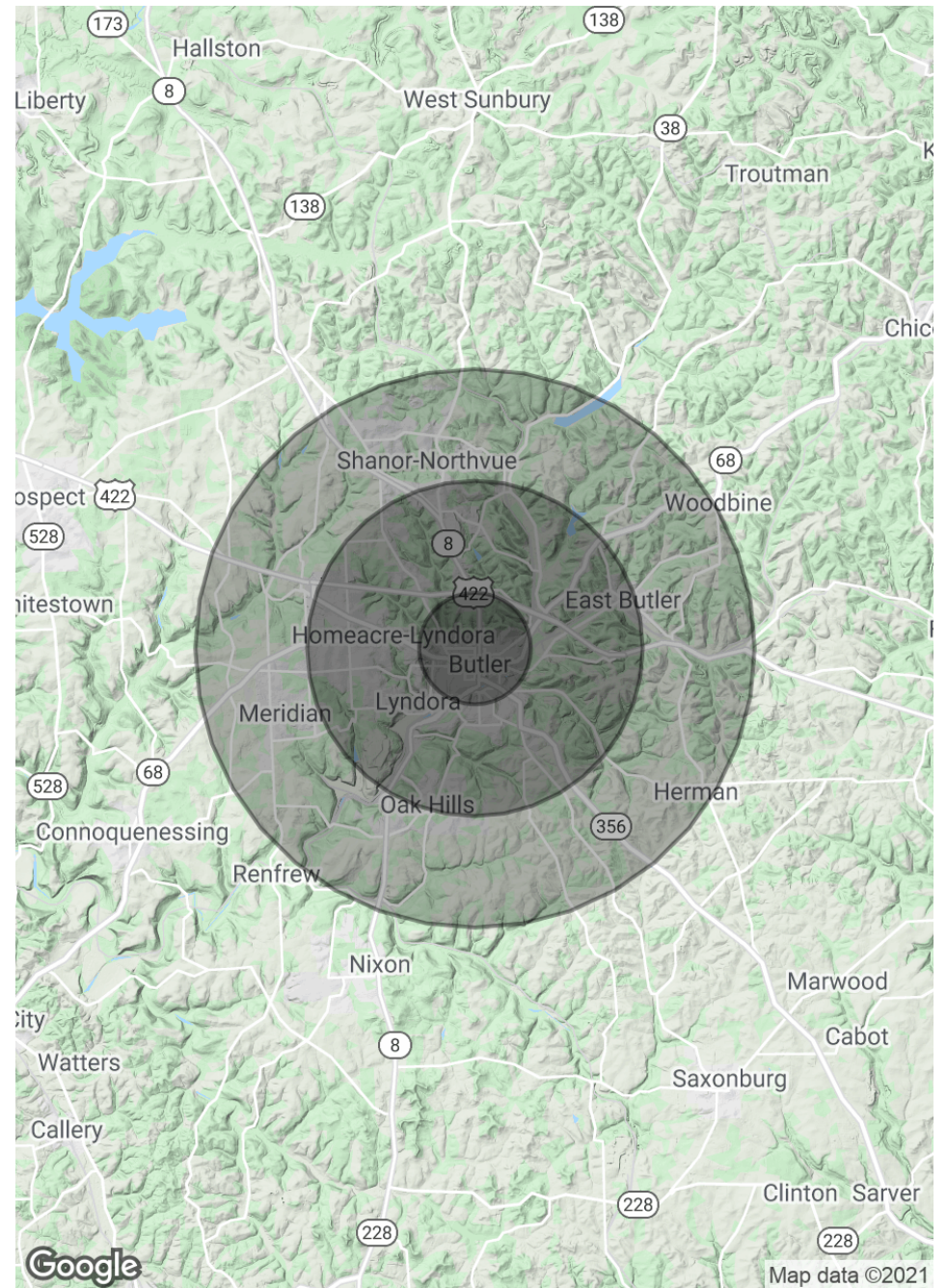
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,575	36,218	54,460
AVERAGE AGE	37.4	40.4	41.7
AVERAGE AGE (MALE)	36.8	39.2	40.2
AVERAGE AGE (FEMALE)	38.8	41.9	43.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,829	15,337	22,907
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$43,951	\$53,248	\$58,407
AVERAGE HOUSE VALUE	\$111,986	\$146,058	\$167,892

\* Demographic data derived from 2010 US Census



SECTION 5

ADVISOR BIOS





## BRYAN DONALDSON

Senior Advisor

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### PROFESSIONAL BACKGROUND

Bryan Donaldson serves as a Senior Advisor for SVN | Three Rivers Commercial Advisors specializing in multi-family housing and investment sales. With 21 years of professional experience in the real estate industry, he is an invaluable asset to his clients.

Bryan uses his knowledge of the Pittsburgh real estate market and his transactional expertise to advise his clients on their disposition and acquisition strategies. Owners and lenders also rely on Bryan to give them accurate assessments of their assets value. Bryan has experience selling multi-family housing, office buildings, retail properties, industrial properties, and land. He also helps clients navigate 1031 exchanges.

Bryan was born and raised in the North Hills of Pittsburgh. He currently lives in McCandless Township with his wife and three young children. Bryan is a licensed real estate agent in Pennsylvania.

#### Awards:

SVN Achiever Award 2016

SVN Achiever Award 2017

CoStar Power Broker Award - Top 10 Sales Broker - 2017

SVN Achiever Award 2020

SVN Certified Specialist - Multifamily

#### SVN | Three Rivers Commercial Advisors

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