



OFFERING MEMORANDUM

1-7 South Mount Vernon Avenue

1-7 SOUTH MOUNT VERNON AVENUE

Uniontown, PA 15401

PRESENTED BY:

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

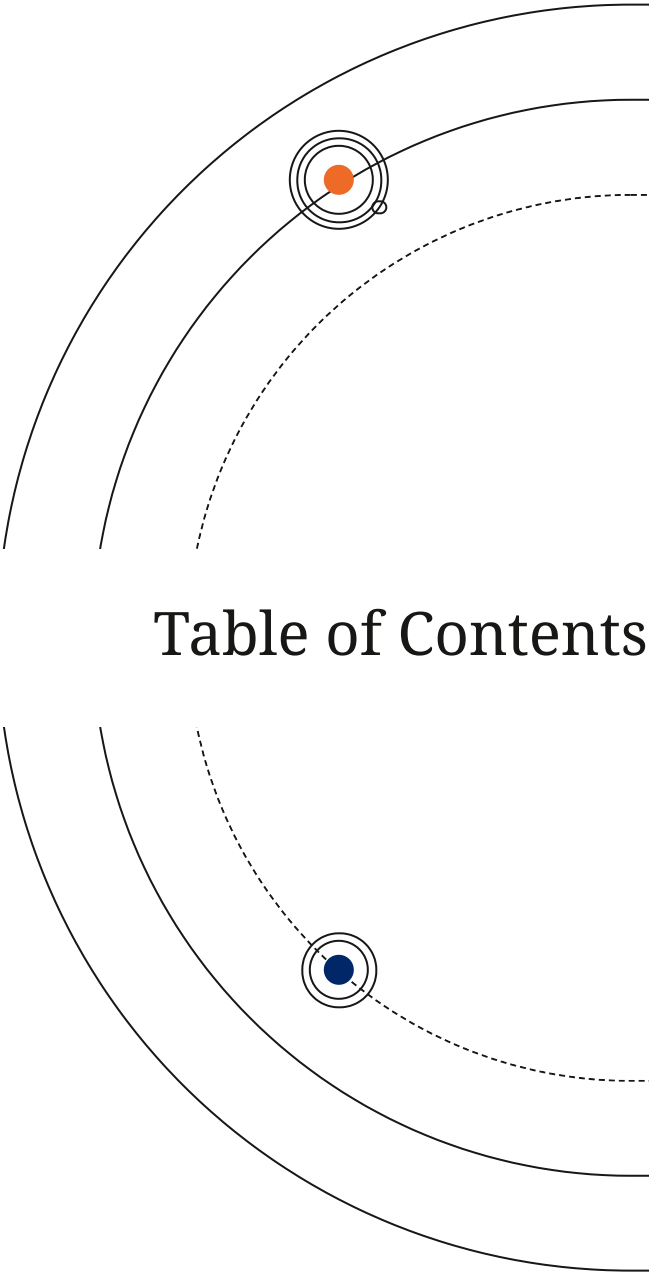


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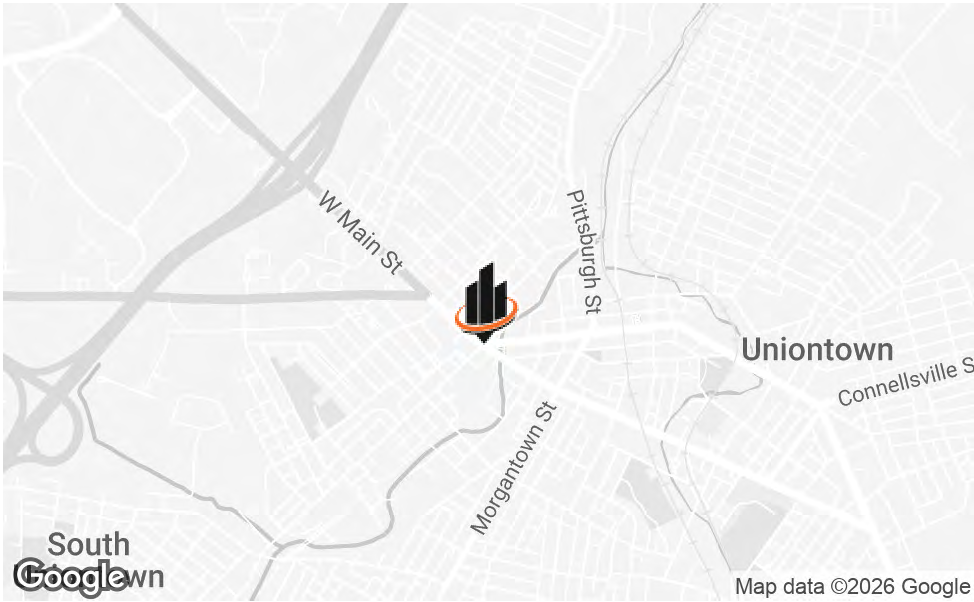
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Puffin Stuff
Vapes & More

SECTION 1
**Property
Information**

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$450,000
BUILDING SIZE:	9,050 SF
PRICE / SF:	\$49.72
CAP RATE:	7.95%
NOI:	\$35,775

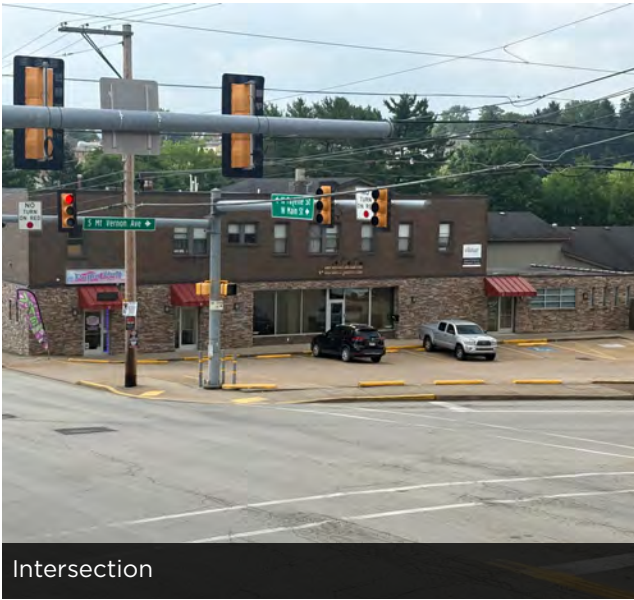
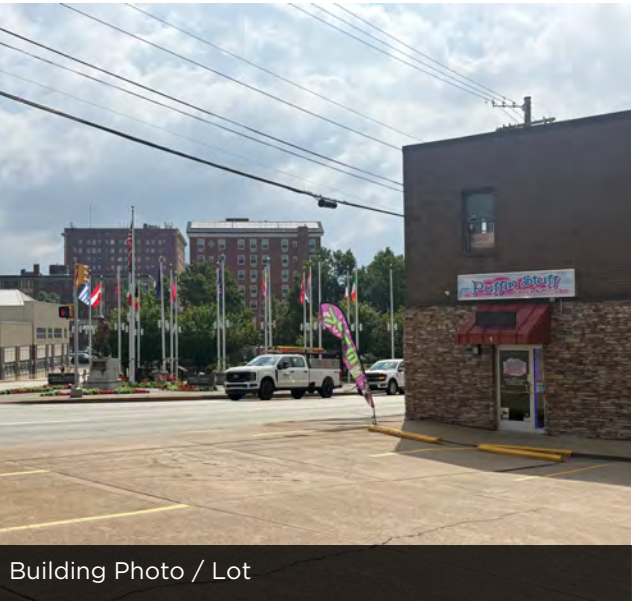
PROPERTY OVERVIEW

SVN is pleased to present this well-maintained 6 Unit Mixed-Use Investment opportunity consisting of 3 apartments and 3 commercial tenants. This property is located at one of Uniontown's most recognizable and highly traveled intersections. The property benefits from excellent visibility, convenient access, and a long established commercial presence within the local market. The building has been well cared for and exhibits minimal deferred maintenance, allowing investors to focus on cash flow rather than capital expenditures. The opportunity offers predictable income supported by a proven location and functional improvements. The property represents the type of durable, income-producing real estate that has historically performed well for local and regional investors.

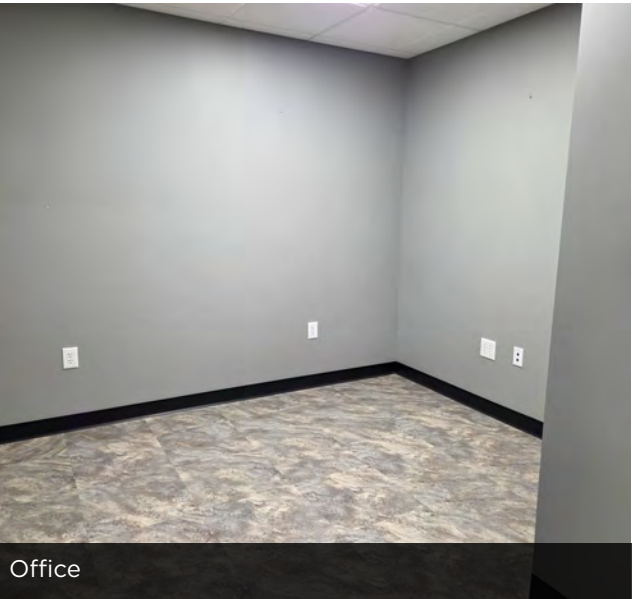
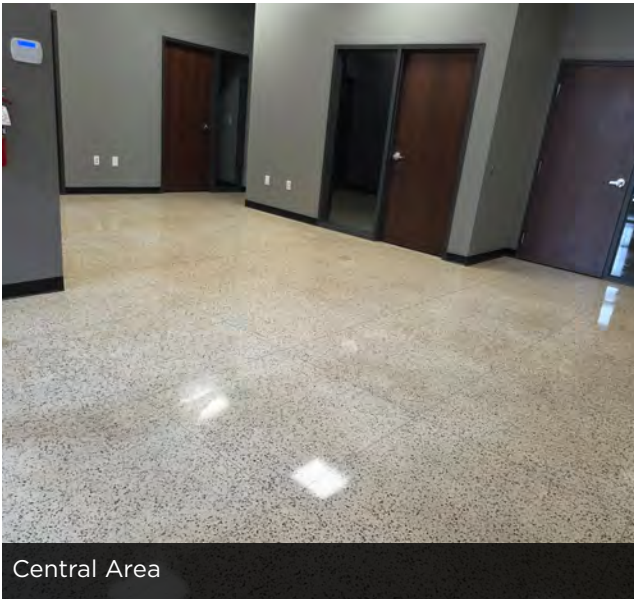
PROPERTY HIGHLIGHTS

- 100% Occupied 6 Unit Mixed-Use Investment
- Prominent corner location at a highly visible Uniontown intersection
- Well-maintained building with limited deferred maintenance requirements
- Suitable for local and regional investors seeking predictable cash flow and long-term ownership

ADDITIONAL PHOTOS



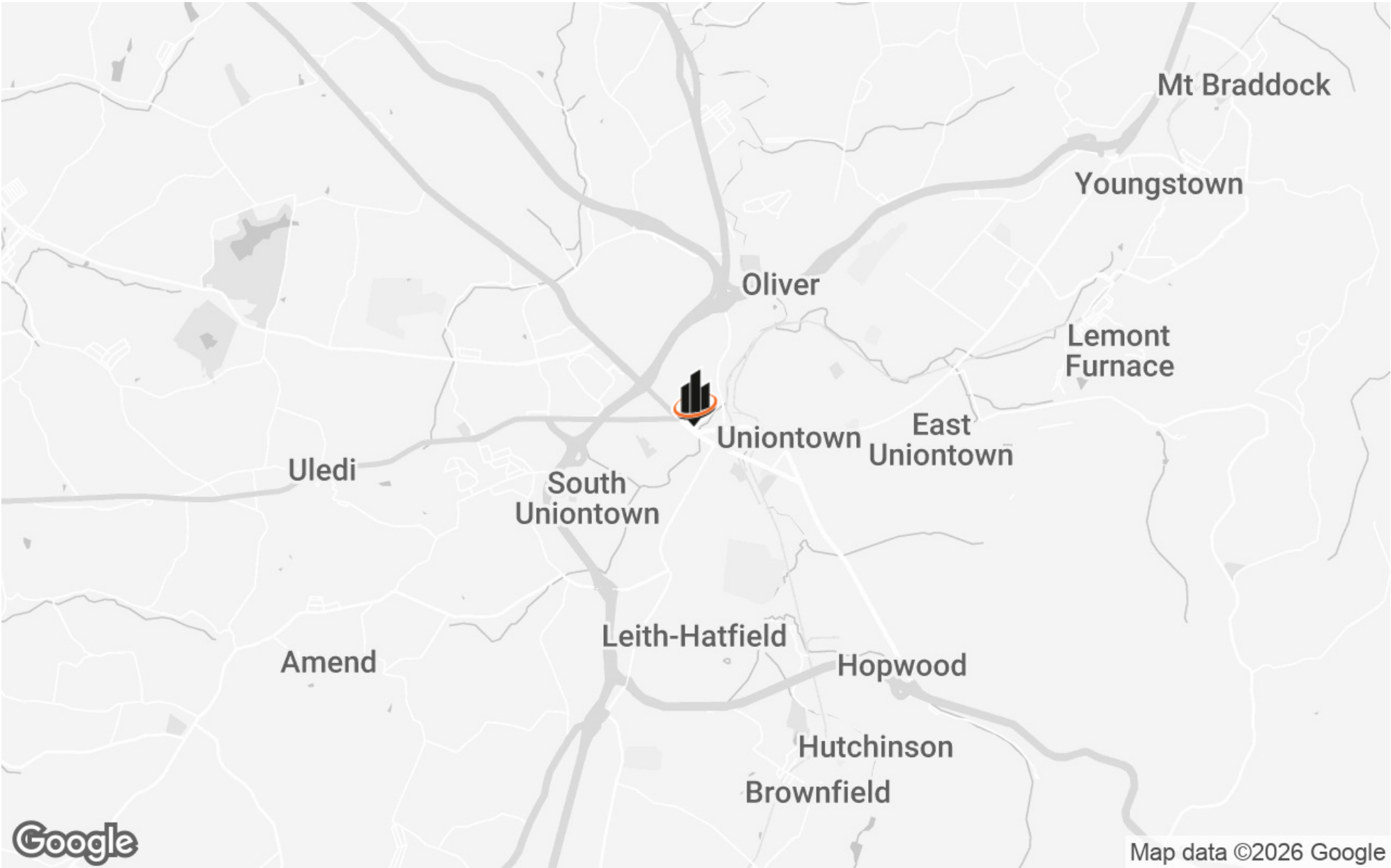
ADDITIONAL PHOTOS



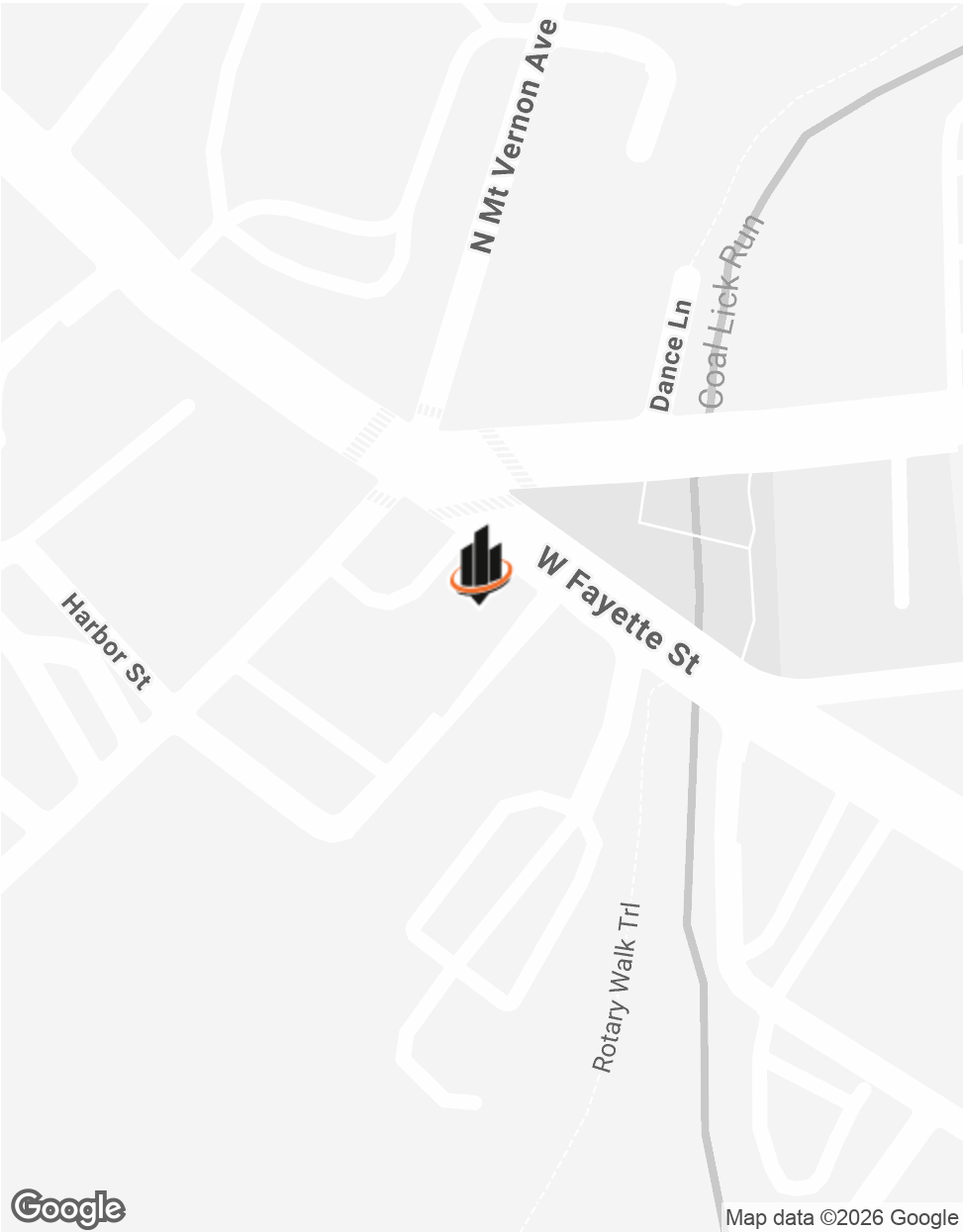
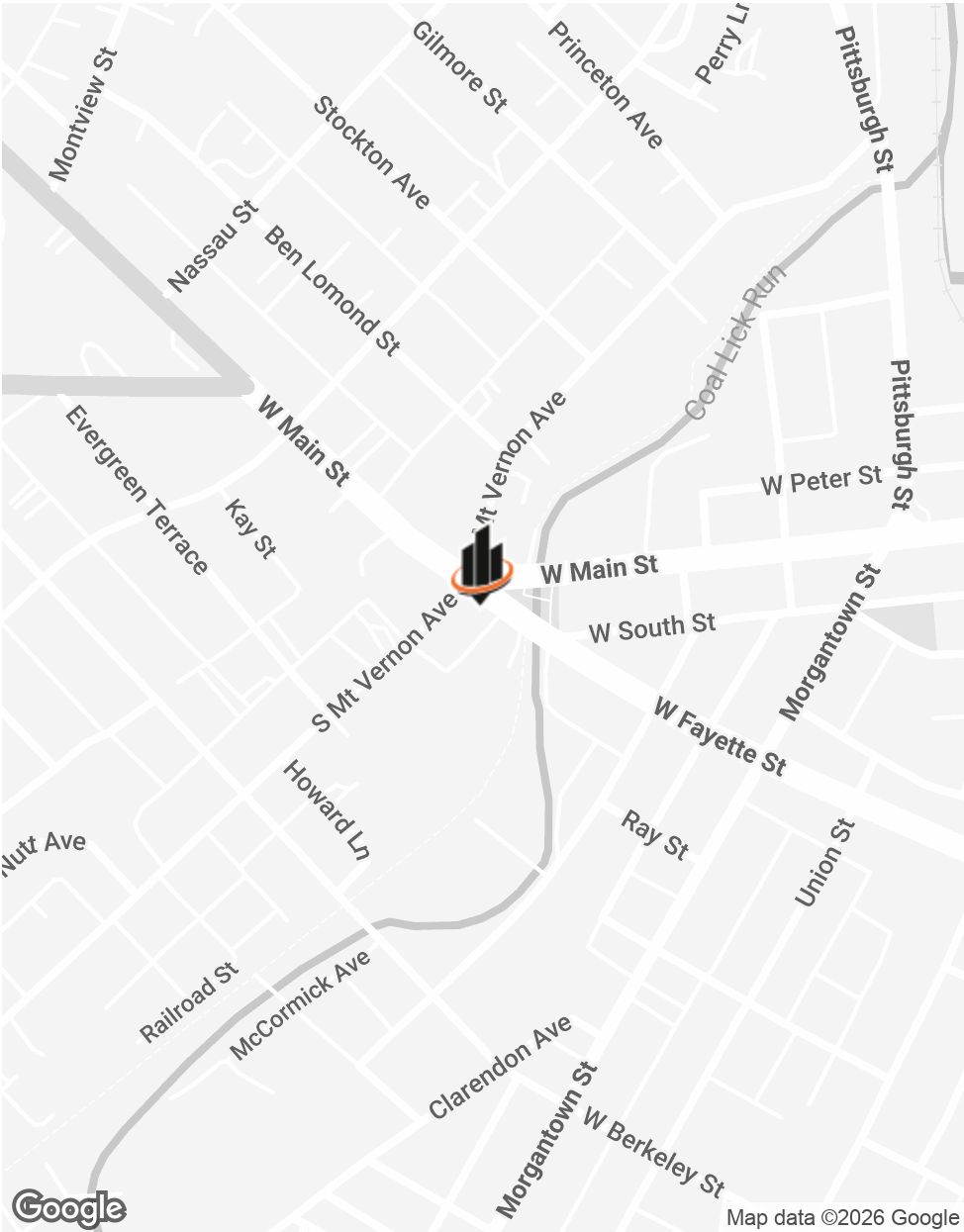
SECTION 2
Location
Information



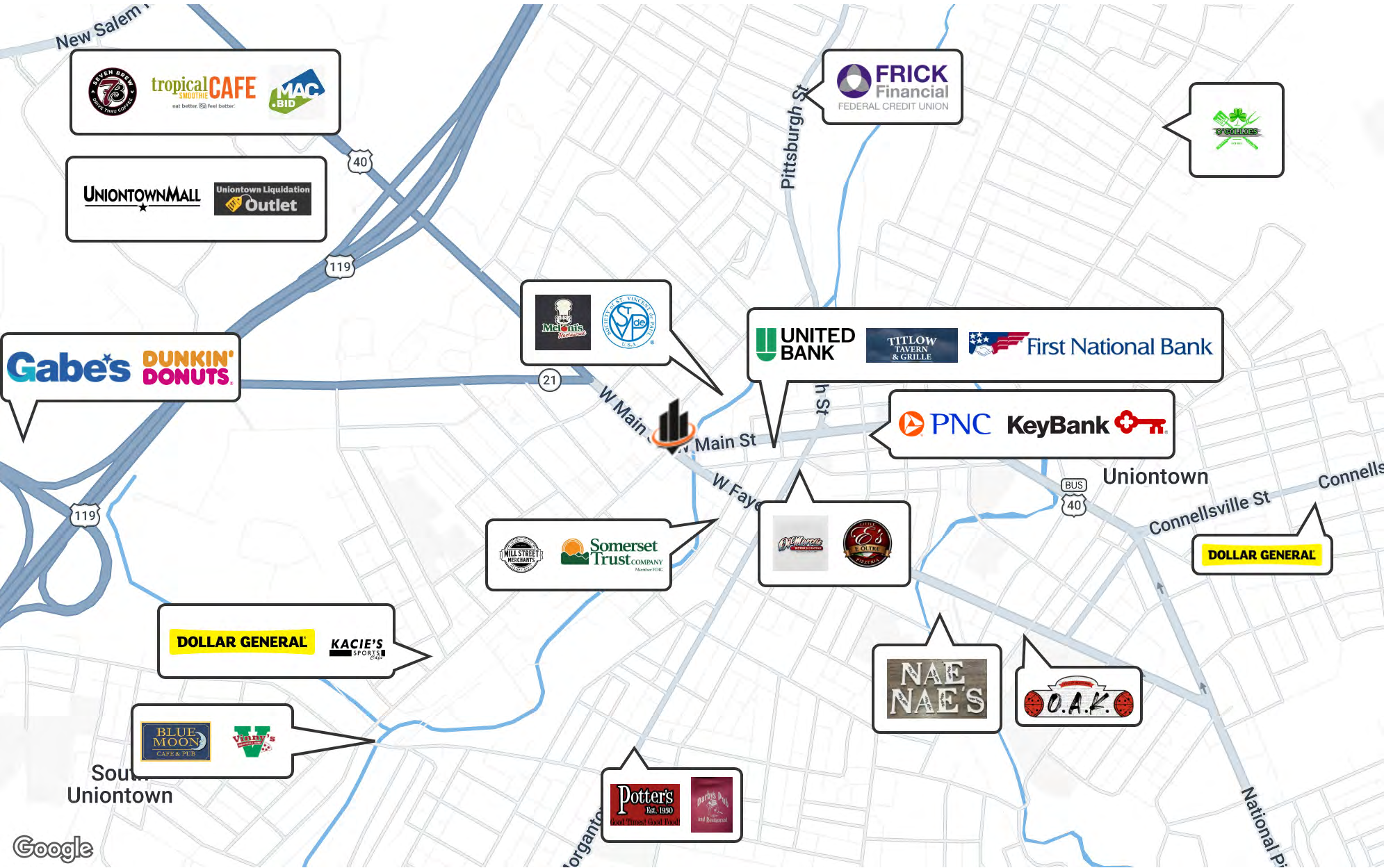
REGIONAL MAP



LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

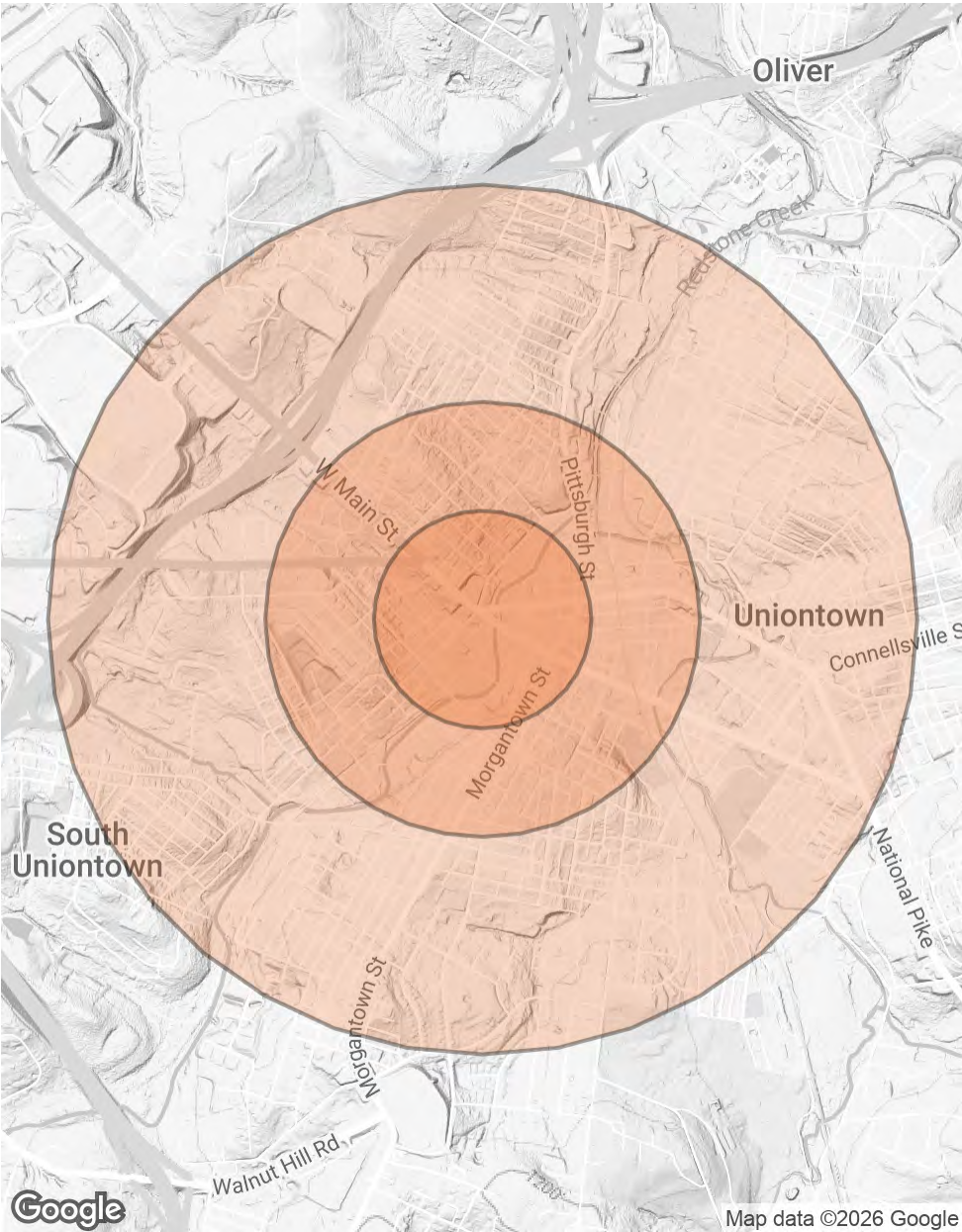
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	859	3,164	9,898
AVERAGE AGE	46.0	46.2	43.0
AVERAGE AGE (MALE)	44.0	44.2	40.0
AVERAGE AGE (FEMALE)	53.1	52.8	48.3

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	433	1,605	4,800
# OF PERSONS PER HH	2.0	2.0	2.1
AVERAGE HH INCOME	\$72,568	\$71,095	\$65,102
AVERAGE HOUSE VALUE	\$132,673	\$133,809	\$127,054

2023 American Community Survey (ACS)



LOCATION DESCRIPTION



FAYETTE COUNTY

Fayette County is located about 60 miles southeast of Pittsburgh Pennsylvania and adjacent to Maryland and West Virginia. Founded in 1783, Fayette county was named after Marquis de LaFayette, a French hero who fought alongside George Washington during the Revolutionary War. During the mid 19th century, Fayette County became a center for coal mining and coke production. Fayette County is home to beautiful mountains and landmarks like Nemacolin Woodlands, Falling Water and Ohiopyle State Park.

UNIONTOWN

Uniontown is a city in Fayette County, 46 miles southeast of Pittsburgh. Uniontown is the county seat and largest city of Fayette County. Popularly known as “Beesontown”, the “Town of Union” was founded by Henry Beeson on July 4th 1776. With a vast historical significance, Uniontown is included in the National Register of Historic Places. Historical events that took place in this area include the Fort Necessity Battlefield which ignited the French and Indian War, and the Whiskey Rebellion. The National Road, a 90 mile corridor that runs through Uniontown is known as Americas Road to Revolution (Cumberland Rd), was routed through Uniontown in the early 19th century, and the town grew along with the road. In 1967 Uniontown was the birthplace of the McDonald’s Big Mac sandwich, and in 2007 the Big Mac Museum was opened in North Huntingdon Township in Westmoreland County, which upset Uniontown residents. Uniontown Hospital is the larger of the two hospitals in the county and it is also the city’s and the county’s largest employer. Today, Uniontown is a trade and marketing center with light industries, and has a population of 9,837 according to the 2019 census

SECTION 3
Financial
Analysis

RENT ROLL

SUITE	SIZE SF	MARKET RENT	ANNUAL RENT	LEASE END
Apt #2 - Sangston	-	\$600.00	\$7,200.00	-
Apt #3 - Chisnell	-	\$550.00	\$6,600.00	-
Apt #1 - Lally	-	\$625.00	\$7,500.00	-
#7 S. Mt. Vernon Ave	1,000 SF	\$1,321.00	\$15,849.00	6/30/2027
#5 S. Mt. Vernon Ave	2,000 SF	\$1,808.00	\$21,700.00	8/31/2031
#1 S. Mt. Vernon Ave	900 SF	\$1,005.00	\$12,060.00	3/31/2027
TOTALS	3,900 SF	\$5,909.00	\$70,909.00	

INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$70,909
TOTAL INCOME	\$70,909

EXPENSE SUMMARY

PROPERTY INSURANCE	\$1,884
MANAGEMENT FEES 8%	\$5,672
POSTAGE AND DELIVERY	\$23
PROFESSIONAL FEES	\$42
REPAIRS	\$586
BUILDING REPAIRS	\$2,055
SNOWPLOWING	\$777
BUILDING	\$36
PROPERTY TAXES	\$11,547
GAS AND ELECTRIC	\$6,823
SEWAGE	\$2,352
TRASH	\$1,140
WATER	\$2,192
GROSS EXPENSES	\$35,133
NET OPERATING INCOME	\$35,775

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$450,000
PRICE PER SF	\$50
CAP RATE	7.95%

OPERATING DATA

GROSS INCOME	\$70,909
OPERATING EXPENSES	\$35,133
NET OPERATING INCOME	\$35,776

SECTION 4
Advisor Bios



ADVISOR BIO 1



JASON CAMPAGNA

Managing Director

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PA #RM424399

PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors. Jason started his commercial real estate brokerage career in 2002. He is experienced in all asset types of commercial real estate and is proficient in investment property sales.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are investment sales of multi-family, retail plazas, STNL Retail, Multi-tenant office and various other investment producing property types.

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Jason was born and raised in the South Hills area of Pittsburgh. Between 2002 and 2017 Jason resided in Phoenix, AZ and worked as a commercial real estate broker specializing in multi-family sales. He now resides in the South Hills with his wife and 4 children.

EDUCATION

Canon McMillian H.S. - 1993
Slippery Rock University B.S. Environmental Science - 1998

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ADVISOR BIO 2



DARIN SHRIVER

Senior Advisor
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PROFESSIONAL BACKGROUND

Darin Shriver is a Senior Advisor with SVN Three Rivers Commercial Advisors and focuses on valuation, sales and leasing of industrial and office properties. With more than 10 years of experience in the industry, Darin has successfully represented and advised numerous regional and national companies, as well as municipal authorities and non-profits. His clientele includes Columbia Gas/NiSource, Waters Technologies Corporation, Medline Industries, Sarris Candies, and M@C Discount.

Darin’s expertise extends beyond local boundaries, coordinating transactions across the tristate area. He also provides valuable guidance on projects involving Pennsylvania Keystone Opportunity Zones (KOZs) and Local Economic Revitalization Tax Assistance (LERTAs). His commitment to excellence is evident through his enduring relationships with key stakeholders such as the Pittsburgh Regional Alliance, the Southwestern Pennsylvania Commission, and the Governor’s Action Team.

Before embarking on his career in commercial real estate, Darin served as a healthcare provider in several clinics in Southwestern PA. He holds a Bachelor of Science in Biology from West Virginia Wesleyan College in Buckhannon, WV, and a Doctorate in Chiropractic from Parker College of Chiropractic in Dallas, TX.

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