SVN THREE RIVERS COMMERCIAL ADVISORS

OFFERING MEMORANDUM

12 Units | Mount Pleasant

121 SOUTH QUARRY STREET

Mount Pleasant, PA 15666

PRESENTED BY:

BEN SHERMAN
Associate Advisor
Phone: 412.654.0520
ben.sherman@svn.com

JASON CAMPAGNA
Managing Director
Phone: 724.825.3137
jason.campagna@svn.com

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.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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.

Table of Contents

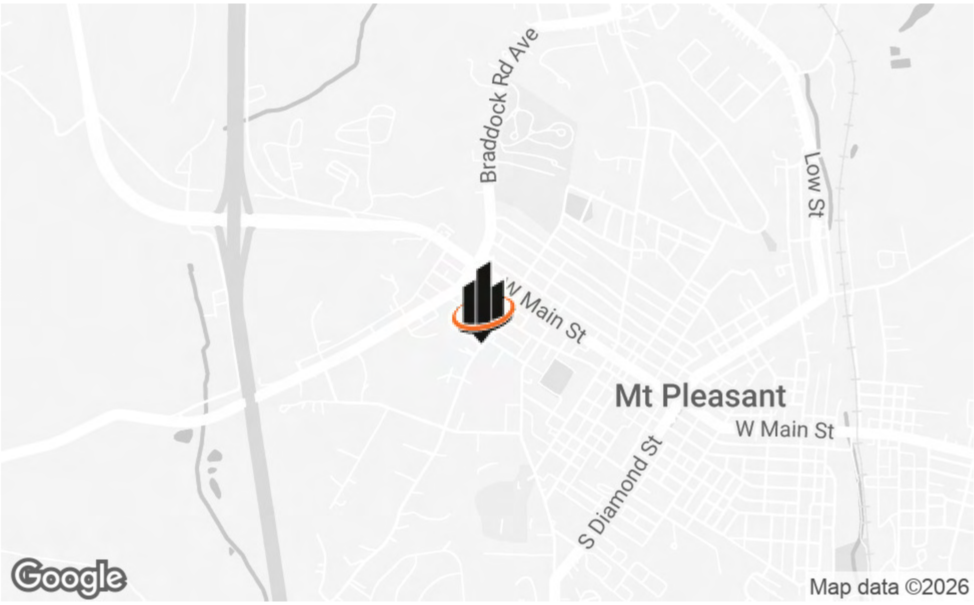
SVN THREE RIVERS COMMERCIAL ADVISORS

SVN THREE RIVERS COMMERCIAL ADVISORS

SECTION 1

Property Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	$600,000
BUILDING SIZE:	10,000 SF
LOT SIZE:	0.28 Acres
NUMBER OF UNITS:	12
PRICE / UNIT:	$50,000
CAP RATE:	7.01%
DEBT SERVICE	$35,024
CASH FLOW:	$7,049

1 BD/1BA VIDEO   2 BD/1BA VIDEO

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 121-123 South Quarry St for sale. This approximately 10,000 SF property sits on a 0.28-acre parcel and features a unit mix of (8) two-bedrooms and (4) one-bedroom apartments. The asset is fully stabilized with long-term tenants and strong in-place cash flow, generating a current NOI of $42,073 with a projected proforma NOI of $56,473. Current average rents of $617 per month are below market, providing a clear value-add opportunity through mark-to-market rent increases to approximately $710 per month. Recent capital improvements include the replacement of both front roofs and parking lot resealing in 2025, as well as a full renovation of one apartment unit, minimizing near-term capital expenditure needs and offering investors a stable, income-producing asset with upside potential.

PROPERTY HIGHLIGHTS

- **Strong In-Place Cash Flow with Value-Add Upside**: Current NOI of $42,073 with a projected proforma NOI of $56,473, offering a clear path to increased returns through mark-to-market rent adjustments.
- **Legacy Tenants**: Fully stabilized with many long-term tenants in place.
- **Below-Market Rents with Mark-to-Market Opportunity**: Residential rents averaging $617/month currently, with pro forma projections of $710/month.
- **Major Capex Completed**: Both front roofs replaced and the parking lot resealed in 2025. Full Renovation of one apartment as well.

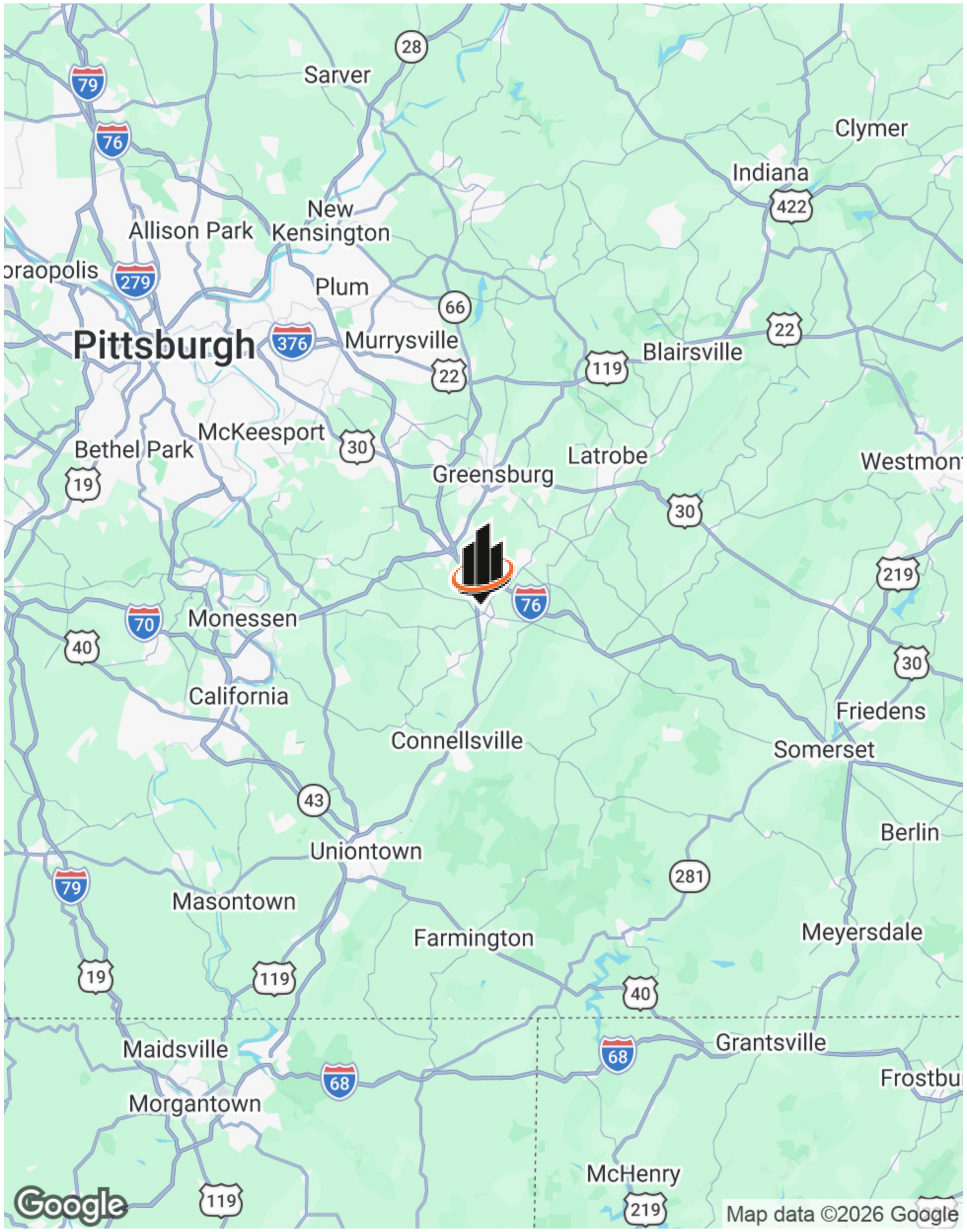
ADDITIONAL PHOTOS

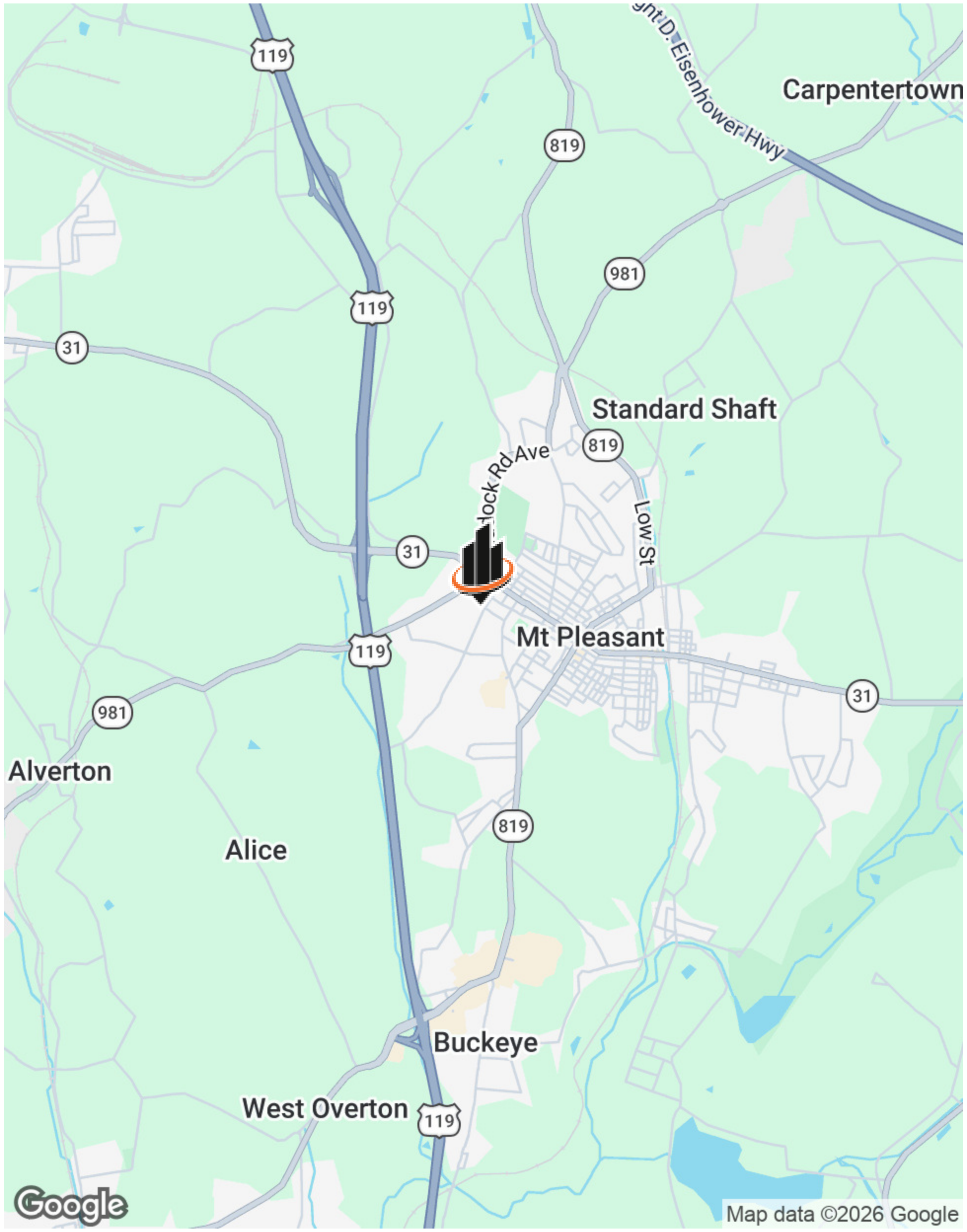
ADDITIONAL PHOTOS

SECTION 2

Location Information

LOCATION MAPS





RETAILER MAP

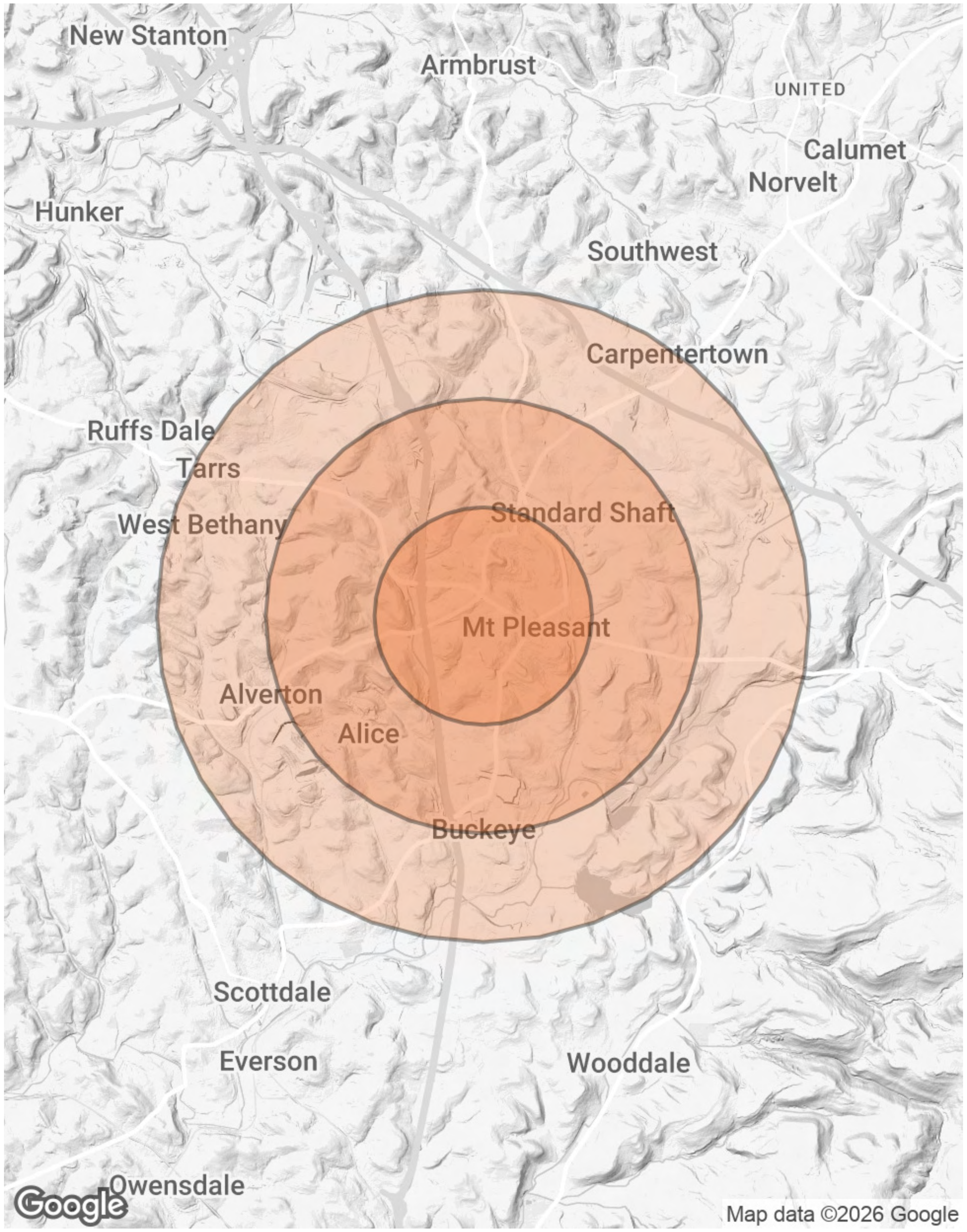
PARCEL MAP

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,594	7,889	12,468
AVERAGE AGE	50.9	48.7	48.1
AVERAGE AGE (MALE)	49.5	48.2	48.0
AVERAGE AGE (FEMALE)	51.5	49.4	48.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,208	3,640	5,665
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	$62,876	$69,582	$73,940
AVERAGE HOUSE VALUE	$134,423	$137,427	$136,156

2023 American Community Survey (ACS)



LOCATION DESCRIPTION

WESTMORELAND COUNTY

Westmoreland County is the second largest county in the south-western part of Pennsylvania. Cut from Lancaster, Northumberland, and later Bedford Counties, Westmoreland County was founded in 1773 and was the first county in the colony of Pennsylvania in which its entire territorial boundary was located west of the Allegheny Mountains. The vibrant county enjoys natural beauty, a great historical legacy, a thriving economy and pleasant communities. The county has 7 different colleges and universities, four state parks and 19 public school districts. It consists of 7 cities with the county seat being Greensburg, 37 boroughs and 21 townships.

MOUNT PLEASANT

Mount Pleasant is a historic borough located in the rolling hills of Westmoreland County, PA. This charming and vibrant community offers small-town appeal with rich historical roots. Mount Pleasant's top places of interest include the Mount Pleasant Glass Museum, the historic Doughboy monument, and the nearby living history museum at Compass Inn Station. The area is also known for its annual Mount Pleasant Glass & Ethnic Festival, which brings thousands of visitors to Main Street for food, crafts, and entertainment. These community staples are tied together with local boutiques, family-owned restaurants, and scenic parks in between. Mount Pleasant is also home to Independence Health System's Frick Hospital, a vital community healthcare hub providing top-tier medical services to the region.

SECTION 3

Financial Analysis

SVN THREE RIVERS COMMERCIAL ADVISORS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT
1	1	1	$650.00	$650.00
2	1	1	$450.00	$650.00
3	2	1	$700.00	$750.00
4	2	1	$700.00	$750.00
5	2	1	$650.00	$750.00
6	2	1	$650.00	$750.00
7	2	1	$650.00	$750.00
8	2	1	$650.00	$750.00
9	2	1	$650.00	$750.00
10	2	1	$750.00	$750.00
11	1	1	$450.00	$650.00
12	1	1	$450.00	$650.00
TOTALS			**$7,400.00**	**$8,600.00**
AVERAGES			**$616.67**	**$716.67**

T-12

T-12

INCOME	ANNUAL	UNIT
Gross Potential Rent	$103,200	$8,600
Loss/Gain to Lease	-$14,400	-$1,200
Gross Scheduled Rent (Resi)	$88,800	$7,400
Vacancy	-$5,160	5%
Total Effective Gross Income	**$83,640**	**$6,970**

EXPENSES		
Net Real Estate Taxes	$12,427	$1,036
Insurance	$6,678	$557
Sewage	$1,932	$161
Water	$4,015	$335
Garbage	$4,056	$338
Maintenance	$3,600	$300
Landscaping & Snow Removal	$2,168	$181
Management Fee	$6,691	8%
Total Expenses	**$41,567**	**$3,464**
Expenses as % of EGI	49.7%	
Net Operating Income	**$42,073**	
Debt Service	$35,024	
Cash Flow After Debt Service	**$7,049**	
Cap Rate	**7.0%**	

Assumptions: 8% Management, 5% Vacancy, $300/Door Maintenance

PROFORMA

Gross Potential Rent	$103,200
Vacancy	$5,160
Total Effective Gross Income	$98,040
Total Expenses	$41,567
NOI	**$56,473**
Cap Rate	**9.4%**

PRESENTED BY:

Ben Sherman

Associate Advisor
Phone: 412.654.0520
ben.sherman@svn.com

Jason Campagna

Managing Director
Phone: 724.825.3137
jason.campagna@svn.com

SVN
THREE RIVERS
COMMERCIAL ADVISORS