

OFFERING MEMORANDUM

3600 Brownsville Road

3600 BROWNSVILLE ROAD

Pittsburgh, PA 15227

PRESENTED BY:

JASON CAMPAGNA

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THREE RIVERS
COMMERCIAL ADVISORS

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.

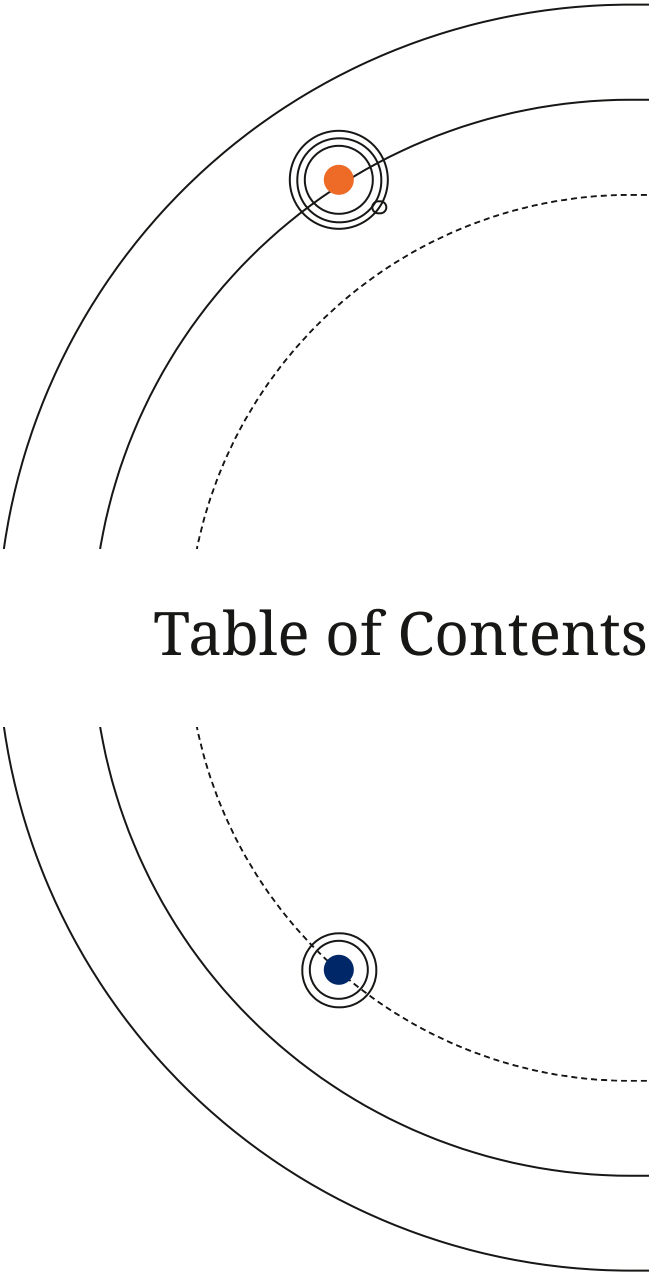


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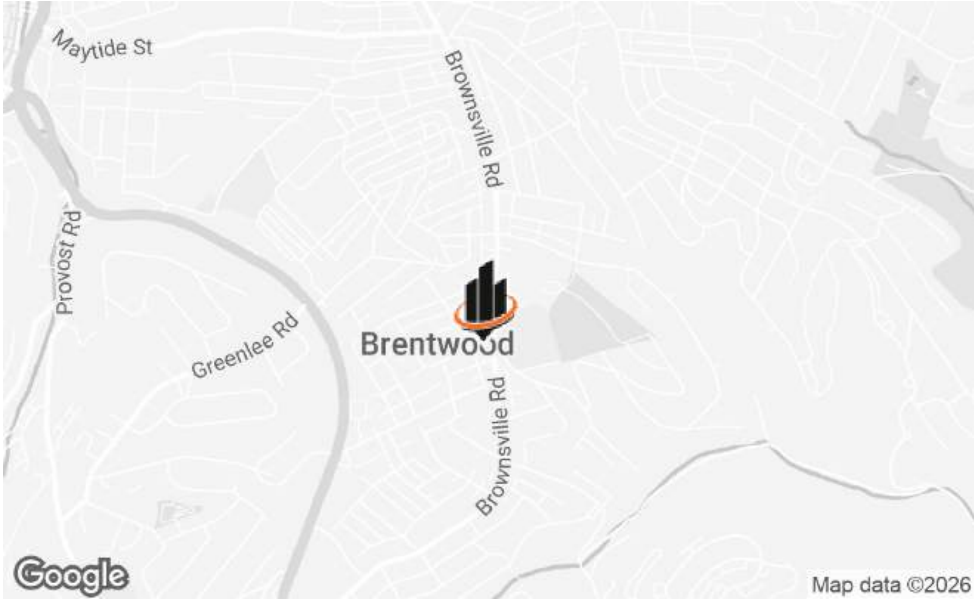
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$560,000
BUILDING SIZE:	5,196 SF
NUMBER OF UNITS:	5
PRICE / SF:	\$107.78
CAP RATE:	8.09%
NOI:	\$45,331

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale this brick 5 Unit Mixed-use investment opportunity located in Brentwood. There are 4 apartments that are 100% occupied consisting of (3) 2 Bed / 1 bath and (1) 1 Bed / 1 bath. The commercial space is currently rented to a restaurant. The basement offers storage space and washers and dryers for the tenants. All water heaters were replaced approx. 5 years ago. The restaurant has newer AC, and the rear deck stairs were recently replaced. This is a turn-key investment with upside potential due to below-market rents. Separate utilities for all units

PROPERTY HIGHLIGHTS

- Turn-Key Mixed-Use Investment Opportunity
- 100% occupied with below market rents
- Onsite laundry and storage
- Individually Metered for Electric
- In-place Cashflow

EXTERIOR PHOTOS

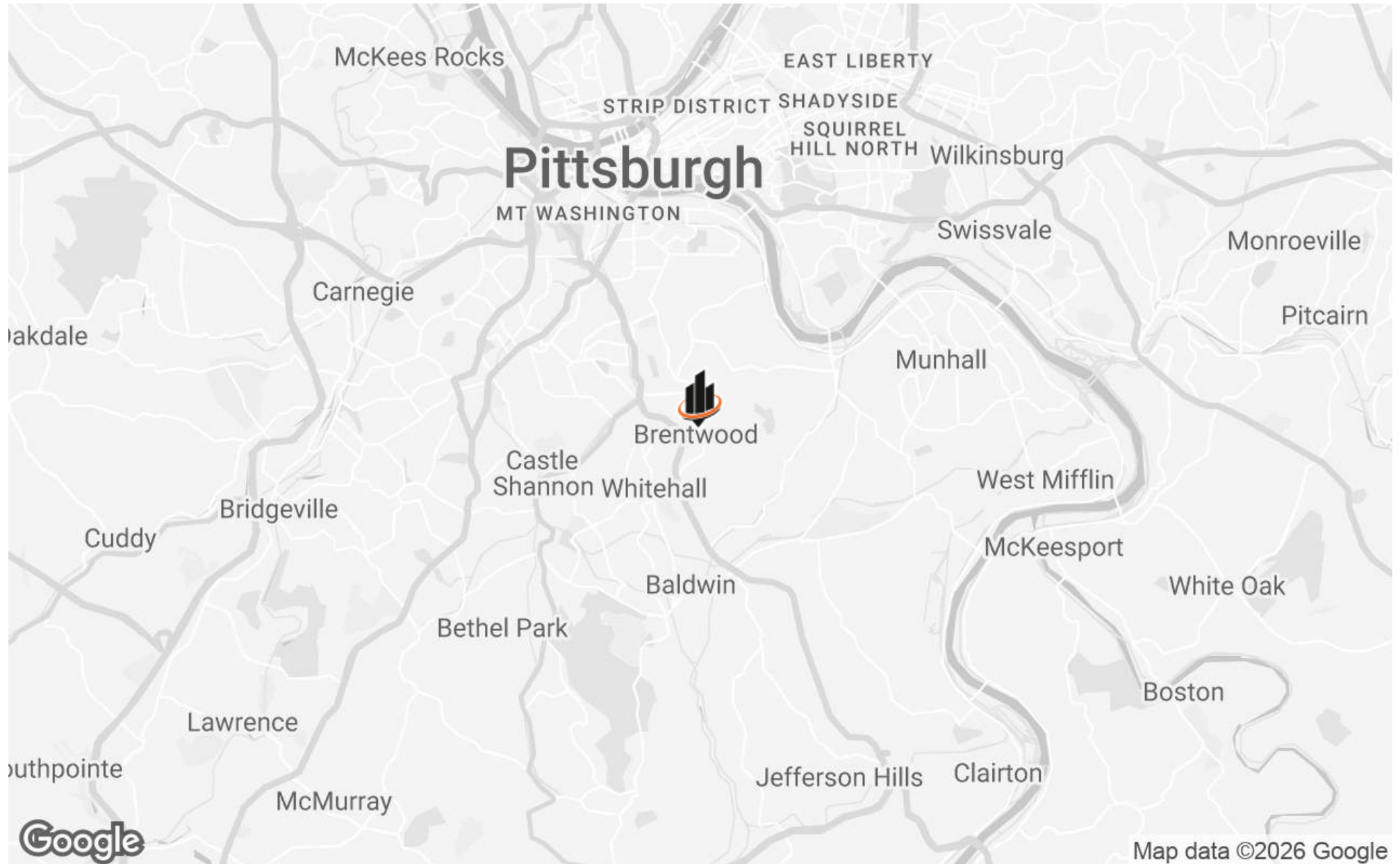


INTERIOR PHOTOS

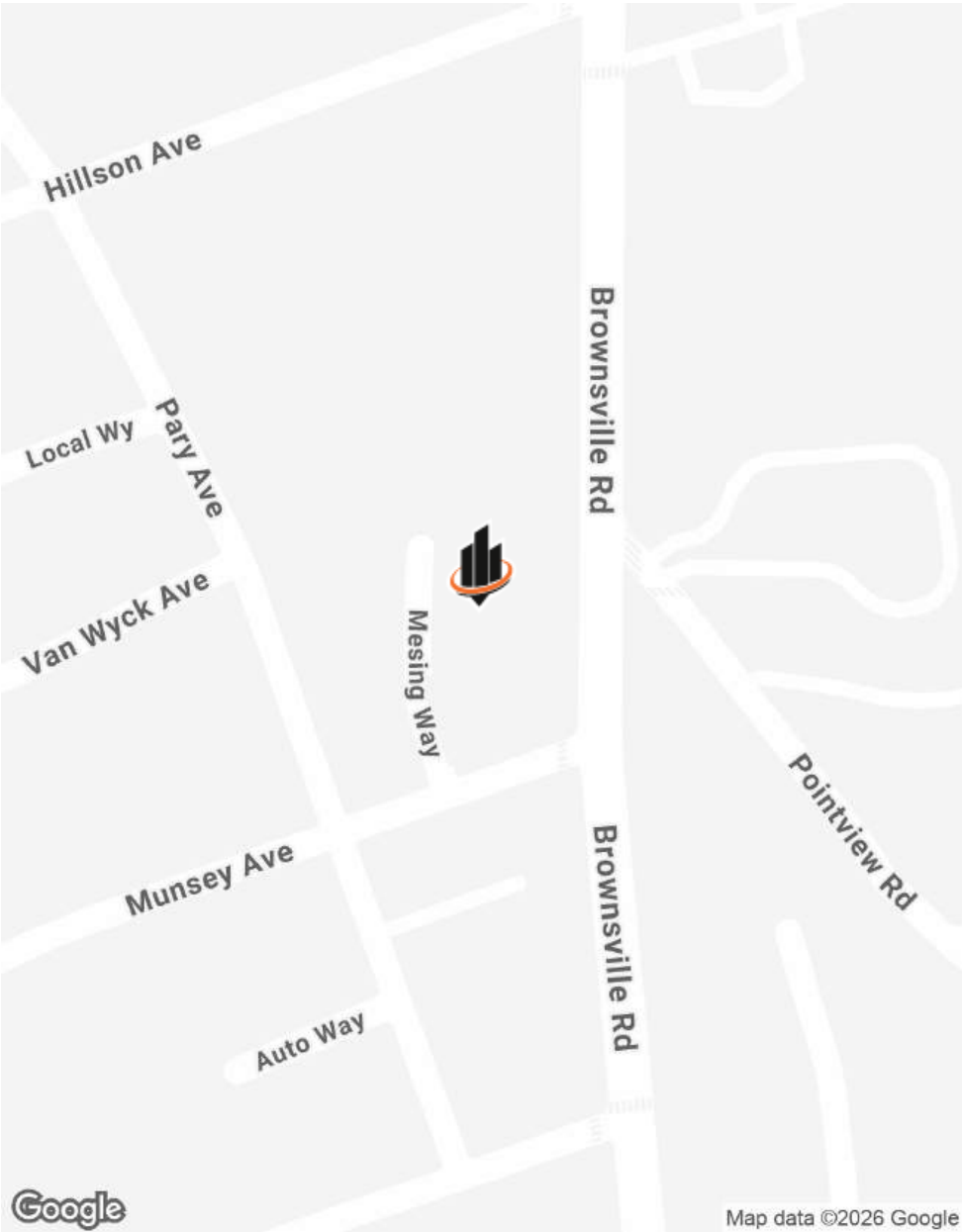
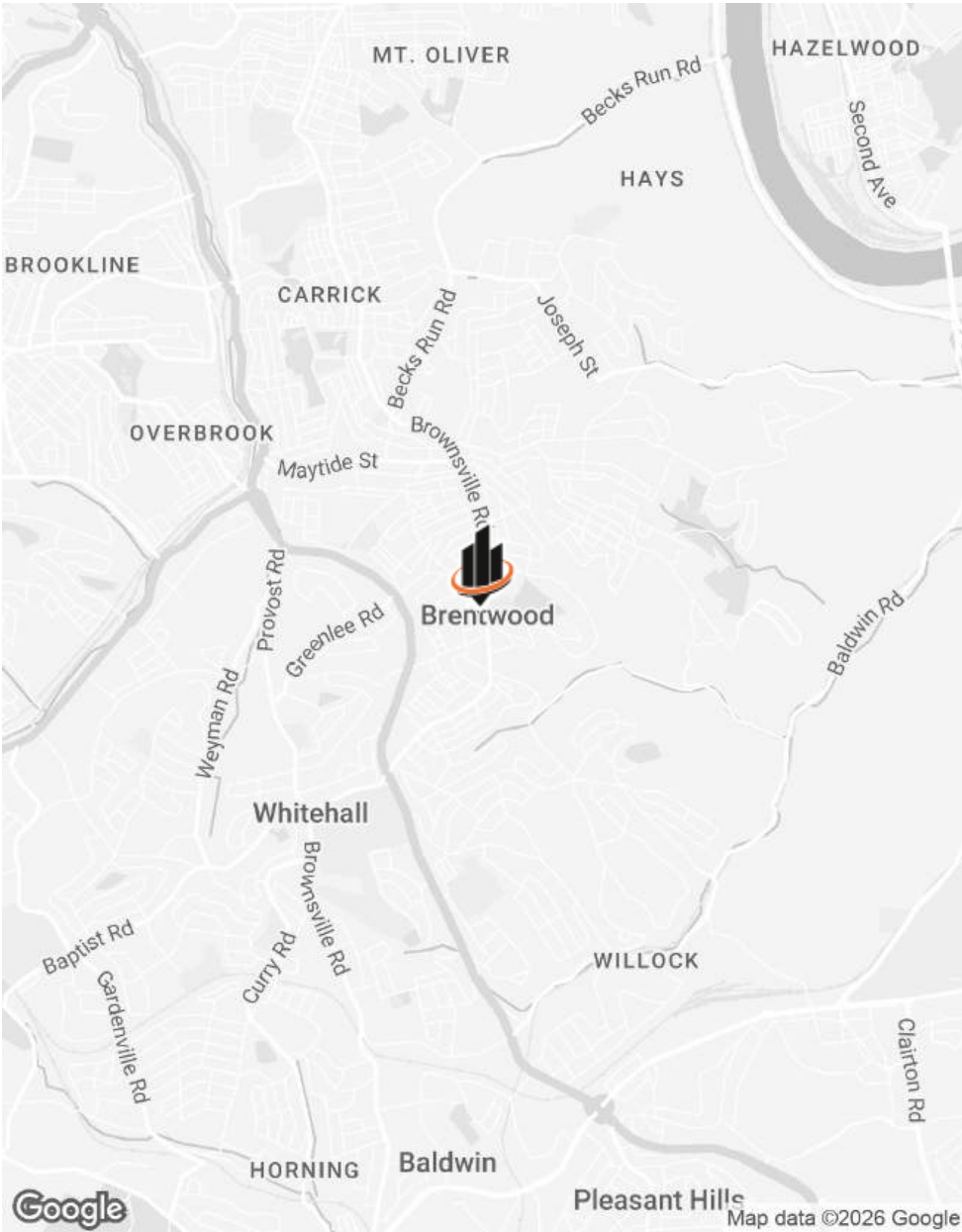


SECTION 2
Location
Information

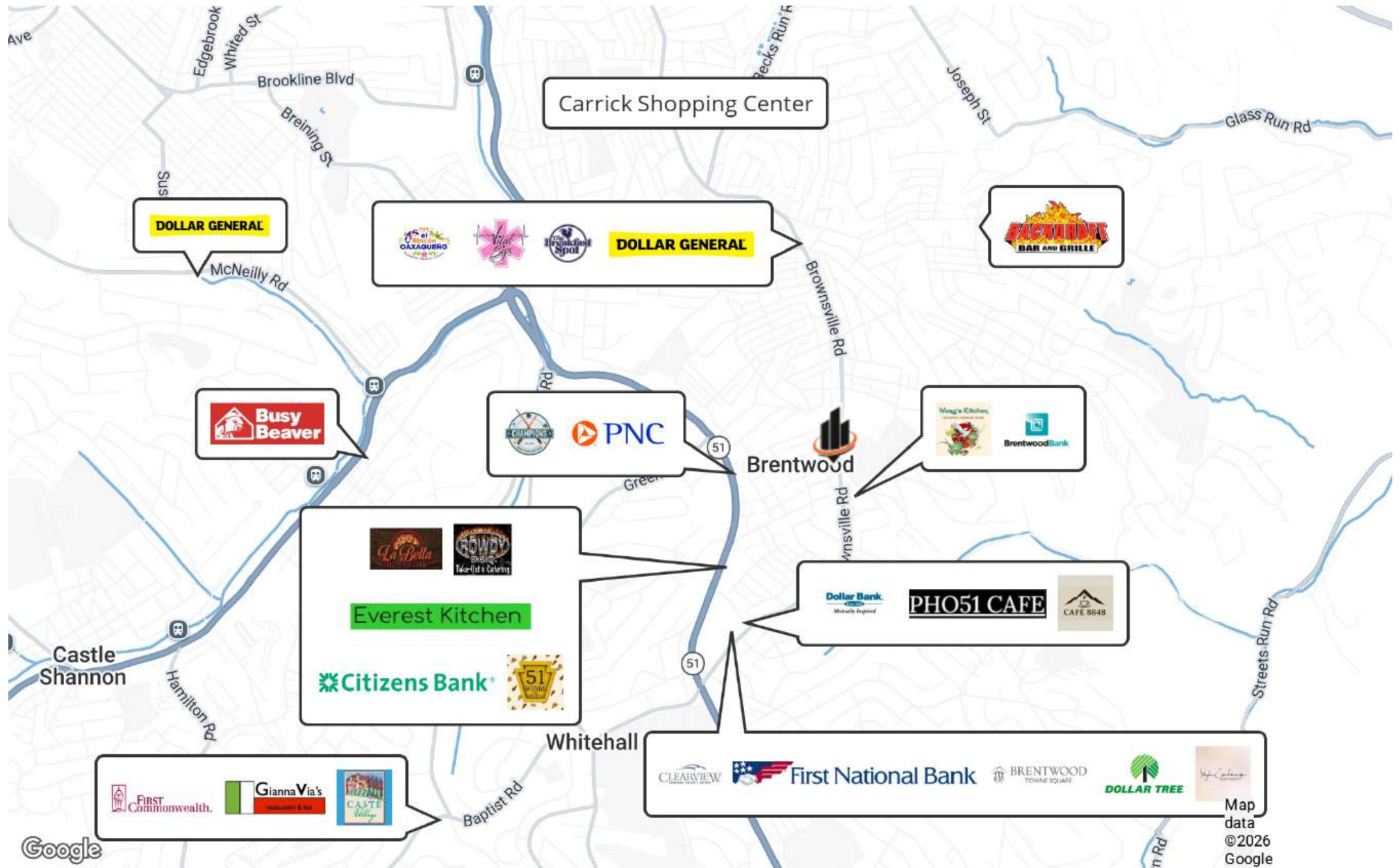
REGIONAL MAP



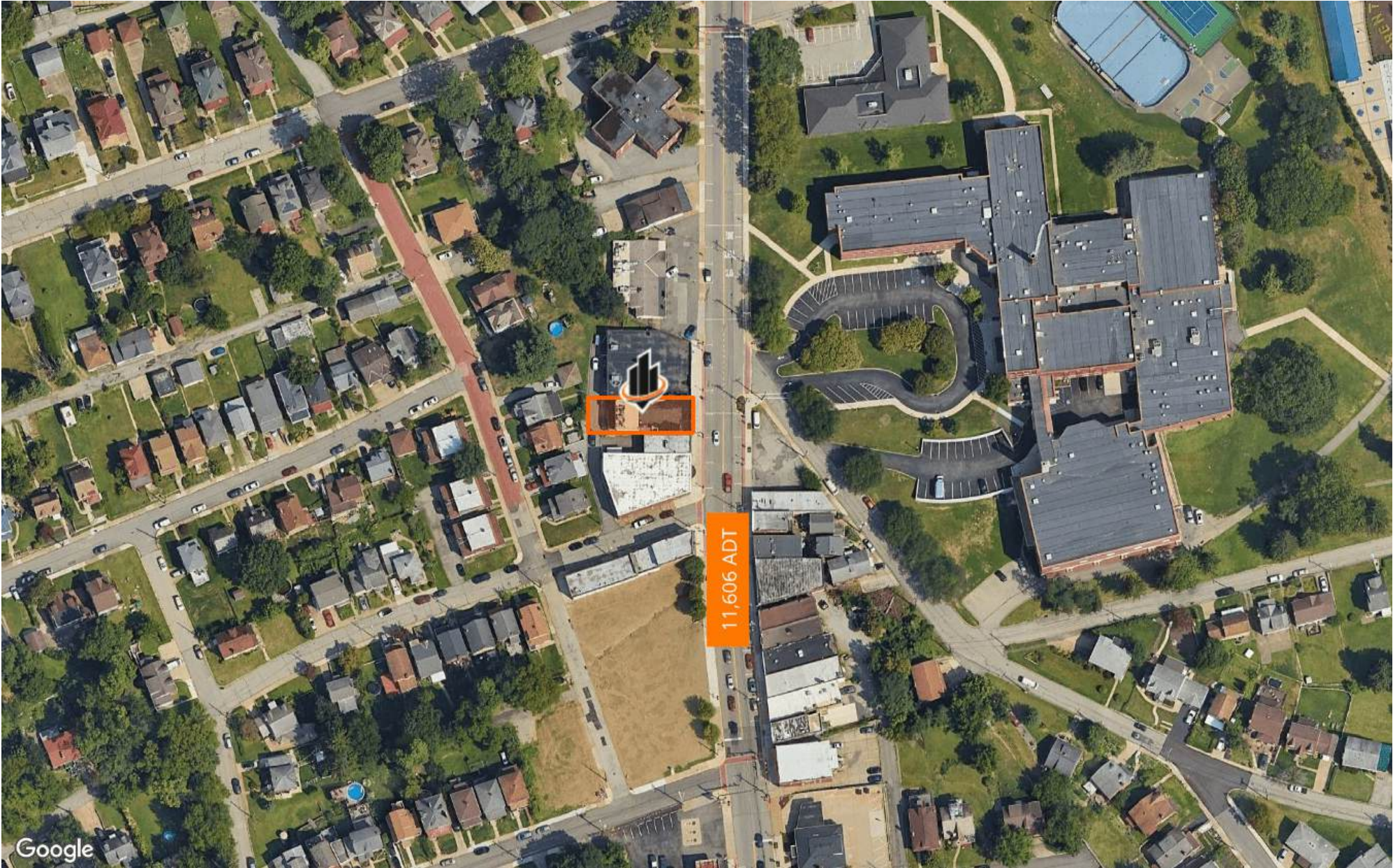
LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

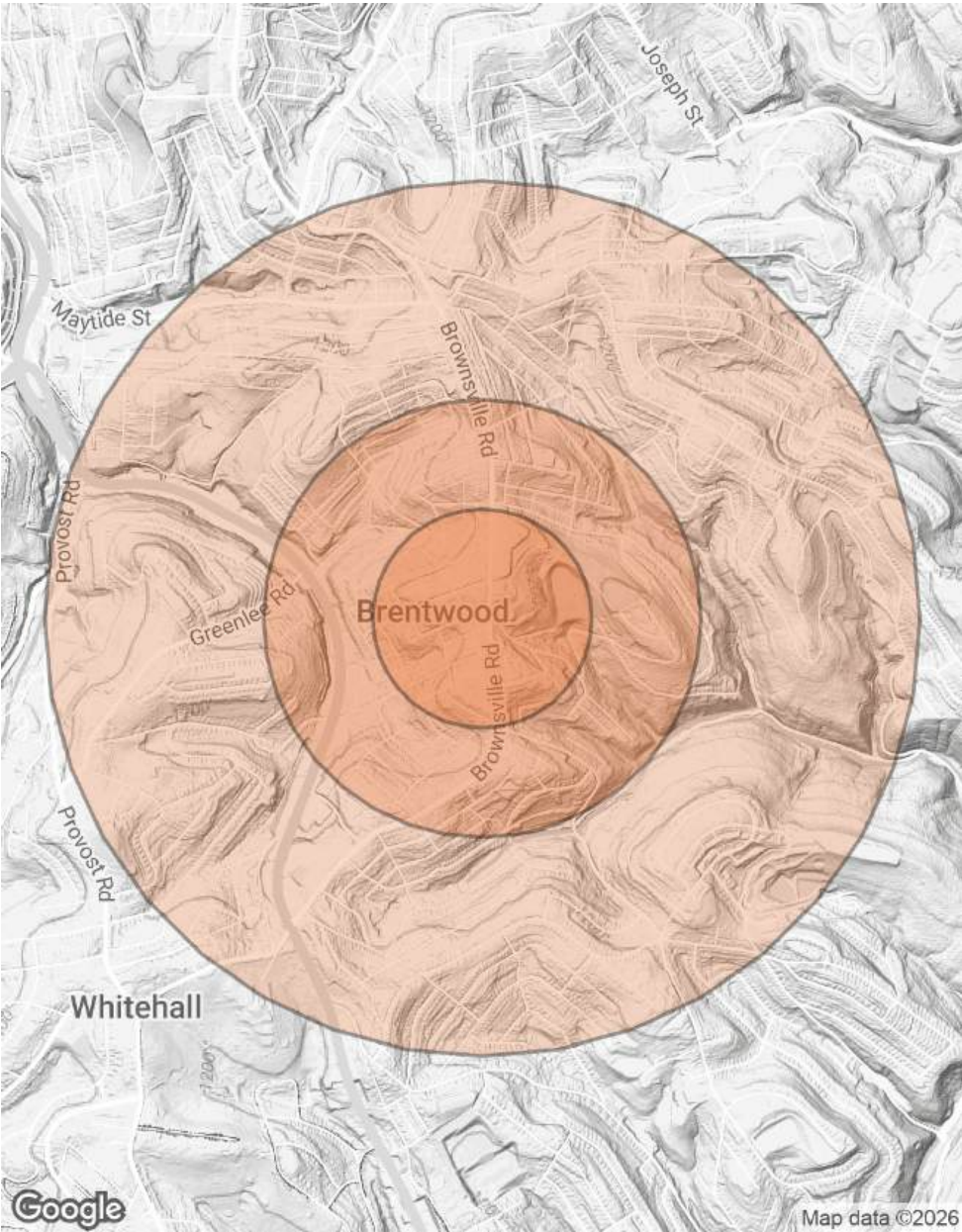
POPULATION0.25 MILES0.5 MILES1 MILE

TOTAL POPULATION	1,384	5,247	18,299
AVERAGE AGE	37.9	37.5	40.1
AVERAGE AGE (MALE)	36.1	35.8	37.2
AVERAGE AGE (FEMALE)	40.8	39.5	42.6

HOUSEHOLDS & INCOME0.25 MILES0.5 MILES1 MILE

TOTAL HOUSEHOLDS	589	2,301	8,361
# OF PERSONS PER HH	2.3	2.3	2.2
AVERAGE HH INCOME	\$70,709	\$72,226	\$77,854
AVERAGE HOUSE VALUE	\$154,403	\$162,589	\$176,594

2023 American Community Survey (ACS)



LOCATION DESCRIPTION



BRENTWOOD

Brentwood is a borough in Allegheny County, located approximately 6 miles from downtown Pittsburgh. It is bordered by Baldwin to the east and northeast, Whitehall to the south and west and the neighborhood of Carrick to the northwest. Brentwood is served by the Brentwood Borough School District. The main street in Brentwood is on Brownsville Road and has businesses like PNC Bank, Keener's Hardware Store, Gooddelicious Sweet Shoppe, and many other shops that stretch from the southern border of the Pittsburgh area to the northern border of the Whitehall Borough. The borough also has a local park, arboretum, and library.

ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the "Mother County" for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.

SECTION 3
Financial
Analysis

RENT ROLL

UNIT	BEDROOMS	RENT
Unit 1	2	\$970.00
Unit 2	2	\$1,000.00
Unit 3	1	\$850.00
Unit 4	2	\$1,100.00
Restaurant	-	\$2,321.00
TOTALS		\$6,241.00

INCOME & EXPENSES

INCOME SUMMARY

RENT	\$74,892
SHARED RESTAURANT TAX	\$2,458
RESTAURANT WATER/SEWAGE FEE	\$4,116
VACANCY	-\$2,443
TOTAL INCOME	\$79,022

EXPENSE SUMMARY

TAX	\$11,175
INSURANCE	\$2,900
SEWER	\$6,600
WATER	\$4,800
ELECTRIC	\$480
GAS	\$2,040
REPAIRS	\$3,500
GARBAGE	\$2,196
GROSS EXPENSES	\$33,691
NET OPERATING INCOME	\$45,331

SECTION 4
Advisor Bios

ADVISOR BIO 1



JASON CAMPAGNA

Managing Director

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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



BEN SHERMAN

Associate Advisor

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PROFESSIONAL BACKGROUND

Ben Sherman joined SVN | Three Rivers Commercial Advisors in June 2026 as an Associate Advisor specializing in retail and multifamily investment properties. Prior to joining SVN, Ben worked at SCOPE Commercial Real Estate in Philadelphia, where he gained valuable experience in investment sales and commercial real estate advisory services.

In addition to his brokerage experience, Ben is an active real estate investor with hands-on experience in both long-term and short-term rental assets. He also brings specialized expertise in cost segregation and real estate tax strategies. Through his work with investors, CPAs, and property owners, Ben has developed a deep understanding of how depreciation strategies, cost segregation studies, and tax planning can significantly enhance investment returns and maximize asset performance.

Throughout his career, Ben has been passionate about building strong relationships, solving complex problems, and helping clients make informed decisions that create lasting value. He believes commercial real estate is an industry where knowledge, creativity, and hard work can have a meaningful impact, and that philosophy continues to drive him every day.

Born and raised in Pittsburgh, Pennsylvania, Ben earned his Bachelor of Science degree in Neuroscience at the University of Pittsburgh and later obtained his Master of Science in Enology and Viticulture from the University of Bordeaux in France. His diverse background in science, business, and real estate provides him with a unique analytical approach to investment advisory and client service.

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