

The background of the entire page is a photograph of a large, multi-story brick building with a modern glass and steel addition. The building has red brick walls, arched windows, and a flat roof with a decorative cornice. A wide set of stone steps leads up to the entrance, where several people are walking. The sky is blue with scattered white clouds, and there are green trees on either side of the building.

OFFERING MEMORANDUM

7109 Hermitage St

7109 HERMITAGE ST

Pittsburgh, PA 15208

PRESENTED BY:

JASON CAMPAGNA

Managing Director

C: 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.

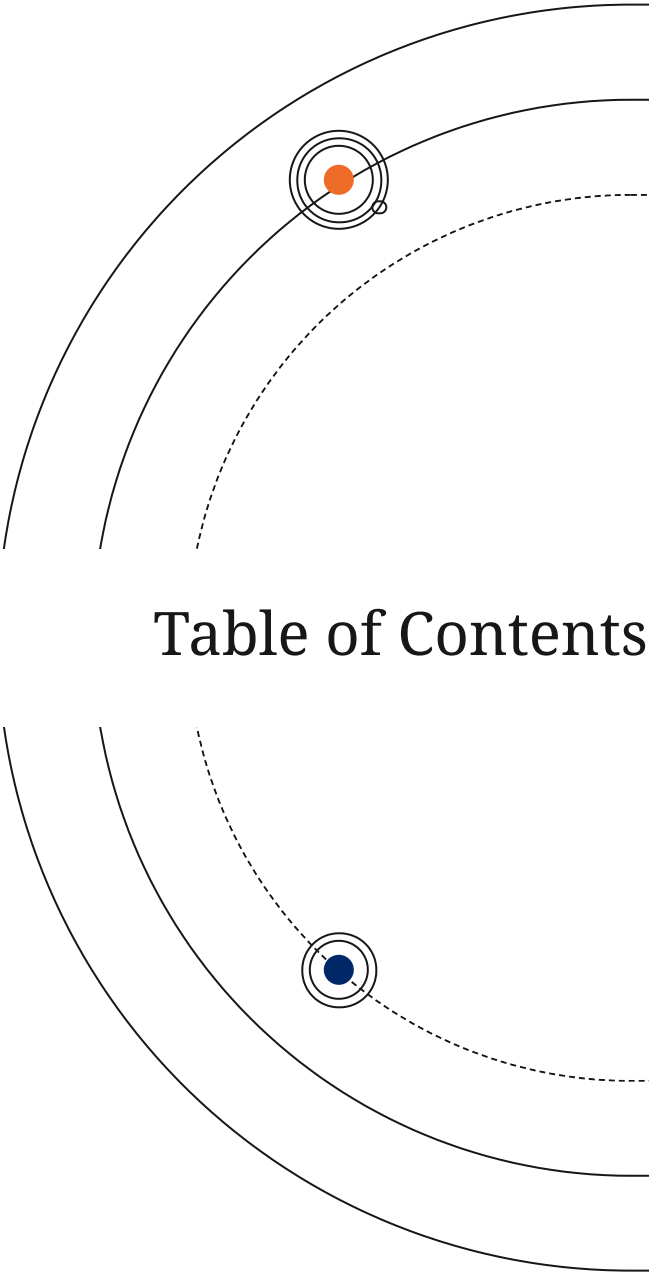


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SECTION 1
Property
Information

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$1,395,000
LOT SIZE:	1.78 Acres
BUILDING SIZE:	52,404 SF
PRICE/SF:	\$26.62



PROPERTY DESCRIPTION

SVN Three Rivers Commercial Advisors is pleased to present the Former Belmar School located in Homewood, PA. The building is approximately 52,404 SF and sits on 1.78 acres. The 1st floor is 22,246 SF, the 2nd floor is 16,487 SF, and there is a usable basement of 13,671 SF. This building is a prime candidate for conversion to affordable housing or renovate for educational use. Supplemental documents are available upon request.

PROPERTY HIGHLIGHTS

- 52,404SF Former School
- Possible affordable housing or educational use
- Located in an Opportunity Zone

ADDITIONAL PHOTOS



FLOOR PLAN

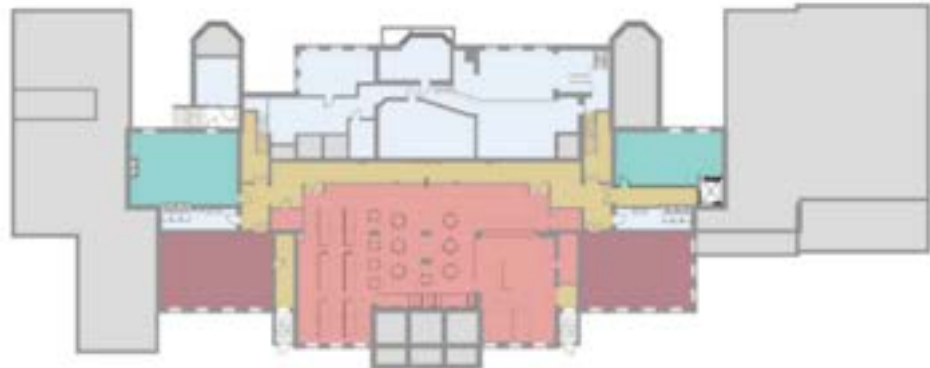
FIRST FLOOR



SECOND FLOOR



BASEMENT



LEGEND

- | | |
|--|--|
|  ADMIN |  CLASSROOM CLOSET |
|  CIRCULATION |  GENERAL |
|  CLASSROOM |  INFILLED |
|  UTILITY |  SPECIALTY ROOM |

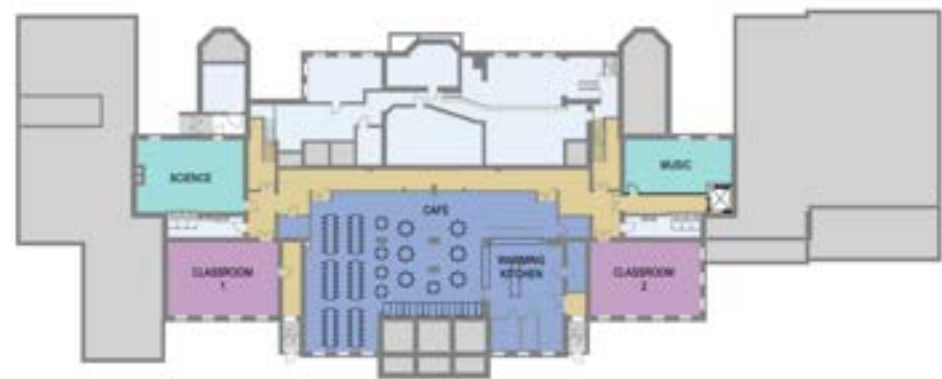
FLOOR PLAN



1 FIRST FLOOR
1" = 40'-0"



2 SECOND FLOOR
1" = 40'-0"



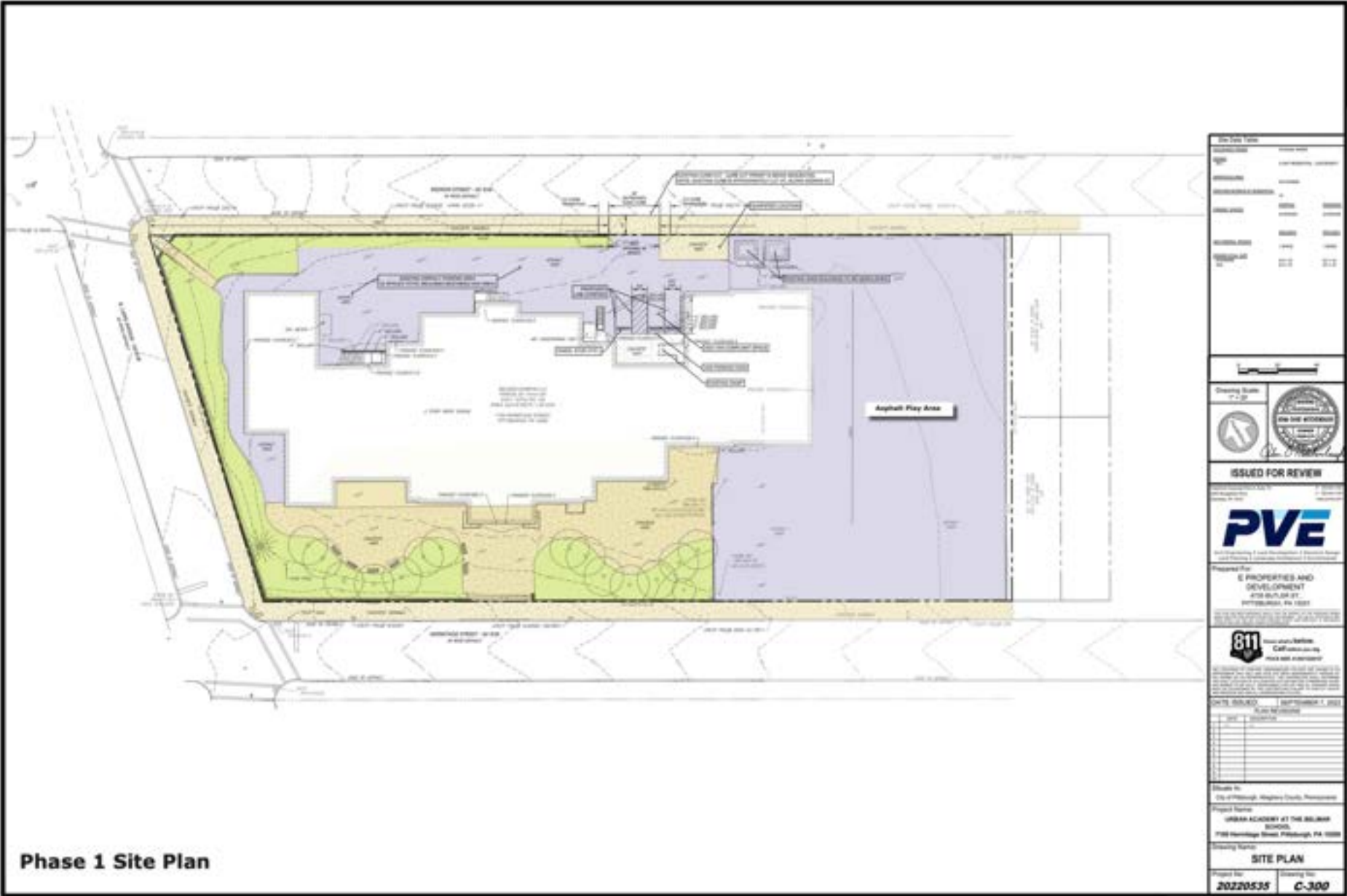
0 BASEMENT
1" = 40'-0"

USE LEGEND

- | | |
|-----------------------|------------------|
| ADMIN | CLASSROOM CLOSET |
| CIRCULATION | GENERAL |
| CLASSROOM - 5TH GRADE | INFILLED |
| CLASSROOM - 6TH GRADE | SPECIALTY ROOM |
| CLASSROOM - 7TH GRADE | UTILITY |
| CLASSROOM - 8TH GRADE | |

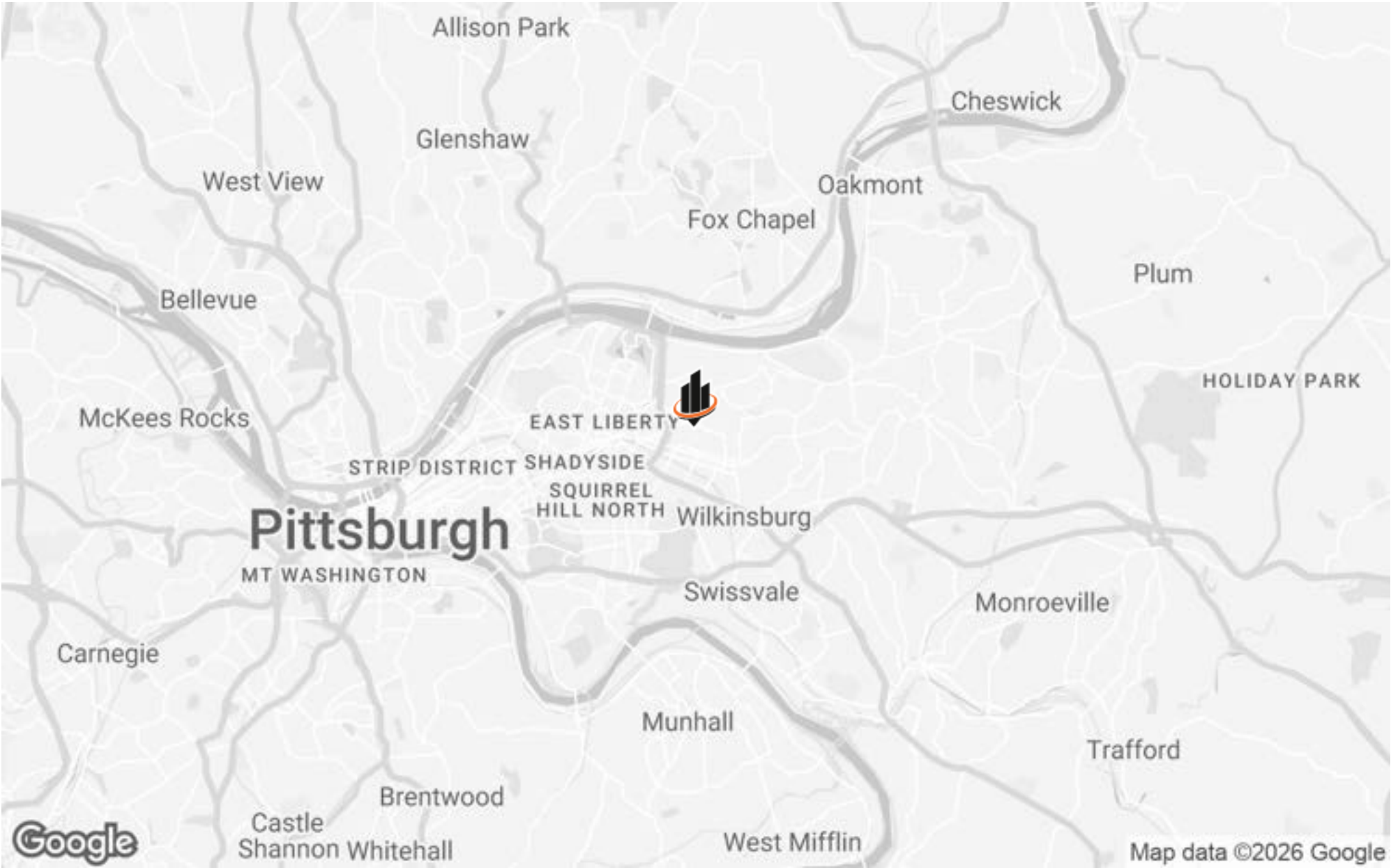


SITE PLAN

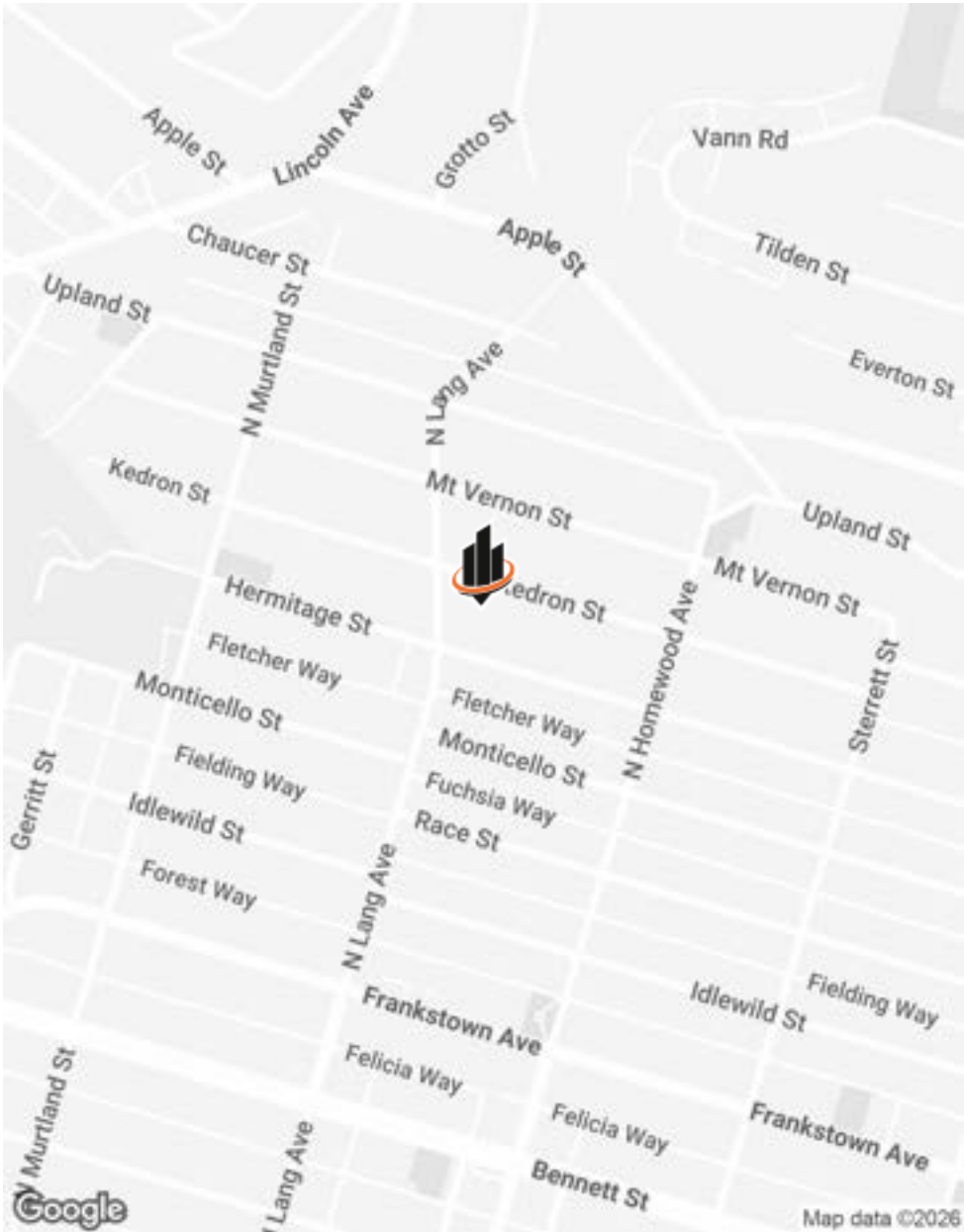
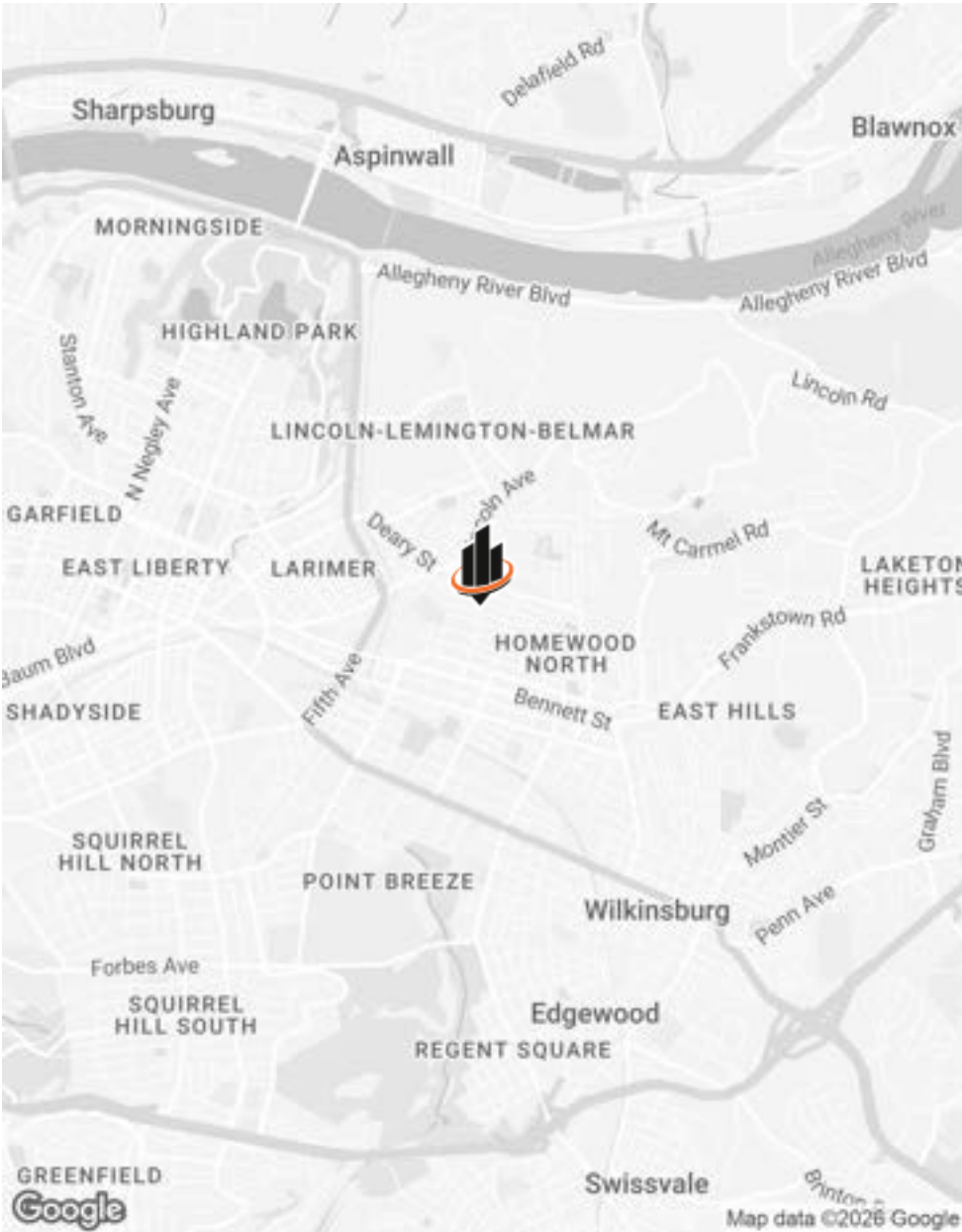


SECTION 2
Location
Information

REGIONAL MAP



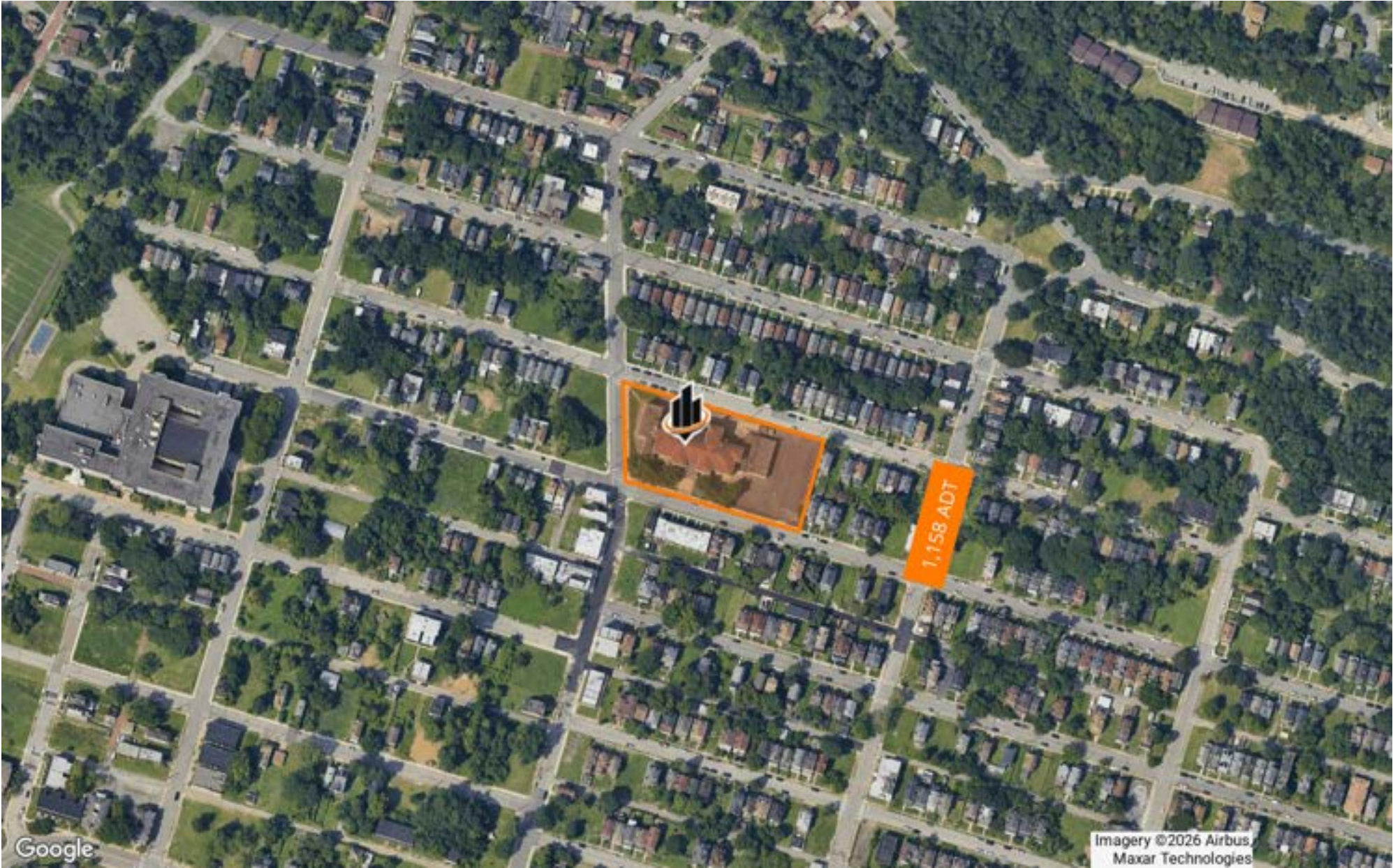
LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

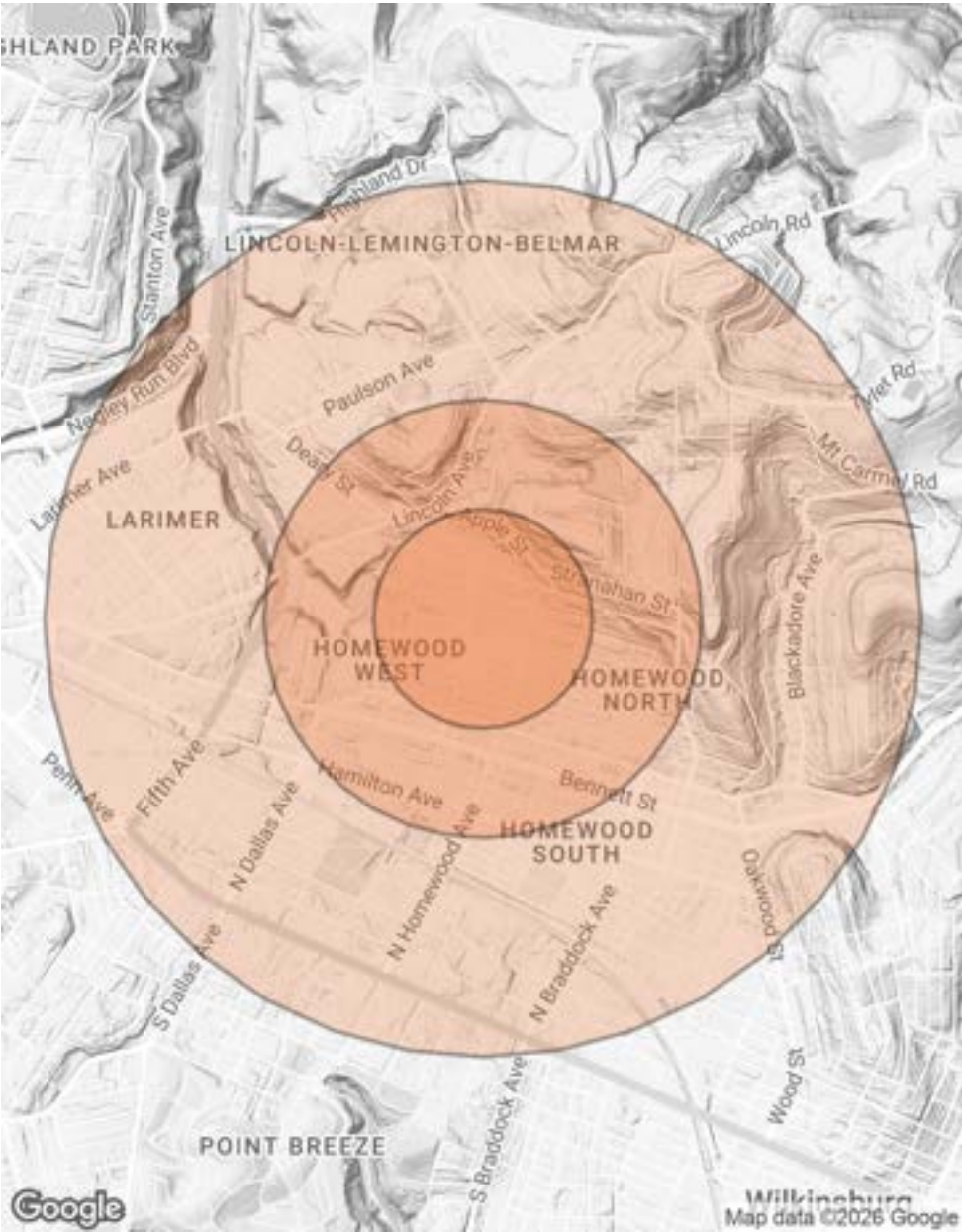
POPULATION0.25 MILES0.5 MILES1 MILE

TOTAL POPULATION	1,066	4,138	14,216
AVERAGE AGE	47.7	40.4	38.3
AVERAGE AGE (MALE)	48.5	35.2	34.9
AVERAGE AGE (FEMALE)	47.3	44.0	40.8

HOUSEHOLDS & INCOME0.25 MILES0.5 MILES1 MILE

TOTAL HOUSEHOLDS	515	1,863	6,407
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$53,580	\$42,835	\$70,095
AVERAGE HOUSE VALUE	\$81,098	\$97,320	\$142,710

2023 American Community Survey (ACS)



LOCATION DESCRIPTION



PITTSBURGH

Pittsburgh is the county seat of Allegheny County, located in southwestern Pennsylvania. It is the second-largest city in the Commonwealth of Pennsylvania and is known as both “The Steel City” for its more than 300 steel-related businesses and as the “City of Bridges” for its 446 bridges. The city features 30 skyscrapers, two inclines, and a pre-revolutionary fortification and the Point State Park at the confluence of the three rivers. Aside from steel, Pittsburgh has led in manufacturing of aluminum, glass, shipbuilding, petroleum, foods, sports, transportation, computing, autos, and electronics. After the deindustrialization of the 1980s Pittsburgh was left with many museums, medical centers, parks, research centers, libraries, a diverse cultural district, and has the most bars per capita in the United States. The area is home to 68 colleges and universities, the nation's fifth largest bank, eight Fortune 500 companies, and six of the top 300 U.S. law firms with their headquarters in the Pittsburgh Area, all which have helped Pittsburgh become the sixth best area for U.S. job growth.



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
Advisor Bios

ADVISOR BIO 1



JASON CAMPAGNA

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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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