



PREMIER EIGHT PROPERTY PORTFOLIO OFFERING

**Class A Properties in
Squirrel Hill & South Side**
Two of the Top Neighborhoods in Pittsburgh

offered as a portfolio package to qualified investors

Pittsburgh – One of America's Greatest Cities

Pittsburgh, a beautiful green city that's half-Midwest, half East-Coast... With a MSA of over 2.3 million people, Pittsburgh is renowned for its transformation from an industrial powerhouse to a national leader in **health care, education, & technology**.

Pittsburgh is home to large medical providers, including the University of Pittsburgh Medical Center, Allegheny Health Network, & 68 colleges and universities- including research and development leaders **Carnegie Mellon University** and the **University of Pittsburgh**.

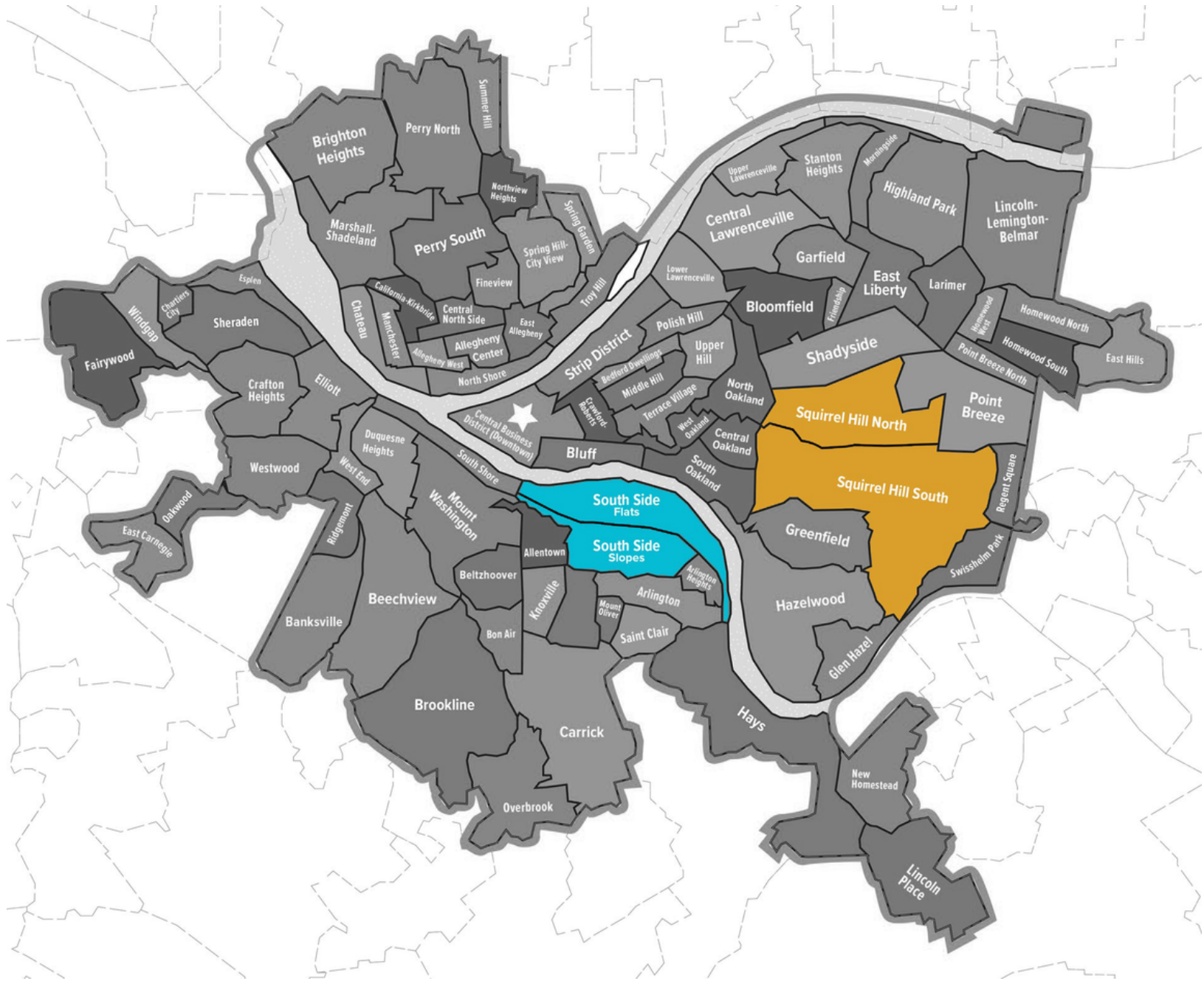
Google, Apple, Bosch, Meta, Nokia, Duolingo, Autodesk, Amazon, Microsoft, and IBM are among some 1,600 technology firms with a presence in the city, generating \$20.7 billion in annual **Pittsburgh** payrolls.

Pittsburgh's diverse population is seen in its dozens of thriving neighborhoods, its sports (The City of Champions), a wonderful arts & and cultural community, nationally recognized restaurants & chefs, and much more!

Squirrel Hill and **the South Side** are two robust neighborhoods close to Downtown Pittsburgh and all the major universities- both with bustling business districts, dense populations, & very strong real estate fundamentals.

The South Side specifically is a highly desirable place to live, work, and play, and has a "Great American Main Street" – **Carson Street**, that features 15 blocks of Victorian architecture and boutiques, restaurants, art galleries, theater & live music venues- all within walking distance.

Two Amazing, Well-located Neighborhoods



Pittsburgh – Countless Accolades

One of the Most Livable Cities in the World | *Global Liveability Index*

A Must Visit City | *Esquire Magazine*

One of the Top 10 Cities Techis Should Consider Moving to | *Huffington Post*

One of the Most Underrated Cities | *Conde Nast Traveler*

One of the Top 25 College Towns in the Nation | *Wallethub*

Zagat's Top Food City of 2015 | *Zagat*

The Best Housing Market for Baby Boomers | *Forbes*

A Best Opportunity City | *Forbes*

One of the Top Three Best Cities in the U.S. For First-time Homebuyers | *Lending Tree*

One of the Most Affordable Cities to Retire | *Livability.com*

One of the Coolest Cities in the World | *National Geographic*

One of the Best Cities for Millennials | *Niche.com*

A Top U.S. Destination for Good Food | *Yelp*

Top City for Employee Satisfaction | *inc.com*

One of the Best Cities for Recreation | *Wallethub*

The Ultimate Urban Hike in the U.S. | *Yahoo!*

Travel Top Three Best Opportunity Cities | *Forbes*

Among the Top 10 Most Affordable Foodie Cities | *Wallethub*

Among the 20 Best Cities for 20-Somethings | *Greatist.com*

Most Fun City in America | *Wallethub*

Pittsburgh is One of the Best Cities For Family Vacations on a Budget | *Parade Magazine*

One of the World's Most Resilient Cities | *Rockefeller Foundation*

Heinz Field the 5th best stadium in the NFL | *The Sporting News*

Fourth among the 10 Most Welcoming Cities in the U.S. | *Budget Travel*

Downtown

CARLOW UNIVERSITY

Carnegie Mellon University

University of Pittsburgh

Oakland



DUQUESNE UNIVERSITY

Office Park

South Side



URBAN OUTFITTERS





welcome to

SQUIRREL



HILL



PROPERTY ONE

5608 Wilkins Avenue - Pittsburgh, PA
The Wilkins Building

Allegheny County Parcels: 85-P-143 and 85-P-149

14,400 SF Medical Office Building

PARKING LOT

100% occupied

Class A building ~ Well-Maintained



PROPERTY TWO

2000 East Carson Street - Pittsburgh, PA

The Solof Building

Allegheny County Parcel: 12-K-14

10,080 SF Mixed Use Building - Retail & Office

87% occupied

Extensively Renovated & Well-Maintained



PROPERTY THREE

2008-2012 East Carson Street - Pittsburgh, PA

The Landmark Building

Allegheny County Parcel: 12-K-18

10,400 SF Mixed Use Building - Retail & Residential

PARKING LOT

100% occupied

Extensively Renovated & Well-Maintained



PROPERTY FOUR

2429 East Carson Street – Pittsburgh, PA

Allegheny County Parcel: 12-M-8

7,200 SF Mixed Use Building – Retail & Office

100% occupied

Extensively Renovated & Well-Maintained



PROPERTY FIVE

168 South 19th Street - Pittsburgh, PA

THE CANOE BUILDING

Allegheny County Parcel: 12-N-85

5,400 SF Luxury Apartment Building w/ Parking Lot

100% occupied

Extensively Renovated & Well-Maintained



PROPERTY SIX

2520 East Carson Street – Pittsburgh, PA

Allegheny County Tax Parcel: 12-M-30

3,600 SF Mixed-Use Building (Retail/Residential) w/ Garage

100% occupied

Extensively Renovated & Well-Maintained



PROPERTY SEVEN

2416-2420 East Carson Street – Pittsburgh, PA

Allegheny County Tax Parcels: 12-L-254, 12-L-255 & 12-M-11

5,622 SF Mixed Use Buildings (Retail/Residential) w/ Parking Lot & Garage

100% occupied

Extensively Renovated & Well-Maintained



PROPERTY EIGHT

1815 – 1819 East Carson Street – Pittsburgh, PA

Allegheny Parcels: 12-E-328, 12-E-331 & 12-E-329

12,400 SF Mixed Use Building: Retail/Office/Residential

PARKING LOT

occupancy: pending

Extensively Renovated & Well-Maintained



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