

# 1120 Brabec St. Application Packet

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Please read this listing in full prior to applying. Buyers must meet all eligibility requirements in order to be considered for purchase. All submissions are due by July 27<sup>th</sup> 2018 at 12 PM and must be postmarked by this date. The starting bid is \$22,709. In the event of multiple eligible bids, the “highest and best” will be accepted.

## **Eligible Buyers:**

- 1) Must purchase as an owner-occupant and utilize property as primary residence for a minimum of two (2) years after closing date.
- 2) Must complete renovations and utilize property as primary residence within one (1) year of closing date.
- 3) Must be free of outstanding debts with respect to any other property owned.

## **Property Details:**

The property is a single family, two (2) bedroom, one and a half (1.5) bath home. With spacious bedrooms upstairs overlooking Spring Garden, the home has French Doors leading from the living room into a well maintained kitchen. The kitchen contains a perfectly preserved tin ceiling and modern cabinetry.

The front right and rear right sections of the foundation require repair and have led to some rooms being slightly out of plumb (level). The back deck also requires structural reinforcements. The home was unoccupied for several years and was not properly winterized. As a result, in the winter of 2017-2018 there were two incidents of flooding due to burst pipes. This flooding caused widespread mold in the basement and caused water damage to the ceiling of the first floor foyer.

All utilities are currently turned off and appliances are not included. Please consult the inspection report for additional information. The property is being sold “As-Is,” with no warranties and no additional inspections. The total cost of repairs and purchase price is expected to be greater than \$100,000.

A gallery of property photos from an initial walk-thru by Troy Hill Citizens has been added at the following website link. Additional photos are available in the inspection report referenced under the **Buyer Resources** section.

Website: <http://troyhillpittsburgh.com/homes-for-sale/>

### **Application Process:**

The property will be available for viewing *by appointment only*. Please arrive with a general contractor in order to better assess the scope of repairs and the financing required to cover both purchase and renovations.

In order to apply, the following items must be provided as part of the overall application packet. Troy Hill Citizens will notify qualified applicants within three (3) business days of receipt of application.

- 1) Copy of one (1) form of identification.
  - a. License, government documentation, or utility bills
- 2) Completed *Troy Hill Citizens Council Request to Purchase Form*.
- 3) Proof of funds stating that you have secured financing for the purchase price and cost of all renovations quoted from contractor.
- 4) Completed *Agreement of Sale*
- 5) Signed and initialed *Disclosure Statement*
- 6) \$500 Deposit
  - a. All non winning bid deposits will be refunded.

All bids must be submitted and/or postmarked by July 27<sup>th</sup> 2018 using either our [Website](#) or by mailing the application to the following address. If using the website, be sure to select "Send To: 1120 Brabec Street" and attach the completed application packet as a single PDF. Deposit payments may be made electronically via PayPal to [troyhillpittsburgh@gmail.com](mailto:troyhillpittsburgh@gmail.com) or mailed to the address below with checks payable to *Troy Hill Citizens*.

Troy Hill Citizens  
Attn: Brabec St. Application  
1619 Lowrie St  
Pittsburgh, PA 15212

Submission Website: <http://troyhillpittsburgh.com/contact-us/>

PayPal Website: <https://www.paypal.com/myaccount/transfer/homepage/send>

### **Selection Process:**

Following July 27<sup>th</sup> 2018, all bids will be evaluated by Troy Hill Citizens and the "highest and best" will be accepted in the event of multiple submissions.

### **Closing Process:**

All closing costs will be paid by the Buyer. Failure to comply with any of the eligibility terms will lead to disqualification from purchasing any other properties listed by Troy Hill Citizens in the future.

All proceeds from the sale will be used to fund future Troy Hill Citizens events, projects, and services to benefit the community, with a strong emphasis on providing additional affordable housing opportunities, attracting businesses that serve the community, and maintaining historical aesthetics and neighborhood character.

## Buyer Resources

The following are available for download via <http://troyhillpittsburgh.com/homes-for-sale/>

- 1) Inspection Documents
  - a. <http://troyhillpittsburgh.com/wp-content/uploads/2018/03/Inspection-Report-1120-Brabec-St-Feb-2018.pdf> (General)
  - b. <http://troyhillpittsburgh.com/wp-content/uploads/2018/06/Pest-Inspection-Report-1120-Brabec-St-April-2018.pdf> (Pest)
- 2) Community Contractor Evaluation
  - a. <http://troyhillpittsburgh.com/wp-content/uploads/2018/03/Property-Evaluation-AB-Reno-1120-Brabec.pdf>
  - b. <http://troyhillpittsburgh.com/wp-content/uploads/2018/03/Floor-Plan-AB-Reno-1120-Brabec.pdf>
- 3) Public Domain Property Information
  - a. [https://www.zillow.com/homedetails/1120-Brabec-St-Pittsburgh-PA-15212/11394938\\_zpid/](https://www.zillow.com/homedetails/1120-Brabec-St-Pittsburgh-PA-15212/11394938_zpid/)
  - b. <http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0024F00358000000&SearchType=2&SearchStreet=brabec&SearchNum=1120&SearchMuni>
- 4) Financing Options
  - a. CARL Rehabilitation Loan  
<http://www.pcr.org/programs/community-acquisition-and-rehabilitation-loan/>
  - b. URA 0% Interest Home Improvement Loan  
<http://apps.pittsburghpa.gov/ura-files/PHRP04-27-17.pdf>
  - c. First Front Door Program (Can be facilitated through the Troy Hill Branch of Wesbanco)  
<https://www.firstfrontdoor.com/>

## Frequently Asked Questions:

If you have any questions outside of the Open House dates, please call, email or submit your questions using the “Contact” page of our website and again select “Send To: 1120 Brabec Street.” You will receive the fastest response via email and website submissions. Frequently asked questions will be added to this listing document following each Open House.

Phone: (412) 321-2852

Email: [troyhillpittsburgh@gmail.com](mailto:troyhillpittsburgh@gmail.com) (Subject: “1120 Brabec Street ...”)

Website: <http://troyhillpittsburgh.com/contact-us/>