



kw EXCLUSIVE
KELLERWILLIAMS.

PITTSBURGH REAL ESTATE INVESTMENT

The Complete Property Investor's Guide

Your expert roadmap to building long-term wealth through smart real estate investments in one of America's most affordable and high-growth markets.

DREAMS MADE REAL!™

PREPARED EXCLUSIVELY FOR YOU BY

Amanda Tihey

REALTOR® | Keller Williams Exclusive

The Steel City Agent

📞 **Cell/Text: 412-852-7776**

☎ Office: 412-682-0120

✉ thesteelcityagent@gmail.com

thesteelcityagent.com

Meet Amanda Tihey

Pittsburgh's trusted investment real estate specialist — helping investors find, analyze, and acquire profitable properties.



ABOUT YOUR AGENT

Amanda Tihey

REALTOR® | Keller Williams Exclusive | The Steel City Agent

Amanda Tihey brings deep local knowledge and investor-focused expertise to every transaction. Whether you're acquiring your first rental property or growing a portfolio of multifamily units, Amanda understands the numbers, the neighborhoods, and the Pittsburgh market dynamics that drive ROI.

From identifying off-market opportunities to evaluating cash flow potential and connecting you with trusted local contractors and lenders, Amanda is your full-service investment real estate partner in Southwestern Pennsylvania.

"Moving you from where you are now... to where you want to be!"

Why Investors Choose Amanda

Investment-First Mindset

Amanda analyzes every property through an investor's lens — cap rates, cash-on-cash returns, ARV, and long-term appreciation potential.

Off-Market Access

Through her network of wholesalers, distressed sellers, and fellow agents, Amanda finds deals before they hit the MLS.

Trusted Vendor Network

Get connected with Amanda's vetted list of contractors, property managers, inspectors, and hard money lenders who specialize in investment properties.

Market Data Expertise

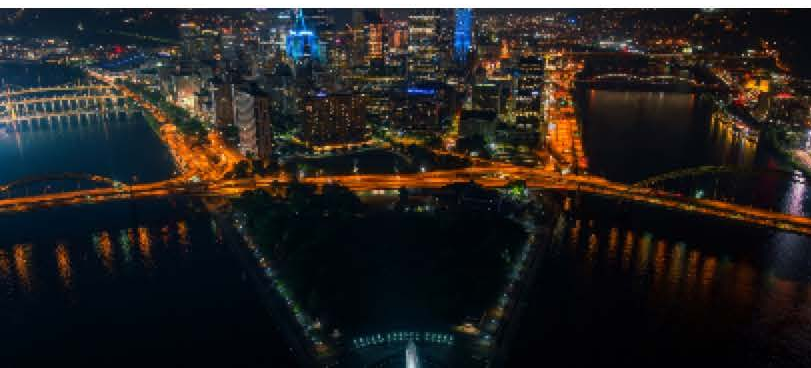
Amanda tracks rental rates, vacancy rates, and neighborhood trends across all of Southwestern PA to guide your acquisition strategy.

Multifamily Specialist

From duplexes to 8+ unit apartment buildings, Amanda has deep experience helping investors navigate multifamily transactions in Pennsylvania.

End-to-End Support

From property search and analysis through closing and beyond, Amanda is your partner at every step of the investment process.



Why Invest in Pittsburgh?

The Steel City is one of America's best-kept investment secrets — strong fundamentals, affordable entry points, and growing demand.

"Pittsburgh consistently ranks among the top 10 most affordable major US cities with strong rental demand."

— Forbes, Zillow Research

#7

MOST AFFORDABLE
MAJOR US CITY

4.2%

AVG ANNUAL
APPRECIATION

\$950+

AVG MONTHLY
RENT (1BR)

8–11%

TYPICAL CAP
RATE RANGE

The Pittsburgh Investment Advantage

Top-Tier Universities & Employers

Carnegie Mellon University, University of Pittsburgh, UPMC, PNC Bank, and a booming tech sector create a steady stream of highly educated renters who demand quality housing.

Strong & Stable Rental Demand

With over 45,000 college students and a growing young professional population, Pittsburgh's rental market stays consistently strong across economic cycles.

Landlord-Friendly Environment

Pennsylvania has relatively balanced landlord-tenant laws that protect property owners' rights while maintaining fair tenant protections — a stable legal environment for investors.

Incredibly Affordable Entry Points

Investment properties in Pittsburgh can often be acquired for \$80,000–\$200,000 — fractions of what comparable properties cost in other major metros, maximizing your leveraged returns.

Revitalization & Appreciation

Neighborhoods like Lawrenceville, East Liberty, and the South Side have seen dramatic revitalization over the past decade, delivering significant appreciation for early investors.

Diversified Economy

Pittsburgh's economy has diversified far beyond its steel heritage into healthcare, technology, education, finance, and robotics — creating economic resilience and long-term stability.



Proven Paths to Profit

There is no one-size-fits-all approach. Amanda helps you identify the right strategy for your goals, timeline, and capital.

01

Buy & Hold — Long-Term Rentals

Purchase single-family or multifamily properties and rent them out for consistent monthly cash flow. Pittsburgh's affordable prices and strong rental demand make this the most popular strategy for building generational wealth.

Low Risk

Steady Cash Flow

Long-Term Appreciation

02

BRRRR Strategy

Buy, Rehab, Rent, Refinance, Repeat. Acquire distressed properties at below-market value, renovate them, stabilize with tenants, then refinance to pull out equity and fund your next acquisition — scaling your portfolio with minimal additional capital.

High ROI

Portfolio Scaling

Equity Recycling

03

Fix & Flip

Buy undervalued properties in desirable Pittsburgh neighborhoods, renovate them to maximize ARV, and sell for profit. Pittsburgh's affordable acquisition costs keep renovation budgets as a smaller percentage of total project cost, improving margins.

Short-Term Profits

Active Strategy

Market Timing

04

Short-Term Rentals (STR)

Pittsburgh hosts millions of visitors annually for Steelers games, medical appointments, university events, and corporate travel. Well-located short-term rentals can achieve 2–3x the income of traditional long-term rentals.

Maximum Income

Flexibility

Airbnb / VRBO

05

House Hacking

Purchase a multifamily property (duplex, triplex, or fourplex), live in one unit, and rent the others to offset or eliminate your mortgage. An ideal entry strategy for new investors using owner-occupant financing.

Low Entry Cost

FHA Eligible

Live & Invest

06

Multifamily & Apartment Buildings

Scale faster with 5+ unit properties. Pittsburgh has a significant inventory of small apartment buildings that provide economies of scale, professional property management opportunities, and commercial financing options.

Commercial Financing

Economies of Scale

Portfolio Growth

Key Metrics Amanda Will Help You Analyze

Cap Rate

Net Operating Income ÷ Purchase Price. Target 8–11% in Pittsburgh.

ARV

After Repair Value — the estimated market value of a property after renovations.

Cash-on-Cash Return

Annual Cash Flow ÷ Total Cash Invested. Aim for 8%+ with leverage.

1% Rule

Monthly rent should equal at least 1% of purchase price for positive cash flow.

Gross Rent Multiplier

Purchase Price ÷ Annual Rent. Pittsburgh GRMs typically run 8–12x.

Debt Coverage Ratio

NOI ÷ Annual Debt Service. Lenders typically require 1.25x or higher.

Funding Your Portfolio

Understanding your financing options is the foundation of every successful investment strategy.

Financing Options for Investors

Conventional Investment Loan

20–25% down

The standard choice for long-term rental acquisitions. Rates are slightly higher than owner-occupant loans. Requires strong credit (680+) and documented rental income.

FHA Loan (House Hacking)

3.5% down

For 2–4 unit properties where you live in one unit. Low down payment with competitive rates. Excellent entry point for new investors looking to get started affordably.

DSCR Loan

20–25% down

Debt Service Coverage Ratio loans qualify based on rental income — not personal income. Ideal for investors with complex tax returns or growing their portfolio faster.

Hard Money / Bridge Loan

10–20% down

Short-term financing (6–18 months) for fix-and-flip or BRRRR projects. Higher rates but fast closes — often in 7–10 days. Refinance into a conventional loan after stabilization.

Portfolio / Blanket Loan

Varies

Finance multiple properties under a single loan. Great for scaling investors (5+ properties). Terms set by private lenders with more flexibility than agency guidelines.

Home Equity / HELOC

N/A

Leverage equity in your primary residence or existing investment properties to fund down payments or renovations. A powerful, low-cost funding strategy for experienced investors.

Before You Apply

- ✓ Check and improve your credit score (aim for 720+)
- ✓ Gather 2 years of tax returns and bank statements
- ✓ Document all existing rental income with leases
- ✓ Calculate your debt-to-income ratio
- ✓ Maintain 6 months of reserves per property
- ✓ Get pre-approved before making offers
- ✓ Shop multiple lenders — rates vary significantly
- ✓ Ask about investor-specific products and programs

Investment Buying Costs

- ✓ Down payment: typically 20–25% for investment loans
- ✓ Closing costs: 2–4% of purchase price
- ✓ Inspection fees: \$350–\$600 (strongly recommended)
- ✓ PA Transfer Tax: 2% of purchase price (split buyer/seller)
- ✓ Immediate repairs and renovation budget
- ✓ Reserves: 3–6 months of PITI per property
- ✓ Property management setup fees (if applicable)
- ✓ Landlord insurance: typically \$150–\$400/year more than homeowner's



Pittsburgh's Top Investment Neighborhoods

Location is everything in real estate investing. Amanda's local expertise helps you identify the right neighborhood for your strategy.



"The right neighborhood separates good investments from great ones."

APPRECIATION PLAY

Lawrenceville

Pittsburgh's hottest neighborhood — full of restaurants, galleries, and young professionals. High appreciation, strong STR demand, and continued revitalization.

Avg Cap Rate: 5–7%

VALUE-ADD / STR

East Liberty

Massive corporate investment (Google, Whole Foods, Target) has transformed this area. Strong rental demand from tech workers and university staff.

Avg Cap Rate: 6–8%

STEADY CASH FLOW

Bloomfield

Pittsburgh's Little Italy — walkable, stable, and close to UPMC Shadyside. Strong long-term rental demand from healthcare workers and young families.

Avg Cap Rate: 6–8%

HIGH CASH FLOW

Beechview / Brookline

Affordable working-class neighborhoods on the South Hills. Strong cash-on-cash returns for buy-and-hold investors. Solid tenant base and low vacancy.

Avg Cap Rate: 7–10%

BRRRR / FIX & FLIP

Carrick

Transitioning neighborhood with distressed inventory at deep discounts. Significant upside for investors willing to renovate — appreciation potential is strong.

Avg Cap Rate: 8–11%

EMERGING MARKET

North Side / Deutschtown

Steps from downtown, stadiums, and the North Shore. Heavy revitalization investment. Low entry prices with strong long-term appreciation potential.

Avg Cap Rate: 7–9%

FUTURE GROWTH

Hazelwood / Glen Hazel

Hazelwood Green — a massive 178-acre tech and innovation campus development — is transforming this neighborhood. Early investors stand to benefit significantly.

Avg Cap Rate: 8–12%

PREMIUM RENTALS

Mt. Lebanon

Top-rated school district, highly walkable, strong demand from families and professionals. Lower cap rates but excellent stability, appreciation, and tenant quality.

Avg Cap Rate: 4–6%

CASH FLOW FOCUSED

Penn Hills / Wilksburg

Eastern suburbs offering affordable acquisition prices and solid rental yields. Strong demand from working families. Ideal for investors prioritizing monthly cash flow.

Avg Cap Rate: 9–13%

Disclaimer: Cap rate ranges are estimates based on current market conditions and may vary significantly based on property condition, specific location, and financing terms. Amanda will provide a detailed analysis for any specific property you are considering.

SW Pennsylvania by County

Pittsburgh is just the beginning. Southwestern Pennsylvania offers diverse investment opportunities across six distinct counties — each with its own market dynamics and return profile.



"The best investment opportunities aren't always where everyone is looking."

URBAN CORE / APPRECIATION

Allegheny County

Home to Pittsburgh, Mt. Lebanon, Oakmont, Fox Chapel, and McCandless. The region's economic hub with the broadest range of strategies — from high-cash-flow city neighborhoods to premium suburban rentals.

Cap Rate: 5–12%

SUBURBAN CASH FLOW

Westmoreland County

Greensburg, Murrysville, Latrobe, and Jeannette. Affordable acquisition prices, solid rental demand, and an easy I-376 commute to Pittsburgh. Ideal for buy-and-hold investors seeking stable returns.

Cap Rate: 7–11%

HIGH GROWTH / NEW CONSTRUCTION

Butler County

Cranberry Township, Mars, and Zelienople. One of the fastest-growing counties in Western PA. Top-rated schools and booming commercial development drive strong appreciation and quality tenant demand.

Cap Rate: 6–9%

VALUE-ADD / REVITALIZATION

Beaver County

Beaver Falls, Aliquippa, Baden, and Ambridge. Revitalization fueled by Shell's massive ethane cracker plant brings jobs and population growth. Deep value prices with strong upside potential.

Cap Rate: 8–13%

PREMIUM SUBURBAN

Washington County

Canonsburg, McMurray, and Peters Township. One of PA's most desirable suburban markets. Excellent school districts, planned communities, and consistently strong appreciation from owner-occupant demand.

Cap Rate: 5–8%

HIGH-YIELD / UNIVERSITY

Indiana County

Indiana Borough and Blairsville. IUP's 10,000+ students create consistent rental demand. Among the lowest acquisition prices in the region with some of the highest gross yields — ideal for cash-flow investors.

Cap Rate: 9–14%

How Amanda Helps You Choose the Right County

- Match your strategy (cash flow vs. appreciation) to the right market
- Evaluate commute patterns and employment hubs for tenant demand
- Compare property tax rates, which vary significantly across SW PA
- Analyze school district quality for family-rental and flip targets
- Identify off-market and distressed opportunities county-by-county
- Navigate county-specific landlord laws, zoning, and permit requirements

Disclaimer: Cap rate ranges are estimates based on current market conditions and will vary based on property type, condition, and specific sub-market. Amanda provides detailed property-level analysis before any investment decision.

LET'S BUILD YOUR PORTFOLIO

Ready to Invest in Pittsburgh?

Schedule your free investor consultation with Amanda and start building the real estate portfolio you've always envisioned.

Reach Amanda

CELL / TEXT
 412-852-7776

OFFICE
 412-682-0120

EMAIL
 thesteelcityagent@gmail.com

WEBSITE
 TheSteelCityAgent.Com

FACEBOOK
 [Amanda Tihey](#)

INSTAGRAM
 [@thesteelcityagent](#)

Your Free Investor Consultation

-  Define your investment goals, timeline, and risk tolerance
-  Review your financing options and buying power
-  Identify the right strategy for your situation
-  Tour target neighborhoods and property types
-  Analyze sample deals with real numbers
-  Connect you with trusted lenders, inspectors & contractors
-  Build your investment criteria and property search filters
-  Develop a plan to acquire your first (or next) property



Amanda Tihey

REALTOR® | Investment Property Specialist | The Steel City Agent

Amanda is passionate about helping investors build wealth through Pittsburgh real estate. Whether you're just starting out or scaling an existing portfolio, her expertise, network, and commitment to your success make her the ideal partner for your investment journey.



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