



WYLIE AVENUE TOWNHOMES

WYLIE AVENUE

RESIDENTIAL RENTAL & FOR SALE



Project Name

Wylie Avenue Townhomes

Project Location

Pittsburgh, PA 15219

Project Type

24 rental units and 12 for-sale

Project Manager

Elbert S. Hatley
Hussain Fakhruddin

Project Designer

Henry Hanson
Hanson Design Group

CLIENT INFORMATION

Client Name

Hill Community Dev. Corp.

Client Reference

Elbert S. Hatley, frm Exec. Dir.
Ebony Development, LLC
412.434.6571

CONSTRUCTION INFORMATION

General Contractor

Mistick Construction

Reference

Tim Fisher – Project Manager
1300 Brighton Road
Pittsburgh, PA 15233
412.322.1121

PROJECT DESCRIPTION

The Wylie Avenue Development project was targeted for residents with an income of eighty percent (80%) of the area median income. The for-sale units sold quickly as there was a heavy demand for this townhome project with 1,700 square foot of living space, a fully-equipped kitchen, three (3) bedrooms, two (2) full baths and a parking pad in the rear of the units. The Hill Community Development Corporation was the developer for the total project. In addition, HCDC marketed and sold the townhomes and made referrals to leasing agent for all rental units, which have been fully occupied since completion of the project. The community benefit included elimination of a nuisance bar and elimination blight of an entire street block between a prominent church and the historic Crawford Grill.

***Elbert S. Hatley is currently vice president of real estate operations with Ebony Development, LLC.**

PROJECT STATISTICS

Original Construction Budget

\$4.6 million

Final Construction Budget

\$4.7 million

Original Completion Schedule

March 97- September 1998

Final Completion Schedule

March 97- September 1998