EXCLUSIVE INVESTMENT OFFERING

Newly Constructed · 6-Unit Multifamily · West Philadelphia

NEW CONSTRUCTION · DELIVERED 2025 · FULLY LEASED

4921 Chester Avenue

Philadelphia, PA 19143

MLS # PAPH2608764 · TAX ID # 881001242 · 8.2% CAP RATE · $114,300 GROSS INCOME

OFFERED AT

$1,170,000

· NEW PRICE ·

6	4,300	10-YR	8.2%
UNITS	GROSS SQ FT	TAX ABATEMENT	CAP RATE

CURRENT RENT ROLL & OPERATING STATEMENT

Per rent roll provided by BKP Development Group · T12 actuals annualized (Jul 2025 · Mar 2026) · Stabilized at full occupancy

CURRENT RENT SCHEDULE

Unit	Type	SF	Rent/mo	$/SF	Annual Rent
101	1BD + Den / 1BA	783	$1,550	$1.98	$18,600
102	2BD / 1.5BA	1,123	$1,850	$1.65	$22,200
201	1BD / 1BA	551	$1,400	$2.54	$16,800
202	1BD / 1BA	618	$1,400	$2.27	$16,800
301	1BD / 1BA + roof deck	551	$1,725	$3.13	$20,700
302	1BD / 1BA + roof deck	618	$1,600	$2.59	$19,200
Total / Avg	**6 units**	**707**	**$1,588**	**$2.24**	**$114,300**

ANNUAL OPERATING EXPENSES · T12 ACTUALS

Expense Category	Annual	Monthly
Insurance (Farmers)	$5,828	$486
Real Estate Taxes (abated)	$1,293	$108
Management Fee (4%)	$4,572	$381
Repairs & Maintenance	$3,908	$326
Cleaning (Common Area + Turnover)	$900	$75
Utilities (PECO Electric)	$601	$50
Trash	$500	$42
Water & Sewer (Net of Reimb.)	$360	$30
Total Operating Expenses	**$17,962**	**$1,497**

KEY METRICS

Gross Potential Rent (Stabilized)	$114,300
Total Operating Expenses	($17,962)
NET OPERATING INCOME (NOI)	**$96,338**
CAP RATE AT $1,170,000 ASK	**8.2%**
Expense Ratio	15.7%
OpEx Per Unit	$2,994
Gross Rent Multiplier	10.2x

NOTES

- Insurance reflects actual Farmers monthly installment of $485.66/mo.
- Real estate taxes reflect active tax abatement · $1,293/yr.
- Water & sewer shown net of tenant reimbursement ($60/mo gross; tenants reimburse $30/mo).
- Repairs annualized from 9 months of actuals plus reserve; building is new construction (2025).

FOR ADDITIONAL INFORMATION OR TO SCHEDULE A TOUR

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