1230 N Marshall St

PHILADELPHIA, PA 19122

OFFERING MEMORANDUM

PHILLY
CRE • ADVISORS

FOR MORE INFORMATION, CONTACT US:

PCREA.com

Eric Dvotsky
Realtor
267.243.4652
eric.dvotsky@foxroach.com

Maxim Sirotovsky
Realtor
267.243.3255
max.sirotovsky@foxroach.com

DISCLAIMER

The following Offering Memorandum (OM) has been prepared by Fox & Roach LP for the purpose of providing general information about the multi-family property located at 1230 North Marshall Street, Philadelphia, PA 19122. The information provided in this OM has been obtained from sources believed to be reliable, but is not guaranteed as to its accuracy or completeness. Interested parties are advised to conduct their own due diligence and verify all information contained herein, including but not limited to the physical condition of the property, zoning laws, building codes, environmental issues, and any other matters that may be relevant to their decision to purchase the property.

This OM is not an offer to sell, nor a solicitation of an offer to buy, any securities or investment products. Any offering will be made solely by the delivery of the final Private Placement Memorandum (PPM) to accredited investors who meet certain eligibility requirements, and only in jurisdictions where such an offer or solicitation is lawful.

This OM is confidential and is intended solely for the use of the intended recipient(s). Any reproduction or distribution of this OM, in whole or in part, without the prior written consent of Fox & Roach LP is strictly prohibited. Any investment in the property involves risks, and prospective investors should carefully consider all risk factors before making any investment decision.

By accepting this OM, you acknowledge and agree that you will not, directly or indirectly, disclose or use any information contained herein except for the sole purpose of evaluating a potential investment in the property. Neither Fox & Roach LP nor any of its affiliates, officers, directors, employees, or agents shall be liable for any errors or omissions in the information contained herein, or for any actions taken in reliance thereon.

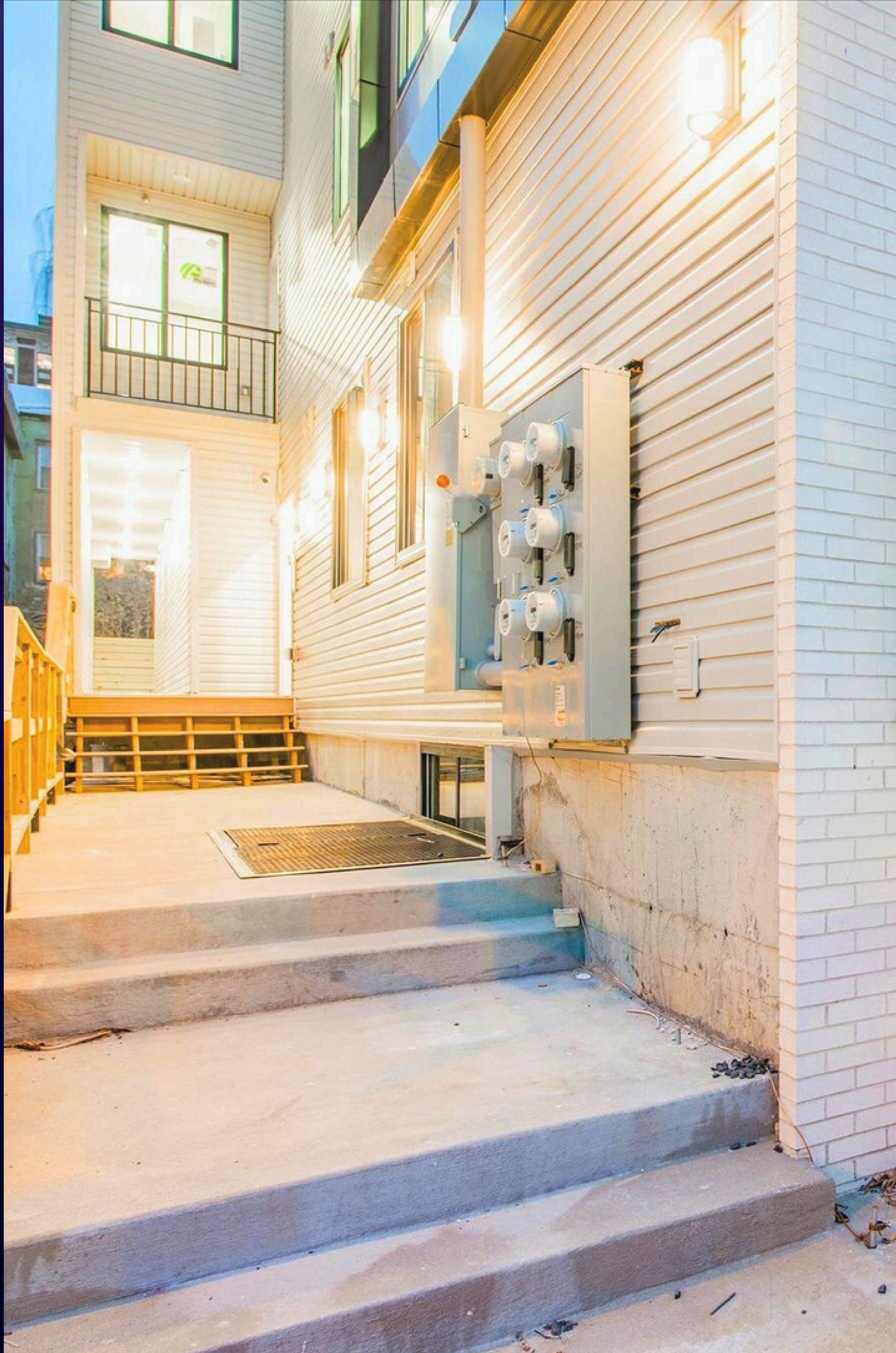


TABLE OF CONTENTS

EXECUTIVE SUMMARY

Philly CRE is pleased to present 1230 N Marshall Street, a recently constructed six-unit multifamily asset in the heart of Olde Kensington, just steps from Girard Avenue and moments from Fishtown and Northern Liberties. Built in 2024, this boutique property offers investors the opportunity to acquire a modern, low-maintenance, income-producing asset in one of Philadelphia’s most active and rapidly appreciating residential corridors. The property will be delivered fully occupied, providing immediate stabilized income from day one. The building features two studios, three one-bedroom residences, and one spacious two-bedroom, two-bathroom unit, with each residence offering contemporary kitchens and bathrooms, efficient layouts, individual mechanical systems, and in-unit washers and dryers. The modern construction and highly functional unit mix create an attractive rental product designed to support strong tenant demand and long-term rent growth. Gross potential rent is approximately $9,277 per month, or $111,324 annually. Projected annual operating expenses total approximately $20,854, resulting in projected NOI of approximately $90,470. At the current asking price of $1,299,000, or approximately $216,500 per unit, the property offers a projected 6.96% capitalization rate and an attractive combination of current yield, newer construction, and long-term appreciation potential. Further strengthening the investment profile, 1230 N Marshall Street benefits from Philadelphia’s old 10-year residential new-construction tax abatement program. As a 2024 asset, the property remains in the early years of its declining abatement schedule, providing meaningful real estate tax savings and helping support an efficient operating expense structure. The property is ideally positioned within walking distance of Girard Station and surrounded by the restaurants, retail, entertainment, nightlife, and continued development of Olde Kensington, Fishtown, and Northern Liberties. This highly desirable location continues to attract renters and investment while supporting sustained rental growth and long-term property values. Located within a Qualified Opportunity Zone, 1230 N Marshall Street may also provide additional benefits for qualifying investors. With 2024 construction, full occupancy at delivery, strong projected NOI, favorable tax-abatement benefits, modern building systems, and an exceptional location, this offering represents a compelling opportunity to acquire a turnkey multifamily investment positioned for durable cash flow and long-term value growth.

PROPERTY INFORMATION

$1,299,000

OFFERING PRICE

6.96%

CAP RATE

$90,470

NET OPERATING INCOME

HIGHLIGHTS

- **Attractive $216,500 Price Per Unit for 2024 New Construction**
- **Old 10-Year Tax Abatement with Approximately 8 Years Remaining**
- **In-Unit Washer & Dryer in Every Residence, Supporting Strong Tenant Demand**
- **Prime Olde Kensington Location Near Girard Ave, Fishtown & Northern Liberties**
- **Separately Metered Units with Individual Mechanical Systems, Limiting Owner Utility Exposure and Operating Costs**

FINANCIAL SUMMARY

1230 N Marshall St, Philadelphia, PA 19122

Multifamily Investment Summary

PROPERTY SNAPSHOT

Address	1230 N Marshall St, Philadelphia, PA 19122
Total Units	6
Unit Mix	2x Studio (0BR/1BA), 3x 1BR/1BA, 1x 2BR/2BA
Year Built	2024 (per OM)
Tax Abatement Status	10-Yr Abatement, ~8 yrs remaining
Asking Price	**$1,299,000**
Unit Count (for per-unit math)	6
Price Per Unit	$216,500

RENT ROLL

Unit	Unit Type	Lease End Date	Total Rent	Tenant Portion
1F	1 Bed / 1 Bath	7/14/26	$1,437	PMHCC pays full rent
1R	1 Bed+Den / 2 Bath	5/11/26	$1,800	Market Tenant
2F	Studio (0 Bed/1 Bath)	**VACANT**	$1,295	Market Tenant
2R	1 Bed / 1 Bath	10/31/26	$1,700	Market Tenant
3F	Studio (0 Bed/1 Bath)	**VACANT**	$1,350	Unit is still occupied until 12/01/2026
3R	1 Bed / 1 Bath	**VACANT**	$1,695	Market Tenant
TOTAL / MONTH			**$9,277**	-

OPERATING STATEMENT (ANNUAL)

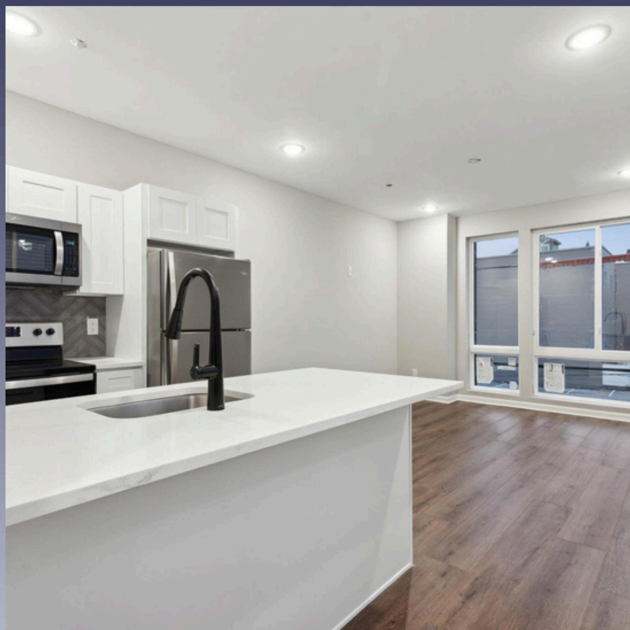
Item	Rate	Annual $	Per Unit $	Notes
INCOME				
Gross Potential Rent		$111,324	$18,554	
Other Income				
EFFECTIVE GROSS INCOME (EGI)		**$111,324**	**$18,554**	
EXPENSES				
Real Estate Taxes		$3,304	$551	
Insurance		$5,064	$844	
Water/Sewer		$1,900	$317	
Electric (Common Area)		$500	$83	
Trash		$3,600	$600	
Fire Alarm		$506	$84	
Rental License		$414	$69	
Repairs & Maintenance	5%	$5,566	$928	
TOTAL EXPENSES		**$20,854**	**$3,476**	
Expenses as % of EGI		*18.73%*		
NET OPERATING INCOME (NOI)		**$90,470**	**$15,078**	

FINANCING & RETURN METRICS

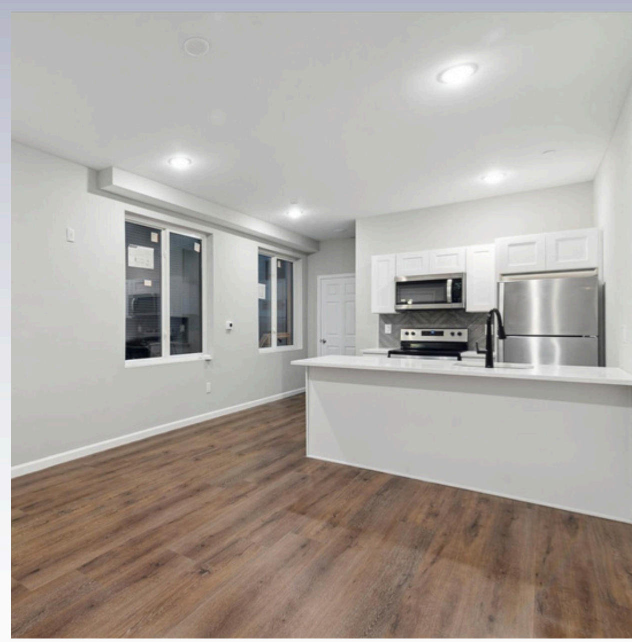
Asking Price	$1,299,000
Cap Rate (Going-In, on NOI abov	6.96%
Interest Rate	**7%**
Loan-to-Value (LTV)	**75.00%**
Amortization (Years)	**25**
Loan Term (Years)	**10**
Down Payment	$324,750
Loan Amount	$974,250
Annual Debt Service	$82,630
Cash Flow After Debt Service	$7,840
Cash-on-Cash Return	2.41%
DSCR	1.09x

1230 North Marshall Street

INTERIOR PHOTOS

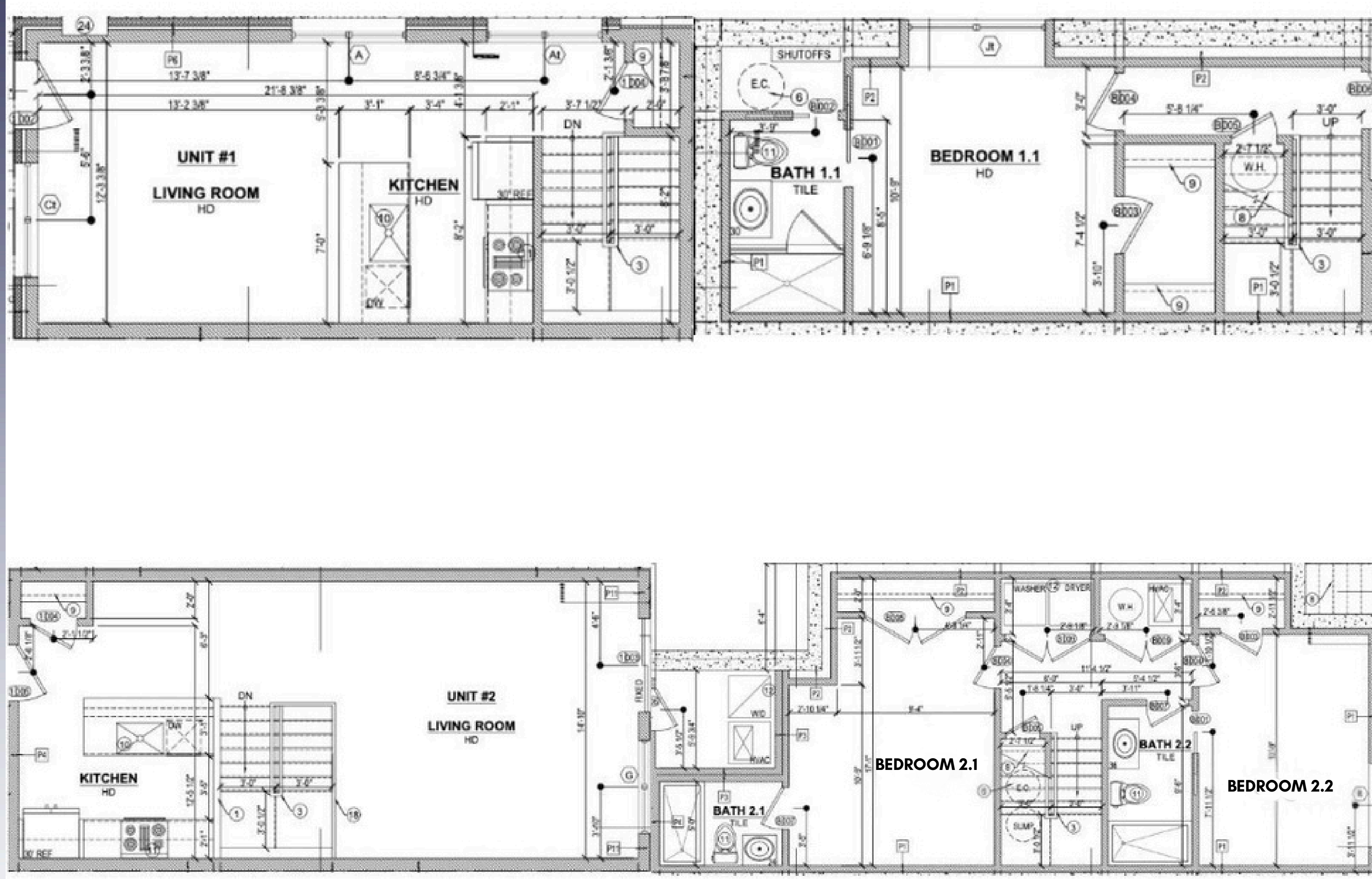






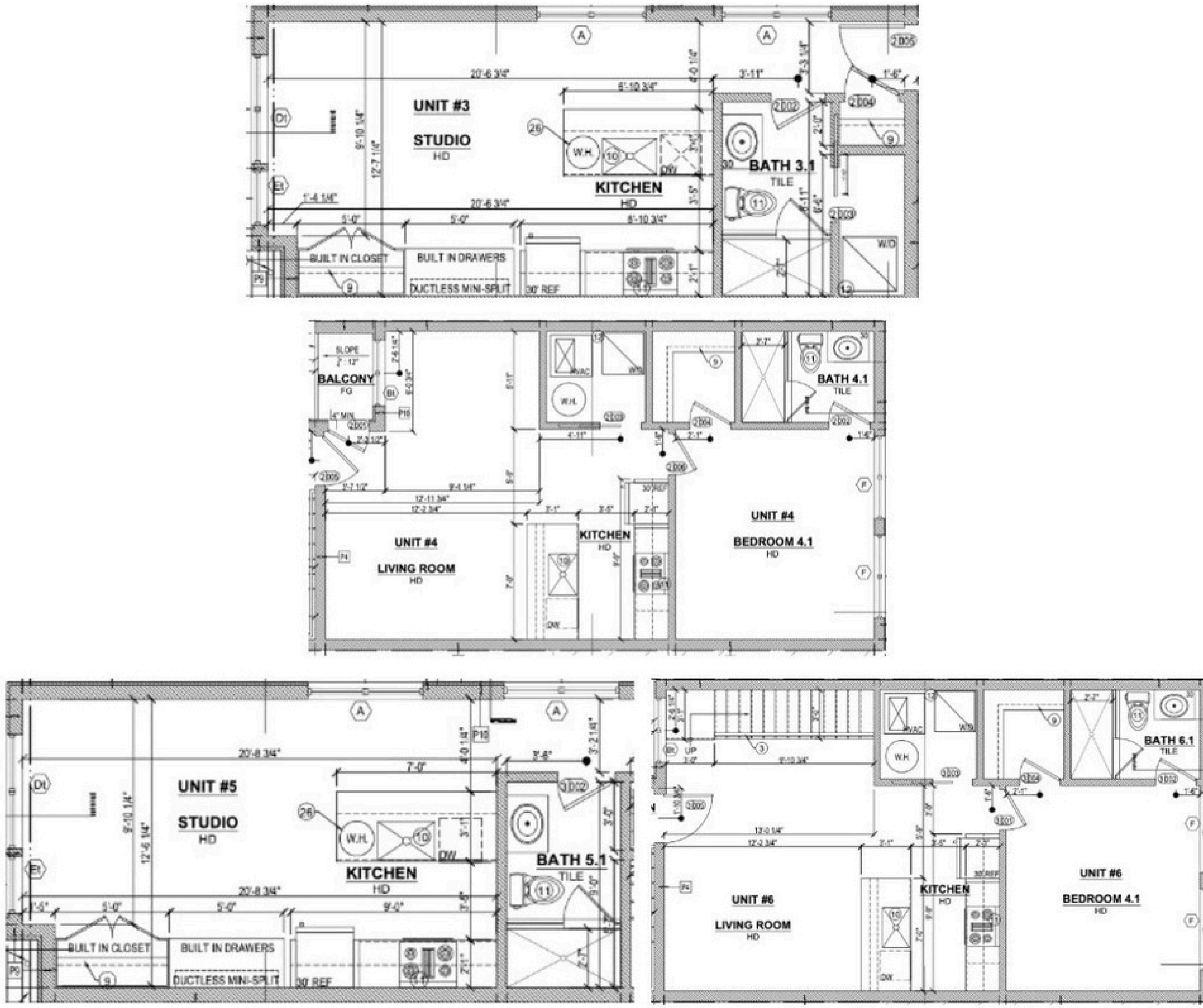

1230 North Marshall Street

FLOOR PLANS



1230 North Marshall Street

FLOOR PLANS



UPCOMING DEVELOPMENTS

MAJOR PROJECTS DRIVING DEMAND IN & AROUND TEMPLE UNIVERSITY

Temple University Planned Residence Hall (Broad & Norris)

Planned new residence hall near Broad & Norris to increase on-campus housing and reduce reliance on off-campus rentals, strengthening long-term rental demand stability

Pipeline of Large Scale Mixed Use Development Nearby

A 200 unit mixed use project at 1625–35 N 5th Street is planned with residential units, commercial space, and community oriented amenities, further densifying the corridor and driving long term rent growth and neighborhood activation

Temple University New Campus Development Plan

Temple University has announced a long-term campus expansion plan, including new student housing, STEM facilities, and enhanced campus infrastructure, driving sustained growth and investment in the surrounding neighborhood

Temple University (Avenue North & The Edge)

Ongoing mixed-use developments along North Broad, including projects like Avenue North, continue to introduce student housing, retail, and entertainment uses directly adjacent to Temple's campus

UPCOMING DEVELOPMENT & NEIGHBORHOOD MOMENTUM

- **Temple University Planned Residence Hall (Broad & Norris)**: New student housing development aimed at increasing on-campus capacity and reducing off-campus supply pressure, supporting long-term rental demand in the surrounding area
- **Pipeline of Large Scale Mixed Use Development Nearby:** A 200 unit mixed use project at 1625–35 N 5th Street is planned with residential units, commercial space, and community oriented amenities, further densifying the corridor and driving long term rent growth and neighborhood activation
- **Temple University Campus Expansion Plan**: Ongoing institutional investment including new academic buildings, infrastructure improvements, and long-term campus growth initiatives driving sustained neighborhood development
- **Avenue North & The Edge (Temple University)**: Mixed-use redevelopment along North Broad Street featuring student housing, retail, and amenities, transforming the corridor into a vibrant, walkable destination

NEIGHBORHOOD PROFILE

Olde Kensington

Walk Score 91

Walker's Paradise

Daily errands do not require a car.

Transit Score 76

Excellent Transit

Transit is convenient for most trips.

Bike Score 76

Very Bikeable

Biking is convenient for most trips.

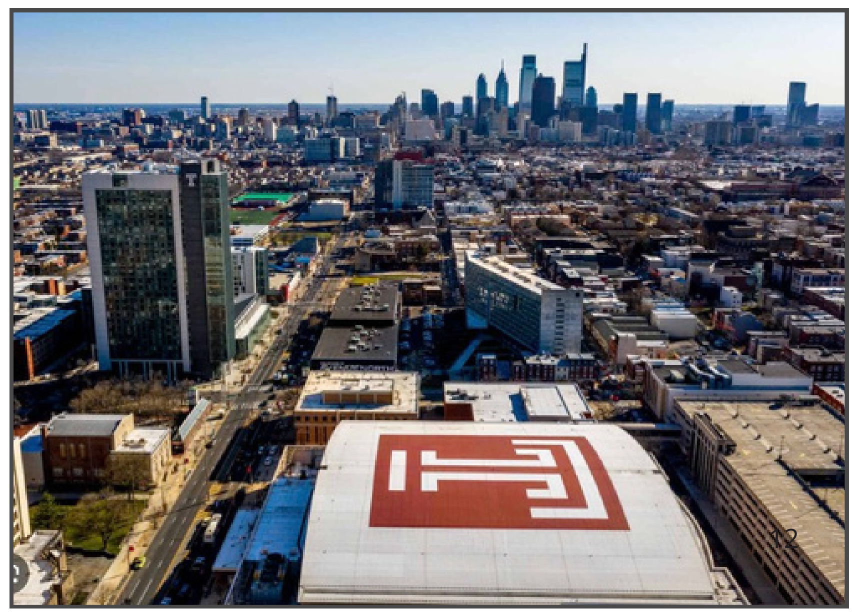
NEARBY HOSPITALS

Shriners Hospitals for Children™

TEMPLE HEALTH

TRANSPORTATION & AMENITIES

- Close proximity to Temple University, a major driver of rental demand and neighborhood growth
- Nearby schools include Mastery Charter School, Clymer Elementary, Julia de Burgos Elementary School, and Kensington High School
- Convenient access to the Broad Street Line for direct Center City connectivity
- 5–7 minutes to Girard Avenue and North Broad Street
- Surrounded by ongoing development and positioned between Olde Kensington and Norris Square, offering strong long-term upside
- Quick access to Center City Philadelphia and I-95, making commuting convenient for tenants and residents



PHILLY

CRE • ADVISORS

BERSHIRE HATHAWAY

BH
CS

COMMSERVICES