



DELAWARE COUNTY

DREXEL HILL KRE APARTMENTS

2 Properties • 18 Units

Marcus & Millichap

3443 MARSHALL ROAD

Drexel Hill, PA 19026

9 Units



3709-3715 RANDOLPH ST

Drexel Hill, PA 19026

9 Units

Marcus & Millichap

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

TABLE OF CONTENTS

INTRODUCTION

Investment Overview • Portfolio Map
Listing Details • Regional Map

PROPERTY PHOTOS

Marshall Road • Randolph Street

FINANCIAL ANALYSIS

Rent Roll • Operating Statement
Pricing Detail

RENT COMPARABLES

Map • Averages • Comparables

LOCATION DETAILS

Philadelphia • Economy
Demographics

INTRODUCTION

INVESTMENT OVERVIEW

DREXEL HILL KRE

INVESTMENT HIGHLIGHTS

- 18-Unit Apartment Portfolio Located in Drexel Hill, Delaware County, Pennsylvania
- Large Value-Add Potential, Rents on Average \$430 Below-Market
- Strong Unit Mix, 89% Two-Bedroom Units
- Semi-Private Entrances & Tenant-Paid Heat at Randolph
- Great Location, Convenient Access to Nearby Shopping & Restaurants

THE OPPORTUNITY

Marcus & Millichap is pleased to present for sale 3443 Marshall Road & 3709-3715 Randolph Street - An 18-unit apartment portfolio spread out over two buildings located in Drexel Hill, Pennsylvania.

The Randolph Street property is one contiguous building that is deeded in four parcels containing a triplex and three duplexes. Both properties contain one studio apartment and eight two-bedroom apartments, and they are around the corner from each other. Marshall has common area laundry, and select units at Randolph feature in-unit washer/dryers. The complexes have been kept in very good condition due to the owner's keen attention to detail. There is ample on-street and off-street parking located behind and in front of the buildings.

Drexel Hill is a neighborhood of Upper Darby Township and is home to more than 29,000 people. The property is situated in proximity to the center of town, allowing the tenants the ability to walk to the many nearby shops, restaurants and the trolley stop.

The Portfolio represents a rare opportunity to acquire an apartment community in the highly desirable Delaware County rental market. The market averages for competing studios (\$941) and two-bedroom units (\$1,490) in the submarket are 30.9% and 30.5% greater than the average rents of Marshall Rd & Randolph St, respectively. The below-market rents allow for investors to come in and make renovations to see a substantial growth in rents.



MARSHALL ROAD

ADDRESS	3443 Marshall Road Drexel Hill, PA 19026
UNITS	9
SF	9,175

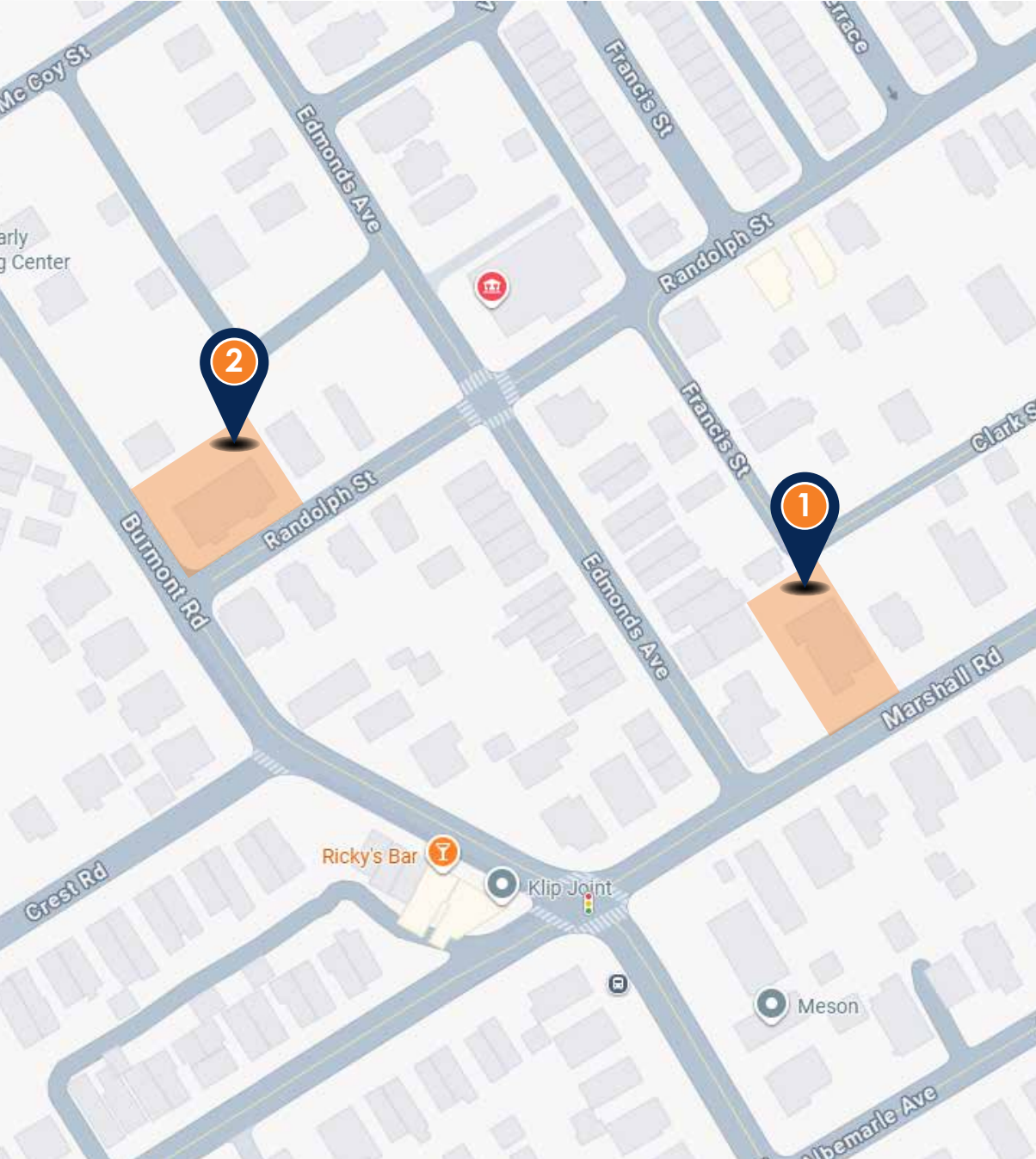


RANDOLPH STREET

ADDRESS	3709-3715 Randolph St. Drexel Hill, PA 19026
UNITS	9
SF	6,975

PORTFOLIO MAP

DREXEL HILL KRE



LISTING DETAILS

DREXEL HILL KRE

INTEREST OFFERED

100 percent fee-simple interest in 3443 Marshall Road in Drexel Hill, Pennsylvania - A 9-unit apartment building; And 3709-3715 Randolph Street in Drexel Hill, Pennsylvania - A 9-unit apartment building.

TERMS OF SALE

These properties are being offered free and clear of any debt.

PROPERTY TOURS

Prospective purchasers are encouraged to tour the subject properties prior to evaluating the opportunity and submitting the offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents.

DEBT

There are multiple financing options available for this transaction. For additional information, please contact:

James Conley

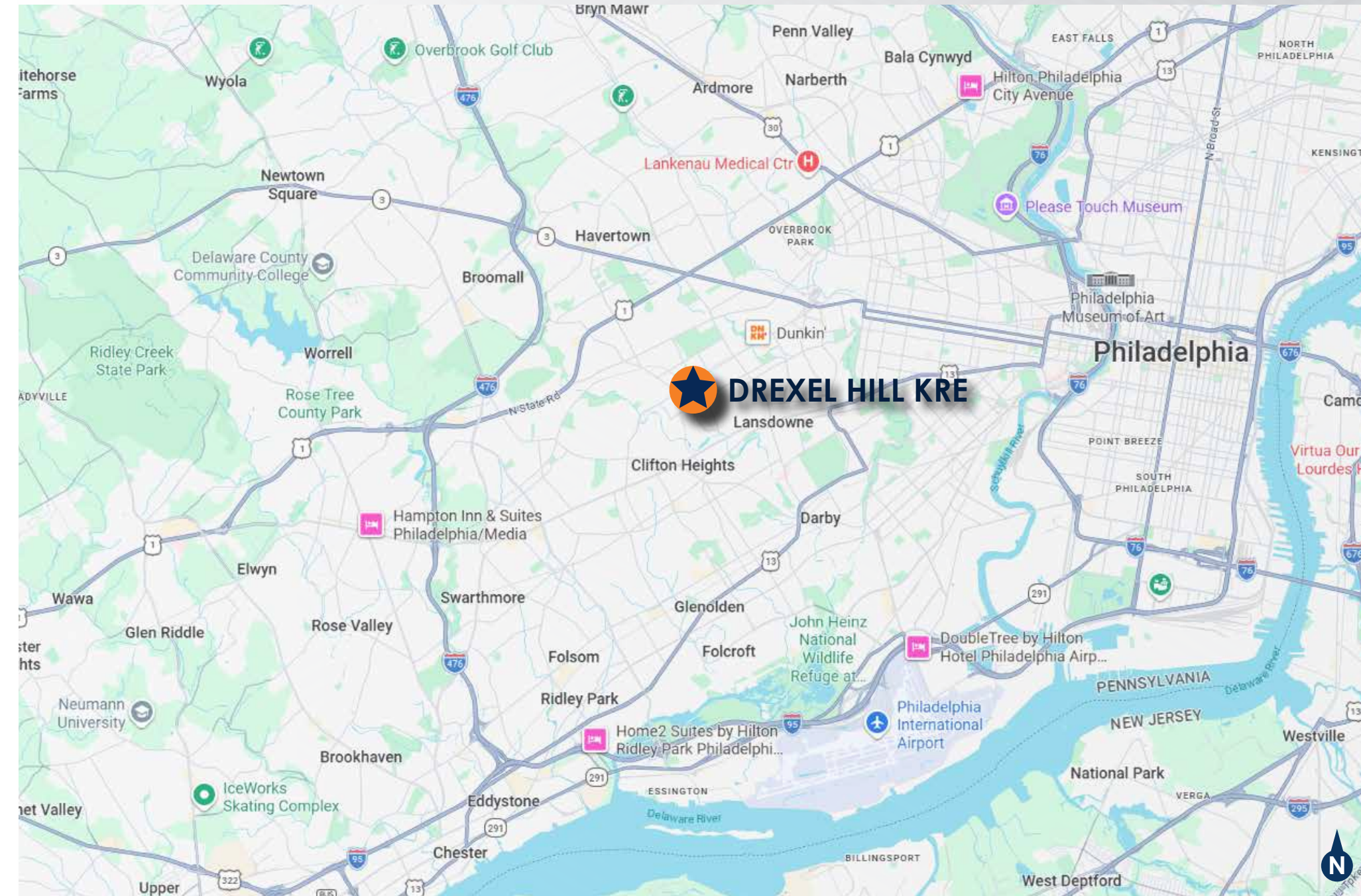
Senior Managing Director, Capital Markets

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REGIONAL MAP

DREXEL HILL KRE



PROPERTY PHOTOS

3443 MARSHALL ROAD EXTERIOR PHOTOS



3443 MARSHALL ROAD COMMON AREA PHOTOS



3443 MARSHALL ROAD UNIT PHOTOS



3709-3715 RANDOLPH STREET
EXTERIOR PHOTOS



FINANCIAL ANALYSIS

DREXEL HILL KRE

RENT ROLL

UNIT TYPE	# OF UNITS	SQUARE FEET	RENTAL RANGE	CURRENT			POTENTIAL		
				AVG. RENT/MONTH	RENT/SF	MONTHLY INCOME	AVG. RENT/MONTH	RENT/SF	MONTHLY INCOME
Studio / 1 Bath	2	575	\$650	\$650	\$1.13	\$1,300	\$900	\$1.57	\$1,800
2 Bed / 1 Bath - Marshall	8	1,075	\$955 - 1,425	\$1,213	\$1.13	\$9,700	\$1,550	\$1.44	\$12,400
2 Bed / 1 Bath - Randolph	8	800	\$800 - 1,120	\$858	\$1.07	\$6,860	\$1,438	\$1.80	\$11,500
TOTALS/WEIGHTED AVG	18	897		\$992	\$1.11	\$17,860	\$1,428	\$1.59	\$25,700
GROSS ANNUALIZED RENTS				\$214,320			\$308,400		

DREXEL HILL KRE

OPERATING STATEMENT

	CURRENT		PRO FORMA		PRO FORMA PER UNIT	PRO FORMA PER SF
INCOME						
Gross Potential Rent	308,400		314,568		17,476	19.48
Loss/Gain to Lease	(94,080)	30.5%	0		0	0.00
Gross Current Rent	214,320		314,568		17,476	19.48
Physical Vacancy	(10,716)	5.0%	(15,728)	5.0%	(874)	(0.97)
TOTAL VACANCY	(\$10,716)	5.0%	(\$15,728)	5.0%	(\$874)	(\$1)
Effective Rental Income	203,604		298,840		16,602	18.50
Other Income - Laundry Income	1,800		1,800		100	0.11
TOTAL OTHER INCOME	\$1,800		\$1,800		\$100	\$0.11
EFFECTIVE GROSS INCOME	\$205,404		\$300,640		\$16,702	\$18.62
EXPENSES						
Real Estate Taxes	45,509		45,509		2,528	2.82
Insurance	12,025		12,025		668	0.74
Utilities - Electric	2,859		2,859		159	0.18
Utilities - Water & Sewer	11,180		11,180		621	0.69
Utilities - Gas	5,687		5,687		316	0.35
Trash Removal (1)	1,663		1,663		92	0.10
Repairs & Maintenance (2)	11,700		11,700		650	0.72
Landscaping & Snow Removal	5,315		5,315		295	0.33
Licenses & Permits	980		980		54	0.06
Alarm Monitoring & Inspection	1,563		1,563		87	0.10
General & Administrative (3)	1,800		1,800		100	0.11
Operating Reserves (4)	3,600		3,600		200	0.22
Management Fee	10,270	5.0%	15,032	5.0%	835	0.93
TOTAL EXPENSES	\$114,151		\$118,913		\$6,606	\$7.36
EXPENSES AS % OF COMBINED EGI	55.6%		39.6%			
NET OPERATING INCOME	\$91,253		\$181,727		\$10,096	\$11.25

OPERATING STATEMENT NOTES:

(1) **Trash Removal:** Reflects the current rate at Marshall. New owner can discontinue service at Randolph since the Township can pick that up due to property size.

(2) **Repairs & Maintenance** has been estimated using an industry standard of \$650 per unit.

(3) **General & Administrative** has been estimated using an industry standard of \$100 per unit.

(4) **Operating Reserves** has been estimated using an industry standard of \$200 per unit.

DREXEL HILL KRE

PRICING

SUMMARY

Price	\$2,000,000
Down Payment	\$800,000 / 40%
# of Units	18
Price/Unit	\$111,111
Price/SF	\$123.84
Rentable SF	16,150
Approx. Year Built	1968

RETURNS

	Current	Year 1
CAP Rate	4.56%	9.09%
GRM	9.33	6.36
Cash-on-Cash	0.61%	11.92%
Debt Coverage Ratio	1.06	2.10

FINANCING

	1st Loan
Loan Amount	\$1,200,000
Loan Type	New
Interest Rate	6.00%
Amortization	30 Years
Year Due	2033

• Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

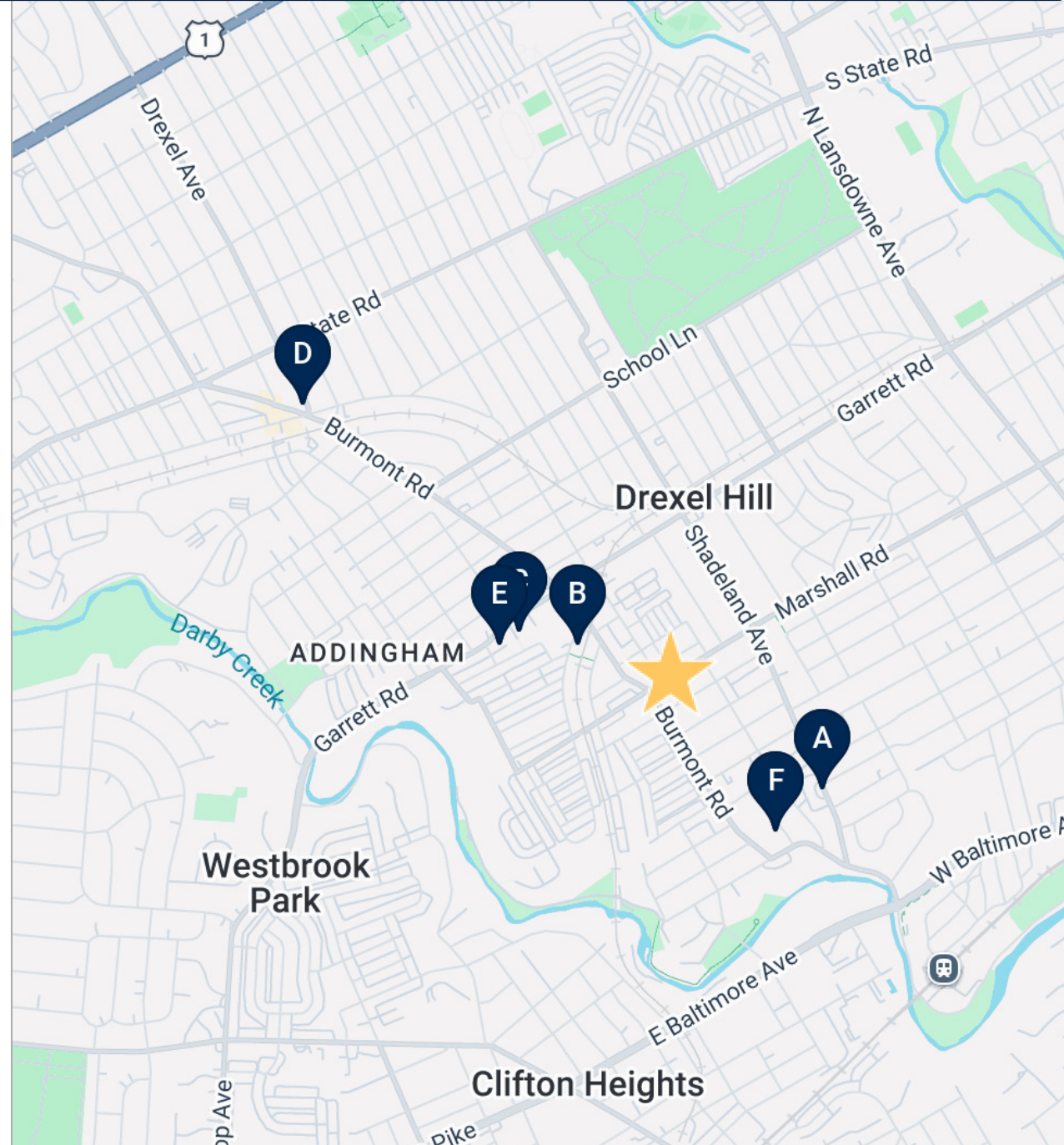


RENT COMPARABLES

DREXEL HILL KRE

RENT COMPS MAP

- ★ Drexel Hill KRE
- A Lindenwood Apartments
- B Cheswold Apartments
- C Garrett Plaza Apartments
- D Devonshire Hall Apartments
- E Barbara Court
- F St. Charles Apartments



DREXEL HILL KRE

MARKET AVERAGES

STUDIO APARTMENT COMPARABLES

	# OF ST UNITS	AVERAGE SQUARE FEET	AVERAGE RENT	AVERAGE RENT/SF
★ SUBJECT PROPERTY // Drexel Hill KRE	2	575	\$650	\$1.13
A Lindenwood Apartments	9	575	\$1,029	\$1.79
B Cheswold Apartments	0	- - -	- - -	- - -
C Garrett Plaza Apartments	4	500	\$950	\$1.90
D Devonshire Hall Apartments	7	400	\$885	\$2.21
E Barbara Court	20	450	\$901	\$2.00
F St. Charles Apartments	0	- - -	- - -	- - -
AVERAGE		481	\$941	\$1.98

2-BED APARTMENT COMPARABLES

	# OF 2B UNITS	AVERAGE SQUARE FEET	AVERAGE RENT	AVERAGE RENT/SF
★ SUBJECT PROPERTY // Drexel Hill KRE - Marshall	8	1,075	\$1,213	\$1.13
★ SUBJECT PROPERTY // Drexel Hill KRE - Randolph	8	800	\$858	\$1.07
A Lindenwood Apartments	59	1,003	\$1,528	\$1.52
B Cheswold Apartments	12	1,000	\$1,625	\$1.63
C Garrett Plaza Apartments	7	1,000	\$1,350	\$1.35
D Devonshire Hall Apartments	4	925	\$1,350	\$1.46
E Barbara Court	0	- - -	- - -	- - -
F St. Charles Apartments	7	900	\$1,550	\$1.72
AVERAGE		966	\$1,481	\$1.54

DREXEL HILL KRE

RENT COMPARABLES

A Lindenwood Apartments
100 Shadeland Ave, Drexel Hill, PA 19026

 172 Units |  Year Built 1970



UNIT TYPE	# UNITS	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	9	575	\$1,029	\$1.79
1 Bed / 1 Bath	55	847	\$1,302	\$1.54
2 Bed / 1 Bath	42	1,056	\$1,541	\$1.46
1 Bed / 1 Bath - Lindenwood N&W	49	730	\$1,244	\$1.70
2 Bed / 1 Bath - Lindenwood N&W	17	950	\$1,515	\$1.59
TOTAL/AVG	172	860	\$1,350	\$1.57

Lindenwood Apartments (106 Units) and Lindenwood North & West (66 Units). Community amenities include landscaped grounds, controlled access, elevators, and on-site laundry. Units feature private balcony. Select units feature dining room. Tenant pays for heat and electric. Owner pays water, sewer and trash removal.

B Cheswold Apartments
375 Cheswold Rd, Drexel Hill, PA 19026

 12 Units |  Year Built 1950



UNIT TYPE	# UNITS	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	12	1,000	\$1,625	\$1.63
TOTAL/AVG	12	1,000	\$1,625	\$1.63

Community amenities include on-site laundry. Units feature fully equipped kitchen with dishwasher. Tenant pays heat and electric. Owner pays water, sewer and trash removal.

DREXEL HILL KRE

RENT COMPARABLES

C Garrett Plaza Apartments
3852 Garrett Rd, Drexel Hill, PA 19026

 25 Units



UNIT TYPE	# UNITS	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	4	500	\$950	\$1.90
1 Bed / 1 Bath	14	750	\$1,150	\$1.53
2 Bed / 1 Bath	7	1,000	\$1,350	\$1.35
TOTAL/AVG	25	780	\$1,174	\$1.51

Community amenities include on-site laundry.

D Devonshire Hall Apartments
701 Burmont Rd, Drexel Hill, PA 19026

 42 Units |  Year Built 1925



UNIT TYPE	# UNITS	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	7	400	\$885	\$2.21
1 Bed / 1 Bath	31	650	\$1,050	\$1.62
2 Bed / 1 Bath	4	925	\$1,350	\$1.46
TOTAL/AVG	42	634	\$1,051	\$1.66

Community amenities include controlled access, elevator, and on-site laundry. Recently renovated apartments.

DREXEL HILL KRE

RENT COMPARABLES

E **Barbara Court**
4010 Garrett Rd, Drexel Hill, PA 19026

 37 Units



Community amenities include on-site laundry.

UNIT TYPE	# UNITS	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	20	450	\$901	\$2.00
1 Bed / 1 Bath	17	800	\$1,274	\$1.59
TOTAL/AVG	37	610	\$1,072	\$1.76

F **St. Charles Apartments**
120 St Charles St, Drexel Hill, PA 19026

 11 Units |  Year Built 1960



Tenant pays electric. Owner pays heat, water, sewer and trash removal.

UNIT TYPE	# UNITS	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	750	\$1,200	\$1.60
2 Bed / 1 Bath	7	900	\$1,550	\$1.72
TOTAL/AVG	11	845	\$1,422	\$1.68



LOCATION DETAILS

LOCATION DETAILS

PHILADELPHIA

Philadelphia is known for the Liberty Bell and the home of Independence Hall, where the United States Constitution and Declaration of Independence were adopted. The metropolitan area encompasses 11 counties across Pennsylvania, New Jersey, Delaware and Maryland. The Delaware River bisects the metropolis from northeast to southwest and serves as the border between Pennsylvania and New Jersey. The Schuylkill River passes through the heart of Philadelphia, separating West Philadelphia from Center City. As part of the Acela corridor, business and leisure travel between Philadelphia and other major East Coast cities is made easier by Amtrak's high-speed rail. The market holds roughly 6.2 million residents. The metro contains more than 20 municipalities, of which all but Philadelphia proper have less than 100,000 residents. Philadelphia is the largest city, counting almost 1.6 million heads.

METRO HIGHLIGHTS



HIGHLY EDUCATED WORKFORCE

Philadelphia has one of the largest concentrations of higher-learning institutions in the nation, including the University of Pennsylvania, Temple University and Drexel University.



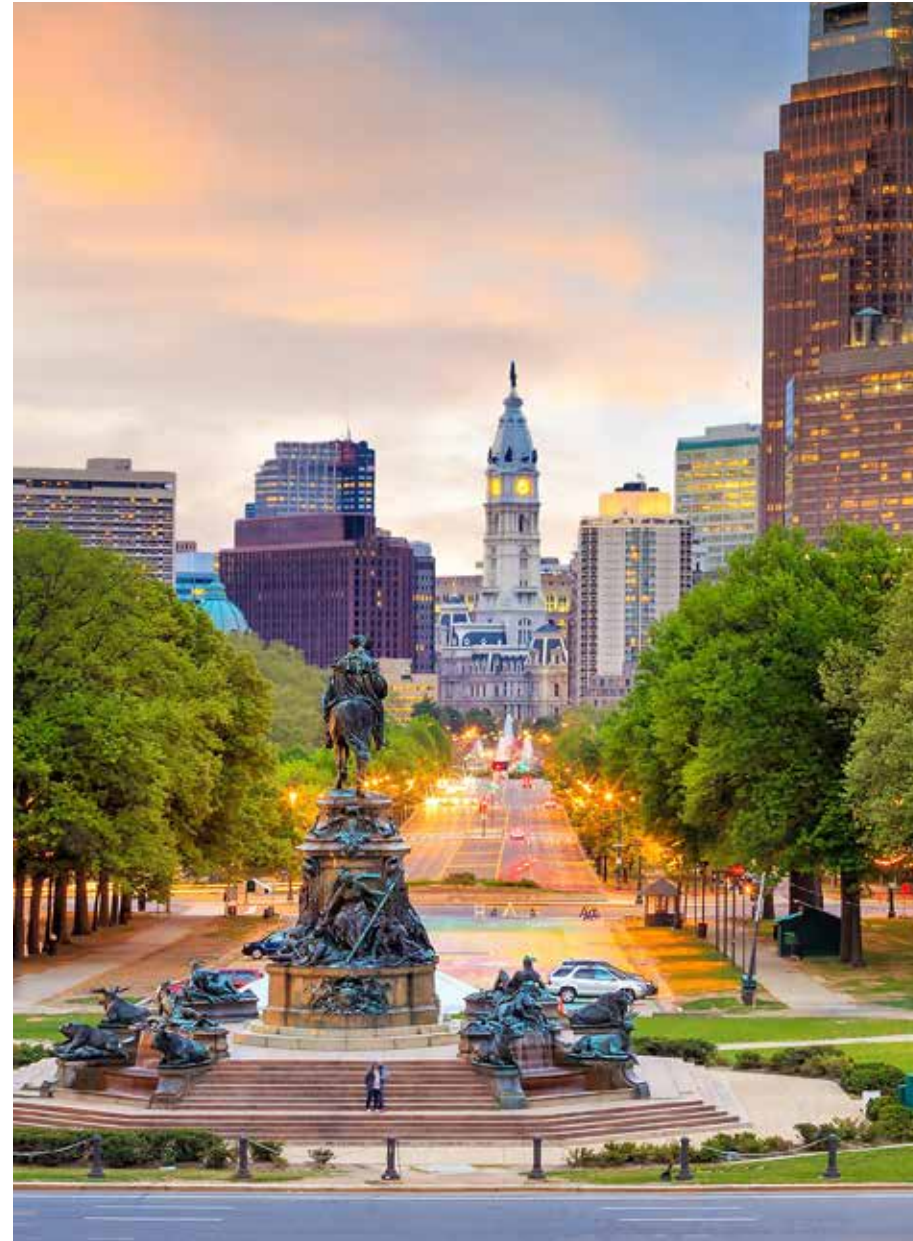
EXPANDING HEALTH SCIENCES SECTOR

The metropolitan area is a significant pharmaceutical, medical and biosciences center, bringing in high-income households. Major companies include Merck, GlaxoSmithKline and Johnson & Johnson.



TRANSPORTATION NETWORK

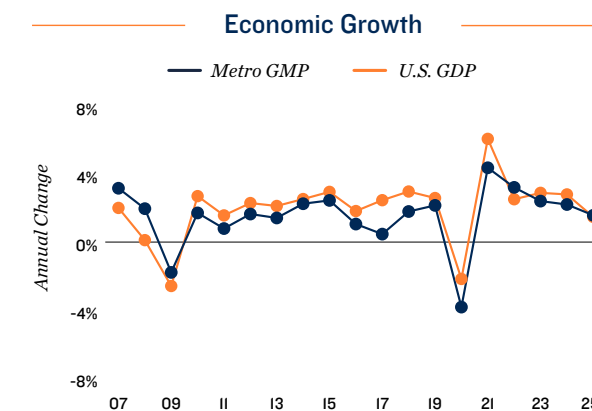
Interstate 95 connects Philadelphia to both New York City and Washington, D.C., and Interstate 76 links the region to Pittsburgh and Cleveland. Logistics employment benefits from this strategic location.



LOCATION DETAILS

ECONOMY

- Drivers of the region's economy include pharmaceuticals, biotechnology, financial services, education, logistics, advanced manufacturing and telecommunications.
- The Philadelphia area is home to numerous Fortune 500 companies that operate across a broad spectrum of industries, including Cencora, Comcast, Inc., UGI, Toll Brothers, and Aramark.
- Philadelphia is headquarters to the Federal Reserve's Third District, which, along with the U.S. Mint, the Philadelphia Stock Exchange and companies like Lincoln Financial Group and Vanguard, helps shape a formidable financial sector.



* Forecast

MAJOR AREA EMPLOYERS

- University of Pennsylvania
- Jefferson Health System
- Merck & Co.
- Drexel University
- Temple University Health System
- Trinity Health Corp.
- Comcast
- Bank of America Corp.
- Children's Hospital of Philadelphia
- The Vanguard Group, Inc.



SHARE OF 2025 TOTAL EMPLOYMENT

- **6%** MANUFACTURING
- **18%** TRADE, TRANSPORTATION AND UTILITIES
- **11%** GOVERNMENT
- **22%** EDUCATION AND HEALTH SERVICES
- **8%** FINANCIAL ACTIVITIES
- **17%** PROFESSIONAL AND BUSINESS SERVICES
- **4%** CONSTRUCTION
- **8%** LEISURE AND HOSPITALITY
- **2%** INFORMATION
- **4%** OTHER SERVICES

Note: Figures are rounded to nearest whole percentage point

DREXEL HILL KRE

LOCATION DETAILS

DEMOGRAPHICS

- The metro is expected to add roughly 48,000 households by the end of 2029, facilitating demand for housing, as well as retail services.
- Roughly 40 percent of people ages 25 and older hold a bachelor's degree; among those residents, 17 percent have also earned a graduate or professional degree.
- Philadelphia's home price-income-ratio, though rising, stood below the U.S. rate at 4.20 in 2025.

QUALITY OF LIFE

Philadelphia offers its residents an attractive package of economic, educational, cultural and recreational advantages. Its transformation from a manufacturing-based economy to one more reliant on information will continue to provide greater economic opportunities. Adding to this, the cost of living in Philadelphia is much less than in other major East Coast markets. Philadelphia provides both visitors and locals with a wide array of destinations. Art and science museums are plentiful, and the restaurant and nightclub scene is alive in the Center City area. The metro houses major professional sports teams, including the Eagles, 76ers, Phillies, Flyers and Union, in addition to numerous golf courses, bike paths and water-related activities.

SPORTS

Baseball | **MLB** | Philadelphia Phillies
Football | **NFL** | Philadelphia Eagles
Basketball | **NBA** | Philadelphia 76ers



EDUCATION

- University of Pennsylvania
 - Drexel University
 - Temple University
 - Villanova University
 - Swarthmore College
- Thomas Jefferson University
- Community College of Philadelphia



ARTS & ENTERTAINMENT

- Kimmel Center for the Performing Arts
 - Philadelphia Museum of Art
 - The Franklin Institute
 - Morris Arboretum



QUICK FACTS



POPULATION
6.2M
Growth 2025-2029*
1.4%



HOUSEHOLDS
2.5M
Growth 2025-2029*
1.9%



MEDIAN AGE
40
U.S. Median:
39

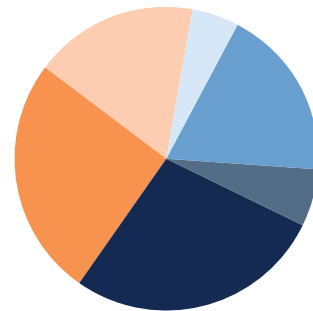


MEDIAN HOUSEHOLD INCOME
\$96,100
U.S. Median:
\$76,100

* Forecast

2025 Population by Age

5%	0-4 years
18%	5-19 years
6%	20-24 years
27%	25-44 years
25%	45-64 years
17%	65+ years



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



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