

5047 Baltimore Ave

PHILADELPHIA, PA 19143



OFFERING MEMORANDUM



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EXECUTIVE SUMMARY

Philly CRE Advisors proudly presents 5047 Baltimore Ave, a 2022 new construction mixed-use asset located in the rapidly expanding University City corridor of West Philadelphia. This turnkey investment features all major systems, mechanicals, and finishes in like-new condition, minimizing capital expenditure and providing immediate cash flow with strong upside potential. The property consists of one ground-floor commercial space leased at \$1,250/month and three residential units, including a bi-level 2 bed / 2 bath with private patio, a massive tri-level 3 bed / 2 bath, and a large bi-level 3 bed / 2 bath. The unit mix offers oversized layouts that consistently outperform typical rental products in the area and attract strong tenant demand. Current rents are below market for comparable new construction assets, presenting a clear value-add opportunity. Even conservative pro forma projections remain below neighborhood rental comps, allowing investors to increase revenue while maintaining competitive pricing. The combination of larger unit sizes, modern layouts, and strong location fundamentals positions this asset for continued rent growth and long-term appreciation. Each unit features modern finishes including stainless steel appliances, granite countertops, in-unit washer/dryer, recessed lighting, and excellent natural light throughout. Strategically located near Drexel University, University of Pennsylvania, CHOP, and HUP, the property benefits from one of the strongest and most consistent rental demand drivers in Philadelphia. Continued institutional investment and redevelopment throughout University City further support long-term equity growth. A rare opportunity to acquire a stabilized, low-maintenance asset with immediate cash flow and significant upside in one of Philadelphia's most dynamic submarkets.



PROPERTY INFORMATION

\$1,100,000

OFFERING PRICE

5.89%

PRO-FORMA CAP RATE

\$89,400

PRO-FORMA ANNUAL GROSS INCOME

HIGHLIGHTS

- Fully Stabilized Mixed-Use Asset with Retail + Residential Income
- Recently Developed (2022) with Modern Construction & Luxury Finishes
- Turnkey, Cash-Flowing Investment with Strong In-Place Income
- Includes 1 Year of Free Professional Property Management
- High-Demand Unit Mix Featuring 2-Bed & 3-Bed Layouts + Private Patio
- Minutes from Drexel University, Penn, and University City Expansion
- Near Penn Presbyterian, CHOP & HUP, Driving Long-Term Tenant Demand



FINANCIAL SUMMARY

RENT ROLL SUMMARY

UNIT	CURRENT RENT	Pro-Forma Rents
Commercial	\$1,250	\$1,350
1) 2B/2B	\$1,700	\$1,850
2) 3B/2B	\$2,100	\$2,200
3) 3B/2B	\$1,750	\$2,050
TOTAL	\$6,800	\$7,450

ESTIMATED OPERATING STATEMENT

INCOME		ANNUAL	ANNUAL
Total Effective Gross Income		\$81,600	\$89,400
EXPENSES			
Property Taxes		\$6,299	\$6,299
Insurance		\$2,500	\$3,000
Vacancy	5%	\$4,080	\$4,470
Trash		\$500	\$500
Common Area Electric		\$600	\$600
Sprinkler annual		\$350	\$350
Water		\$3,840	\$3,840
Repairs & Maintenance	6%	\$4,896	\$5,364
Licenses & Permits		\$207	\$207
Total Expenses		\$23,272	\$24,630
Expenses as % of EGI		28.52%	27.55%
Net Operating Income		\$58,328	\$64,770

ESTIMATED PRICING SUMMARY

Pricing Highlights

Price	Cap Rate	Pro-forma Cap Rate
\$1,100,000	5.11%	5.89%

5047 Baltimore Ave

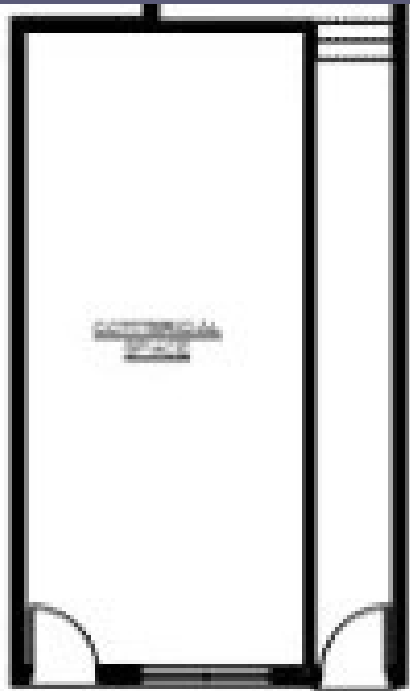
INTERIOR PHOTOS



5047 Baltimore Ave

FLOOR PLANS

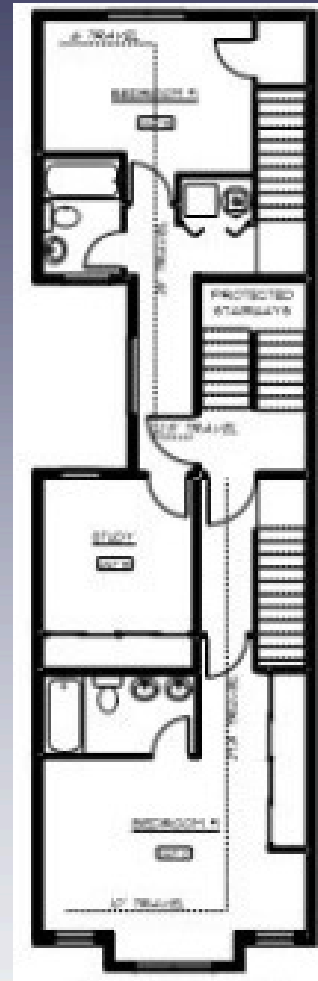
COMMERCIAL
SPACE



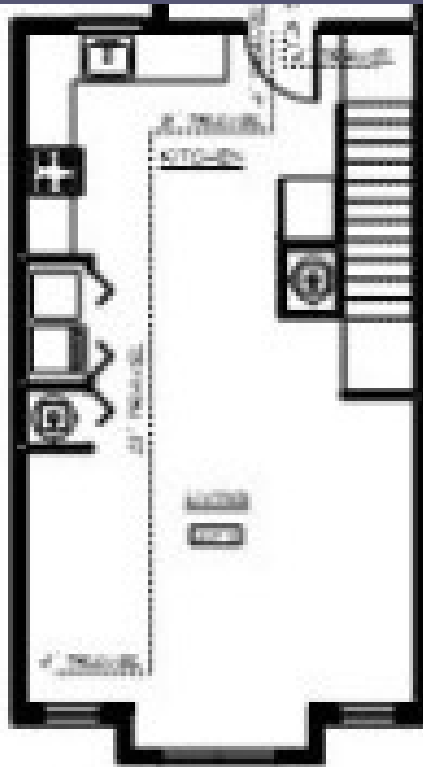
FIRST FLOOR PLAN



UNIT 1



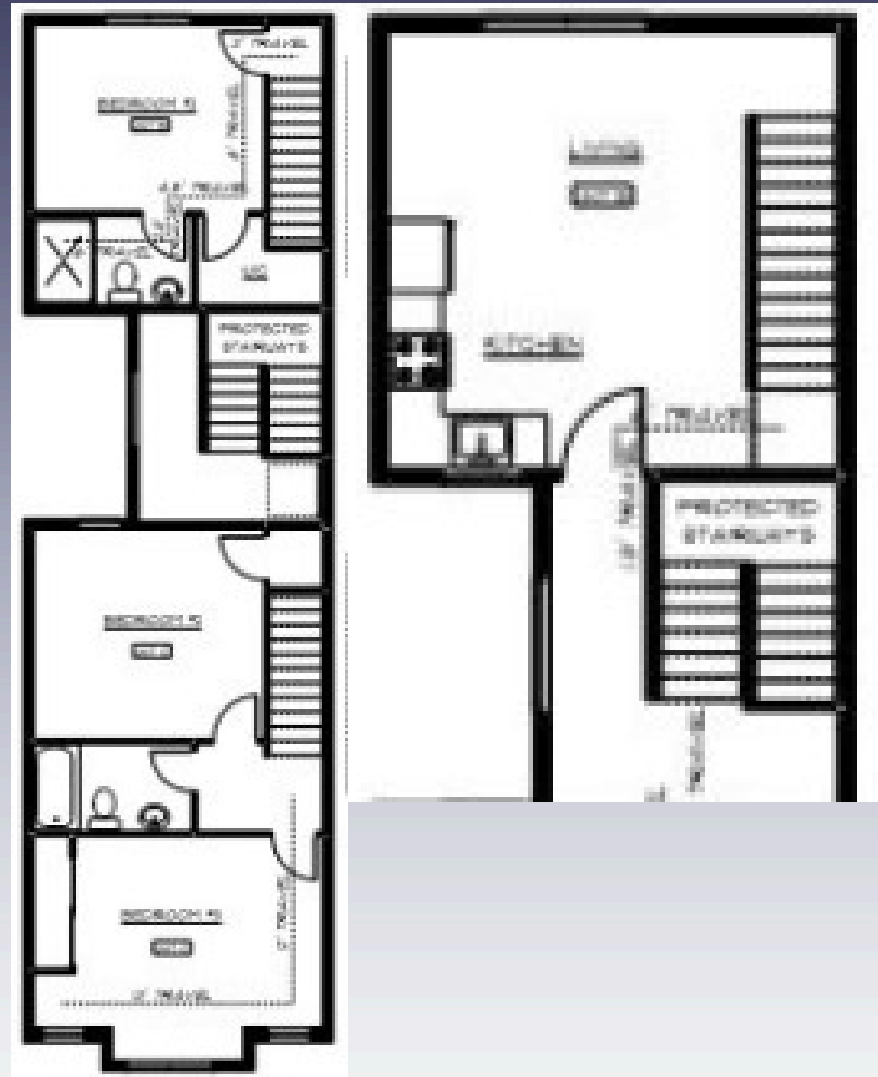
UNIT 2



5047 Baltimore Ave

FLOOR PLANS

UNIT 3

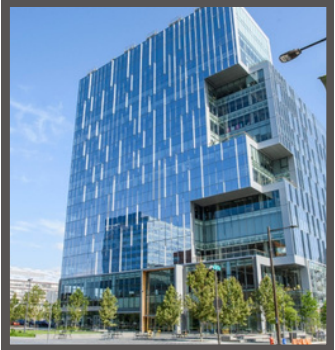


MAJOR PROJECTS DRIVING DEMAND IN & AROUND UNIVERSITY CITY



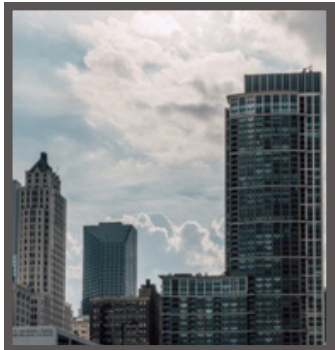
Schuylkill Yards (Brandywine + Drexel)

Schuylkill Yards master plan includes ~5M SF mixed-use development with life science/office, residential, retail, hospitality, and 6.5 acres of public green space; 3151 Market features a ~450,000 SF completed lab/life science building with ground-floor retail.



uCity Square (Wexford)

One uCity Square: ~400,000 SF, 13-story life science and office anchor building driving continued growth within the expanding uCity Square innovation district.



CHOP Expansion (Schuylkill Ave/Civic Center Blvd)

\$3B+ multi-phase expansion underway, featuring the 1.3M SF Roberts Children's Health Tower (under construction, ~2028 delivery), along with new research, innovation, and outpatient facilities—one of the largest healthcare expansions in the country, expected to drive long-term job growth and housing demand.



Pennovation Works / Lower Schuylkill Innovation District

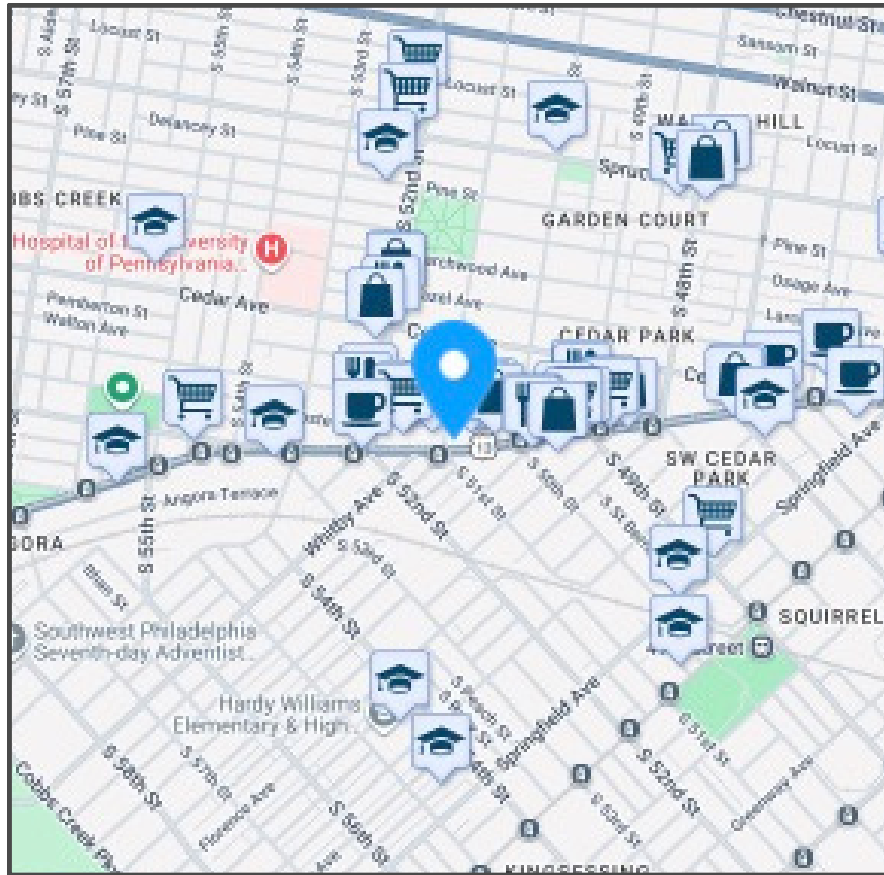
Pennovation Works / Lower Schuylkill Innovation District: a 23-acre innovation campus developed by UPenn, focused on research, startups, and technology commercialization—serving as a major driver of high-income tenants and sustained job creation.



UPCOMING DEVELOPMENT & NEIGHBORHOOD MOMENTUM

- **Schuylkill Yards (Brandywine + Drexel):** ~5M SF mixed-use innovation district including life science/office, residential, retail, hospitality, and public green space; ~450,000 SF lab building at 3151 Market largely complete.
- **uCity Square Innovation Campus:** Life sciences and research hub anchored by One uCity Square (~400,000 SF, 13-story lab/office building).
- **CHOP Expansion (Schuylkill Ave / Civic Center Blvd):** \$3B+ multi-phase expansion including the 1.3M SF Roberts Children's Health Tower (under construction, ~2028 delivery), driving significant job growth and increased housing demand.
- **Pennovation Works / Lower Schuylkill Innovation District:** 23-acre innovation campus developed by UPenn, focused on research, startups, and technology commercialization, fueling a high-income tenant base and long-term economic growth.

Cedar Park



Walk Score

93

Walker's Paradise

Daily errands do not require a car.

Transit Score

73

Excellent Transit

Transit is convenient for most trips.

Bike Score

93

Biker's Paradise

Daily errands can be accomplished on a bike.

NEARBY HOSPITALS



TRANSPORTATION & AMENITIES

- Close proximity to Children's Hospital of Philadelphia (CHOP) and Hospital of the University of Pennsylvania (HUP)
- Surrounded by several schools including Belmont Charter School, Martha Washington Middle School, Crossroads Accelerated Academy High School, Morton McMichael School, and Blankenburg Elementary School
- 5 min from I-76 highway access
- 20 min walk to The Philadelphia Zoo
- Quick Access to major roads Lancaster Ave, 40th St., Haverford Ave, Girard Ave and Powelton Ave.



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