

INVESTMENT PROFORMA

2624 Germantown Ave, Philadelphia, PA | Mixed-Use: 1 Commercial + 3 Residential Units

PROPERTY OVERVIEW

Address	2624 Germantown Ave, Philadelphia, PA
Property Type	Mixed-Use (Commercial + Residential)
Unit Mix	1 Commercial Storefront + 3 Residential Efficiency Units
Asking Price	\$379,000

PROJECTED ANNUAL INCOME

Commercial Unit (est. 600 SF @ \$18/SF/yr)	\$900/mo \$10,800/yr
Residential Unit 1 - Efficiency (market est.)	\$1,100/mo
Residential Unit 2 - Efficiency (market est.)	\$1,100/mo
Residential Unit 3 - Efficiency (market est.)	\$1,100/mo
Gross Residential Income	\$3,300/mo \$39,600/yr
Gross Scheduled Income (All Units)	\$4,200/mo \$50,400/yr
Vacancy & Credit Loss (8% blended)	(\$4,032)
Effective Gross Income	\$46,368/yr

ESTIMATED ANNUAL OPERATING EXPENSES

Property Taxes (est.)	\$4,200
Insurance	\$2,400
Water & Sewer	\$1,800
Maintenance & Repairs	\$3,000
Property Management (8% of EGI)	\$3,709
Capital Reserves	\$1,500
Miscellaneous	\$600
Total Operating Expenses	\$17,209

NET OPERATING INCOME (NOI)

\$29,159

FINANCING ASSUMPTIONS

Purchase Price	\$379,000
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Down Payment (25%)	\$94,750
Loan Amount	\$284,250
Interest Rate (est.)	7.5% (30-yr fixed, investment)
Monthly Mortgage Payment (P&I;)	\$1,988
Annual Debt Service	\$23,850

INVESTOR RETURN SUMMARY

Capitalization Rate (Cap Rate)	7.69%
Cash-on-Cash Return	5.60%
Annual Pre-Tax Cash Flow	\$5,308
Monthly Pre-Tax Cash Flow	\$442
Gross Rent Multiplier (GRM)	7.52x
Debt Service Coverage Ratio (DSCR)	1.22x

* Residential rents are market estimates based on Germantown, Philadelphia studio/efficiency comparables (RentHop, RentCafe, ApartmentAdvisor, 2025 data). Actual rents may vary.

* Commercial rent estimate based on Germantown Ave retail comps of \$18-\$29/SF/yr (CityFeet, CommercialCafe, 2025). A conservative \$18/SF applied for smaller storefront.

* Financing terms are estimates only. Actual rates, terms, and closing costs will vary by lender and borrower profile.

* Property tax estimate is approximate. Buyer should verify current assessment with the City of Philadelphia.

* This proforma is for informational purposes only and does not constitute a guarantee of income or return.