TROPHY
Commercial Real Estate

4146-48 Parkside Avenue

Philadelphia, PA 19104

28-UNIT MIXED-USE MULTIFAMILY INVESTMENT

CONFIDENTIAL OFFERING MEMORANDUM

www.trophycommercial.com

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Trophy Commercial Real Estate LLC

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EXECUTIVE SUMMARY

Trophy Commercial Real Estate, LLC ("Trophy") is pleased to present the exclusive offering of 4148 Parkside Avenue, a newly constructed 28-unit multifamily investment opportunity.

Located directly along Parkside Avenue overlooking Fairmount Park in the rapidly expanding West Philadelphia submarket. **Built in 2023,** the property contains **approximately 17,150 rentable square feet** and features a collection of modern one-bedroom, two-bedroom, and studio apartments designed to meet the growing demand for high-quality rental housing.

With modern construction, an efficient operating profile, and immediate proximity to Fairmount Park, University City, and Center City Philadelphia, 4148 Parkside Avenue offers investors durable cash flow, limited capital expenditure requirements, and long-term appreciation potential.

The asset is currently stabilized and generates an in-place Net Operating Income of approximately **$322,921, r**epresenting a **6.52%** capitalization rate at the asking price of **$4,950,000**. Year One NOI is projected to increase to $342,306 (6.40% cap rate) through organic rent growth and stabilized operations.

PROPERTY OVERVIEW

Address:
4148 Parkside Avenue,
Philadelphia, PA 19104

Asset Type: Multifamily

Total Units: 28

Total Rentable Area: 17,150 SF

Average Unit Size: 693 SF

Average Monthly Rent: $1,342

Year Built: 2023

Utilities &

UNIT FEATURES

- Modern one-bedroom, two-bedroom, and studio apartments
- Efficient floorplans averaging 693 SF
- Contemporary finishes throughout
- Professionally managed asset
- Laundry income and pet fee income in place
- Minimal deferred maintenance anticipated
- Institutional-quality construction requiring limited near-term capital expenditures

Deal HIGHLIGHTS

NEWLY CONSTRUCTED ASSET

Completed in 2023, the property offers investors a turnkey multifamily investment with modern systems, contemporary finishes, and minimal near-term capital expenditure requirements.

Full 10-Year Tax Abatement

Property benefits from a full 10-year tax abatement and is currently in year 3 of 10, with 7 years remaining.

PARKSIDE LOCATION

Situated directly along Parkside Avenue overlooking Fairmount Park with convenient access to University City, Center City Philadelphia, public transportation, and major employment centers.

STABILIZED CASH FLOW

Currently generating approximately $322,921 in Net Operating Income with projected Year One NOI growth to $342,306.

EFFICIENT OPERATING PROFILE

Operating expenses represent approximately 25.2% of Effective Gross Income, providing strong operating margins and durable cash flow.

PREMIUM RENTAL PRODUCT

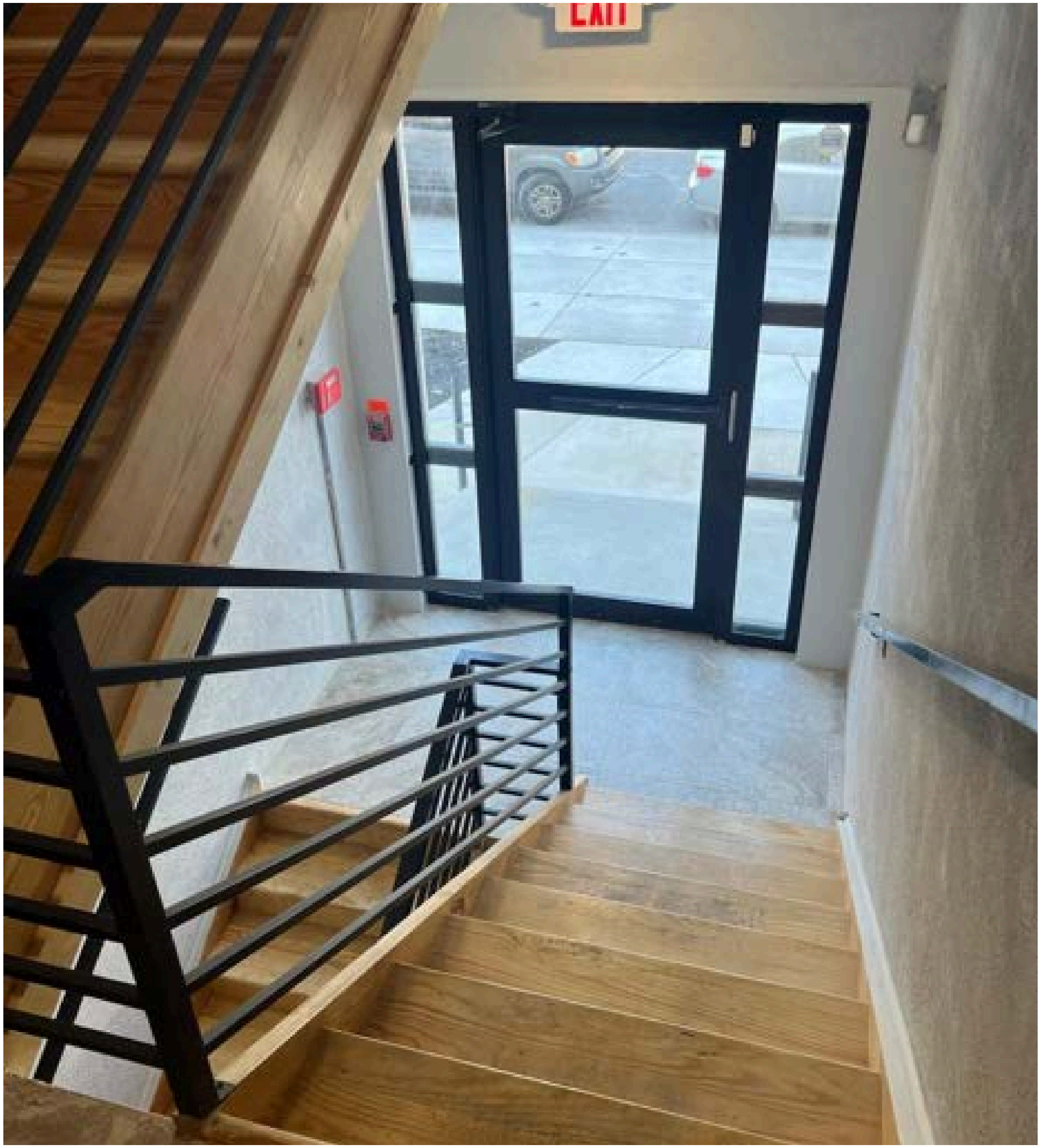
Modern apartment layouts and recent construction continue to attract students, healthcare professionals, and young professionals seeking high-quality housing in one of Philadelphia's fastest-growing neighborhoods.

ATTRACTIVE LONG-TERM INVESTMENT

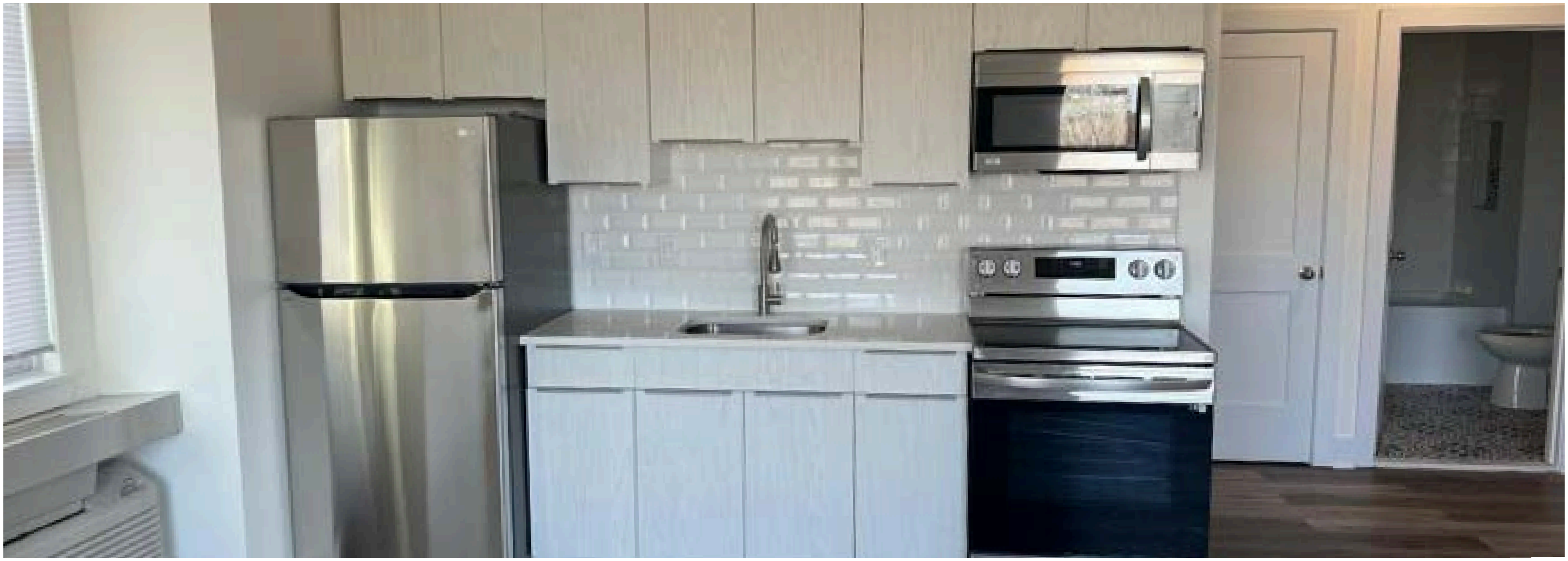
Limited future capital requirements combined with strong rental demand position the property for continued income growth and long-term appreciation.

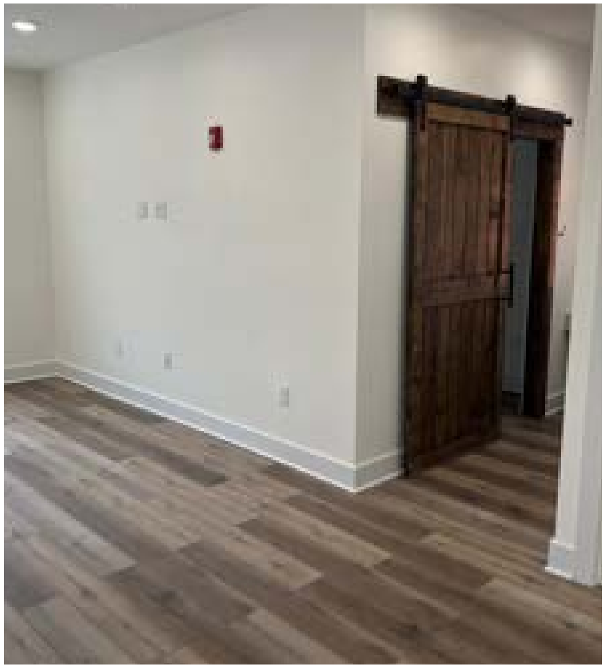
PROPERTY PHOTOS

4148 Parkside Avenue, Philadelphia, PA 19104


EXIT

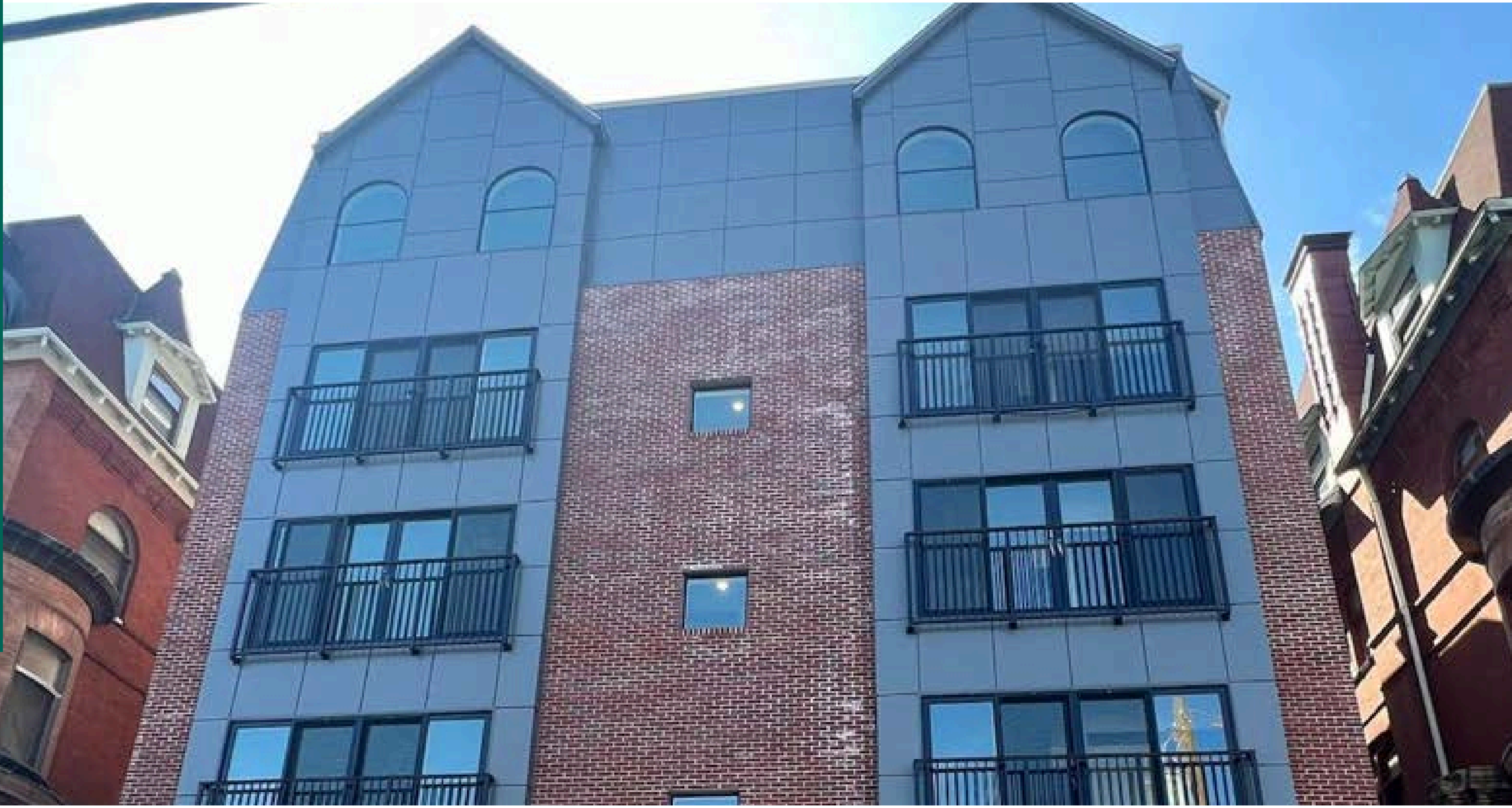
PROPERTY PHOTOS





PROPERTY PHOTOS

FINANCIAL ANALYSIS



RENT ROLL

Units			Current		Scheduled	
Unit	Unit Type	Square Feet	Rent / Month	Rent / SF /Month	Rent /Month	Rent / SF /Month
101	2 Bed | 1 Bath	1032	$1,500	$3.10	$1,500	$3.10
102	1 Bed | 1 Bath	625	$1,500	$2.40	$1,500	$2.40
103	1 Bed | 1 Bath	625	$1,200	$1.92	$1,200	$1.92
104	1 Bed | 1 Bath	625	$1,449	$2.32	$1,449	$2.32
105	1 Bed | 1 Bath	625	$1,279	$2.05	$1,279	$2.05
201	2 Bed | 1 Bath	625	$1,500	$2.40	$1,500	$2.40
202	1 Bed | 1 Bath	625	$1,100	$1.76	$1,100	$1.76
203	1 Bed | 1 Bath	625	$1,200	$1.92	$1,200	$1.92
204	1 Bed | 1 Bath	625	$1,500	$2.40	$1,500	$2.40
205	1 Bed | 1 Bath	625	$1,300	$2.08	$1,300	$2.08
301	2 Bed | 1 Bath	625	$1,550	$2.48	$1,550	$2.48
302	1 Bed | 1 Bath	625	$1,100	$1.76	$1,100	$1.76
303	1 Bed | 1 Bath	625	$1,100	$1.76	$1,100	$1.76
304	1 Bed | 1 Bath	625	$1,495	$2.39	$1,495	$2.39
305	1 Bed | 1 Bath	625	$1,350	$2.16	$1,350	$2.16
401	2 Bed | 1 Bath	625	$1,550	$2.48	$1,550	$2.48
402	1 Bed | 1 Bath	625	$1,200	$1.92	$1,200	$1.92
403	1 Bed | 1 Bath	625	$1,476	$2.36	$1,476	$2.36
404	1 Bed | 1 Bath	625	$1,500	$2.40	$1,500	$2.40
405	1 Bed | 1 Bath	625	$1,300	$2.08	$1,300	$2.08
501	2 Bed | 1 Bath	625	$1,550	$2.48	$1,550	$2.48
502	1 Bed | 1 Bath	625	$1,200	$1.92	$1,200	$1.92
503	1 Bed | 1 Bath	625	$1,200	$1.92	$1,200	$1.92
504	1 Bed | 1 Bath	1,032	$1,497	$1.45	$1,497	$1.45
505	Studio	484	$995	$0.96	$995	$0.96
B-1	1 Bed | 1 Bath	1,032	$1,320	$1.28	$1,320	$1.28
B-2	1 Bed | 1 Bath	1,032	$1,303	$1.26	$1,303	$1.26
B-3	1 Bed | 1 Bath	1,032	$1,350	$1.31	$1,350	$1.31
Total		**19,394**	**$37,564**	**$1.94**	**$37,564**	**$1.94**

Income	Current		Year 1		Per Unit	Per SF
Gross Current Rent	450,768		473,306		16,904	24.4
Physical Vacancy	(22,538)	5.00%	(18,932)	4.00%	(676)	(0.98)
Total Vacancy	($22,538)	5.00%	($18,932)	4.00%	($676)	($1)
Economic Occupancy	95.00%		96.00%			
Effective Rental Income	**428,230**		**454,374**		**16,228**	**23.43**
Laundry Fees	2,400		2,400		86	0.12
Pet Fees	1,000		1,000		36	0.05
Total Other Income	**$3,400**		**$3,400**		**$121**	**$0.18**
Effective Gross Income	**$431,630**		**$457,774**		**$16,349**	**$23.60**
Expenses	**Current**		**Year 1**		**Per Unit**	**Per SF**
Real Estate Taxes	3,964		3,964		142	0.2
Insurance	17,557		23,000		821	1.19
Utilities - Electric	10,393		10,392		371	0.54
Utilities - Water & Sewer	10,317		10,317		368	0.53
Trash Removal	3,770		3,770		135	0.19
Cleaning	6,605		6,605		236	0.34
Repairs & Maintenance	26,813		26,813		958	1.38
Landscaping	1,500		1,500		54	0.08
Elevator	3,973		3,973		142	0.2
Alarm Monitoring/Security	749		1,021		36	0.05
Internet and Phone	3,870		3,870		138	0.2
Licensing	1,932		1,932		69	0.1
Management Fee	17,265	4.00%	18,311	4.00%	654	0.94
Total Expenses	**$108,708**		**$115,468**		**$4,124**	**$5.95**
Expenses as % of EGI	**25.20%**		**25.20%**			
Net Operating Income	**$322,921**		**$342,306**		**$12,225**	**$17.65**

TROPHY Commercial Real Estate

Pricing		
Price	$4,950,000	
Down Payment	$1,485,000	30%
Number of Units	28	
Price Per Unit	$176,786	
Price Per SqFt	$255.23	
Rentable SqFt	19,394	
Lot Size	0.13 Acres	
Approx. Year Built	2023	

Returns	Current	Year 1
CAP Rate	6.52%	6.92%
GRM	10.98	10.46
Cash-on-Cash	5.41%	6.71%
Debt Coverage Ratio	1.33	1.41

Market Loan	
Interest Rate	5.75%
Amortization Period	30 Years
Months of Interest Only	0 Months
Annual Loan Constant	7.00%
Loan Term	5 Years
Loan to Value	70%
Loan Amount	$3,465,000
Down Payment	$1,485,000

Total # Of Units	Total Square Feet	Ave. Square Feet Per Unit	Ave. Monthly Rent Per Unit	Market Rents	Asset Type
28	**19,394**	**693**	**$1,342**	**$1,342**	Multifamily

DEBT FINANCING	
Loan Name/Type*	Conventional
Origination Date	June 2026
LTV	70.00%
Loan Balance	$3,465,000
Interest Rate	5.75%
Term (Years)	5 Years
Maturity Date	May 2031
Interest Only Period (Months)	0 Months
Amortization Period (Years)	30 Yeards
Loan Constant	7.00%
Annual Debt Service Payment (P&I only)	($242,650)
Equity	$1,485,000
Outstanding Loan Balance at Maturity	$3,214,210
Term Remaining (Months)	60 Months

MARKET POSITIONING

4148 Parkside Avenue is positioned within one of Philadelphia's most dynamic multifamily corridors, directly adjacent to **Fairmount Park** and minutes from **University City, Drexel University, the University of Pennsylvania**, and numerous medical and research institutions. The property's location provides residents with immediate access to one of the nation's largest urban park systems while maintaining convenient connectivity to Center City Philadelphia via SEPTA transit and major arterial roadways.

Completed in 2023, the asset benefits from modern construction, institutional-quality finishes, and a highly efficient operating profile that distinguishes it from the area's aging apartment inventory. Continued investment throughout the Parkside and West Philadelphia neighborhoods, combined with strong demand from students, healthcare professionals, educators, and young professionals, supports long-term occupancy, rental growth, and asset appreciation.

OFFERING PROCEDURE

Property tours are available by appointment only through Trophy Commercial Real Estate. Qualified purchasers will receive access to due diligence materials upon execution of a confidentiality agreement. Offers should be submitted in the form of a non-binding Letter of Intent outlining purchase price, financing assumptions, due diligence period, and proposed closing timeline.

In addition to investment sales advisory, Trophy Commercial Real Estate provides integrated debt placement and capital markets advisory services for multifamily acquisitions.

Trophy can assist qualified buyers in sourcing and structuring acquisition and refinance debt tailored to the property's operating profile, leverage objectives, and hold strategy. Our team maintains active relationships with:

- Local and regional banks
- Credit unions
- Agency and agency-adjacent lenders
- Debt funds and bridge lenders
- Private balance-sheet lenders

POTENTIAL PARAMETERS (SUBJECT TO CREDIT APPROVAL)

LOAN-TO-VALUE

70%

AMORTIZATION

25- 30 Years

TERM

5-10 Yeards

INTEREST RATE

Market-based, fixed, or floating options available

Non-recourse or limited recourse options, depending on structure

Trophy's capital markets platform allows buyers to evaluate multiple financing options in parallel, optimize proceeds, and reduce execution risk during the acquisition process. Debt advisory services are available as an optional enhancement and are coordinated alongside the transaction timeline to ensure smooth closing.

For purchasers seeking a one-stop execution platform — combining investment sales expertise with capital markets access — Trophy is positioned to deliver a streamlined and efficient transaction.

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