



CONFIDENTIAL OFFERING MEMORANDUM

1611 S Broad Street

Philadelphia, Pennsylvania 19148

FURNISHED ACCOMMODATION INVESTMENT

SELLER-REPORTED CONFIGURATION

Eight furnished short-term rental accommodations

Historic character | Guest-ready interiors | South Broad Street

OFFERING PRICE

\$1,000,000

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1611 S Broad Street | Offering Memorandum

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Disclaimer

For qualified prospective purchasers only

This memorandum is preliminary marketing material—not an offer, contract, or legal opinion.

This Offering Memorandum (“OM”) has been prepared by Home Vista Realty for informational purposes regarding the property located at 1611 S Broad Street, Philadelphia, PA 19148.

INFORMATION & RELIANCE

Information contained herein is believed to be reliable but is not guaranteed as to accuracy or completeness. Prospective purchasers should independently verify all information and conduct their own due diligence, including property condition, financial performance, zoning, permits, building codes, and other relevant matters.

BUYER REVIEW

This OM does not constitute an offer or commitment to sell. The property owner reserves the right to modify or withdraw the offering at any time without notice.

CONFIDENTIALITY & PROCESS

This OM is confidential and may not be reproduced or distributed without prior authorization. Home Vista Realty, the property owner, and their representatives assume no liability for errors, omissions, or reliance upon the information provided herein.



**1611 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19148**

Executive Summary

A furnished Broad Street asset with a distinctive hospitality identity

OPPORTUNITY OVERVIEW

This investment property at 1611 S Broad St presents an attractive opportunity for investors seeking strong cash flow and a professionally managed short-term rental operation. The property contains 8 bedrooms and 8 bathrooms across approximately 3,645 square feet of interior space and is reported to be in good, well-maintained condition.

The property is legally approved for Airbnb short-term rental use and is currently operated by a professional Airbnb management team, providing a more hands-off ownership experience. The layout includes three bedrooms and three bathrooms on the first floor, two bedrooms and two bathrooms on the second floor, and three bedrooms and three bathrooms on the third floor.

This asset is well suited for investors seeking a turnkey hospitality-oriented property with multiple rentable suites, favorable bedroom-to-bathroom ratios, and established professional management.

**\$1.0M**

OFFERING PRICE

3,645 SF

BUILDING AREA

2,214 SFLOT AREA
18 ft x 123 ft**1915**

YEAR BUILT

8

ACCOMMODATIONS

\$8,673

2026 TAXES

THE ACCOMMODATIONS

Accommodation Collection

A selection of the property's most distinctive furnished rooms



LARGE FURNISHED GUEST ROOM

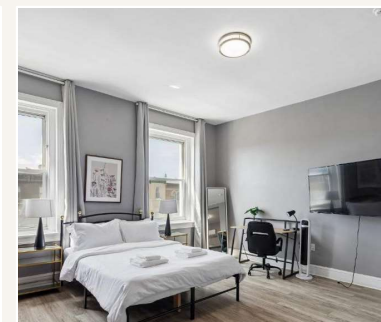
01

LIGHT, SCALE, AND ORIGINAL DETAIL

Tall windows, neutral finishes, workspaces, and historic built-ins create flexible guest environments.



BAY-FRONT SUITE



OVERSIZED ROOM



BROAD STREET-FACING GUEST ROOM

THE ACCOMMODATIONS

Flexible Furnished Rooms

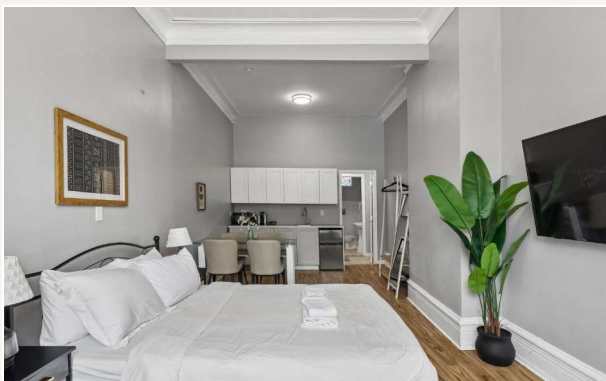
Sleeping, dining, working, and food-preparation functions within the guest spaces



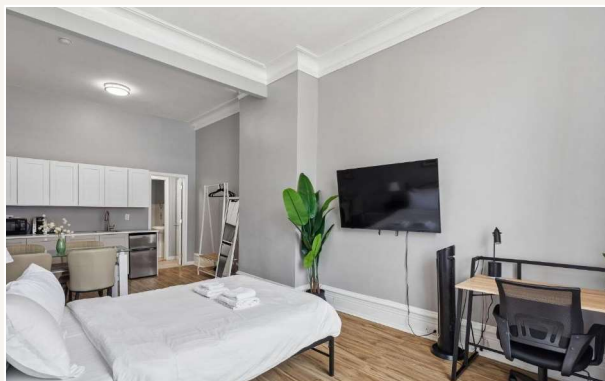
SLEEPING AND DINING AREA



STUDIO-STYLE FURNISHED ACCOMMODATION



OPEN GUEST LAYOUT



WORKSPACE AND MEDIA

GUEST-READY PRESENTATION

- Furnished sleeping areas
- Televisions and work surfaces
- Dining and beverage stations
- Neutral, repeatable styling
- Combination of compact and oversized rooms

Details That Shape the Stay

Historic features paired with practical guest conveniences



ENTRY AND STAINED-GLASS TRANSOM



STAINED-GLASS ROOM



DINING AND KITCHENETTE



UPDATED BATHROOM



FOOD-PREPARATION AREA

SELECTED FEATURES

- Original stair and woodwork
- Stained-glass accents
- Multiple kitchenette areas
- Updated tiled baths
- In-room dining and desks
- TVs and guest furnishings

Trailing 12 Months Operating Statement

Seller-provided results for August 2025 through July 2026

KEY OUTPUTS

\$128,898 NOI

Seller-provided trailing results show \$244,479 in revenue, \$98,208 in short-term-rental operating expenses, and \$17,373 in property expenses. Net operating income equals \$128,898, or 52.7% of revenue. Figures exclude debt service, income taxes, depreciation, and reserves and remain subject to buyer verification.

OPERATING METRICS

- \$244,479 total revenue
- \$98,208 STR operating expenses
- \$31,773 property expenses
- 46.8% NOI margin
- 11.45% Implied cap rate

1611 S Broad Street — Trailing Twelve-Month P&L

Period: August 2025 through July 2026 | Seller-provided operating data

TRAILING OPERATING STATEMENT	ANNUAL	% OF REVENUE
Revenue		
Airbnb Revenue	\$219,187	89.7%
Booking Revenue	\$25,292	10.3%
Cash Revenue	-	-
Total Revenue	\$244,479	100.0%
Short-Term Rental Operating Expenses		
Management Commission	\$40,974	16.8%
Supplies, Booking Agent Commission & Tax	\$10,084	4.1%
Cleaning	\$47,150	19.3%
Other	-	-
Total STR Operating Expenses	\$98,208	40.2%
Net Before Property Expenses	\$146,271	59.8%
Property Operating Expenses		
Real Estate Taxes	\$8,673	3.5%
Property Insurance	\$3,200	1.3%
Airbnb Insurance	\$5,500	2.2%
Utilities	\$14,400	5.9%
Total Property Operating Expenses	\$31,773	13.0%
Net Operating Income	\$114,498	46.8%
NOI Margin		46.8%

South Broad Street Positioning

A visible corridor location near transit, dining, healthcare, and entertainment

1611 S BROAD STREET

Connected by design

Positioned just south of Tasker Street within the Newbold / East Passyunk area, the property offers convenient access to neighborhood amenities and destinations throughout Philadelphia.

- TASKER-MORRIS**
Broad Street Line
- EAST PASSYUNK**
Dining and retail
- CENTER CITY**
Direct northbound connection



BROAD STREET FRONTAGE

01

TRANSIT

Broad Street Line and SEPTA connections

02

HEALTHCARE

Nearby Methodist Hospital employment anchor

03

DINING

East Passyunk restaurants, cafes, and retail

04

EVENTS

South Philadelphia sports and entertainment district

05

ROADWAYS

Access to I-76, I-95, and Center City

Demand Drivers

A broad mix of business, medical, leisure, and neighborhood demand



BAY-WINDOW ACCOMMODATION



RECOGNIZABLE BROAD STREET ENTRANCE

01

TRANSIT-ORIENTED ACCESS

The Broad Street Line supports convenient travel to Center City and the stadium district.

02

EAST PASSYUNK LIFESTYLE

Restaurants, cafes, boutiques, and neighborhood retail broaden guest appeal.

03

HEALTHCARE EMPLOYMENT

Nearby healthcare institutions contribute to business and workforce-related stays.

04

SPORTS AND ENTERTAINMENT

Year-round games, concerts, and events support leisure demand in South Philadelphia.



NEXT STEPS

1611 S Broad Street

Philadelphia, PA 19145

OFFERING PRICE

\$1,000,000



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Property details, uses, licensing, financial performance, and current configuration are subject to independent verification.