

825 N 41st St

PHILADELPHIA, PA 19104



OFFERING MEMORANDUM



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Located in Philadelphia's rapidly evolving Belmont neighborhood, 825 N 41st St is a recently renovated six-unit multifamily asset offering a fully stabilized, turnkey investment opportunity in one of West Philadelphia's most promising growth corridors. The property consists of six one-bedroom, one-bathroom units, all fully occupied and thoughtfully updated with modern finishes, including stainless steel appliances, hardwood-style flooring, tiled backsplashes, contemporary fixtures, and renovated kitchens and bathrooms, providing residents with comfortable, modern living while minimizing near-term capital expenditures for ownership. Subsidized tenants are currently in place, delivering reliable rental income and additional stability for investors. The building is in excellent condition and generates a strong in-place cash flow of \$85,365 a year, making it an attractive income-producing asset. Strategically located just minutes from Drexel University's continued westward expansion, ongoing institutional investment, and the growing economic influence of University City, the property benefits from increasing rental demand driven by students, professionals, and healthcare employees seeking convenient access to Center City, major employment hubs, and nearby access to all major highways, including I-76. With strong occupancy, modern upgrades, dependable income, and positioning within a rapidly revitalizing neighborhood experiencing continued residential and mixed-use development, 825 N 41st St represents a compelling opportunity to acquire a stabilized, cash-flowing asset with long-term appreciation potential in one of West Philadelphia's emerging investment markets.



PROPERTY INFORMATION

\$995,000

OFFERING PRICE

8.61%

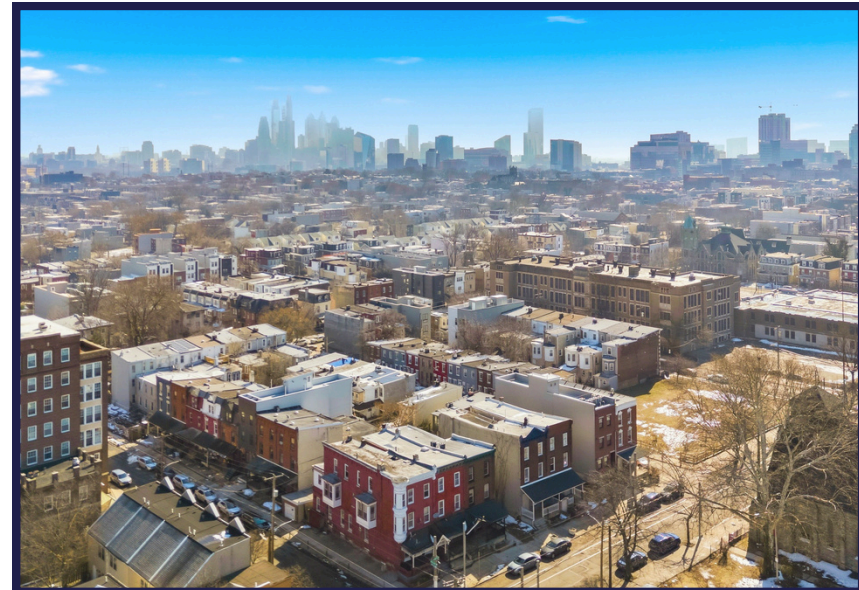
CAP RATE

\$85,700

NET OPERATING INCOME

HIGHLIGHTS

- Recently Renovated 6-Unit Multifamily Asset
- Fully Stabilized
- Turnkey, Cash-Flowing Asset with Strong In-Place Income
- Strong Rental Demand from Students, Professionals & Healthcare Workers
- Turnkey Cash-Flowing Investment Opportunity
- Minutes from Drexel University & University City Expansion
- Located minutes from Penn Presbyterian Hospital, CHOP, and Hospital of the University of Pennsylvania



FINANCIAL SUMMARY

RENT ROLL SUMMARY

UNIT	UNIT TYPE	LEASE END DATE	TOTAL RENT	TENANT PORTION
UNIT	UNIT TYPE	EXP. DATE	RENT	RENT
Unit 1	1 Bed / 1 Bath	08/31/2027	\$1,481	\$191
Unit 2	1 Bed / 1 Bath	09/30/2026	\$1,421	\$207
Unit 3	1 Bed / 1 Bath	05/31/2026	\$1,366	\$0
Unit 4	1 Bed / 1 Bath	09/30/2026	\$1,519	\$241
Unit 5	1 Bed / 1 Bath	07/31/2026	\$1,500	\$0
Unit 6	1 Bed / 1 Bath	09/30/2026	\$1,500	\$0
TOTAL			\$8,787	\$639

OPERATING STATEMENT

OPERATING STATEMENT

	CURRENT	
INCOME	ANNUAL	UNIT
Gross Potential Rent	\$105,444	\$17,574
Utility Income	\$0	\$0
Total Effective Gross Income	\$105,444	\$17,574
EXPENSES		
Property Taxes	\$2,798	\$466
Insurance	\$5,800	\$967
Electric	\$720	\$120
Fire	\$540	\$90
Trash	\$600	\$100
Water	\$3,600	\$600
Repairs & Maintenance	5%	\$879
Licenses & Permits	\$414	\$69
Total Expenses	\$19,744	\$3,291
Expenses as % of EGI	18.72%	
Net Operating Income	\$85,700	\$12,243

PRICING SUMMARY

Pricing Highlights

Price	Cap Rate
\$995,000	8.61%

Return Highlights

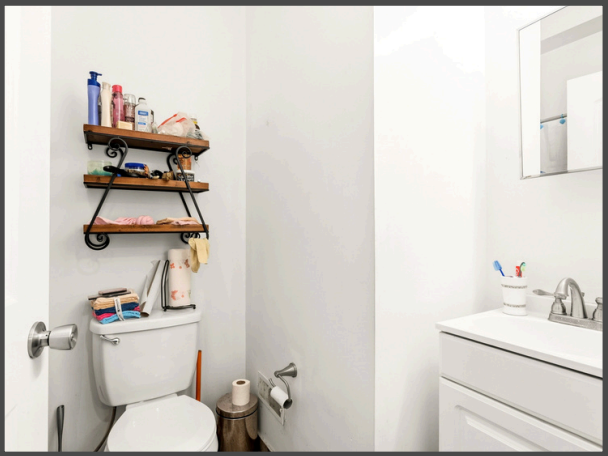
	Current
Purchase Price	\$995,000
Cap Rate	8.61%
Cash on Cash Return	11.10%
Cash Flow After Debt	\$27,618
NOI	\$85,700

Financing Highlights

	Current
Loan Type	Acquisition
Interest Rate	6.75%
LTV	75%
Amortization	25 years
Term	10 years
Down Payment	\$248,750
Loan Amount	\$746,250
Debt Service	\$58,082
DSCR	1.48

825 N 41st St

INTERIOR PHOTOS

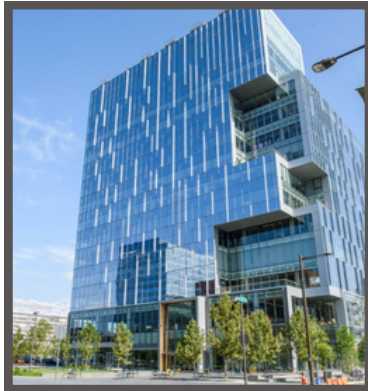


MAJOR PROJECTS DRIVING DEMAND IN & AROUND UNIVERSITY CITY



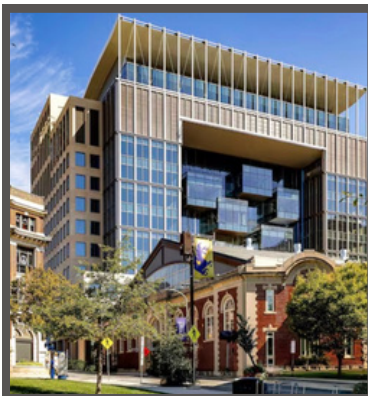
Schuylkill Yards (Brandywine + Drexel)

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.



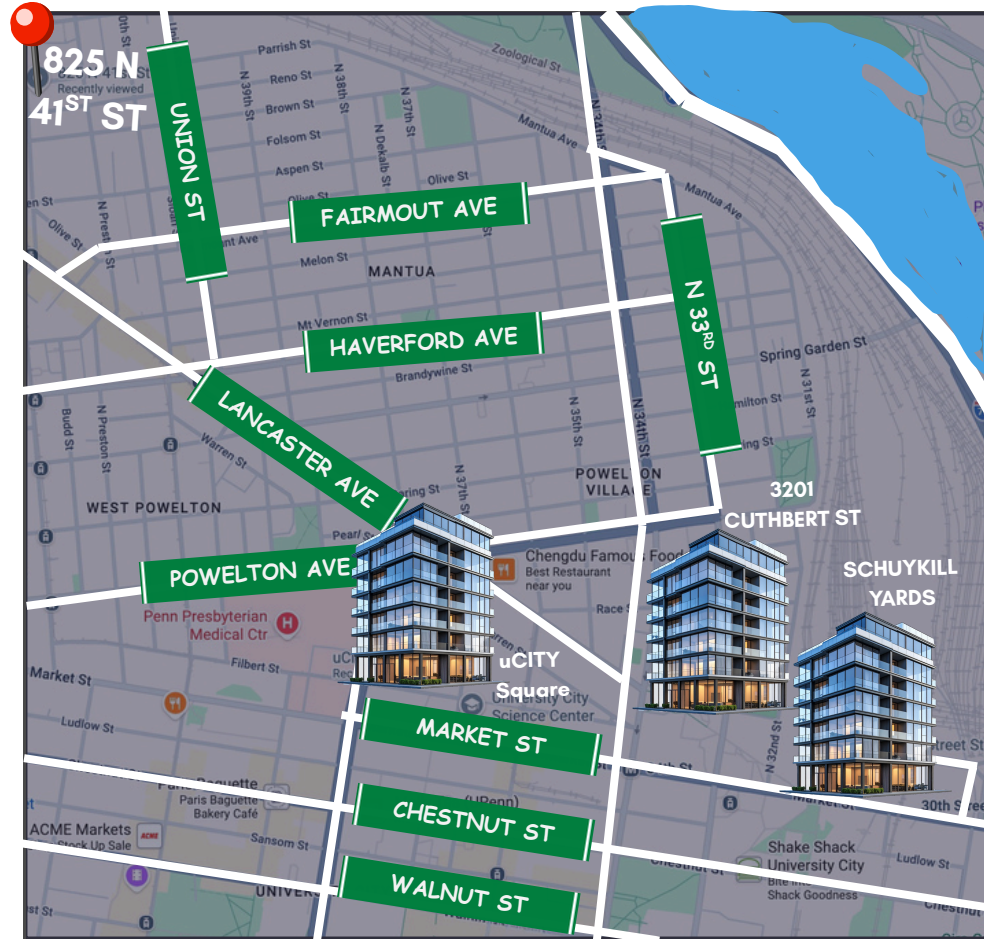
uCity Square (Wexford)

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



3201 Cuthbert St (Drexel College of Medicine research consolidation)

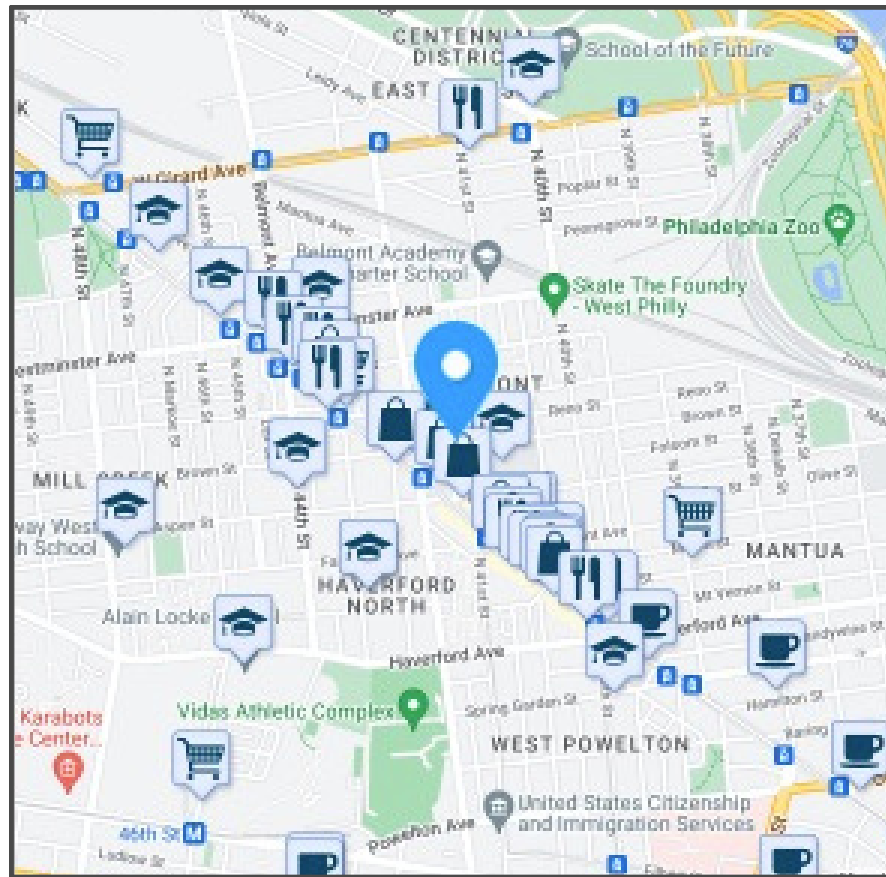
Drexel advancing a ~520,000 RSF life sciences research facility at 3201 Cuthbert Street to consolidate College of Medicine operations, further strengthening University City's growing life sciences and innovation hub.



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).
- **3201 Cuthbert St (Drexel):** ~520,000 SF life sciences research facility advancing University City's innovation ecosystem.
- **30th Street Station District Redevelopment:** Major infrastructure modernization including ~500,000 SF station upgrades, transit improvements, and surrounding district enhancements.
- **Residential Growth Pipeline:** Over 1,100 multifamily units delivered in 2024 with ~1,200 additional units planned by 2027, supporting sustained rental demand.

Belmont



Very Walkable
Most errands can be accomplished on foot.



Good Transit
Many nearby public transportation options.



Very Bikeable
Biking is convenient for most trips.

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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