



6-UNIT MULTIFAMILY INVESTMENT
COBBS CREEK / CEDAR PARK

PHILADELPHIA, PA 19142
5352-54 CEDAR AVENUE

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EXECUTIVE SUMMARY

5352-54 Cedar Avenue is a six-unit multifamily investment opportunity located in the Cobbs Creek / Cedar Park section of West Philadelphia. The property offers a well-positioned rental asset in a market driven by proximity to University City, Center City, and major employment centers.

The property is situated directly across from the PHMC Public Health Campus along Cedar Avenue, providing a strong institutional anchor and consistent tenant demand. Delivered vacant, the asset allows an investor to lease all units at current market rents and establish stabilized operations without legacy tenancy constraints. A 10-year tax abatement further enhances early cash flow and overall investment performance. The first-floor units feature three-bedroom layouts with private rear yards, a highly desirable amenity that supports premium rents and strong tenant retention.

Lease-Up & Stabilization Overview

- Delivered vacant allows full lease-up at market rents Lease-up: 60-120 days
- Strong demand from PHMC & University City
- Broad unit mix (1BR-3BR)
- Stabilized NOI ~\$93K



Property Overview

Property Type	Multifamily
Address	5352-54 Cedar Avenue, Philadelphia, PA 19143
Units	6
Building Size	Approximately 4,840 SF
Lot Size	3,360 SF (30' x 112')
Stories	3
Year Built	1915 (Extensively Renovated)
Zoning	RM-1 (Residential – Multifamily)
Tax ID	881450860
Asking Price	\$1,325,000
Projected NOI	\$93,344
Projected Cap Rate	7.04%

Unit Type	Count	% of Total	Monthly Rent Range
3BR / 2BA	2	33%	\$2,250 – \$2,350
2BR / 1BA	3	50%	\$1,600 – \$1,700
1BR / 1BA	1	17%	\$1,400
Total	6	100%	Avg: \$1,825



5352-54 CEDAR AVENUE

INVESTMENT HIGHLIGHTS

- Sixlegally permitted multifamily units
-
- Delivered vacant for full lease-up at market rents
- 10-year tax abatement with phased step-up
- Located directly across from PHMC Public Health Campus
- Private rear yards for first-floor three-bedroom units
- Strong, balanced unit mix (3BR / 2BR / 1BR)
- Proximity to University City and major employers
- Minimal near-term capital expenditure requirements



Location Overview

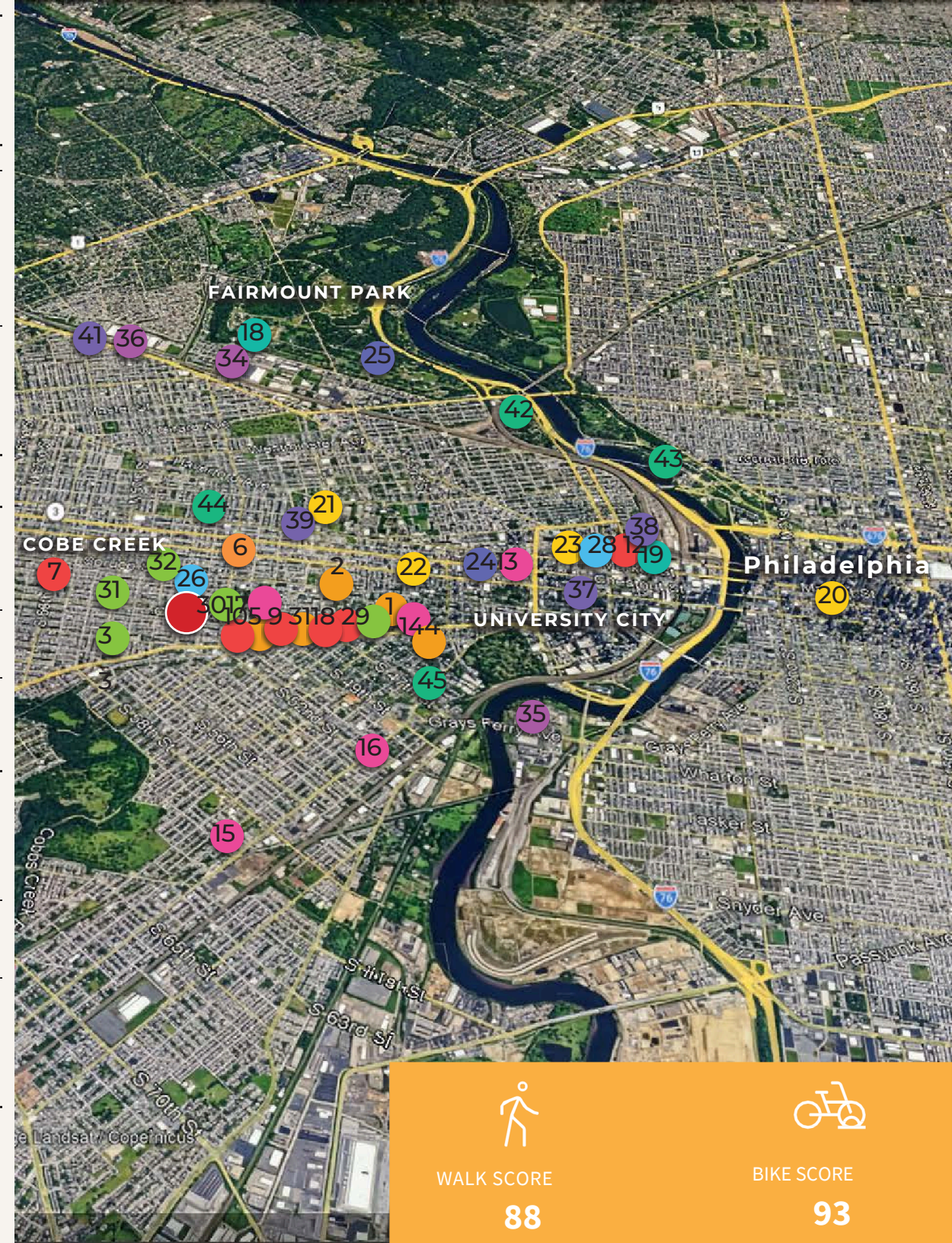
The property is located along Cedar Avenue in the Cobbs Creek / Cedar Park corridor of West Philadelphia, directly across from the PHMC Public Health Campus.

The surrounding area benefits from:

- Proximity to University City employment and education centers
- Access to Center City via public transportation
- Continued residential and investor-driven growth
- Strong rental demand due to affordability and accessibility



COFFEE / TEA	1	Alif Brew & Mini Mart Inc.
	2	ReAnimator Coffee
	3	Satellite Cafe
	4	Hue Boba Cafe
	5	Little Bean
BAKERY / DESSERTS	6	Brown Sugar Bakery & Cafe
RESTAURANT	7	SOULFUL D'LITES
	8	Vietnam CafÃ©
	9	Hibiscus Cafe
	10	Booker's Restaurant & Bar
	11	Cedar Park Cafe
	12	Landmark Americana University City
	13	Raising Cane's Chicken Fingers
QSR	14	Lee's Deli Since 1993
	15	McDonald's
	16	Popeyes Louisiana Kitchen
	17	New York Gyro Halal Food
	18	Planet Fitness
FITNESS	19	City Fitness
	20	Target
RETAIL	21	CVS Pharmacy
	22	CVS
	23	Walgreens Specialty Pharmacy
	24	Cinemark University City Penn 6
THEATERS / ENTERTAINMENT	25	Please Touch Museum
	26	Hospital of the University of Pennsylvania - Cedar Avenue
HEALTHCARE	27	PHMC Health Center on Cedar
	28	vybe Urgent Care
	29	Mariposa Food Co-op
	30	Cedar Food Market
GROCERY	31	Cedar Grocery
	32	Three Sisters Grocery
	33	Cousins Fresh Market
	34	ParkWest Town Center
	35	Grays Ferry Shopping Center
SHOPPING CENTER	36	Overbrook Plaza
	37	University of Pennsylvania
	38	Drexel University
EDUCATION	39	West Philadelphia High School
	40	Friends' Central School
	41	Overbrook High School
	42	Philadelphia Zoo
	43	Fairmount Water Works
ATTRACTION	44	A Love Letter For You Mural
	45	Clark Park



WALK SCORE
88

BIKE SCORE
93

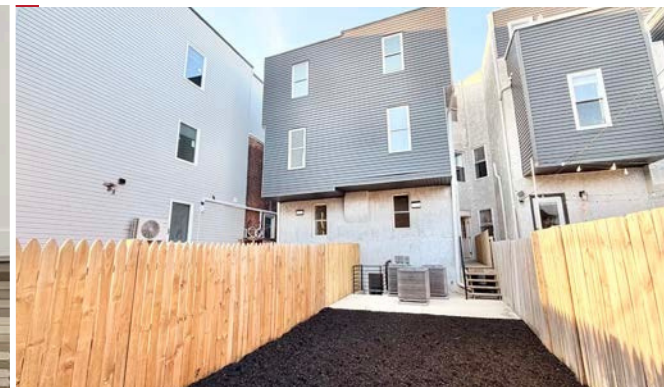
Property Overview

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PROPERTY OVERVIEW

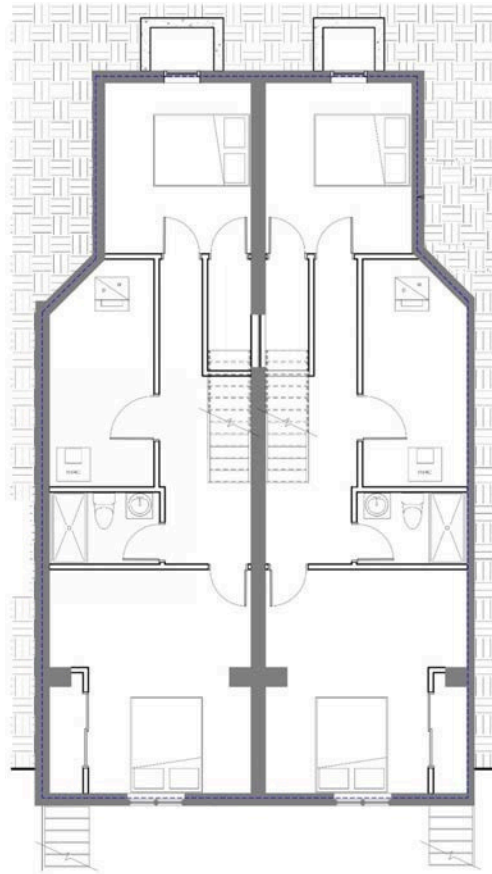
APARTMENT & COMMUNITY FEATURES

- Hardwood Flooring Throughout
- Stainless Steel Appliances
- Quartz Countertops
- Modern White Cabinetry
- Pendant Lighting
- Designer Tile Bathrooms
- Mini-Split HVAC Systems
- Private Rear Yards (1st Floor)
- Individual Electric Meters
- Recessed Lighting

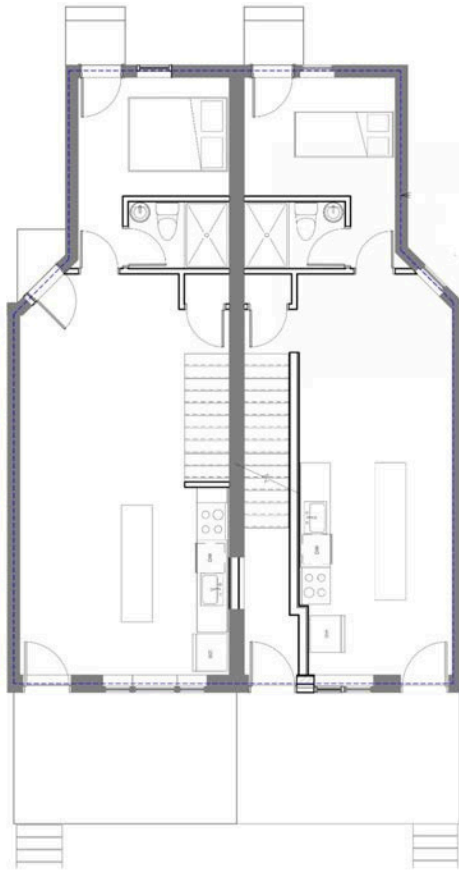


SAMPLE FLOOR PLANS

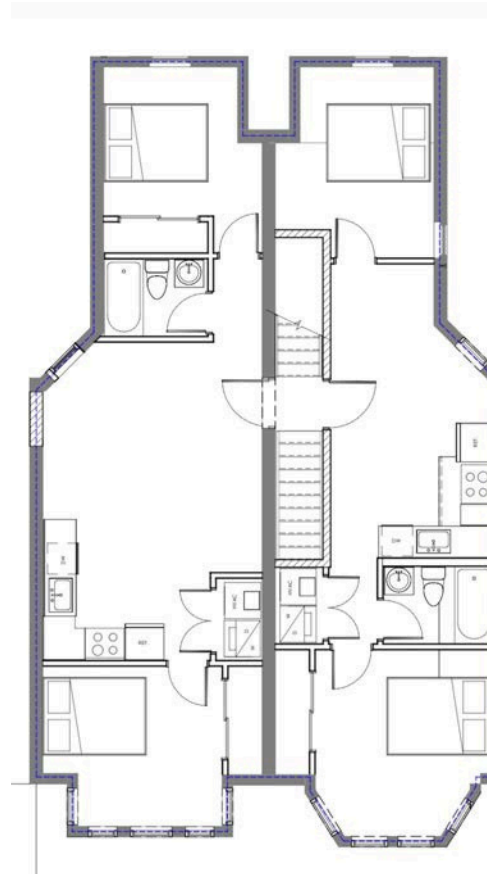
Basement



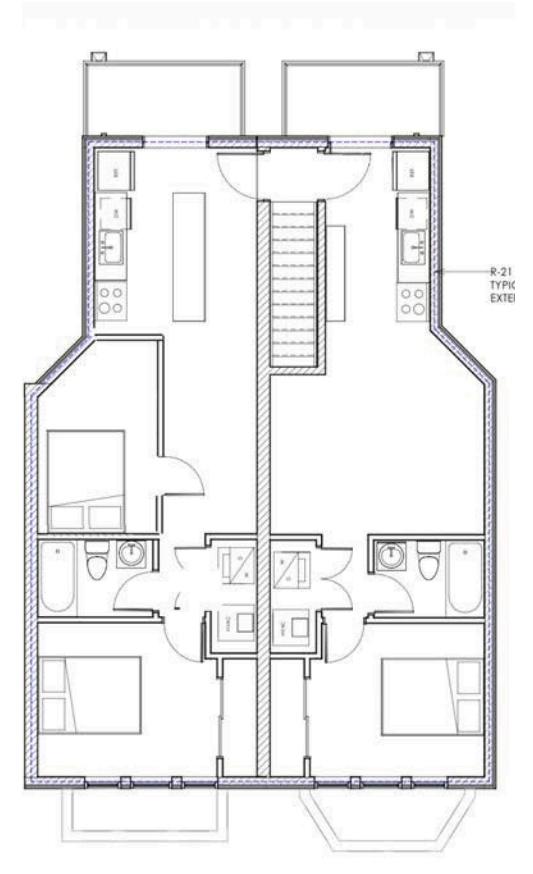
1st Floor



2nd Floor



3rd Floor

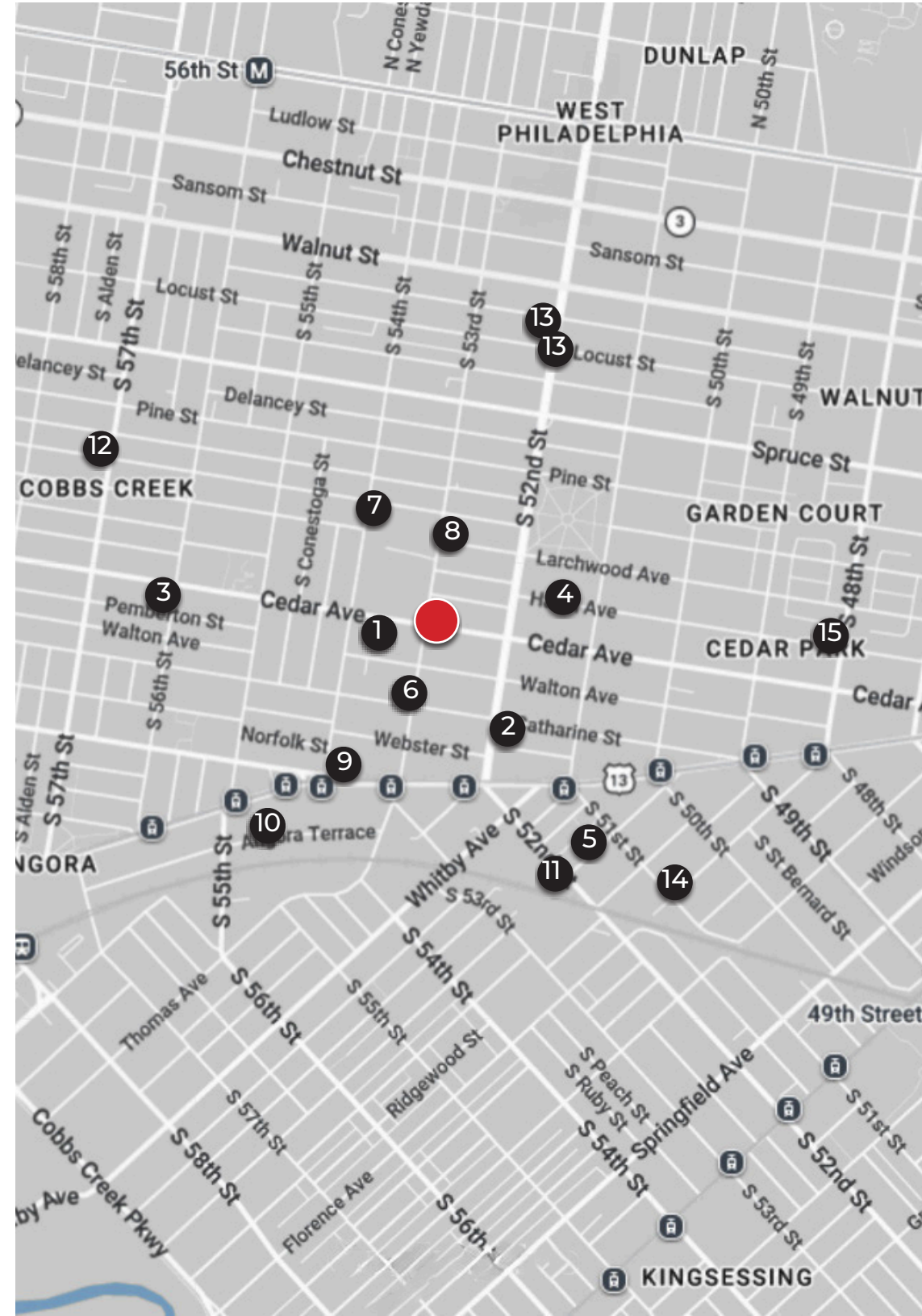


Rent Comparables

5352-54 CEDAR AVENUE

RENT COMPARABLES

Row	Property Address	Rent	Size (SF)	\$/SF	Rent	Size (SF)	\$/SF	Rent	Size (SF)	\$/SF
0	5352-54 Cedar Ave	\$1,400			1,600-1,700			2,250-2,350		
1	5334 Cedar Ave #7g	\$1,375	950	\$1.45						
2	701 S 52nd St A	\$1,125								
3	5604 Cedar Ave	\$1,175								
4	5119 Hazel Ave	\$1,250	1,200	\$1.04						
5	5111 Willows Ave	\$1,245	756	\$1.65						
6	5301 Catharine St				\$1,300					
7	5358 Addison St #2				\$1,300	700	\$1.86			
8	5261 Larchwood Ave #2				\$1,400	700	\$2.00			
9	5337 Baltimore Ave #2				\$1,200					
10	5427 Angora Terrace #2				\$1,590	900	\$1.77			
11	780 S 52nd St	\$1,599	690	\$2.32				\$2,325	1,340	\$1.74
12	428 S 57th St							\$1,700	1,236	\$1.38
13	5208 Chancellor St #3							\$1,895		
14	5037 Florence Ave Apt 1							\$1,800		
15	536 S 48th St #1							\$2,250	1,800	\$1.25



Financial Analysis

5352-54 CEDAR AVENUE

FINANCIAL SUMMARY

RENT ROLL (PROJECTED – STABILIZED)

UNIT TYPE	UNIT CODE	UNIT COUNT	% OF TOTAL
Unit 1A	3BR / 2BA	\$2,350	\$28,200
Unit 1B	3BR / 2BA	\$2,250	\$27,000
Unit 2A	2BR / 1BA	\$1,700	\$20,400
Unit 2B	2BR / 1BA	\$1,600	\$19,200
Unit 3A	2BR / 1BA	\$1,650	\$19,800
Unit 3B	1BR / 1BA	\$1,400	\$16,800
TOTAL		\$10,950	\$131,400

OPERATING STATEMENT - (PROJECTED)

	AMOUNT
Gross Potential Income	\$131,400
Less Vacancy (5%)	(\$6,570)
Effective Gross Income	\$124,830
EXPENSES	\$124,830
Real Estate Taxes (Abated Estimate)	
Insurance	\$6,000
Repairs & Maintenance	\$3,500
Management (8%)	\$7,500
Utilities & Miscellaneous	\$9,986
Total Expenses	\$4,500
NET OPERATING INCOME	\$31,486
	\$93,344



EXCLUSIVELY OFFERED BY:

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