

PHILADELPHIA UNIVERSITY CORRIDOR MULTI-PROPERTY AUCTION

Auction Date: Thursday, May 21, 2026

Portfolio Totals (All Properties)

Total Units: 16 Total Bedrooms: 37 Total Bathrooms: 16

Total Square Footage: 11,711 SF

Starting Bid Per-Property \$99,000.00

1. 6147 Vine St. Philadelphia, PA 19139 Start time 10:am
2. 108 S. Peach St. Philadelphia, PA 19139 Start time 11:am
3. 5744 Chestnut St. Philadelphia, PA 19139 Start time 12:30
4. 1908, 1910 & 1912 Diamond St. Philadelphia, PA 19121-
Assemblage or Individual Start time 2:30pm

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PHILADELPHIA UNIVERSITY CORRIDOR MULTI-PROPERTY AUCTION TIMES

Auction Date: Thursday, May 21, 2026

1) 6147 Vine St., Philadelphia, PA 19139

Start Time: 10:00 AM University of Pennsylvania, Drexel & St Joseph Area

2) 108 S. Peach St., Philadelphia, PA 19139

Start Time: 11:00 AM University of Pennsylvania, Drexel & St Joseph Area

3) 5744 Chestnut St., Philadelphia, PA 19139

Start Time: 12:30 PM University of Pennsylvania, Drexel & St Joseph Area

4,5,6) 1908, 1910 & 1912 Diamond St., Philadelphia, PA 19121

(Assemblage or Individual)

Start Time: 2:30 PM Temple University Area

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6147 Vine St., Philadelphia, PA 19139
Starting Bid \$99,000.00 Start Time 10:am



💰 **Estimated Value \$235,000 - \$285,000**

💰 **Taxes: \$3,539 (2025)**

🏠 **Units: 1 BR-1 Bath-2**

🏠 **Building Size / SF: 1690**

🏠 **Zoning: RSA5**



• **Property Details:**

- **Property Type: Triplex**
- **Year Built: 1915**

• **Unit Breakdown:**

- **Unit 1: 1 Bed / 1 Bath – 563 SF**
- **Unit 2: 1 Bed / 1 Bath – 563 SF**
- **Unit 3: 1 Bed / 1 Bath – 563 SF**

All information is deemed reliable but not guaranteed and should be independently verified.

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**108 S. Peach St., Philadelphia, PA 19139
Starting Bid \$99,000.00 Start Time 11:00am**



 **Estimated Value: \$200,000 - \$225,000**

 **Taxes: TBD**

 **Units: 2**

 **Bedrooms: 3**

 **Bathrooms: 2**

 **Building Size: 1,200 SF**

 **Zoning: RM1**



Property Details:

- **Property Type: Duplex**
- **Year Built: 1920**

Unit Breakdown:

- **Unit 1: 1 Bed / 1 Bath – 600 SF**
- **Unit 2: 2 Bed / 1 Bath – 600 SF**

All information is deemed reliable but not guaranteed and should be independently verified.

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**5744 Chestnut St., Philadelphia, PA 19139
Starting Bid \$99,000.00 Start Time 10am**



 **Estimated Value: \$215,000 - \$235,000**

 **Taxes: TBD**

 **Units: 2**

 **Bedrooms: 4**

 **Bathrooms: 2**

 **Building Size: 1,504 SF**

 **Zoning: RM1**



Property Details:

- **Property Type: Duplex**
- **Year Built: 1925**

Unit Breakdown:

- **Unit 1: 2 Bed / 1 Bath – 752 SF**
- **Unit 2: 2 Bed / 1 Bath – 752 SF**

All information is deemed reliable but not guaranteed and should be independently verified.

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
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**1908, 1910 & 1912 Diamond St. Philadelphia, PA
19121- Assemblage Total
Starting Bid \$99,000.00 Per. Start Time 2:30pm**



 **Total Properties: 3**
 **Total Units: 9**
 **Total Bedrooms: 27**
 **Total Bathrooms: 9**
 **Total Square Footage:
7,317 SF**

 **Properties Type: Triplex**
 **Year Built: 1915**
 **Units: 3 per property**
 **Total Bathrooms: 1 per unit**
 **Total Square Footage: 813 per**

 **Estimated Value \$375,000**
 **Taxes: \$3,539 (2025)**
 **Zoning: RSA5**
Per Building

Real Estate Auction Terms & Conditions

Auction Date/Time: Thursday, May 21, 2026. Time Slots: 10:00 AM, 11:00 PM, 12:30 PM, & 2:30 PM

Eligibility to Bid-All sales are subject to bank approval and acceptance. Auctioneer reserves the right to approve or reject any bidder registration at its sole discretion.

- **Bidder must: (i) read and sign these Terms; (ii) present verification of \$10,000 in available funds; and (iii) present valid government-issued ID. The highest bidder must, at the auction, execute the Agreement of Sale and pay a \$25,000 deposit by cash, certified check, cashier's check, or treasurer's check, payable to the Title Company/Escrow Agent. Said deposit shall be non-refundable except in the event Seller is unable to convey clear title.**
- **The balance of the purchase price, plus adjustments, is due by certified funds or wire transfer on or before 45 days after execution of the Agreement of Sale, at the Title Company's office unless otherwise agreed in writing. Time is of the essence.**
- **No Contingencies – This sale is not contingent upon financing, appraisal, inspection, or any other contingency. Buyers are purchasing in reliance solely upon their own due diligence.**
- **Title and Deed – Seller shall convey title by Bargain and Sale Deed in recordable form. Buyer shall pay all recording fees. Real estate taxes shall be prorated at closing. Property is sold "AS IS, WHERE IS." Auctioneers make no representations regarding deed restrictions, title, zoning, surveys, condition, or taxes. All bidders must conduct their own due diligence. Marketing materials are for informational purposes only.**
- **Default – If Buyer fails to close or otherwise breaches the Agreement, Auctioneer may declare default and retain all deposits as liquidated damages.**
- **If Seller is unable to convey title, Buyer's sole remedy shall be the return of the deposit, and both parties shall be released from further obligations.**
- **Transaction Broker – The auctioneer/broker acts as a transaction broker and neutral facilitator. No agency or fiduciary relationship exists unless established by a separate written agreement.**
- **The auctioneer/broker will present bids and offers, transmit documents, and coordinate the transaction through closing; exercise reasonable skill and care; deal honestly and fairly; and account for escrowed funds. The auctioneer/broker will disclose known material defects that are not readily observable. No advocacy of price or terms will be provided to either party. No verification is made regarding condition, dimensions, zoning, title, or legal compliance. No legal, tax, accounting, engineering, or environmental advice is provided.**
- **Confidentiality – Price, terms, motivation, and other confidential information shall remain confidential unless authorized, required by law, or necessary to prevent fraud. Public or readily discoverable information is not considered confidential.**
- **Compensation**
A 10% Buyer's Premium shall be added to the final bid price and is payable to AC Auctions LLC at settlement.
- **Governing Law / Venue**
This transaction shall be governed by the laws of the State of New Jersey and/or Pennsylvania, as applicable. Venue for any dispute shall lie in the county where the property is located.

These Terms are incorporated into and form part of the Agreement of Sale executed following the auction.

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Remote Bidding

We offer comprehensive remote bidder services designed to deliver a high-touch auction experience without requiring physical attendance when needed. Rather than being tied to a device waiting for an auction to begin, clients are supported by a dedicated bidding representative—aligned with the service standards of top-tier auction firms.

Once registration is completed and the deposit is confirmed, bidders are designated as “Ready to Bid.” At that point, a call-in contact agent is assigned to facilitate real-time participation via phone, Zoom, or FaceTime. This structure enables bidders to hear and follow the auction live and in Real-Time while executing bids with confidence and precision. All remote bidding arrangements must be coordinated and confirmed at least 48 hours prior to the scheduled

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