

WASHINGTON SQUARE WEST PORTFOLIO, PHILADELPHIA

8 Townhomes in a Row



Prime Investment Opportunity: Rare 8-Unit Townhome Portfolio on S. Alder Street, Center City Philadelphia.

Seize this turnkey multifamily portfolio of 8 contiguous charming rowhomes in a serene, low-traffic block with unbeatable proximity to major institutions and amenities. Ideal for investors seeking stable cash flow, value-add upside, or potential redevelopment in one of Philadelphia's most accessible locations.

- 1) **Private Backyard + Dual Access:** Enjoy your own outdoor oasis with front street entry *and* rear alley access—ideal for urban living or entertaining.
- 2) **Serene & Secure Location:** Nestled on a **quiet street**—no through traffic! The gated rear alley adds privacy and peace of mind
- 3) **Unbeatable Center City Location:** Literally steps from Jefferson Hospital, Penn Hospital, City Hall and more!



21 S 11th ST
Philadelphia PA 19107
Apexrealtyinvestment.com

Office: (215) 770-8952
Cell: 610-500-1091

PACKAGE : ALDER ST TOWNHOMES

House Address	Bath	Size	Zoning	Lot Size (ft)	lease start dt	lease expire dt	Current rent	Proforma Rent
248 S. Alder St	1 bath	756 sqft	RSA5	14*43	8/16/2023	7/31/2026	\$2,175	\$2,800
250 S. Alder St	1 bath	756 sqft	RSA5	14*43	1/1/2026	6/31/2027	\$2,800	\$2,800
252 S. Alder St	1 bath	756 sqft	RSA5	14*43	8/1/2023	7/31/2026	\$2,100	\$2,800
254 S. Alder St	1 bath	756 sqft	RSA5	14*43	8/1/2022	7/31/2026	\$2,165	\$2,800
256 S. Alder St	1 bath	756 sqft	RSA5	14*43	9/15/2022	9/30/2025	\$2,000	\$2,800
258 S. Alder St	1 bath	756 sqft	RSA5	14*43	1/1/2023	3/31/2026	\$2,070	\$2,800
260 S. Alder St	1 bath	1075 sqft	RSA5	15.5*43	3/26/2022	6/30/2026	\$2,375	\$3,000
262 S. Alder St	1 bath	1075 sqft	RSA5	15.5*43	7/1/2022	7/31/2026	\$2,565	\$3,000
Total				6686			\$18,250	\$22,800



OFFER PRICE: \$3,000,000



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ALDER ST TOWNHOUSES	248-262 Alder ST, 243/255 Warnock ST	
	<u>2025 Actual</u> <u>Annual</u>	<u>2026 Proforma</u> <u>Annual</u>
Gross Potential Rent	<u>\$219,000</u>	<u>\$273,600</u>
Less: Vacancy Loss		
Less: Bad Debt		
Effective Rental Income	<u>\$219,000</u>	<u>\$273,600</u>
other income		
Total Other Income	\$0	\$0
Effective Gross Income	<u>\$219,000</u>	<u>\$273,600</u>
Real Estate Taxes	\$48,791	\$48,791
Insurance	\$6,576	\$6,576
Water & Sewer	\$0	\$0
Gas	\$0	\$0
Electric	\$0	\$0
Trash Removal		
License and Fees	\$600	\$600
Total Fixed Expenses	<u>\$55,967</u>	<u>\$55,967</u>
Management Fee	\$9,000	\$9,000
Repairs/Maintenance/Turnover	\$8,000	\$8,000
Advertising/Marketing	\$600	\$600
Total Variable Expenses	<u>\$17,600</u>	<u>\$17,600</u>
Total Expenses	\$73,567	\$73,567
Net Operating Income	<u>\$145,433</u>	<u>\$200,033</u>
Net Operating Cash Flow	<u>\$145,433</u>	<u>\$200,033</u>

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Communication

Apex Investment Partners (affiliated with the seller) is representing the seller in the disposition of The Washington Square West Townhome Portfolio. All communications, inquiries and request should be addressed to APEX.

Property Visit

Interested investors are required to schedule a time to meet with the APEX Team to tour the portfolio and discuss the merits of the offering. Please contact Sunny Chen at 610-500-1091.

Offers

Please submit all offers to SUNNY CHEN via email at sunnyfromphilly@gmail.com. All offers should include:

- Proposed purchase price
- Timing for inspection period and closing
- Summary of closed transactions with references
- Source of funds
- Letter of Intent / PSA
- Earnest money and non refundable

Co-Broker or Buyer Broker is Welcome!