



HALBRUNER
HOMES TEAM

Chester Portfolio

Prepared By :

THE HALBRUNER HOMES TEAM

Location:

CHESTER, PA

This portfolio is being offered as part of a larger investment portfolio, which includes additional assets located throughout Philadelphia and Camden. For more information on the full portfolio and to request the complete Offering Memorandum, please contact info@halbrunerhomes.com

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EXECUTIVE SUMMARY

The Halbruner Homes Team has been exclusively retained to list and sell a portfolio of 130 properties across Philadelphia, Chester, and Camden on behalf of Joe Ventresca.

Led by Ron Halbruner as the listing agent, with marketing and listing execution directed by Sierra Kiarsis, Director of Operations, our team brings over 15 years of proven real estate experience and a consistent record as a top-performing team within our brokerage and across the region.

For this project we will specialize in high-volume and investment-focused sales, with deep expertise in marketing development and income-producing properties. Our structured, data-driven approach will ensure strategic pricing, targeted investor outreach, and streamlined execution designed to maximize absorption rate, protect asset value, and deliver strong overall portfolio returns.



CONFIDENTIALITY & DISCLAIMER

All materials and information provided by The Halbruner Homes Team at Keller Williams-Cherry Hill, including those received or derived from our agents, advisors, affiliates, or any third-party sources, are provided without representation or warranty as to completeness, accuracy, or condition of the property. We make no guarantees regarding compliance with governmental requirements, suitability for any intended use, developability, or financial performance of the property.

Neither The Halbruner Homes Team, its agents, advisors, nor affiliates make any representations or warranties, express or implied, as to the accuracy or completeness of any materials or information provided. Any materials, whether written or verbal, are not a substitute for your own independent due diligence. Each party is responsible for conducting its own investigation and verification.

Parties considering a transaction, under contract, or in escrow are strongly encouraged to verify all information and conduct inspections and investigations using appropriate third-party professionals. Financial data should be independently verified, including through review of relevant documents and consultation with qualified professionals. The Halbruner Homes Team does not provide financial advice, and all assumptions regarding financial performance or projections may differ from actual results. Any estimates of market or projected rents are for informational purposes only and do not guarantee future rents. Parties must consider contractual obligations, governmental limitations, market conditions, vacancy factors, and other relevant considerations.

Legal matters should be reviewed with an attorney. Tax matters should be discussed with a certified public accountant or tax attorney. Title matters should be discussed with a title officer or attorney. Property condition and compliance questions should be discussed with appropriate engineers, architects, contractors, consultants, or governmental agencies.

All properties and services offered by The Halbruner Homes Team are marketed in compliance with all applicable fair housing and equal opportunity laws.

THE HALBRUNER HOMES TEAM | Keller Williams Realty
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License Disclosure:
PA RB065572 | Broker of Record: George Denney 9696534
NJ 0568297 | Broker of Record: George Denney 9696534

INVESTMENT OVERVIEW

Portfolio Summary:

The Halbruner Homes Team is proud to present a 40-property residential portfolio located across Chester, PA. Comprised entirely of single-family homes and select small multi-family properties, this portfolio offers a compelling opportunity to create a long-term rental asset in neighborhoods with consistent rental activity and ongoing reinvestment. Nearby homes reflect strong tenant demand and continued neighborhood investment, making these properties well-suited for income-producing strategies.

Portfolio Composition:

- Total Properties: 40 residential assets
- Unit Mix: Single-family homes, duplexes, and triplexes
- Bedrooms: Ranging from 1 to 3 bedrooms per unit
- Occupancy: 30 properties are occupied in-place tenancy
- Potential Long-Term Cash Flow: Current rents are largely aligned with market rates, providing the potential for strong, consistent income

Investment Highlights:

- Attractive Potential Yield: The portfolio delivers a promising going-in return, offering investors an immediate scale of income-producing units.
- Strategic Locations: Properties are situated across established Chester neighborhoods, providing proximity to public transportation, schools, retail corridors, and major roadways for easy access to Center City and surrounding employment hubs.
- Operational Efficiency: Centralized ownership allows for streamlined management and operational efficiencies, reducing the time, transaction costs, and complexities typically associated with assembling scattered individual acquisitions.

Opportunity:

This portfolio presents an exceptional opportunity for investors seeking occupancy, durable cash flow, and long-term growth potential within Chester's active rental market. By acquiring this collection of 40 income-producing properties, investors can immediately establish a meaningful market presence with a diverse and resilient residential asset base.

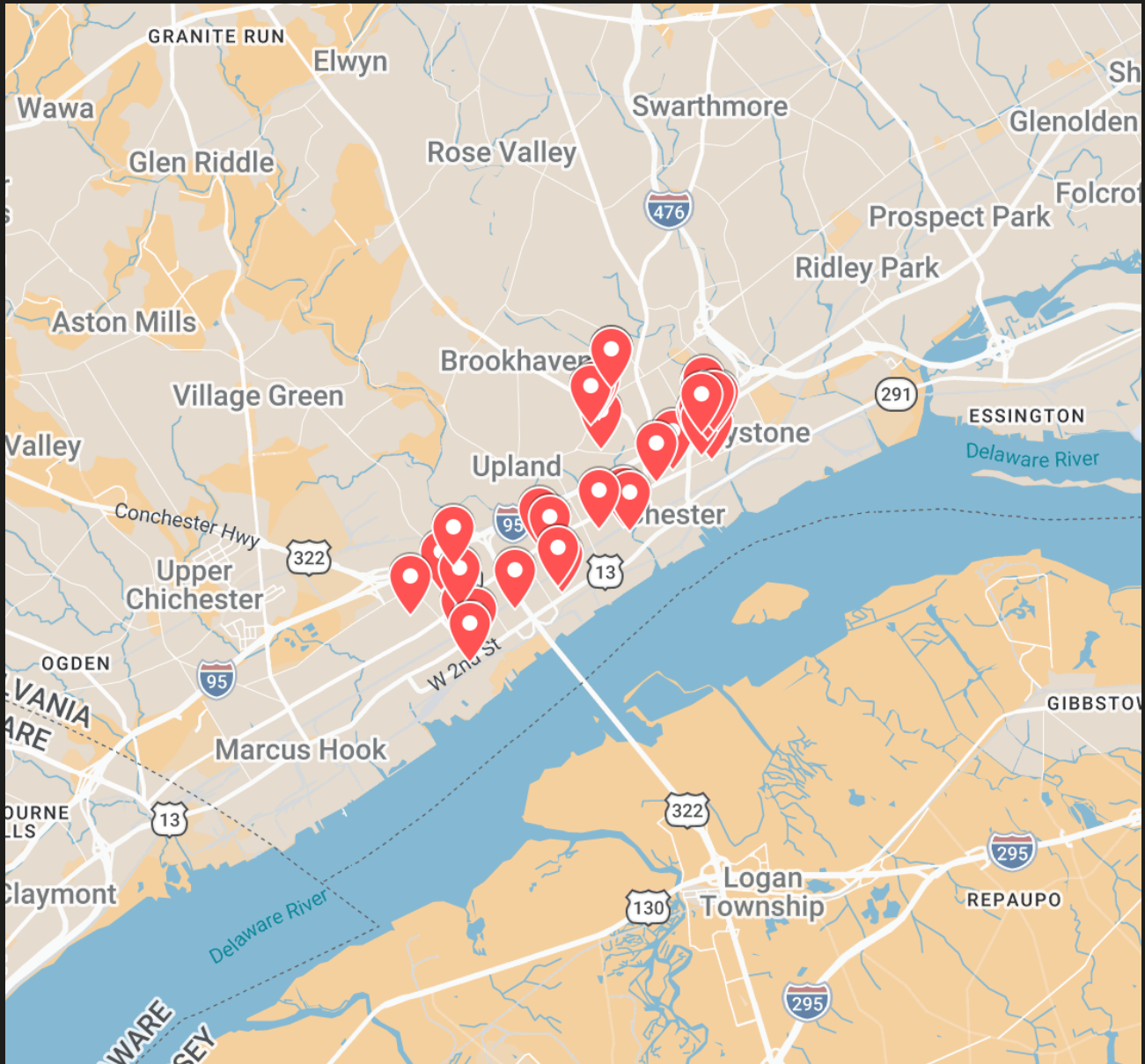
Offering Summary:

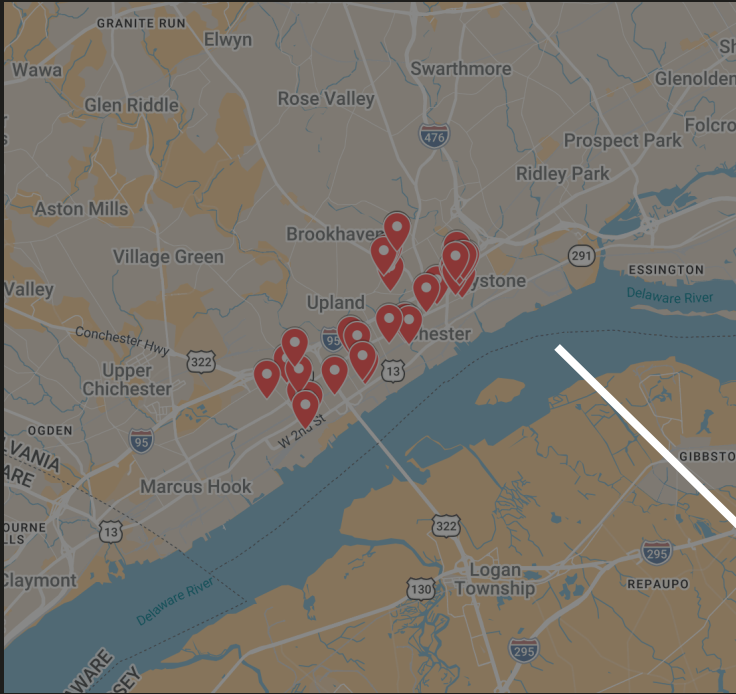
Sale Price	\$5,288,500
Number of Units	48
Number of Properties	40
Average Rent (Per Unit)	\$1,210
Potential Gross Annual Rent	\$435,700

RENT ROLL

Address	Status	Type	Rent/month	Propety Price
1301-1305 W 3rd Street	Occupied	10BD/5BA	\$ 850.00	\$400,000.00
1300 Townsend Street	Occupied	2BD/3BA	\$ 2,750.00	\$250,000.00
916 Potter St - Units A&B	Occupied	4BD/2BA	\$ 1,650.00	\$165,000.00
530 Penn Street	Occupied	4BD/1BA	\$ 1,500.00	\$162,000.00
2118 9th St - Units A&B	Occupied	2BD/2BA	\$ 1,950.00	\$155,000.00
511 Penn Street	Occupied	3BD/1BA	\$ 1,350.00	\$150,000.00
2213 Madison Street	Occupied	3BD/1BA	\$ 1,350.00	\$150,000.00
408 W 15th Street	Occupied	3BD/1BA	\$ 1,300.00	\$150,000.00
203 W 21st Street	Occupied	3BD/1BA	\$ 1,050.00	\$150,000.00
411 Highland Ave	Occupied	3BD/1BA	\$ 1,300.00	\$150,000.00
1128 Thomas Street	Vacant	3BD/1BA		\$150,000.00
507 W 7th Street	Occupied	3BD/1BA	\$ 1,300.00	\$145,000.00
1225 W 7th St	Occupied	3BD/1BA	\$ 1,500.00	\$145,000.00
323 Yarnall Street	Occupied	3BD/1BA	\$ 1,200.00	\$135,000.00
212 W 21st Street	Vacant	3BD/1BA		\$135,000.00
251 W 22nd Street	Occupied	3BD/1BA	\$ 985.00	\$135,000.00
843 Elsinor Place	Occupied	3BD/1BA	\$ 1,300.00	\$135,000.00
1014 Remington Street	Vacant	3BD/1BA		\$135,000.00
1119 White Street	Vacant	3BD/1BA		\$130,000.00
2215 Madison Street	Occupied	3BD/1BA	\$ 1,500.00	\$130,000.00
2613 Smithers Street	Occupied	3BD/1BA	\$ 1,000.00	\$130,000.00
206 Broomall Street	Occupied	3BD/1BA	\$ 850.00	\$130,000.00
1133 Remington Street	Occupied	3BD/1BA	\$ 1,200.00	\$125,000.00
1009 Remington Street	Occupied	3BD/1BA	\$ 750.00	\$125,000.00
1010 McDowell Ave	Occupied	3BD/1BA	\$ 1,200.00	\$120,000.00
1023 McDowell Street	Occupied	3BD/1BA	\$ 1,000.00	\$120,000.00
1139 Clover Street	Occupied	3BD/1BA	\$ 850.00	\$120,000.00
1015 Remington Street	Vacant	3BD/1BA		\$120,000.00
841 Elsinore Street	Occupied	3BD/1BA	\$ 750.00	\$119,000.00
1158 Keystone Road	Vacant	2BD/1BA		\$110,000.00
1215 Thomas Street	Occupied	4BD/1BA	\$ 1,400.00	\$110,000.00
920 McDowell Ave	Vacant	3BD/1BA		\$110,000.00
1137 Thomas Street	Vacant	3BD/1BA		\$100,000.00
225 Hayes Street	Occupied	2BD/1BA	\$ 900.00	\$95,000.00
119 Grace Street	Occupied	2BD/1BA	\$ 625.00	\$95,000.00
1314 Terrill Street	Occupied	3BD/1BA	\$ 850.00	\$90,000.00
723 Mill Street	Occupied	2BD/1BA	\$ 900.00	\$75,000.00
1211 Hancock Street	Occupied	3BD/1BA	\$ 1,200.00	\$75,000.00
1009 Morton Street	Vacant			\$40,000.00
239 9th Street	Vacant			\$22,500.00
			\$ 36,310.00	\$5,288,500
		Potential Gross Annual Rent:	\$ 435,700.00	

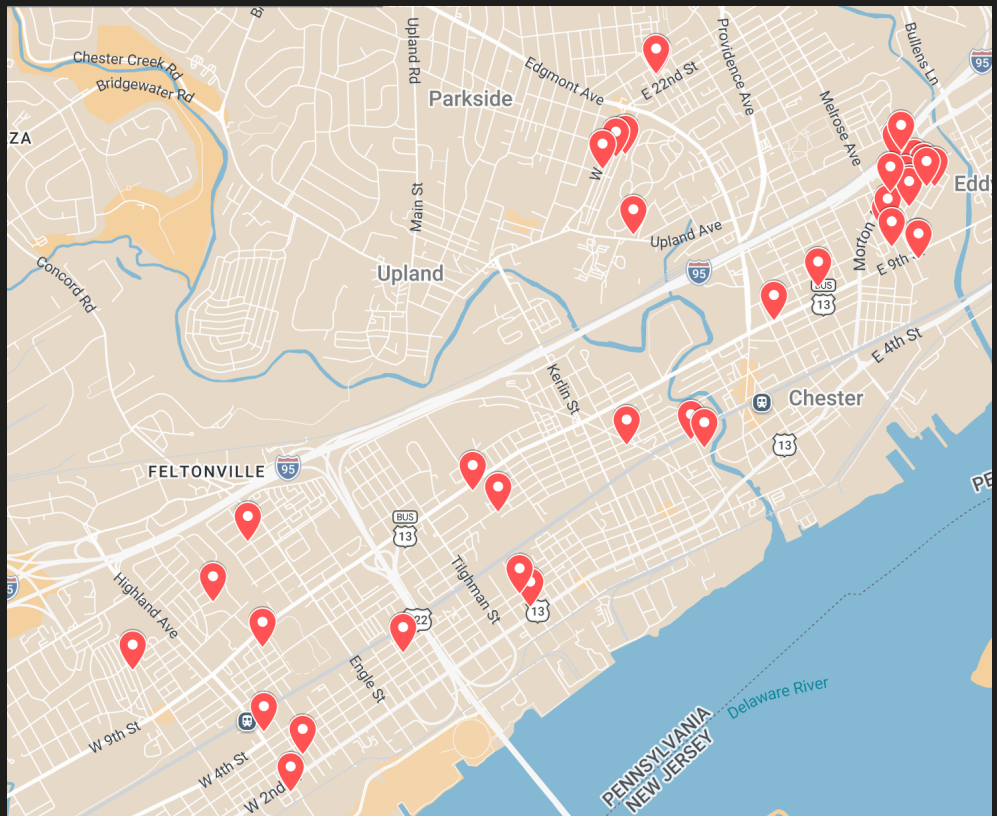
Property Map





Chester

- 40 Properties



Contact

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WEBSITE



www.halbrunerhomes.com

