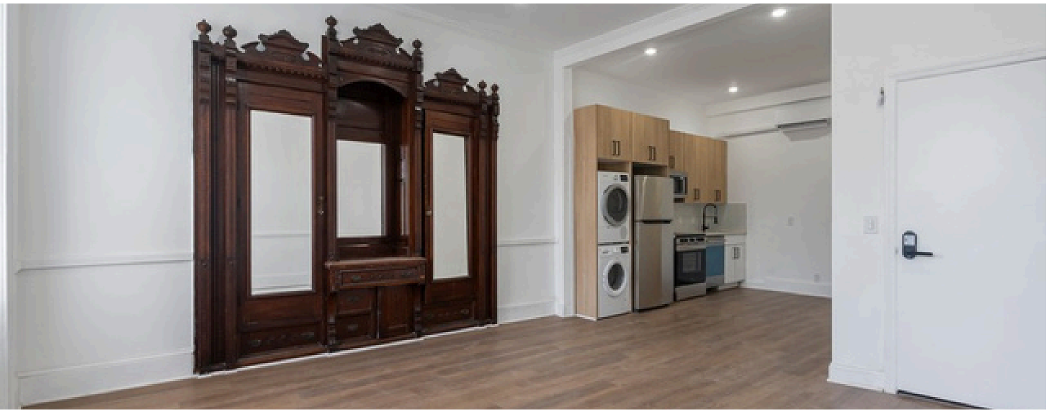
1618 S Broad St

PHILADELPHIA, PA 19145

OFFERING MEMORANDUM

PHILLY
CRE • ADVISORS



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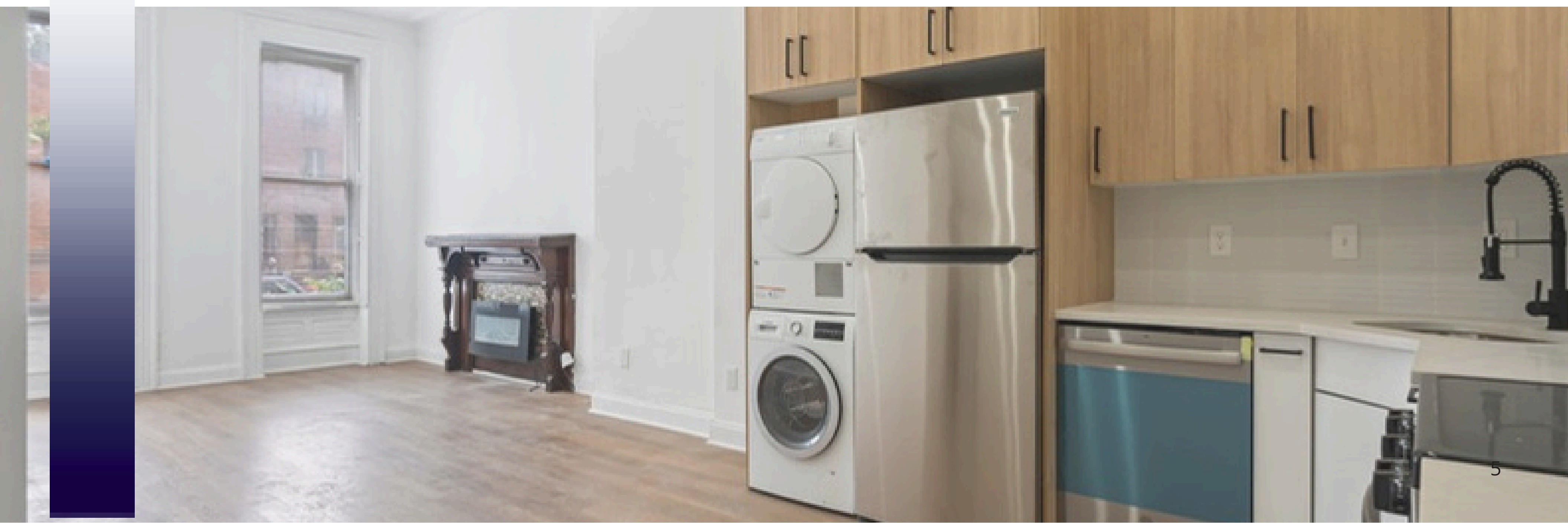
EXECUTIVE SUMMARY

Philly CRE Advisors proudly presents 1618 S Broad Street, a recently renovated and meticulously maintained multifamily asset prominently positioned along the highly visible Broad Street corridor in South Philadelphia's thriving Newbold neighborhood. Offering a compelling combination of in-place income and upside potential, this investment presents an exceptional opportunity for buyers seeking a turnkey asset in one of the city's most strategically located and steadily appreciating corridors. The property consists of three thoughtfully designed residential units featuring modern finishes, central air conditioning, in-unit laundry, and updated mechanical systems, delivering contemporary living with minimal near-term capital expenditure requirements. The unit mix includes Unit 1, a three-bedroom, two-bathroom residence leased at $2,100 per month; Unit 2, a two-bedroom, two-bathroom residence leased at $2,200 per month; and Unit 3, a two-bedroom, two-bathroom residence that is currently vacant, presenting an immediate value-add opportunity for a new owner. Based on current market conditions, Unit 3 is well-positioned to achieve approximately $2,400 per month, increasing the property's gross potential residential income to approximately $6,700 per month ($80,400 annually) upon lease-up. Located just steps from Jefferson Methodist Hospital, the South Philadelphia Sports Complex, the Navy Yard, and the award-winning restaurants, boutiques, and entertainment along East Passyunk Avenue, the property benefits from exceptional accessibility and a deep pool of prospective tenants. Immediate access to the Broad Street Line, SEPTA bus routes, Center City, I-76, and I-95 further enhances its appeal to young professionals, medical personnel, educators, and other renters seeking convenience and connectivity. With its strong in-place income, lease-up potential, and prime South Philadelphia location, 1618 S Broad Street represents an outstanding opportunity to acquire a high-quality multifamily asset in one of the city's most resilient and sought-after rental submarkets.



PROPERTY INFORMATION

$849,000

OFFERING PRICE

7.67%

CAP RATE

$65,125

NET OPERATING INCOME

HIGHLIGHTS

- Close Proximity to Methodist Hospital
- In-Unit Washer & Dryer
- Luxury Interior Finishes
- Central Air Conditioning
- Stabilized Income
- High-Traffic Location with Strong Visibility

FINANCIAL SUMMARY

ESTIMATED RENT ROLL SUMMARY

UNIT	UNIT TYPE	LEASE END DATE	CURRENT RENT	SPRING MRKT RENTS
1	(3 Bed / 2 Bath)	01/31/2027	$2,100.00	$2,200.00
2	(2 Bed / 2 Bath)	08/31/2027	$2,310.00	$2,300.00
3	(2 Bed / 2 Bath)	Vacant	$2,400.00	$2,400.00
TOTAL			**$6,810**	**$6,900**

ESTIMATED PRICING SUMMARY

Pricing Highlights

Price	**Price/Unit**
$849,000	$283,000.00

Return Highlights

	Current	Pro-Forma
Purchase Price	$849,000	$849,000
Cap Rate	7.67%	7.79%
Cash on Cash Return	5.81%	6.29%
Cash Flow After Debt	$12,332	$13,347
NOI	$65,125	$66,140

Financing Highlights

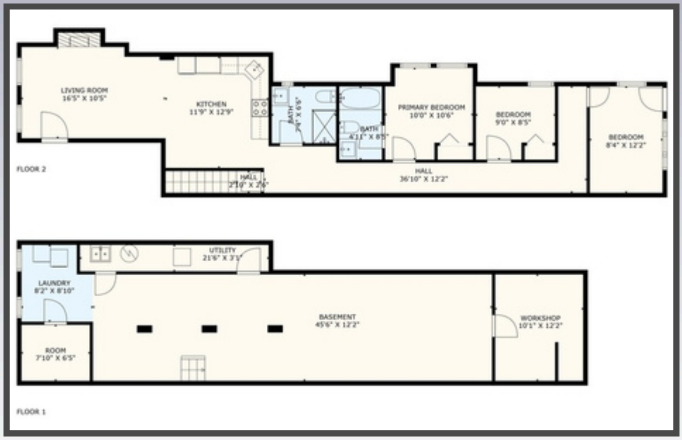
	Current	Pro-Forma
Loan Type	Acquisition	Acquisition
Interest Rate	6.75%	6.75%
LTV	75%	75%
Amortization	25	25
Down Payment	$212,250	$212,250
Loan Amount	$636,750	$636,750
Debt Service	$52,793	$52,793
DSCR	1.23	1.25

ESTIMATED OPERATING STATEMENT

INCOME		ANNUAL	PRO-FORMA ANNUAL
Gross Potential Rent		$81,720	$82,800
Utility Income	$75 Per Res Unit	$2,700	$2,700
Total Effective Gross Income		$84,420	$85,500
EXPENSES			
Property Taxes		$8,185	$8,185
Insurance		$4,200	$4,200
Common Area Electric		$600	$600
Water		$1,200	$1,200
Repairs & Maintenance	6%	$4,903	$4,968
Licenses & Permits		$207	$207
Total Expenses		**$19,295**	**$19,360**
Expenses as % of EGI		22.86%	22.64%
Net Operating Income		**$65,125**	**$66,140**

1618 S Broad St

UNIT 1 - INTERIOR PHOTOS



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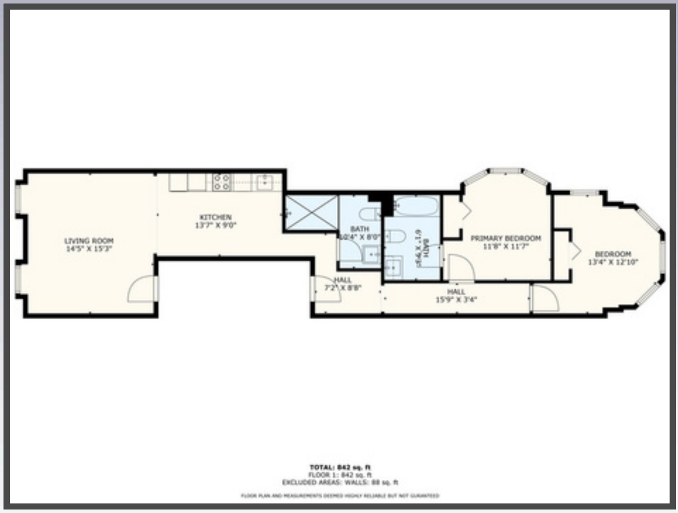
UNIT 2 - INTERIOR PHOTOS



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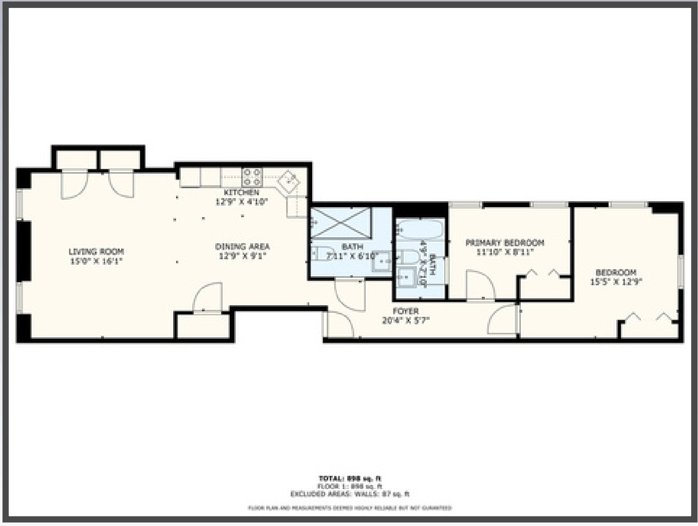
UNIT 3 - INTERIOR PHOTOS



UPCOMING DEVELOPMENTS

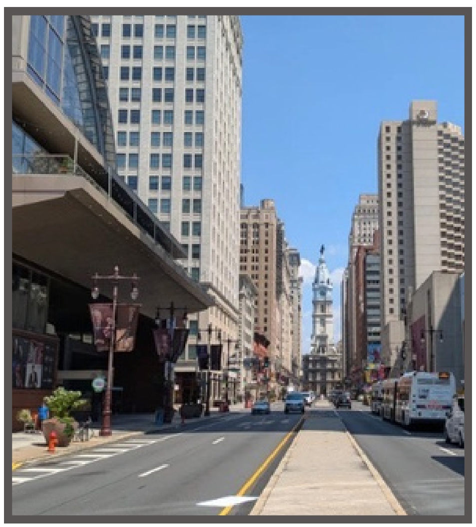
DEVELOPMENT MOMENTUM

1900 S BROAD ST

A proposed six-story, 41-unit mixed-use building with ~2,500 SF of ground-floor commercial space and modern residential units is planned just a short walk from the Property along South Broad Street. This project represents new density and transit-oriented growth in the Newbold corridor.

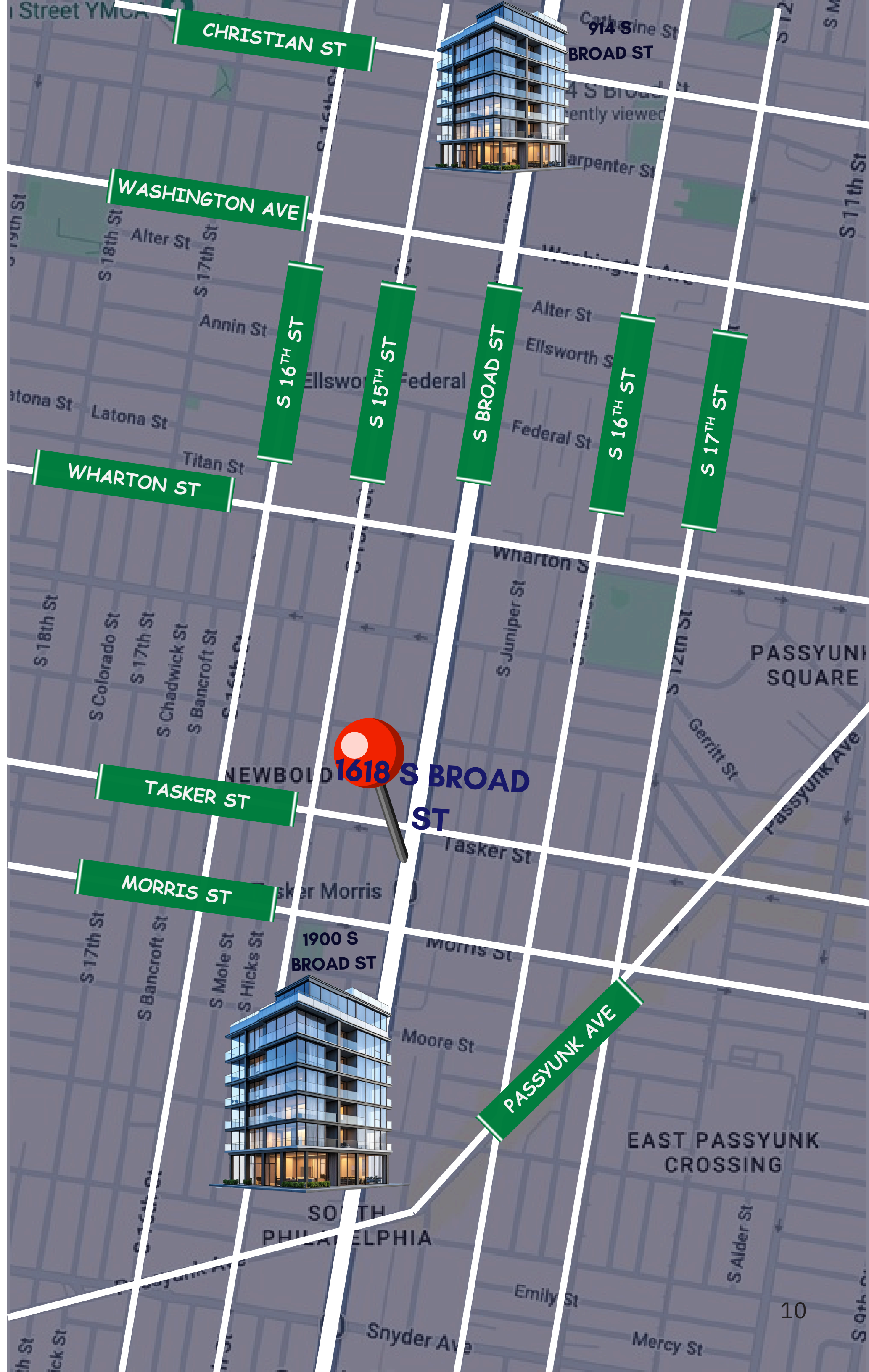
914 SOUTH BROAD ST

An 84-unit multi-family building has been submitted for review at 914 South Broad Street in South Philadelphia as part of ongoing efforts to bring additional housing along the Broad Street transit spine.



SOUTH BROAD STREET REVITALIZATION INITIATIVES

A $100M Avenue of the Arts / South Broad Corridor revitalization plan is underway, adding pedestrian enhancements, greenery, and improved public spaces. This public investment enhances the overall appeal of the corridor and supports adjacent developments.



NEIGHBORHOOD PROFILE

NEWBOLD/EAST PASSYUNK

Newbold / East Passyunk continues to emerge as one of South Philadelphia's most attractive neighborhoods for real estate investors, offering strong rental demand, lifestyle appeal, and long-term growth potential. The area benefits from its close proximity to Methodist Hospital, making it especially appealing to healthcare professionals seeking convenient housing near work, as well as the nearby South Philadelphia stadium district, which drives consistent foot traffic, employment activity, and neighborhood vitality. Located just steps from the acclaimed Passyunk Avenue corridor, residents enjoy access to award-winning restaurants, cafés, boutiques, and everyday amenities that continue to attract both locals and visitors. Ongoing revitalization, new construction, and business investment have strengthened the neighborhood's trajectory, while easy access to Center City, the Broad Street Line, and major roadways enhances overall connectivity. With strong walkability, stable tenant demand, and relative value compared to Philadelphia's core neighborhoods, Newbold / East Passyunk offers investors a compelling opportunity to capture both steady income and long-term appreciation in one of South Philadelphia's most dynamic corridors.

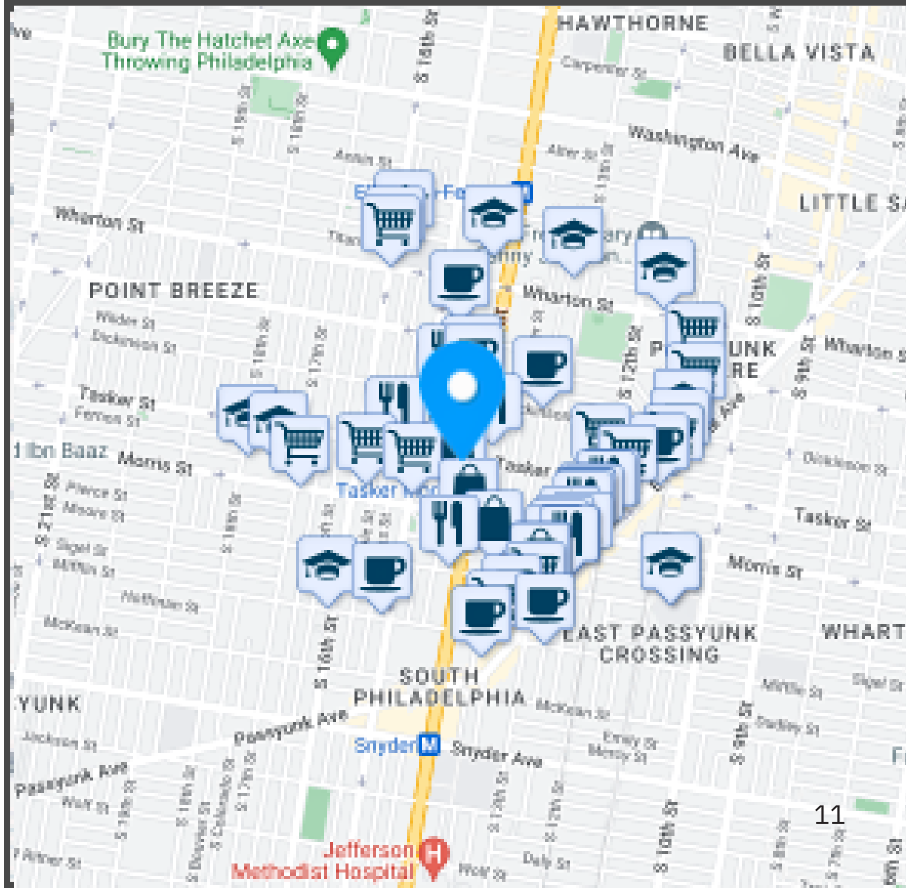
NEARBY UNIVERSITIES & HOSPITALS

Jefferson
Thomas Jefferson University

Walk Score 94 — **Walker's Paradise**
Daily errands do not require a car.

Transit Score 79 — **Excellent Transit**
Transit is convenient for most trips.

Bike Score 76 — **Very Bikeable**
Biking is convenient for most trips.



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