



West 3rd & Lincoln APARTMENTS

Wilmington, DE 19805

Multifamily Investment
Opportunity

NAIEmory Hill

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Investment Overview

- 8 well-maintained units
- Fenced off-street parking/10 stalls
- 100% occupancy
- Recent capital improvements
- Value-add opportunity
- Potential for upside
- Desirable Little Italy area
- Renovated in 2002/2003 by respected builder, Tim Dewson, with emphasis on quality craftsmanship, durable construction, and attention to detail.

W 3rd & Lincoln Street presents the opportunity to acquire a well-maintained, 8-unit multifamily asset in Wilmington's established Hilltop/Little Italy neighborhood. Constructed in 1982, the building comprises approximately 9,465 square feet on a 0.09-acre parcel and offers a mix of apartment units, and on-site surface parking.

The building underwent an extensive renovation in 2002 under the ownership of Tim Dewson, a highly respected local builder and contractor recognized for his craftsmanship and attention to detail. The quality of his work remains evident throughout, with construction and finishes that distinguish the asset from comparable buildings of its vintage.

Its highly walkable urban setting provides convenient access to Downtown Wilmington, I-95, Trolley Square, and the Riverfront, along with nearby restaurants, shopping, and public transportation.

With its manageable scale, established residential location, and opportunity for upside, W 3rd & Lincoln Street offers an attractive investment for private investors and owner-operators seeking stable cash flow with potential for continued appreciation.



Location Overview

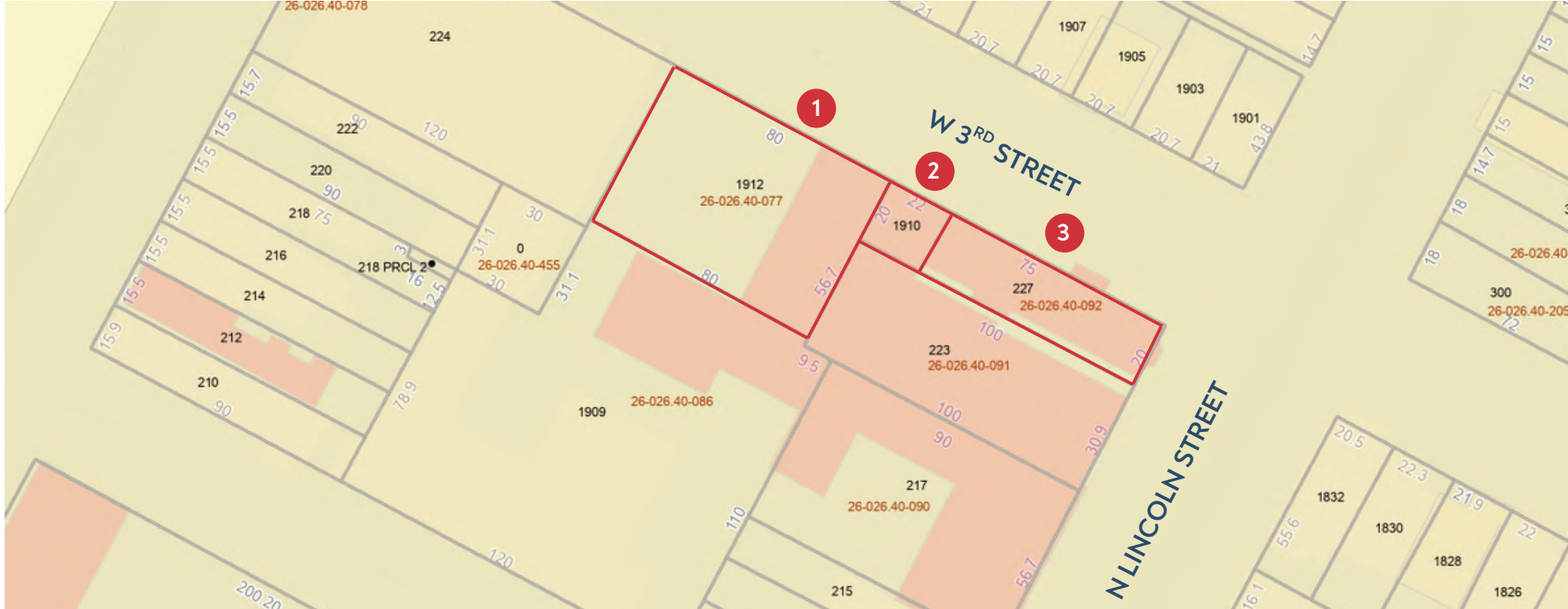
Located at the corner of W. 3rd Street and N. Lincoln Street in Wilmington's historic Hilltop neighborhood, the property offers a strategic urban location with convenient access to the city's largest employment, healthcare, educational, and transportation hubs. The property is less than two miles from Downtown Wilmington, providing residents with easy access to major employers including Chase, Bank of America, Capital One, CSC, and the City of Wilmington, as well as the Wilmington Train Station with Amtrak and SEPTA regional rail service. Interstate 95 is only minutes away, allowing commuters to reach Philadelphia, Newark, and the broader Mid-Atlantic region with ease.

The surrounding area is characterized by a diverse mix of residential neighborhoods, neighborhood-serving retail, healthcare providers, restaurants, parks, and community amenities. Residents enjoy close proximity to destinations such as Trolley Square, Little Italy, Brandywine Park, the Wilmington Riverfront, and ChristianaCare Wilmington Hospital. The property is also conveniently located near a variety of educational institutions, including public and charter schools, Wilmington University, Delaware Technical Community College, Goldey-Beacom College, and the University of Delaware's Wilmington campus. Everyday conveniences including grocery stores, pharmacies, banking, and public transportation are all located nearby, creating a highly accessible urban living environment.

Wilmington continues to experience significant public and private investment that is strengthening its residential appeal and supporting long-term economic growth. Major redevelopment initiatives throughout Downtown and the Riverfront, ongoing infrastructure improvements, and continued investment in housing and mixed-use projects have helped drive demand for quality rental housing across the city. Combined with Delaware's business-friendly environment, central location between Philadelphia, Baltimore, Washington, D.C., and New York City, and relatively affordable housing costs compared to neighboring markets, the Hilltop neighborhood remains well-positioned to benefit from continued rental demand and long-term investment growth.



PARCEL MAP



Parcel	26-026.40-0077
1	1912 W 3 rd Street
Size	0.11 AC
Type	Parking
Zoning	26C-2

Parcel	26-026.40-0076
2	1910 W 3 rd Street
Size	0.01 AC
Type	Multifamily
Zoning	26C-2

Parcel	26-026.64-0092
3	227 N Lincoln Street
Size:	0.04 AC
Type:	Multifamily
Zoning:	26C-2

Note: Each parcel is designated **residential** on county records.

PARCEL MAP (AERIAL)

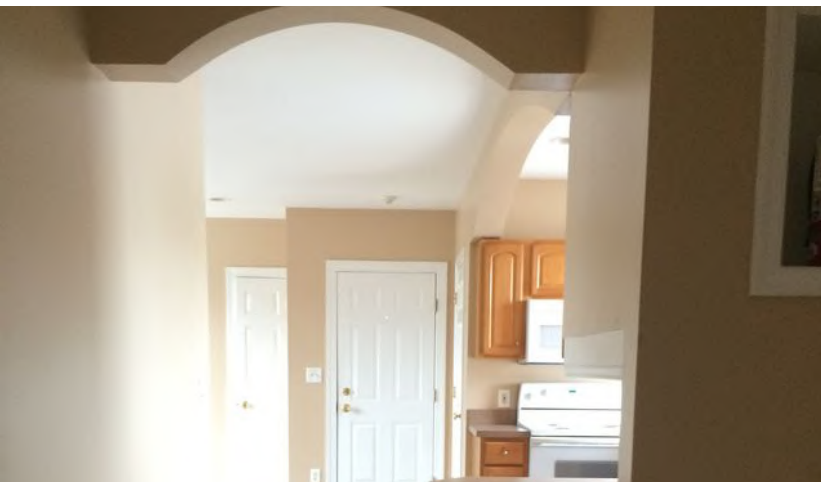


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Location Overview

Located in Wilmington's established Hilltop neighborhood, the proeprty offers residents convenient access to Downtown Wilmington, I-95, and major employment centers throughout New Castle County. The property is just minutes from ChristianaCare Wilmington Hospital, the Wilmington Train Station, and the Wilmington Riverfront, while providing easy connectivity to Philadelphia, Newark, and the greater Mid-Atlantic region. Nearby shopping, restaurants, parks, schools, and public transportation contribute to a convenient urban lifestyle and support strong long-term rental demand.

W 3rd & Lincoln Apartments to:

- Downtown Wilmington...1.3 miles
- PHL Airport.....21.5 Miles
- I-95.....1.2 miles
- Philadelphia.....31 miles
- Amtrak/Septa Station...1.7 miles
- Baltimore.....75 Miles
- Newark, DE.....13 miles

Nearby Amenities

Local Dining	Shopping/ Services	Education/ Healthcare
Walter's	ShopRite	ChristianaCare Wilm.
La Fia	Walgreens	Cab Calloway
Mikimotos	CVS Pharmacy	Charter School of Wilm.
El Diablo	Rodney Square	St. Elizabeth School
Mrs. Robino's	Brandywine Park	Wilmington Univ.
Eclipse Bistro	The Riverfront	U of D Wilm. Campus
Attilios	YMCA	Del Tech
	Trolley Square	



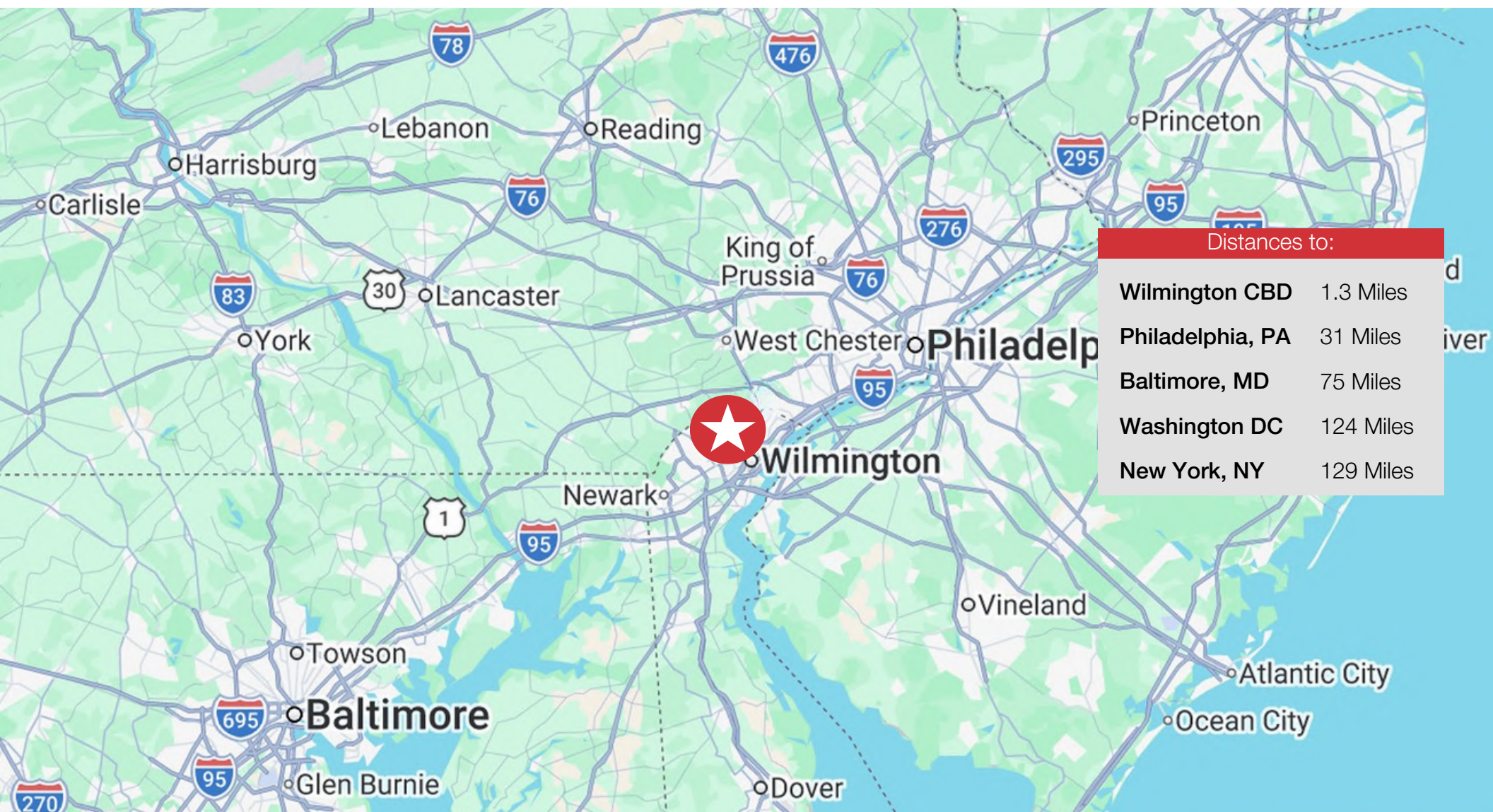
Neighborhood Map



Local Map

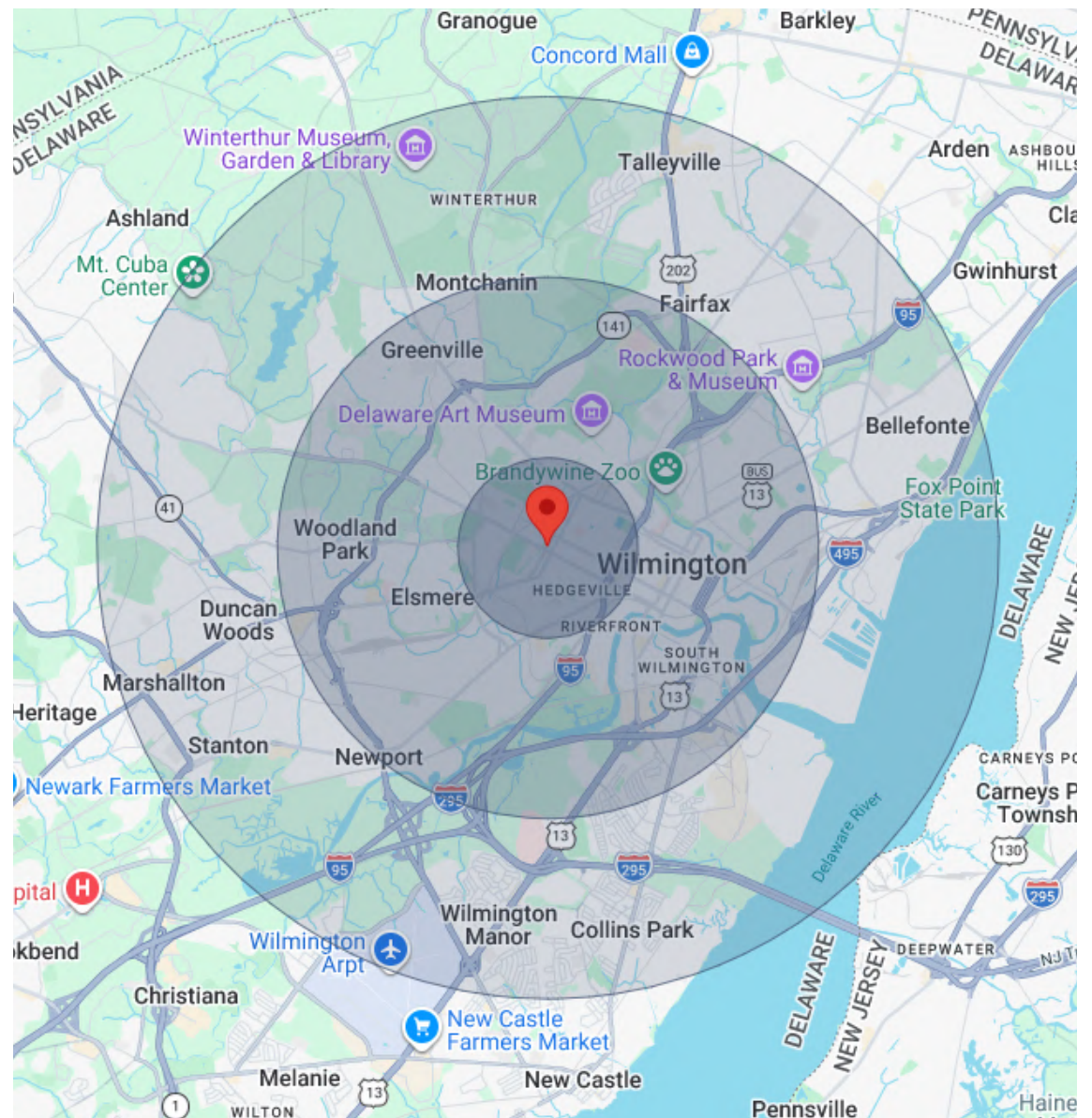


Regional Map



Demographics

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	38,975	115,193	195,191
Average Age	37	39.2	40.9
Households	17,044	48,188	79,168
Average Household Income	\$73,956	\$86,855	\$100,630
Renter Occupied Housing	12,687	26,308	34,520
Avg. Household Vehicles	1	1	2





West 3rd & Lincoln APARTMENTS

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