



# 1727-1737 Ingersoll Street

Philadelphia, Pennsylvania 19121

<b>6</b>	<b>12</b>	<b>\$23,343</b>	<b>\$280,116</b>
Buildings	Units	Monthly Scheduled Rent	Annual Scheduled Rent

Updated with owner-supplied lease schedule, utility responsibilities, and Section 8 rent allocations.

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## Deal Team

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## Investment Overview

Exceptional turnkey investment opportunity ideally positioned between Francisville and Sharswood area featuring six duplex buildings constructed in 2019, totaling 12 high-end residential units with four years remaining on the tax abatement. This income-producing asset offers strong cash flow and long-term appreciation potential.

The unit mix includes six 2-bedroom, 2-bathroom bi-level Unit A apartments renting for \$1,750 per month and six 3-bedroom, 3-bathroom bi-level Unit B apartments renting for \$2,150 per month. Unit A layouts feature an additional office/study and private patio, while Unit B units offer a courtyard deck and private roof deck, appealing to premium tenants seeking modern city living. Some of the units showcase grey oak flooring throughout and sleek contemporary finishes, including modern kitchens with quartz countertops and full quartz backsplash, white soft-close cabinetry, stainless steel appliances, stainless steel farm sinks, and large sit-down islands. Bathrooms are beautifully appointed with custom vanities, ultra-modern tile work, and rain shower heads. Additional highlights include recessed lighting throughout and convenient in-unit stackable front-loading laundry. Security and efficiency are top-tier, with ADT alarm systems, motion detection cameras, Ring doorbells, ductless multi-zone HVAC systems, energy-efficient hot water systems, high-efficiency appliances, triple-pane windows, and over-insulated walls and ceilings for maximum cost savings and comfort.

The individual properties qualify for CRA financing with 3% down, no PMI, and an interest rate lower than FHA. HWA home warranty will be included in the sale of the property. Key Bank is offering a 5K credit for this property which can be tied in with the Philly First 10K grant creating future value for the investors.

The location provides excellent accessibility, just five minutes from the Route 15 trolley at Girard Avenue and Ridge Avenue, with easy connections to Broad Street, Center City, the Art Museum area, Fairmount, and Temple University. Residents also enjoy proximity to neighborhood green spaces such as Francisville Playground, Franklinton Park, and Abraham Lincoln Playground.

## Offering Summary

Sale Price	\$2,725,000
Number of Multifamily Duplex Buildings	6
Number of Residential Units	12
Year of Construction	2019

# Property Information

## Philadelphia, PA 19121



## Property Highlights

- 12 Multifamily Units | Two- and Three-Bedroom Layouts
- Prime Transit Location | Close to Girard and Ridge Avenue with easy connections to Broad Street, Center City, the Art Museum area, Fairmount, and Temple University.
- Value-Add Opportunity | Potential to increase rental income
- Tax Incentive | 4 years left on tax abatement
- Based on the lease schedule provided, the portfolio's current scheduled residential rent is \$23,343 per month, or \$280,116 annually.
- High-end layouts with patios, roof decks, and modern finishes
- Strong rental demand driven by Eds and Meds.
- Projected lease-up opportunity at 1729A
- Tenant-paid utilities including electric and \$50/month water reimbursement. Will be able to add more charges like Pet Fee etc.

## Property Features

Building Condition	Excellent
Construction Features	Masonry
Basement Features	Improved Basement (Finished)
Heating Fuel	Gas
Lot Size Acres	0.02
Lot size Frontage Ft.	14
Lot Size Depth Ft.	63

## Property Amenities & Features

- Units: Features modern, high-efficiency appliances including dishwashers, garbage disposals, and washers/dryers.
- Outdoor Space: Some units include a private patio and deck.
- Layout: Many units are spacious, multi-level layouts with 2-3 bedrooms and 2+ bathrooms.

## Neighborhood Amenities & Nearby Locations

- Dining & Coffee: Minutes from local spots including Kayuh Bicycles and Café, Vinyards Café, The Greyhound Café, Oriental Kitchen, and Garden's Pizza.
- Transportation: Located 0.2 miles from the Route 15 trolley at Girard & 17<sup>th</sup> St and three blocks from the Broad Street Line.
- Recreation: Close to Francisville Playground, Franklinton Park, and Fairmount Park.
- Shopping & Groceries: Nearby Grocery Outlet, Davys Food Market, and Sullivan Progress Plaza.
- Education/Culture: Proximity to Temple University, Girard College and Saint Joe Prep.

## Key Details

- Location: Francisville/North Philadelphia West (19121)
- Transit: Walkable & transit friendly.
- High rental demand in 19121

# Financial Analysis

Below are current rents for the property, but market rents can be higher.

## Rent Roll

Unit	Layout	Monthly Rent	Tenant Portion	Program	Lease Term	Utilities	Status / Notes
1727 A	2 BR / 2 BA bi-level + office + patio	\$1,750	\$241	Section 8	12/23/25 - 11/30/27	Electric + \$50 water	Occupied
1727 B	3 BR / 3 BA bi-level + deck + roof deck	\$2,175	-	Market	7/1/25 - 6/30/26	Electric + \$50 water	Occupied
1729 A	2 BR / 2 BA bi-level + office + patio	\$1,775 (Projected Rent)	-	Market	Vacant	Electric + \$50 water (Projected)	Vacant
1729 B	3 BR / 3 BA bi-level + deck + roof deck	\$2,025	-	Market	8/1/25 - 7/30/26	Electric + \$50 water	Occupied
1731 A	2 BR / 2 BA bi-level + office + patio	\$1,598	-	Market	7/1/24 - 6/30/25	Electric + \$50 water	Occupied
1731 B	3 BR / 3 BA bi-level + deck + roof deck	\$2,050	-	Market	8/1/25 - 7/30/26	Electric + \$50 water	Occupied
1733 A	2 BR / 2 BA bi-level + office + patio	\$1,775	-	Market	8/1/24 - 5/31/26	Electric + \$50 water	Occupied
1733 B	3 BR / 3 BA bi-level + deck + roof deck	\$2,170	\$653	Section 8	9/5/25 - 8/31/27	Electric + \$50 water	Occupied
1735 A	2 BR / 2 BA bi-level + office + patio	\$1,975	-	Market	2/1/25 - 2/28/27	Electric + \$50 water	Occupied
1735 B	3 BR / 3 BA bi-level + deck + roof deck	\$2,200	-	Market	9/1/22 - 8/31/26	Electric + \$50 water	Occupied
1737 A	2 BR / 2 BA bi-level + office + patio	\$1,675	\$759	Section 8	11/14/25 - 10/31/27	Electric + \$50 water	Occupied
1737 B	3 BR / 3 BA bi-level + deck + roof deck	\$2,175	-	Market	11/1/24 - 10/30/25	Electric + \$50 water	Occupied

Section 8 tenant-paid portions provided: 1727A = \$241/month, 1733B = \$653/month, and 1737A = \$759/month. The balance of the contract rent is presumed housing-assistance payment, subject to document verification.

## Operating Statement

Income Category	Annual
Gross Potential Rent	\$280,116* (*could be higher)
Gross Scheduled Rent	\$280,116
Water Reimbursements	\$7,200
Total Effective Gross Income	\$287,316

Expense Category	Annual
Real Estate Taxes	\$8,028
Net Real Estate Taxes	\$8,028
Insurance	\$7,200
Electric	\$1,800
Water	\$3,000
Repairs & Maintenance	\$15,000
Refuse Collection	\$1,800
General / Administrative	\$1,200
Management Fee	\$14,040
Total Expenses	\$60,096

**Net Operating Income (NOI): \$227,220**

## Income Snapshot

Scheduled monthly residential rent	<b>\$23,343</b>
Scheduled annual residential rent	<b>\$280,116</b>
Monthly water bill-back potential	<b>\$600</b>
Annual water bill-back potential	<b>\$7,200</b>

## Cap Rate Sensitivity Analysis

Price	Cap Rate
\$2,725,000	8.39%

## Pricing Summary

Offering Price: \$2,725,000

Price Per Unit: \$227,083

Scheduled Annual Rent: \$280,116

Estimated NOI: \$228,648

## Return Highlights

Metric	Value
Net Operating Income	\$227,220
Gross Scheduled Rent	\$280,116
Total Effective Gross Income	\$287,316
Operating Expense Ratio	20.92%

Prepared for marketing reference only. All lease terms, assistance contracts, renewals, utility reimbursements, and if any collection status should be independently verified by purchaser. Subject to errors & omissions.

Maria Quattrone and Associates

# Property Photos



