

## PHILADELPHIA UNIVERSITY CORRIDOR MULTI-PROPERTY AUCTION

**Auction Date: Thursday, May 21, 2026, Portfolio Totals (All Properties)**

**Total Units: 16 Total Bedrooms: 37 Total Bathrooms: 16**

**Total Square Footage: 11,711 SF**

<b>Property</b>	<b>Units</b>	<b>Beds</b>	<b>Baths</b>	<b>SF</b>	<b>Asset Type</b>	<b>Zoning</b>
6147 Vine St	3	3	3	1,690	Triplex	RSA5
108 S Peach St	2	3	2	1,200	Duplex	RM1
5744 Chestnut St	2	4	2	1,504	Duplex	RM1
1908 W Diamond St	3	9	3	2,439	Triplex	RM1
1910 W Diamond St	3	9	3	2,439	Triplex	RM1
1912 W Diamond St	3	9	3	2,439	Triplex	RM1

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### AGGREGATE PORTFOLIO METRICS

- **Total Properties: 6**
- **Total Units: 16** (Note: 9 units included in Diamond assemblage)
- **Total Bedrooms: 37**
- **Total Bathrooms: 16**
- **Total Square Footage: 11,711 SF**

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### DIAMOND STREET ASSEMBLAGE (VALUE-ADD CORE)

- **3 Adjacent Triplexes (Contiguous Control Opportunity)**
- **Total Units: 9**
- **Total SF: 7,317 SF**
- Positioned for **rent optimization, student housing conversion, or portfolio stabilization**
- Ability to **acquire individually or as a scaled package**

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### AUCTION DETAILS

- **Format:** Live Multi-Property Auction
- **Schedule:**
  - 10:00 AM – 6147 Vine St
  - 11:00 AM – 108 S Peach St
  - 12:30 PM – 5744 Chestnut St
  - 2:30 PM – Diamond Street Portfolio