

1618 S Broad St

PHILADELPHIA, PA 19145



OFFERING
MEMORANDUM



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TABLE OF CONTENTS

EXECUTIVE SUMMARY	5
PROPERTY INFORMATION	6
INTERIOR PHOTOS - UNIT 1	7
INTERIOR PHOTOS - UNIT 2	8
INTERIOR PHOTOS - UNIT 3	9
UPCOMING DEVELOPMENTS	10
NEIGHBORHOOD PROFILE	11

Philly CRE Advisors proudly presents 1618 S Broad St, a recently renovated and well-maintained multifamily asset prominently positioned along the highly visible Broad Street corridor in South Philadelphia's Newbold neighborhood, offering a compelling opportunity for investors seeking strong in-place cash flow in one of the area's most strategically located and steadily appreciating corridors. The property consists of three well-appointed residential units featuring modern finishes, central air, in-unit washer and dryer, and updated mechanical systems, providing contemporary comfort with minimal near-term capital expenditure requirements. The unit mix includes Unit 1, a 2-bedroom, 2-bathroom residence leased at \$2,100 per month; Unit 2, a 2-bedroom, 2-bathroom residence leased at \$2,200 per month; and Unit 3, a 3-bedroom, 2-bathroom residence leased at \$2,100 per month, generating a total of \$6,400 per month (\$76,800 annually) in gross residential income and delivering immediate stabilized cash flow supported by strong rental fundamentals. Located steps from Methodist Hospital, the South Philadelphia Sports Complex, and the vibrant Passyunk Avenue dining and retail corridor, the property benefits from exceptional visibility, accessibility, and proximity to Broad Street transit with seamless access to Center City, positioning the asset for long-term appreciation and sustained rental demand in one of South Philadelphia's most active and resilient submarkets.



PROPERTY INFORMATION

HIGHLIGHTS

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



RENT ROLL SUMMARY

UNIT	UNIT TYPE	LEASE END DATE EXP. DATE	CURRENT RENT	MARKET RENT	SPRING MRKT RENTS RENT
1	2BR 1BH	01/31/2027	\$2,100	\$2,200	\$2,300
2	2BR 2BH	07/31/2026	\$2,200	\$2,400	\$2,500
3	2BR 1BH	07/31/2026	\$2,100	\$2,250	\$2,350
TOTAL			\$6,400	\$6,850	\$7,150

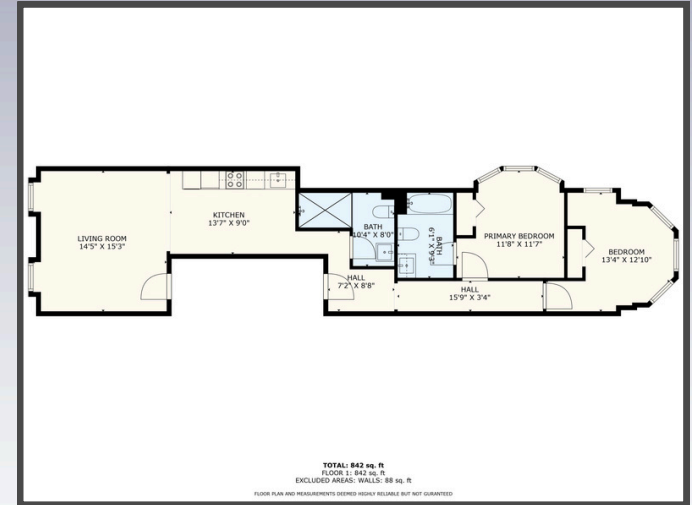
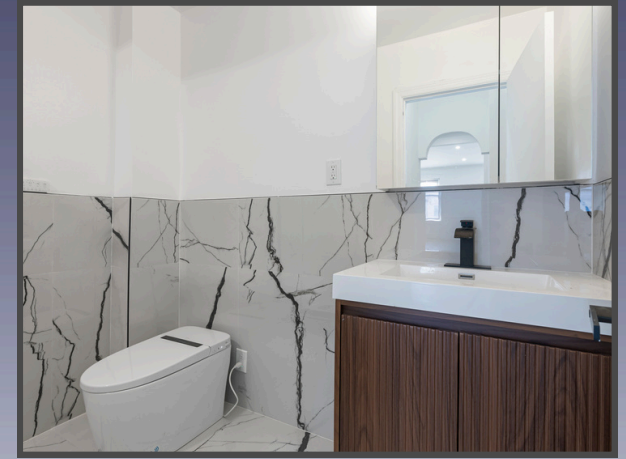
1618 S Broad St

UNIT 1 - INTERIOR PHOTOS



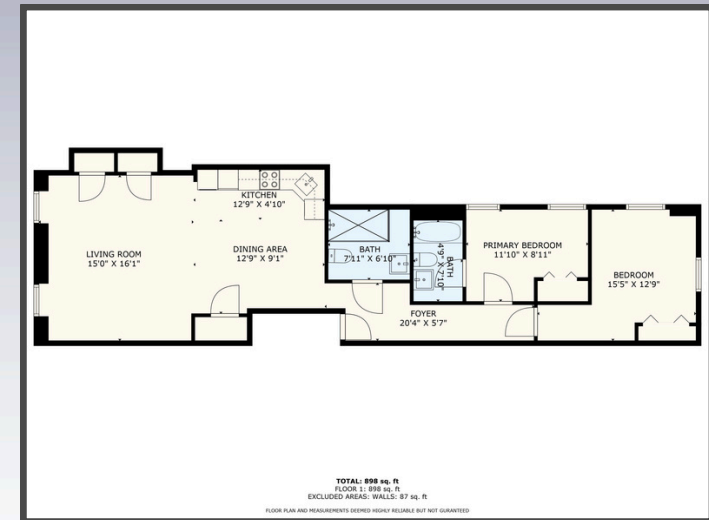
1618 S Broad St

UNIT 2 - INTERIOR PHOTOS



1618 S Broad St

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.



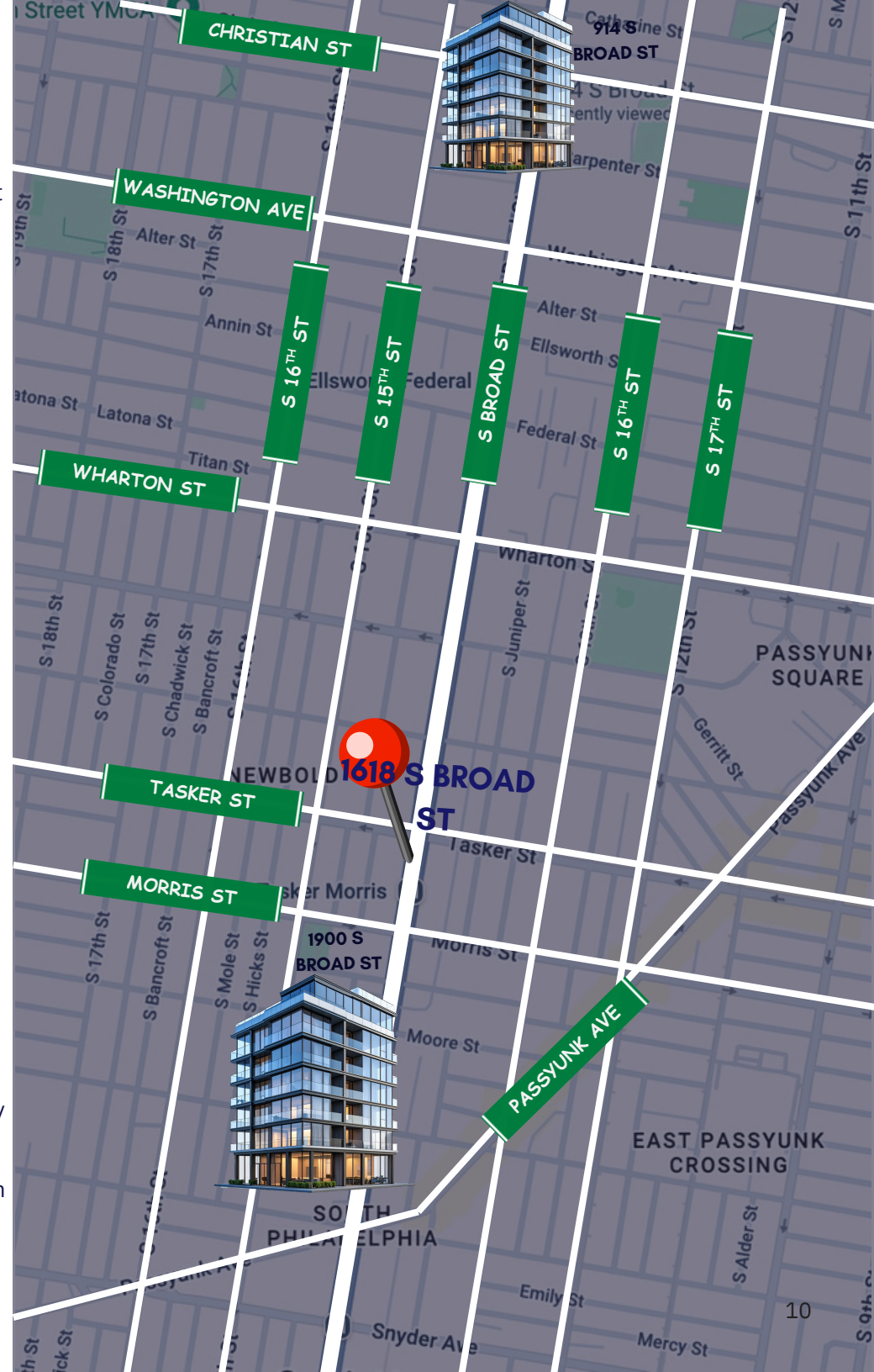
914 SOUTH BROAD ST

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.






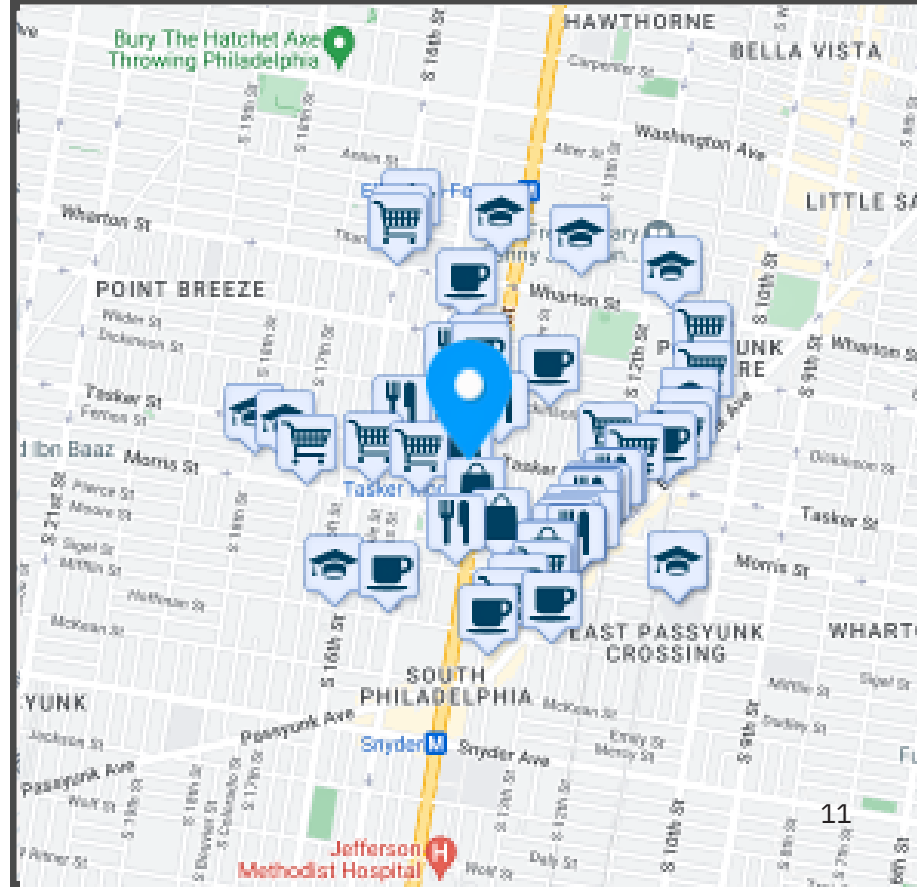
NEWBOLD/EAST PASSYUNK

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



- 
Walker's Paradise
 Daily errands do not require a car.
- 
Excellent Transit
 Transit is convenient for most trips.
- 
Very Bikeable
 Biking is convenient for most trips.



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