CORNER DEVELOPMENT OPPORTUNITY FOR SALE

MPN
MALLIN PANCHELLI NADEL
REALTY

800-804 W. GIRARD AVE West Poplar, Philadelphia 19123

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CORNER DEVELOPMENT OPPORTUNITY FOR SALE

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MPN Realty, Inc. is pleased to present the exclusive sale of 800-804 W. Girard Ave. This corner development site is zoned CMX-2 and features a combined 8,172 SF of existing building situated on 3,787 SF of land. Located next to Northern Liberties, this site has 54' of frontage along W. Girard Ave and 77" of frontage along N. 8th street. This property is located in a Qualified Opportunity Zone and sits on a signalized corner. The seller has put in a substantial amount of work prior to bringing the property to market.

PROPERTY OVERVIEW	
Price	$995,000
Year Built	1920
Number of Buildings	2
Number of Floors	800 W. Girard: one (1)
Lot Size	54' x 77' *(Per City of Philadelphia)*
Lot Area	3,787 SF *(Per Architecture Plans)*
Total Building Area	Combined 8,172 SF *(Per Architecture Plans)*
Real Estate Tax Assessment 2026	800 W. Girard - $1,250,00
Real Estate Tax 2026	800 W Girard - $17,498
Traffic Volume	11,270 Cars Per Day
Zoning	CMX-2
QOZ	Yes
Site Shap	Irregular
Street Frontages	W. Girard Ave 54', N 8th Street 77'
Foundation	Stone and masonry
Exterior	Brick and stucco

RENOVATIONS COMPLETED BY OWNER	
Sprinkler System Design and Sprinkler Main	$43,465
New Windows & Exterior Rolling Security Gates	$41,440
Exterior Stucco & Front Facade	$46,250
New Concrete Sidewalk	$24,000
Upper Roof	$20,750
Stairwell Egress / Interior Framing & Sub	$47,300
New Water Main Service & Sewerage	$25,000
Total	$248,205

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Parcel Map

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Property Photos (click for more photos)

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Floor Plans

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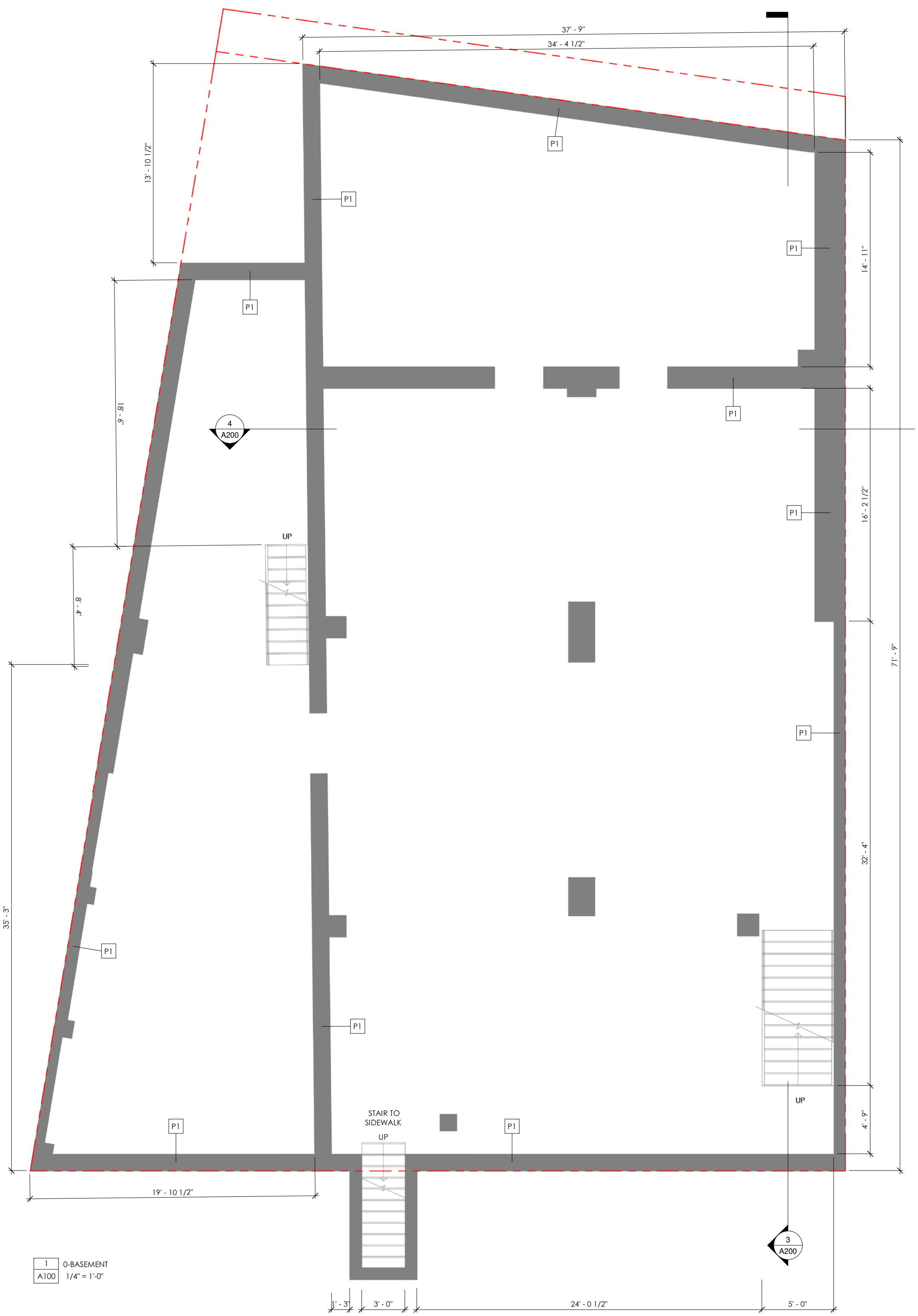

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Retail Map

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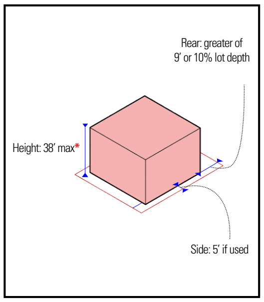
Zoning

CMX COMMERCIAL MIXED-USE

CMX-2

Table 14-701-3: Dimensional Standards for Commercial Districts

Max. Occupied Area	Lot: Intermediate 75%; Corner 80%
Min. Front Yard Depth	N/A
Min. Side Yard Width	5 ft. if used
Min. Rear Yard Depth	The greater of 9 ft. or 10% of lot depth
Max. Height	38 ft.*
Min. Cornice Height	N/A



* Zoning Bonus Summary		CMX-2	
		Additional Height	**Housing Unit Bonus**
Mixed Income Housing (§14-702(7))	**Moderate Income**	7 ft.	25% increase in units permitted
	Low Income	7 ft.	50% increase in units permitted
Green Roof (§14-702(16))		n/a	25% increase in units permitted
For bonus restrictions in select geographic areas, see page 49.			

Dwelling Unit Density by Lot Size

Council District	CMX-2		
	< 1,440 sq. ft.	**1,440 to 1,919 sq. ft.**	**> 1,919 sq. ft**
1	480 sq. ft. per unit		
2	480 sq. ft. per unit		
3	480 sq. ft. per unit		
4	2 units	3 units	480 sq. ft. per unit
5	2 units	3 units	480 sq. ft. per unit
6	2 units	3 units	480 sq. ft. per unit
7	480 sq. ft. per unit		
8	2 units	3 units	480 sq. ft. per unit
9	2 units	3 units	480 sq. ft. per unit
10	2 units	3 units	480 sq. ft. per unit

September 2022

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Qualified Opportunity Zone (QOZ)

Q. What is an Opportunity Zone?

A. Added to the tax code by the Tax Cuts and Jobs Act in 2017, it's an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury.

Q. What is the purpose of QOZ?

A. They are an economic development tool — that is, they are designed to spur economic development and job creation in distressed communities bby providing tax benefits to investors. First, investors can defer tax on any prior gains until the earlier of the date on which an investment is sold or exchanged, or December 31, 2026, so long as the gain is reinvested in a Qualified Opportunity Fund. Second, if the investor holds the investment in the Opportunity Fund for at least 10 years, the investor would be eligible for an increase in basis equal to the fair market value of the investment on the date that the investment is sold or exchanged.

Q. What is a Qualified Opportunity Fund

A. It's an investment vehicle set up as a partnership or corporation for investing in eligible property located in an QOZ and utilizes investor's gains from a prior investment for funding the Opportunity Fund.

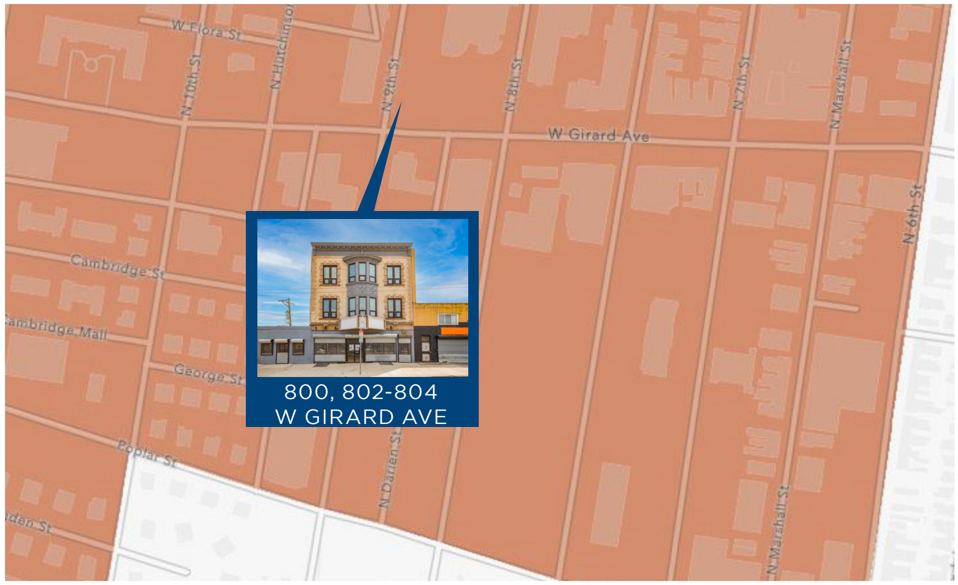
Q. Do I need to live in an QOZ to take advantage of the tax benefits?

A. No. You can get the tax benefits, even if you don't live, work or have a business in a QOZ. All you need to do is invest in a Qualified Opportunity Fund.

Q. I am interested in investing in an QOZ. Is there a list available?

A. Yes. The current list of approved QOZ can be found at Opportunity Zones Resources. This list will continue to be updated as more are approved.

Q. How does a taxpayer become certified as a Qualified Opportunity Fund?



A. To become a Qualified Opportunity Fund, an eligible taxpayer self certifies. To self-certify, a taxpayer completes a form and attaches that form to the taxpayer's federal income tax return for the taxable year.

Q. I sold some stock for a gain in 2018, and, during the 180-day period beginning on the date of the sale, I invested the amount of the gain in a Qualified Opportunity Fund. Can I defer paying tax on that gain?

A. Yes, under § 1400Z-2(a)(1) of the Internal Revenue Code, you may elect to defer tax on some or all of that gain. If, during the 180-day period, you invested in one or more Qualified Opportunity Funds only an amount that was less than your entire gain, you may still elect to defer paying tax on part of the gain, up to the amount you invested in that way.

Q. How do I elect to defer my gain on the sale of the stock?

A. You may make an election to defer the gain, in whole or in part, when filing your 2018 Federal Income Tax return in 2019 (that is, you may make the election on the return on which the tax on that gain would be due if you do not defer it).

Q. I sold stock on December 15, 2017, and, during the required 180-day period, I invested the amount of the gain in a Qualified Opportunity Fund. Can I elect to defer tax on that gain?

A. Yes, as long as it was invested in the 180-day period, under § 1400Z-2(a)(1) of the Internal Revenue Code, you may elect to defer the tax on that gain. A deferral election may be made on your 2017 Federal Income Tax return. Information about the sale of your stock is required to be included in that return using IRS Form 8949. Precise instructions on how to use that form to elect deferral of the gain for your 2017 return will be forthcoming.

Q. Can I still elect to defer tax on that gain if I have already filed my 2017 tax return?

A. Yes. You may elect to defer the gain, but you must file an amended 2017 return. As part of that amended return, follow the election procedure described in the answer to the preceding question.

Q. How can I get more information about Opportunity Zones?

A. Over the next few months, the Treasury Department and the Internal Revenue Service will be providing further details, including additional legal guidance, on this new incentive. More information will be available at Treasury.gov and IRS.gov.

— Internal Revenue Service (6/7/18)

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Qualified Opportunity Zone

Definitions

Opportunity Fund: An investment vehicle organized as a corporation or partnership for the purpose of investing in Opportunity Zone property.

Opportunity Funds will be self-certified per IRS guidelines. They must be organized for the purpose of investing in Opportunity Zones

Opportunity Funds are required to invest 90% or more of their capital as EQUITY in Opportunity Zone property

Opportunity Zone property includes stock, partnership interest, or business property in an Opportunity Zone

Investor Incentives

OPPORTUNITY ZONE INVESTMENTS PROVIDE AN IMMEDIATE BENEFIT

to investors of deferring payment of the capital gains tax that would be paid in 2018 until 2026. Further incentives are linked to the duration of an investor's commitment to Opportunity Fund investments.

THE OZ TAX INCENTIVE WILL ALLOW

a modest reduction in capital gains taxes in exchange for holding Opportunity Fund investments for five to seven years.

IF INVESTMENTS ARE HELD 10+ YEARS,

gains accrued on the Opportunity Fund investment during that 10-year period will not be taxed, further incentivizing patient capital.

Timeline for Opportunity Zone Investments

	Investment Year 2018	Year 5 2023	Year 7 2025	Year 8 2026	Year 10 2028
Tax on Capital Gain Invested	Gain realized and invested in Opportunity Fund **within 180 days***	10% reduction of capital gains tax	15% reduction of capital gains tax	All taxes due on 12/31/26. Investor pays tax on 85% of original gain	
Tax on Opportunity Fund Investment		Any gain realized on Opportunity Fund investment is fully taxable if liquidated	Any gain realized on Opportunity Fund investment is fully taxable if liquidated	Any gain realized on Opportunity Fund investment is fully taxable if liquidated	Any gain realized on Opportunity Fund investment **is tax free****

*** Tax is deferred until the earlier of investment liquidation (return of capital) or 12/31/26**

**** Any appreciation on Opportunity Fund investment is tax free if held > 10 years**

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