

# 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

Starting Bid Per-Property \$99,000.00

\*\*\*\*\*

1. 6147 Vine St. Philadelphia, PA 19139 Start time 10:am
2. 108 S. Peach St. Philadelphia, PA 19139 Start time 11:am
3. 5744 Chestnut St. Philadelphia, PA 19139 Start time 12:30
4. 1908, 1910 & 1912 Diamond St. Philadelphia, PA 19121-  
Assemblage or Individual Start time 2:30pm

AC Auctions

~ Tel: 609-705-9143 ~

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# PHILADELPHIA UNIVERSITY CORRIDOR MULTI-PROPERTY AUCTION TIMES

*Auction Date: Thursday, May 21, 2026*

1) 6147 Vine St., Philadelphia, PA 19139

Start Time: 10:00 AM University of Pennsylvania, Drexel & St Joseph Area

2) 108 S. Peach St., Philadelphia, PA 19139

Start Time: 11:00 AM University of Pennsylvania, Drexel & St Joseph Area

3) 5744 Chestnut St., Philadelphia, PA 19139

Start Time: 12:30 PM University of Pennsylvania, Drexel & St Joseph Area

4,5,6) 1908, 1910 & 1912 Diamond St., Philadelphia, PA 19121

(Assemblage or Individual)

Start Time: 2:30 PM Temple University Area

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**6147 Vine St., Philadelphia, PA 19139  
Starting Bid \$99,000.00 Start Time 10:am**



💰 Estimated Value \$235,000 - \$285,000

💰 Taxes: \$3,539 (2025)

🏠 Units: 1 BR-1 Bath-2

🏠 Building Size / SF: 1690

🏠 Zoning: RSA5



- Property Details:
  - Property Type: Triplex
  - Year Built: 1915
- Unit Breakdown:
  - Unit 1: 1 Bed / 1 Bath – 563 SF
  - Unit 2: 1 Bed / 1 Bath – 563 SF
  - Unit 3: 1 Bed / 1 Bath – 563 SF

All information is deemed reliable but not guaranteed and should be independently verified.

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**108 S. Peach St., Philadelphia, PA 19139**  
**Starting Bid \$99,000.00 Start Time 11:00am**



 **Estimated Value: \$200,000 - \$225,000**

 **Taxes: TBD**

 **Units: 2**

 **Bedrooms: 3**

 **Bathrooms: 2**

 **Building Size: 1,200 SF**

 **Zoning: RM1**



**Property Details:**

- **Property Type: Duplex**
- **Year Built: 1920**

**Unit Breakdown:**

- **Unit 1: 1 Bed / 1 Bath – 600 SF**
- **Unit 2: 2 Bed / 1 Bath – 600 SF**

**All information is deemed reliable but not guaranteed and should be independently verified.**

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**5744 Chestnut St., Philadelphia, PA 19139  
Starting Bid \$99,000.00 Start Time 10am**



 **Estimated Value: \$215,000 - \$235,000**

 **Taxes: TBD**

 **Units: 2**

 **Bedrooms: 4**

 **Bathrooms: 2**

 **Building Size: 1,504 SF**

 **Zoning: RM1**



**Property Details:**

- **Property Type: Duplex**
- **Year Built: 1925**

**Unit Breakdown:**

- **Unit 1: 2 Bed / 1 Bath – 752 SF**
- **Unit 2: 2 Bed / 1 Bath – 752 SF**

All information is deemed reliable but not guaranteed and should be independently verified.

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**1908, 1910 & 1912 Diamond St. Philadelphia, PA  
19121 – Assemblage Total  
Starting Bid \$99,000.00 Per. Start Time 2:30pm**



 **Total Properties: 3**  
 **Total Units: 9**  
 **Total Bedrooms: 27**  
 **Total Bathrooms: 9**  
 **Total Square Footage:  
7,317 SF**

 **Properties Type: Triplex**  
 **Year Built: 1915**  
 **Units: 3 per property**  
 **Total Bathrooms: 1 per unit**  
 **Total Square Footage: 813 per**

 **Estimated Value \$375,000**  
 **Taxes: \$3,539 (2025)**  
 **Zoning: RSA5**  
**Per Building**

## Real Estate Auction Terms & Conditions

Auction Date/Time: Thursday, May 21, 2026. Time Slots: 10:00 AM, 11:00 PM, 12:30 PM, & 2:30 PM

**Eligibility to Bid-All sales are subject to bank approval and acceptance. Auctioneer reserves the right to approve or reject any bidder registration at its sole discretion.**

- Bidder must: (i) read and sign these Terms; (ii) present verification of \$10,000 in available funds; and (iii) present valid government-issued ID. The highest bidder must, at the auction, execute the Agreement of Sale and pay a \$25,000 deposit by cash, certified check, cashier's check, or treasurer's check, payable to the Title Company/Escrow Agent. Said deposit shall be non-refundable except in the event Seller is unable to convey clear title.
- The balance of the purchase price, plus adjustments, is due by certified funds or wire transfer on or before 45 days after execution of the Agreement of Sale, at the Title Company's office unless otherwise agreed in writing. Time is of the essence.
- No Contingencies – This sale is not contingent upon financing, appraisal, inspection, or any other contingency. Buyers are purchasing in reliance solely upon their own due diligence.
- Title and Deed – Seller shall convey title by Bargain and Sale Deed in recordable form. Buyer shall pay all recording fees. Real estate taxes shall be prorated at closing. Property is sold "AS IS, WHERE IS." Auctioneers make no representations regarding deed restrictions, title, zoning, surveys, condition, or taxes. All bidders must conduct their own due diligence. Marketing materials are for informational purposes only.
- Default – If Buyer fails to close or otherwise breaches the Agreement, Auctioneer may declare default and retain all deposits as liquidated damages.
- If Seller is unable to convey title, Buyer's sole remedy shall be the return of the deposit, and both parties shall be released from further obligations.
- Transaction Broker – The auctioneer/broker acts as a transaction broker and neutral facilitator. No agency or fiduciary relationship exists unless established by a separate written agreement.
- The auctioneer/broker will present bids and offers, transmit documents, and coordinate the transaction through closing; exercise reasonable skill and care; deal honestly and fairly; and account for escrowed funds. The auctioneer/broker will disclose known material defects that are not readily observable. No advocacy of price or terms will be provided to either party. No verification is made regarding condition, dimensions, zoning, title, or legal compliance. No legal, tax, accounting, engineering, or environmental advice is provided.
- Confidentiality – Price, terms, motivation, and other confidential information shall remain confidential unless authorized, required by law, or necessary to prevent fraud. Public or readily discoverable information is not considered confidential.
- **Compensation**  
A 10% Buyer's Premium shall be added to the final bid price and is payable to AC Auctions LLC at settlement.
- **Governing Law / Venue**  
This transaction shall be governed by the laws of the State of New Jersey and/or Pennsylvania, as applicable. Venue for any dispute shall lie in the county where the property is located.

These Terms are incorporated into and form part of the Agreement of Sale executed following the auction.

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## Remote Bidding

We offer comprehensive remote bidder services designed to deliver a high-touch auction experience without requiring physical attendance when needed. Rather than being tied to a device waiting for an auction to begin, clients are supported by a dedicated bidding representative—aligned with the service standards of top-tier auction firms.

Once registration is completed and the deposit is confirmed, bidders are designated as “Ready to Bid.” At that point, a call-in contact agent is assigned to facilitate real-time participation via phone, Zoom, or FaceTime. This structure enables bidders to hear and follow the auction live and in Real-Time while executing bids with confidence and precision. All remote bidding arrangements must be coordinated and confirmed at least 48 hours prior to the scheduled

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

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<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



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- **Title and Deed** – Seller shall convey title by Bargain and Sale Deed in recordable form. Buyers shall pay all recording fees. Real estate taxes shall be prorated at closing. Property is sold "AS IS, WHERE IS." Auctioneers make no representations regarding deed restrictions, title, zoning, surveys, condition, or taxes. All bidders must conduct their own due diligence. Marketing materials are for informational purposes only. Title company is NBSS, LLC Title, no acceptations.
- **Default** – If Buyer fails to close or otherwise breaches the Agreement, Auctioneer may declare default and retain all deposits as liquidated damages.
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- **Transaction Broker** – The auctioneer/broker acts as a transaction broker and neutral facilitator. No agency or fiduciary relationship exists unless established by a separate written agreement.
- The auctioneer/broker will present bids and offers, transmit documents, and coordinate the transaction through closing; exercise reasonable skill and care; deal honestly and fairly; and account for escrowed funds. The auctioneer/broker will disclose known material defects that are not readily observable. No advocacy of price or terms will be provided to either party. No verification is made regarding condition, dimensions, zoning, title, or legal compliance. No legal, tax, accounting, engineering, or environmental advice is provided.
- **Confidentiality** – Price, terms, motivation, and other confidential information shall remain confidential unless authorized, required by law, or necessary to prevent fraud. Public or readily discoverable information is not considered confidential.
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A 10% Buyer's Premium shall be added to the final bid price and is payable to AC Auctions LLC at settlement.
- **Governing Law / Venue**  
This transaction shall be governed by the laws of the State of New Jersey and/or Pennsylvania, as applicable. Venue for any dispute shall lie in the county where the property is located.

• These Terms are incorporated into and form part of the Agreement of Sale executed following the auction.

**Purchaser Signature** \_\_\_\_\_ **Date** \_\_\_\_\_



## Bidder Registration Completion Requirement Bidder Approval, Deposit

This completed form is required to be submitted prior to the real estate auction. As a precaution against any potential registration problems, 48-hour advanced registration is recommended.

1. I have read the Terms & Conditions of the Real Estate Sale and completely understand them and agree to be bound by them.
2. I certify that I have sufficient funds to meet the requirements as called for by the Agreement of Sale for Real Estate. I have or will show evidence of my deposit upon submission of this form.
3. I understand that if I am the successful bidder, I will sign the Agreement of Sale for Real Estate immediately after my bid.
4. I certify that I agree to accept the property in AS IS condition and that I have completed my Due Diligence prior to the sale and my bidding. There is not anything concerning the condition of the property prior to my bidding,
5. I certify that I am not the owner of any of the properties being offered for sale, nor am I acting as a representative of an owner.
  - (a) submission of this registration form does not constitute approval to participate in bidding. All prospective bidders must be formally reviewed, approved, and registered by AC Auctions prior to the auction. In addition, a qualifying deposit must be received and verified before bidding privileges are granted.
  - (b) Execution of this form, whether completed independently or signed by an authorized representative of AC Auctions, does not guarantee bidding eligibility. AC Auctions reserves the absolute and sole discretion to approve or deny any bidder's participation at any time, including before, during, or after the auction.
  - (c) All deposits submitted by non-winning bidders will be returned in full, provided no breach of auction terms has occurred. Bidders who elect to remain designated as backup bidders must maintain their deposit in escrow until formally released by AC Auctions.
  - (d) For this registration to be deemed complete and valid, the bidder must fully complete this registration form and must also read, acknowledge, and sign the official Terms and Conditions for the applicable auction. Failure to satisfy both requirements will result in the registration being deemed incomplete and the bidder will not be approved to participate.
  - (e) Title company conducting closing is NBSS, LLC Title, no acceptations.

By signing and returning this certification I certify the following, I have read, understand, and agree to all Terms and Conditions of the auction.

<b>Name:</b>		<b>Bidder #</b>	
<b>Phone:</b>		<b>Address</b>	
<b>Email:</b>		<b>Deposit:</b>	\$
<b>Address:</b>			
<b>Bidder Signature:</b>			
<b>Auction Approval:</b>	<b>By:</b>		

**Execution of this registration by the auctioneer is required as a condition precedent to the bidder's authorization to participate in the auction.**

## SALE AGREEMENT FOR REAL ESTATE AT AUCTION

1. The property, being known as, \_\_\_\_\_,  
\_\_\_\_\_ is hereby offered for sale by public auction on this \_\_\_\_\_ day of \_\_\_\_\_, by OneKeyHomes PHL, LLC (hereinafter referred to as "Seller"), upon the following terms and conditions.
2. The property is offered with reservation, and the Seller expressly reserves the right to reject any and all bids submitted. The highest bidder shall be declared by the auctioneer to be the Purchaser, subject to the Seller's right to reject all bids. The successful bidder shall immediately execute this Sale Agreement for Real Estate at Auction. In the event of any dispute among bidders, the property may be re-offered for bidding or withdrawn at the Seller's sole discretion. If a bid is not accepted by the Seller, bidding may remain open for a period of up to thirty (30) days following the date of the auction.
3. Title to the property shall be conveyed as good and marketable, free and clear of liens and encumbrances, but subject to all applicable zoning regulations, subdivision regulations, restrictions, easements, and rights-of-way of record or apparent. There is no guarantee or warranty as to the precise area of the property. The deed conveying the premises shall contain a covenant of special warranty. In the event that such title cannot be conveyed, the Seller may declare the sale null and void and return the deposit to the Purchaser, whereupon the Purchaser shall have no further claim against the property or the Seller. Title company is NBSS, LLC Title, no acceptations.
4. The property is being sold strictly "AS IS, WHERE IS," without any warranty, guarantee, or representation as to its condition, fitness, or permitted use, including all land, fixtures, equipment, and improvements. No sale shall be invalidated, nor shall any compensation or damages be awarded, due to any condition or defect of the property. The Purchaser acknowledges that they have inspected the property and are relying solely upon such inspection and not upon any representations made by the Seller, Seller's agents, auctioneer, or their employees. Any personal property remaining on the premises at the time of settlement shall become the responsibility of the Purchaser.
5. A deposit in the amount of ten percent (10%), \$ \_\_\_\_\_, shall be paid in cash, certified funds, wire transfer, cashier's check, or pre-approved check, either prior to or immediately following the conclusion of the auction upon being declared the successful bidder.
6. Final settlement shall occur on or before \_\_\_\_\_, but in no event later than forty-five (45) days from the date of this Agreement, at a location designated by the Seller. At settlement, the deed shall be delivered and possession granted. Time is of the essence. In the event the Purchaser fails to complete settlement within the specified time, the Seller may retain all deposits as liquidated damages and resell the property or pursue any remedies available at law or in equity. Formal tender of the deed is hereby waived.
7. At settlement, all state and local realty transfer taxes shall be shared equally between the Seller and the Purchaser. Real estate taxes, water and sewer charges, and any other applicable charges shall be prorated as of the date of settlement.
8. The Seller shall bear the risk of loss or damage to the property until settlement. In the event of damage due to fire or other casualties, the Purchaser shall have the option to terminate this

Agreement and receive a full refund of the deposit, or to proceed with the purchase and accept any insurance proceeds payable to the Seller. The Purchaser may insure their equitable interest in the property upon execution of this Agreement.

9. This Agreement shall be binding upon the parties hereto and their respective heirs, executors, administrators, and assigns, and shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.
10. All parties acknowledge receipt of a fully executed copy of this Agreement, along with the Seller's Property Disclosure Statement and Lead-Based Paint Disclosure Addendum, if applicable.
11. A buyer's premium equal to ten percent (10%) of the final bid price shall be added to the successful bid amount and shall be payable by the Purchaser to AC Auctions LLC at the time of settlement.
12. Designated Title Company - "Buyer & Seller have designated NBSS, LLC Title as the exclusive title and settlement agent for this transaction. Buyer acknowledges and agrees that use of NBSS, LLC Title is mandatory, without exception. Buyers shall not select or substitute any other title company. Closing shall be conducted through NBSS, LLC Title in accordance with its standard procedures and requirements."

\_\_\_\_\_ **Date:** \_\_\_\_\_  
**SELLER(S): Authorized Representative**

\_\_\_\_\_ **Date:** \_\_\_\_\_  
**PURCHASER(S): Printed Names:**

**Purchase Breakdown:**

(a) First Deposit paid (held by Auction Company or Title Co): \$ \_\_\_\_\_

(b) Second Deposit totaling 10% (held by Auction Co or Title Co): \$ \_\_\_\_\_

(c) Buyer's premium of ten percent (10%) of the final bid price \$ \_\_\_\_\_

(b) Balance due at closing: \$ \_\_\_\_\_

**Total Purchase Price:** \$ \_\_\_\_\_

**This Agreement of Sale constitutes a legally binding contract, and by execution hereof, the parties acknowledge that they have read, understand, and agree to be bound by all terms and conditions herein in accordance with the laws of the Commonwealth of Pennsylvania.**