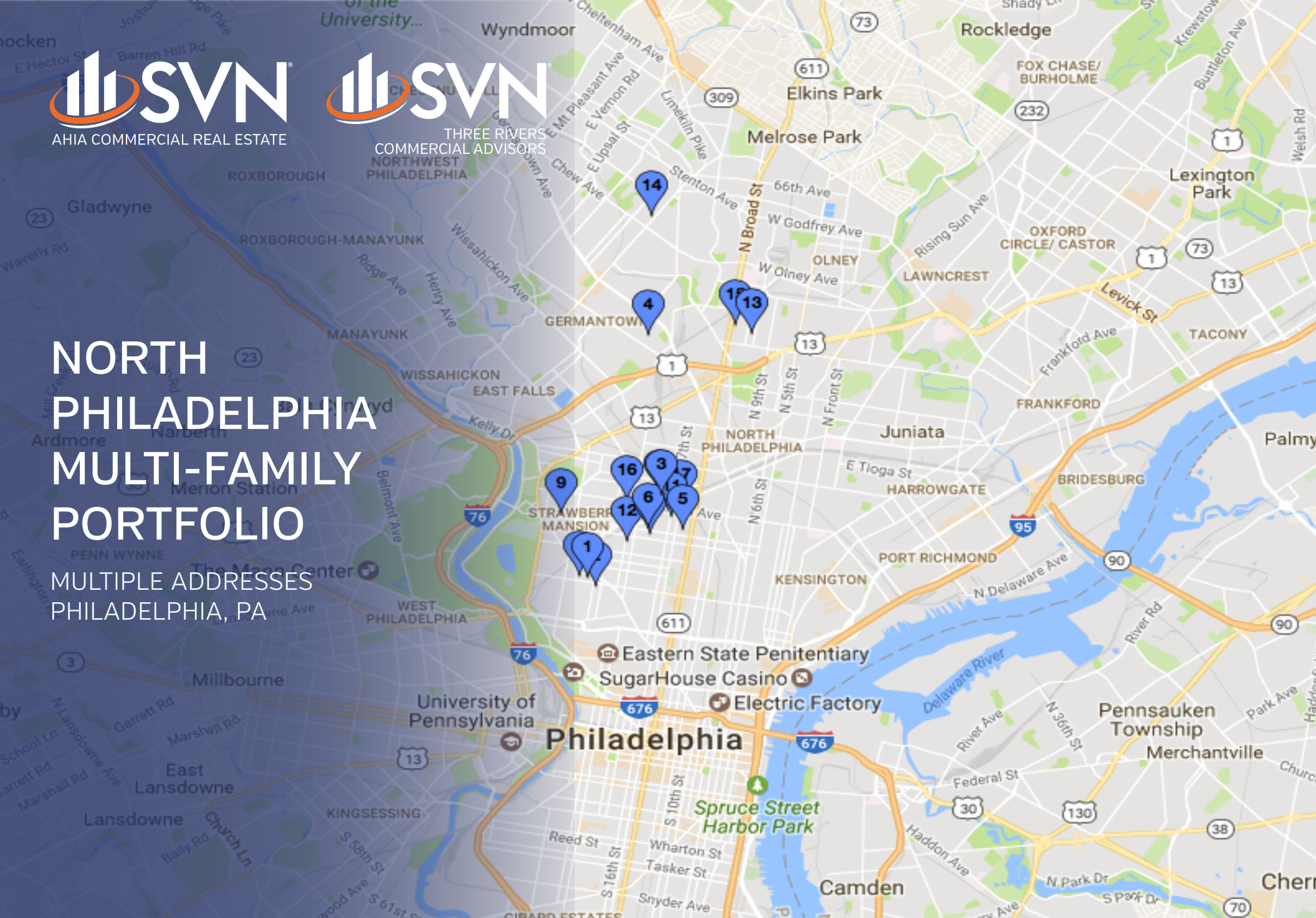




NORTH PHILADELPHIA MULTI-FAMILY PORTFOLIO

MULTIPLE ADDRESSES
PHILADELPHIA, PA



PROPERTY INFORMATION

Executive Summary

LOCATION INFORMATION

Location Map

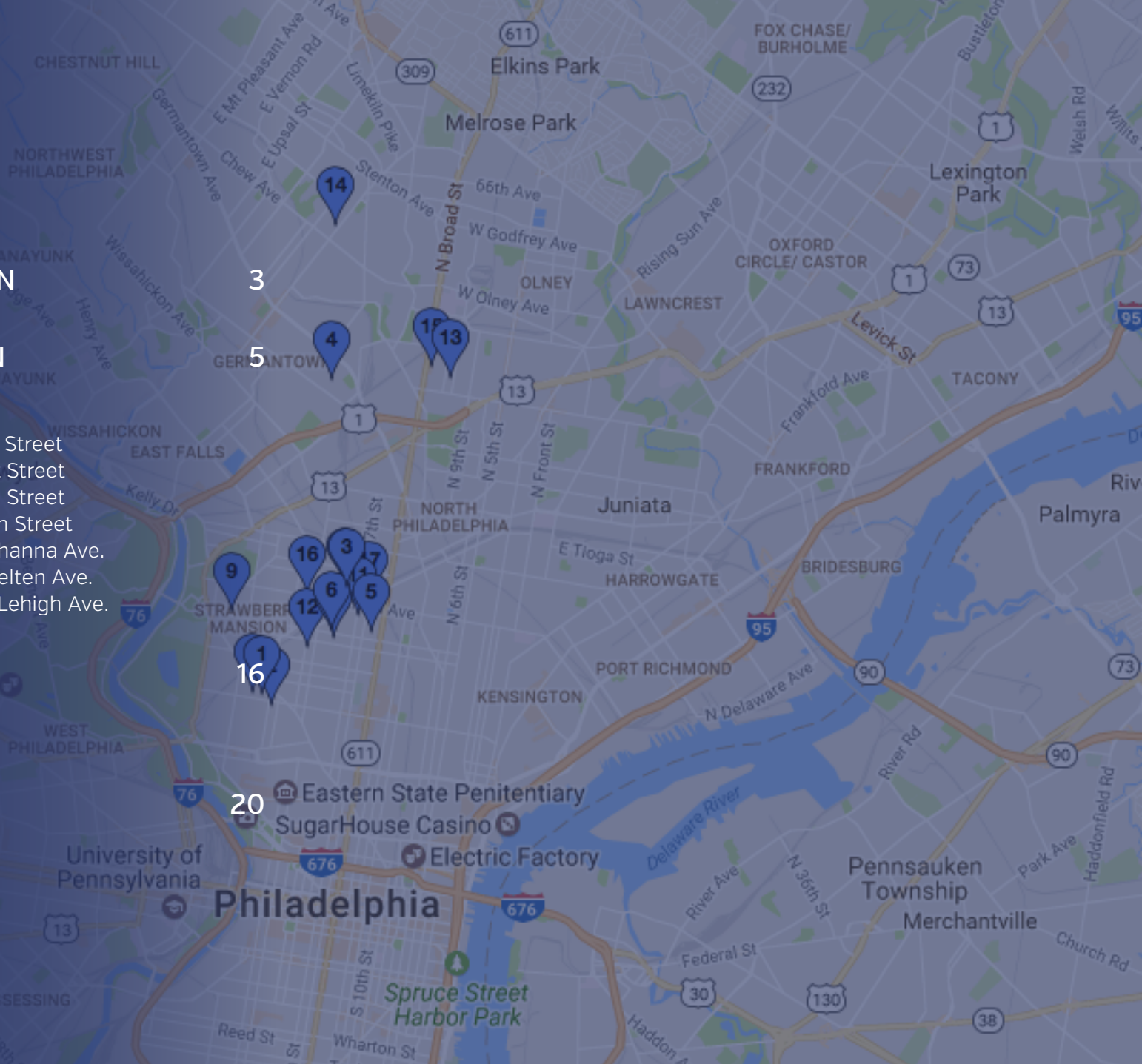
1713 N. 26th | 2438 Turner
5000 N. Gratz Street | 4815 Knox Street
2416 N. 15th Street | 2400 Garnet Street
1709 N. 27th Street | 2320 N. 19th Street
3039 W. York Street | 2749 N. 19th Street
2545 N. 17th St. | 2133 W. Susquehanna Ave.
1113 W. Loudon Street | 851 W. Cheltenham Ave.
1322 W. Rockland Ave. | 2238 W. Lehigh Ave.
2715 N. 16th Street

FINANCIAL ANALYSIS

Financial Summary
Income & Expenses
Rent Roll

ADVISOR BIOS

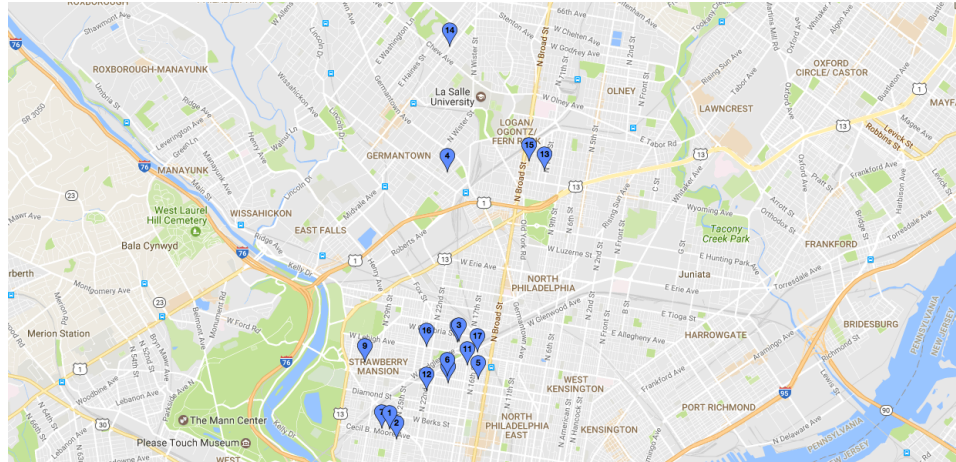
Advisor Bio & Contact 1
Advisor Bio & Contact 2



1 PROPERTY INFORMATION

Multiple Addresses
Philadelphia, PA

Executive Summary



OFFERING SUMMARY

Sale Price: \$2,560,000

Number Of Units: 25

Zoning: Residential

Market: Philadelphia

Submarket: North Philadelphia

PROPERTY OVERVIEW

SVN | Ahia Commercial Real Estate & SVN | Three Rivers Commercial Advisors are pleased to present this 17 investment property portfolio with locations throughout North Philadelphia. Properties consist of (11) single family homes; (4) Duplexes & (2) Triplexes. All units are 100% rented with approximately 80% of the units rented to section 8 tenants.

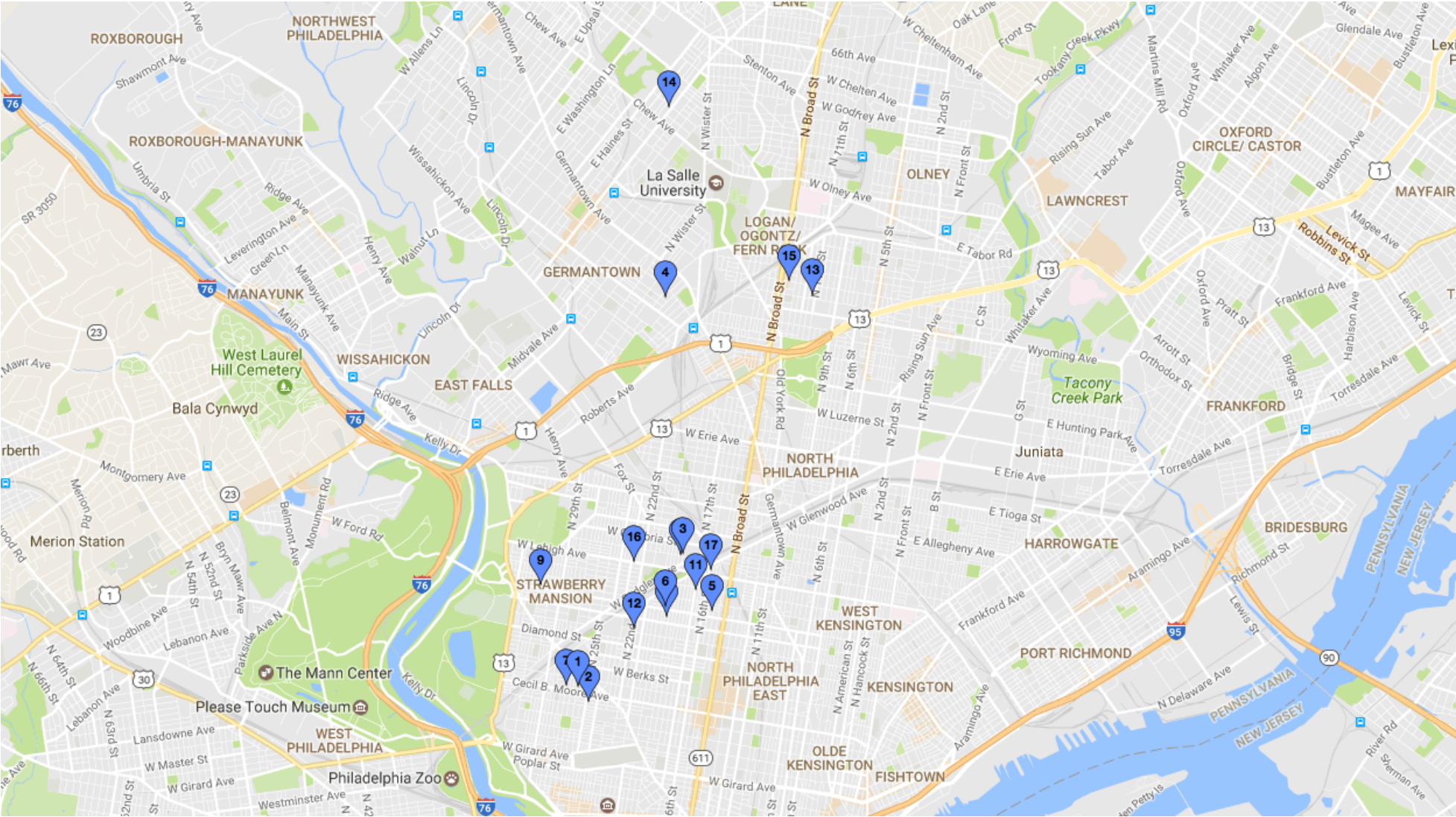
PROPERTY HIGHLIGHTS

- North Philadelphia investment portfolio
- 17 properties
- (11) SFH; (4) Duplexes; (2) Triplexes
- Many recent capital improvements / well maintained
- 100% occupied
- Turn-key cashflow
- 11% Capitalization Rate

2 LOCATION INFORMATION

Multiple Addresses
Philadelphia, PA

Property Map



1713 N. 26th St. | 2438 Turner St.

1713 N. 26TH STREET, PHILADELPHIA, PA 19121

- Duplex with [1] 1 BR & 1 BA and [1] 3 BR & 1 BA
- Sec. 8

Tax Parcel: 324103300

Gross Income = \$23,340
Total Expenses = \$4,300
NOI = \$19,040



2438 TURNER STREET, PHILADELPHIA, PA 19121

- Single family home
- 5 BR & 1 BA
- Sec. 8

Tax Parcel: 291238100

Gross Income = \$17,400
Total Expenses = \$3,070
NOI = \$14,330



5000 N. Gratz Street | 4815 Knox Street

5000 N. GRATZ STREET, PHILADELPHIA, PA 19149

- Single family home
- 4 BR & 1 BA
- Sec. 8

Tax Parcel: 172293900

Gross Income = \$15,300
Total Expenses = \$3,338
NOI = \$11,912



4815 KNOX STREET, PHILADELPHIA, PA 19149

- Single family home
- 4 BR & 1 BA
- Sec. 8

Tax Parcel: 123175600

Gross Income = \$18,000
Total Expenses = \$3,739
NOI = \$14,261



2416 N. 15th Street | 2400 Garnet Street

2416 N 15TH STREET, PHILADELPHIA, PA 19132

- Triplex with [2] 1 BR & 1 BA and [1] 3 BR & 1 BA
- [1] Sec. 8 and [2] Private

Tax Parcel: 161038100

Gross Income = \$28,500

Total Expenses = \$5,311

NOI = \$20,489



2400 GARNET STREET, PHILADELPHIA, PA 19132

- Triplex with [3] 1 BR & 1BA
- [2] Sec. 8 and [1] Private

Tax Parcel: 871522160

Gross Income = \$24,984

Total Expenses = \$5,658

NOI = \$19,326



1709 N. 27th Street | 2320 N. 19th Street

1709 N 27TH STREET, PHILADELPHIA, PA 19121

- Single family home
- 5 BR & 1 BA
- Sec. 8

Tax Parcel: 324129600

Gross Income = \$19,740
Total Expenses = \$3,512
NOI = \$16,228



2320 N 19TH STREET, PHILADELPHIA, PA 19132

- Single family home
- 6 BR & 1 BA
- Sec. 8

Tax Parcel:162086900

Gross Income = \$21,480
Total Expenses = \$3,588
NOI = \$17,892



3039 W. York Street | 2749 N. 19th Street

3039 W. YORK STREET, PHILADELPHIA, PA 19132

-Single family home
-6 BR & 2 BA

Tax Parcel: 282347101

Gross Income = \$19,200
Total Expenses = \$3,489
NOI = \$15,711



2749 N 19TH STREET, PHILADELPHIA, PA 19132

-Single family home
-7 BR & 2 BA
-Sec. 8

Tax Parcel: 111217900

Gross Income = \$18,096
Total Expenses = \$3,286
NOI = \$14,810



2545 N. 17th St. | 2133 W. Susquehanna Ave.

2545 N 17TH STREET, PHILADELPHIA, PA 19132

- Single family home
- 4 BR
- Sec. 8

Tax Parcel: 161157400

Gross Income = \$17,688
Total Expenses = \$3,378
NOI = \$14,310



2133 W. SUSQUEHANNA AVE, PHILADELPHIA, PA 19132

- Single family home
- 5 BR & 1.5 BA
- Sec. 8

Tax Parcel: 162242800

Gross Income = \$19,224
Total Expenses = \$4,157
NOI = \$15,067



1113 W. Louden Street | 851 W. Cheltenham Ave.

1113 W. LOUDEN STREET, PHILADELPHIA, PA 19141

- Single family home
- 5 BR & 2 BA
- Sec. 8

Tax Parcel: 491100300

Gross Income = \$19,704
Total Expenses = \$4,108
NOI = \$15,596



851 E. CHELTEN AVE, PHILADELPHIA, PA 19138

- Duplex with [1] 1 BR & 1 BA and [1] 3 BR & 1 BA
- Sec. 8

Tax Parcel: 591012100

Gross Income = \$24,480
Total Expenses = \$5,269
NOI = 19,211



1322 W. Rockland Ave. | 2238 W. Lehigh Ave.

1322 W. ROCKLAND AVE, PHILADELPHIA, PA 19141

- Duplex with [1] 2 BR & 1 BA and [1] 5 BR & 2 BA
- [1] Sec. 8 and [1] Private

Tax Parcel: 491119400

Gross Income = \$28,524
Total Expenses = 5,688
NOI = \$22,836



2238 W. LEHIGH AVE, PHILADELPHIA, PA 19132

- Single family home
- 5 BR & 2 BA
- Sec. 8

Tax Parcel: 162353600

Gross Income = \$18,792
Total Expenses = \$4,061
NOI = \$14,731



2715 N. 16th Street

2715 N. 16TH STREET, PHILADELPHIA, PA 19132

-Duplex with [1] 1 BR & 1 BA and [1] 3 BR & 1 BA
-Sec. 8

Tax Parcel: 111187925

Gross Income = \$21,900

Total Expenses = 5,193

NOI = \$16,707



3 FINANCIAL ANALYSIS

Multiple Addresses
Philadelphia, PA

Financial Summary

INVESTMENT OVERVIEW

Price	\$2,560,000
Price per Unit	\$102,400
GRM	6.60
CAP Rate	11.0%
Cash-on-Cash Return (yr 1)	28.19%
Total Return (yr 1)	\$179,867
Debt Coverage Ratio	1.71

OPERATING DATA

Gross Scheduled Income	\$353,652
Total Scheduled Income	\$353,652
Vacancy Cost	\$17,683
Gross Income	\$335,969
Operating Expenses	\$53,513
Net Operating Income	\$282,456
Pre-Tax Cash Flow	\$117,731

FINANCING DATA

Down Payment	\$480,000
Loan Amount	\$2,080,000
Debt Service	\$164,725
Debt Service Monthly	\$13,727
Principal Reduction (yr 1)	\$62,136

Income & Expenses

INCOME SUMMARY

PER UNIT

Rental Revenue	\$353,652	\$14,146
Vacancy [5%]	-\$17,683	-\$708
Gross Income	\$335,969	\$13,438

EXPENSE SUMMARY

PER UNIT

Management [6%]	\$20,158	\$806
Taxes	\$10,135	\$405
Insurance	\$12,720	\$508
Maintenance	\$10,500	\$420
Gross Expenses	\$53,513	\$2,140

Net Operating Income	\$282,456	\$11,298
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Rent Roll

UNIT NUMBER	UNIT BED	UNIT BATH	CURRENT RENT
1713 N 26th Street, 19121			
Unit 1	1	1	\$800
Unit 2	3	1	\$1,145
2438 Turner Street	5	1	\$1,450
5000 N. Gratz Street, 19149	4	1	\$1,275
4815 Knox Street, 19149	4	1	\$1,500
2416 N 15th Street, 19132			
Unit A	1	1	\$500
Unit B	3	1	\$1,100
Unit C	1	1	\$550
2400 N Garnet Street, 19132			
Unit 3	1	1	\$550
Unit 2	1	1	\$787
Unit C	1	1	\$745
1709 N. 27th Street, 19121	5	1	\$1,645
2320 N. 19th Street, 19132	6	1	\$1,790
3039 W. York Street, 19132	6	2	\$1,600
2749 N. 19th Street, 19132	7	2	\$1,508
2545 N. 17th Street, 19132	4	0	\$1,474
2133 W. Susquehanna Ave, 19132	5	1.5	\$1,602

4 ADVISOR BIOS

Multiple Addresses
Philadelphia, PA

Advisor Bio & Contact 1

CHICHI E. AHIA

Executive Director/ Principal



2050 Cabot Blvd. W, Suite 102
Langhorne, PA 19047
T 215.757.2500 x101
C 267.981.9110
chichi.ahia@svn.com
PA #RS290147

PROFESSIONAL BACKGROUND

Chichi is the Executive Director and Principal of SVN - Ahia Commercial Real Estate, serving the markets of Bucks County, Montgomery County, Philadelphia and 8 counties of central New Jersey. Prior to his affiliation with SVN he served as the executive director of the Southern Bucks County division of KW Commercial. He is a consistent Multi-Million Dollar Producer and has won numerous sales and performance awards.

He was selected by Philadelphia Magazine as one of the top Real Estate Agents in the Suburban Philadelphia market, ranking in the top 5% in customer satisfaction in 2010, 2011, 2012, 2013, 2014, 2015 and 2016. In 2014 He was recognized as one of America's Most Honored Professionals by the American Registry.

Chichi currently resides in Bucks County with his wife, Sabrina, their four daughters and identical twin sons. In his "free time" he works on business development and training and mentoring professionals starting businesses. He currently serves as chair of the board of directors for a regional financial institution. He is also active in his church and plays several musical instruments at a professional level of proficiency. He and Sabrina love to travel and spend time with family.

EDUCATION

Rider University
Schlicher-Krats Real Estate Institute

Advisor Bio & Contact 2

JASON CAMPAGNA

Managing Director



309 Smithfield Street, 5th Floor
Pittsburgh, PA 15222
T 724.918.4426
C 724.825.3137
jason.campagna@svn.com
PA #RS225937L

PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors specializing in multi-family housing. Jason prides himself on understanding the nuances and analysis of multiple unit apartment dwellings.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are multifamily buildings ranging in size from 4 plexes upwards to 100+ units

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Born and raised in the South Hills area. Jason graduated from Slippery Rock University with a B.S. of Environmental Science and minor in Business Administration. Jason is a licensed real estate agent in Pennsylvania.

EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

MEMBERSHIPS & AFFILIATIONS

National Association of Realtors

Pennsylvania Association of Realtors