



1257-71 N. NEWKIRK STREET

Fully Leased 14-Unit Apartment Portfolio in Brewerytown

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1257–1271 N. NEWKIRK STREET

14-UNIT APARTMENT PORTFOLIO

This portfolio presents a **fully leased and stabilized investment** opportunity in the heart of **Brewerytown**. Zoned RM-1, the property is positioned to deliver **steady cash flow** while benefiting from the continued growth of one of Philadelphia's most dynamic neighborhoods.



AT A GLANCE

Property Type	Multifamily
Zoning	RM-1
Square Footage	20,513
Buildings	3
Units	14
Occupancy	100%

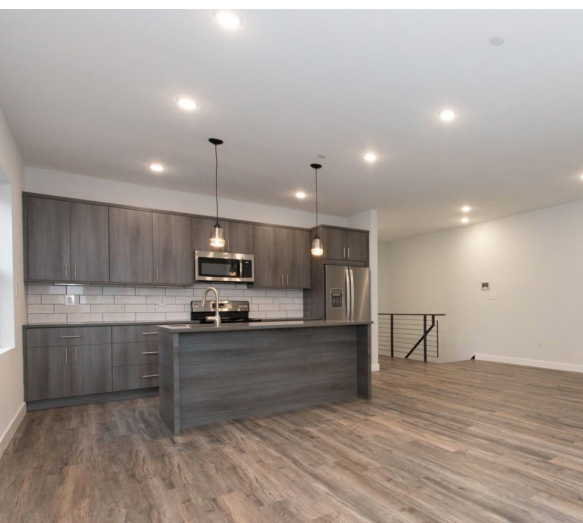
INVESTMENT HIGHLIGHTS

This 14-unit portfolio offers investors a **fully leased**, turnkey asset with **immediate and reliable cash flow**. Located in **Brewerytown**, one of Philadelphia's **fastest-growing neighborhoods**, the property benefits from strong rental demand driven by ongoing residential and commercial development. With **RM-1 zoning in place**, the asset is well-positioned for long-term multifamily use, providing **security and stability for ownership**. Its **proximity to Center City** further enhances **tenant appeal and retention**, making it a strong addition to any investment portfolio.



UNIT BREAKDOWN

BED/BATH	UNIT COUNT	AVG. SIZE	AVG. RENT	TOTAL RENT
2/1	1	939	\$1,580.00	\$1,580.00
2/2	9	1,261	\$1,756.00	\$15,804.00
2/2.5	2	939	\$1,664.00	\$3,328.00
4/3	2	1,822	\$2,217.50	\$4,435.00
TOTAL/AVG	14	1,240	\$1,804.38	\$25,147.00



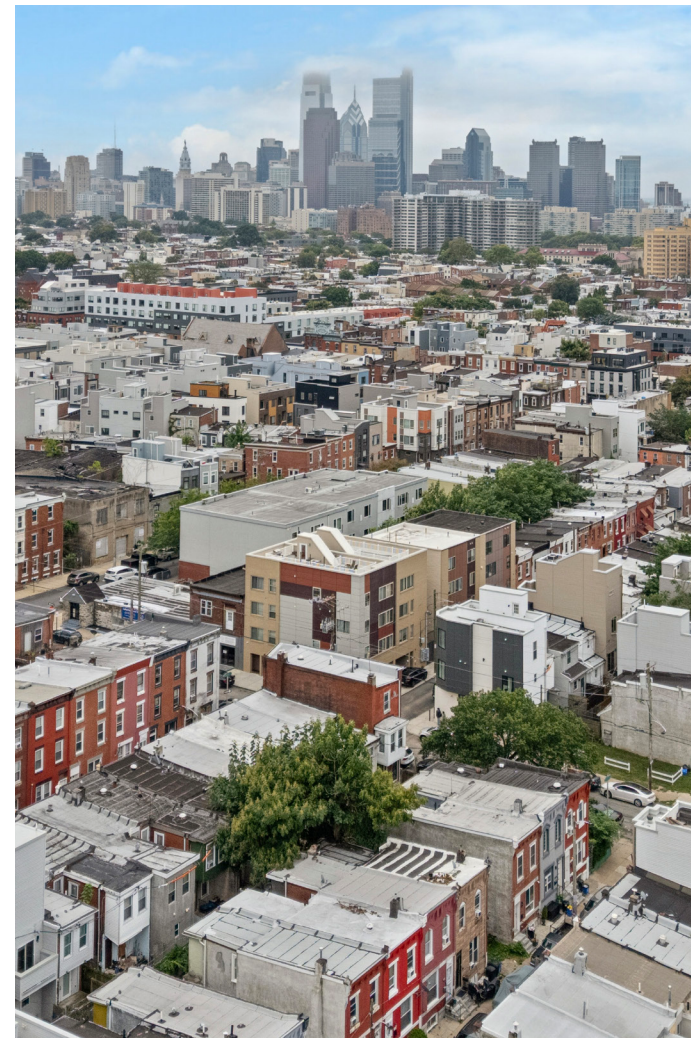
NEIGHBORHOOD SUMMARY

Brewerytown, Philadelphia is a historic neighborhood in North Philadelphia, once home to dozens of German-run breweries that gave the area its name. With red-brick architecture, preserved landmarks, and a designation as a Historic District, the neighborhood blends its brewing past with a vibrant new energy.

In recent years, Brewerytown has experienced a **wave of revitalization**. Classic rowhomes and former warehouses are being transformed into stylish residences, while Girard Avenue has re-emerged as a **bustling corridor filled with craft breweries, cafés, and diverse restaurants**. The community also celebrates its creative side with local art, festivals, and neighborhood gardens that bring residents together.

Outdoor access is one of Brewerytown's biggest draws. The neighborhood sits next to **Fairmount Park and the Schuylkill River Trail**, offering trails, playgrounds, and athletic fields, with the Philadelphia Zoo and Museum Mile just minutes away. Its **walkable streets, bike-friendly design, and convenient transit connections** make it appealing for professionals, students, and families alike.

Blending historic charm, cultural vibrancy, and modern growth, Brewerytown continues to attract new residents and businesses, making it one of **Philadelphia's most dynamic and evolving neighborhoods**.



IN-PLACE RENT ROLL

1265-71 N. NEWKIRK

UNIT	BD/BA	SIZE	CURRENT RENT (M)	CURRENT RENT (PSF)
UNIT A - BI-LEVEL	2/2	1,075	\$1,690.00	\$1.57
UNIT B - BI-LEVEL	2/2	1,050	\$1,690.00	\$1.61
UNIT C - BI-LEVEL	2/2	1,661	\$1,850.00	\$1.11
UNIT D - BI-LEVEL	2/2	1,541	\$1,839.00	\$1.19
UNIT E - BI-LEVEL + ROOFDECK	2/2	1,661	\$2,000.00	\$1.20
UNIT F - BI-LEVEL + ROOFDECK	2/2	1,541	\$1,850.00	\$1.20

BUILDING SF: 8,529 UNITS: 6

1261-63 N. NEWKIRK

UNIT	BD/BA	SIZE	CURRENT RENT (M)	CURRENT RENT (PSF)
UNIT A - BI-LEVEL + YARD	4/3	1,822	\$2,335.00	\$1.28
UNIT B	2/2	939	\$1,620.00	\$1.73
UNIT C - BI-LEVEL	2/2.5	939	\$1,633.00	\$1.74
UNIT D - BI-LEVEL	2/2	939	\$1,665.00	\$1.77

BUILDING SF: 4,639 UNITS: 4

1257-59 N. NEWKIRK

UNIT	BD/BA	SIZE	CURRENT RENT (M)	CURRENT RENT (PSF)
UNIT A - BI-LEVEL + YARD	4/3	1,822	\$2,100.00	\$1.15
UNIT B	2/1	939	\$1,580.00	\$1.68
UNIT C - BI-LEVEL	2/2.5	939	\$1,695.00	\$1.81
UNIT D - BI-LEVEL	2/2	939	\$1,600.00	\$1.70

BUILDING SF: 4,639 UNITS: 4

TOTAL MONTHLY RENT
\$25,147.00

ASSUMED
RENT GROWTH

YEAR 1 - CONTRACTUAL

\$25,536 / MO

\$306,434 / YR 1.5% ABOVE IN-PLACE

YEAR 2 - 3.0% GROWTH

\$26,302 / MO

\$315,627 / YR

YEAR 3 - 3.0% GROWTH

\$27,091 / MO

\$325,096 / YR

Year 1 reflects contractual 5% renewal escalations on in-place leases and achieved rents on 2026 turnovers. Years 2-3 assume 3.0% annual growth, consistent with 2026 portfolio leasing results.

IN-PLACE OPERATING STATEMENT			ASSUMED RENT GROWTH		
INCOME	ANNUAL	MONTHLY	YEAR 1	YEAR 2	YEAR 3
RENTAL INCOME	\$301,764.00	\$25,147.00	\$306,434	\$315,627	\$325,096
UTILITY REIMBURSEMENT	\$6,939.33	\$578.28	\$6,939	\$7,148	\$7,362
TOTAL INCOME	\$308,703.33	\$25,725.28	\$313,373	\$322,775	\$332,458
OPERATING EXPENSES	ANNUAL	MONTHLY	YEAR 1	YEAR 2	YEAR 3
REAL ESTATE TAX 2025	\$6,795.23	\$566.27	\$6,999	\$7,209	\$7,425
WATER	\$9,971.65	\$830.97	\$10,271	\$10,579	\$10,896
INSURANCE	\$18,500.00	\$1,541.67	\$19,055	\$19,627	\$20,215
MANAGEMENT	\$15,435.17	\$1,286.26	\$15,669	\$16,139	\$16,623
TRASH	\$5,520.00	\$460.00	\$5,686	\$5,856	\$6,032
RENTAL LICENSE	\$944.37	\$78.70	\$973	\$1,002	\$1,032
MAINTENANCE	\$13,718.25	\$1,143.19	\$14,130	\$14,554	\$14,990
VACANCY	\$15,088.20	\$1,257.35	\$15,322	\$15,781	\$16,255
TOTAL OPERATING EXPENSES	\$85,972.87	\$7,164.41	\$88,105	\$90,747	\$93,468
NET OPERATING INCOME	\$222,730.46	\$18,560.87	\$225,268	\$232,028	\$238,990
CAPITAL RESERVES	\$3,500.00	\$291.67	\$3,605	\$3,713	\$3,825
NOI (LESS RESERVES)	\$219,230.46	\$18,269.21	\$221,663	\$228,315	\$235,165
			Year 1 - contractual 5% renewal escalations and achieved rents on 2026 turnovers. Years 2-3 - 3.0% annual income and expense growth.		

AMENITY MAP

Food & Restaurants

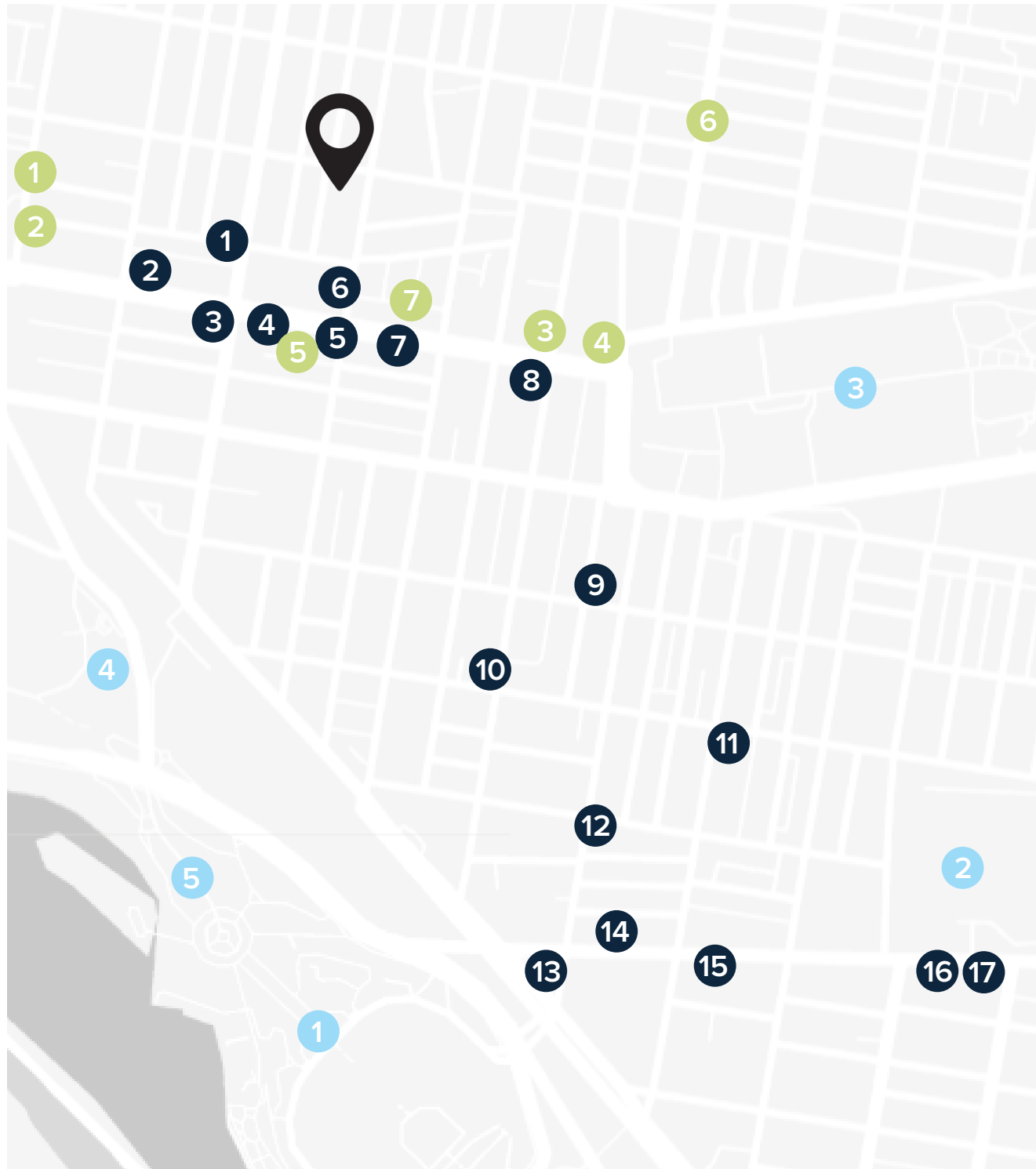
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|--------------------------------|----------------------------|
| 1. Otto's Taproom | 9. Angelino's Restaurant |
| 2. Brewerytown Bakery & Bagels | 10. Brown Street Coffee |
| 3. Bluejay Diner | 11. Hilltown Tavern |
| 4. Baby's Kusina + Market | 12. The Black Taxi |
| 5. Green Eggs Café | 13. Little Pete's |
| 6. Philly Sunnyside Diner | 14. Cantina "Calaca" Feliz |
| 7. Butter's Soul Food To Go | 15. Zorba's Tavern |
| 8. Rybrew | 16. Jack's Firehouse |
| | 17. Urban Saloon |

Stores, Retail, & Fitness

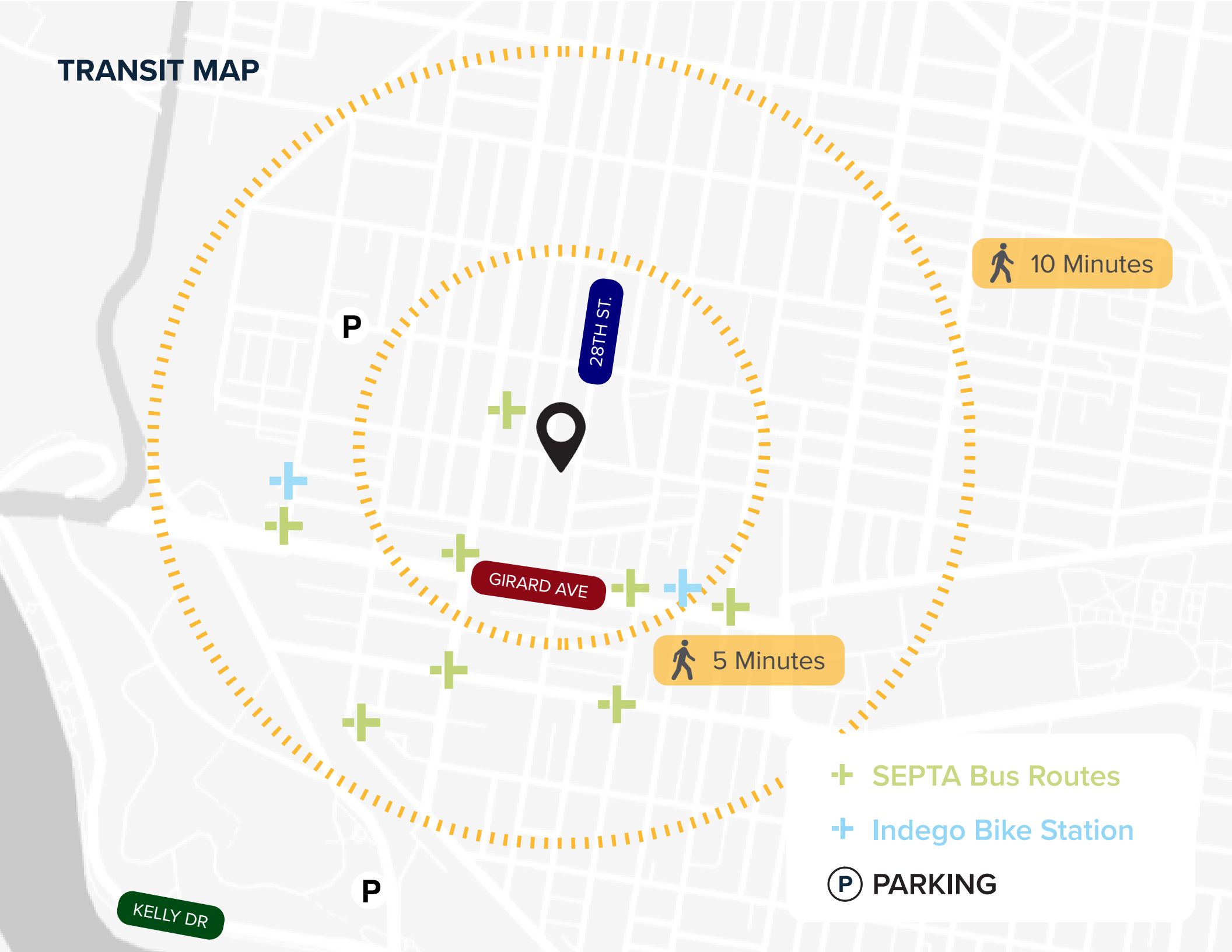
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| 1. ALDI | 5. Retro Rewind Vintage & Thrift |
| 2. Fine Wine & Good Spirits | 6. Three Sisters Grocery Store |
| 3. Dollar Tree | 7. Soul Haum Yoga |
| 4. Koa Strength Athletic Club | |

Area Attractions

- | | |
|-------------------------------|--------------------|
| 1. Philadelphia Museum of Art | 3. Girard College |
| 2. Eastern State Penitentiary | 4. Lemon Hill Park |
| | 5. Boathouse Row |



TRANSIT MAP





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