

1230 N Marshall St

PHILADELPHIA, PA 19122



OFFERING MEMORANDUM

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FOR MORE INFORMATION, CONTACT US:



PCREA.COM



Eric Dvotsky
Realtor
267.243.4652
eric.dvotsky@foxroach.com



Maxim Sirotovsky
Realtor
267.243.3255
max.sirotsky@foxroach.com

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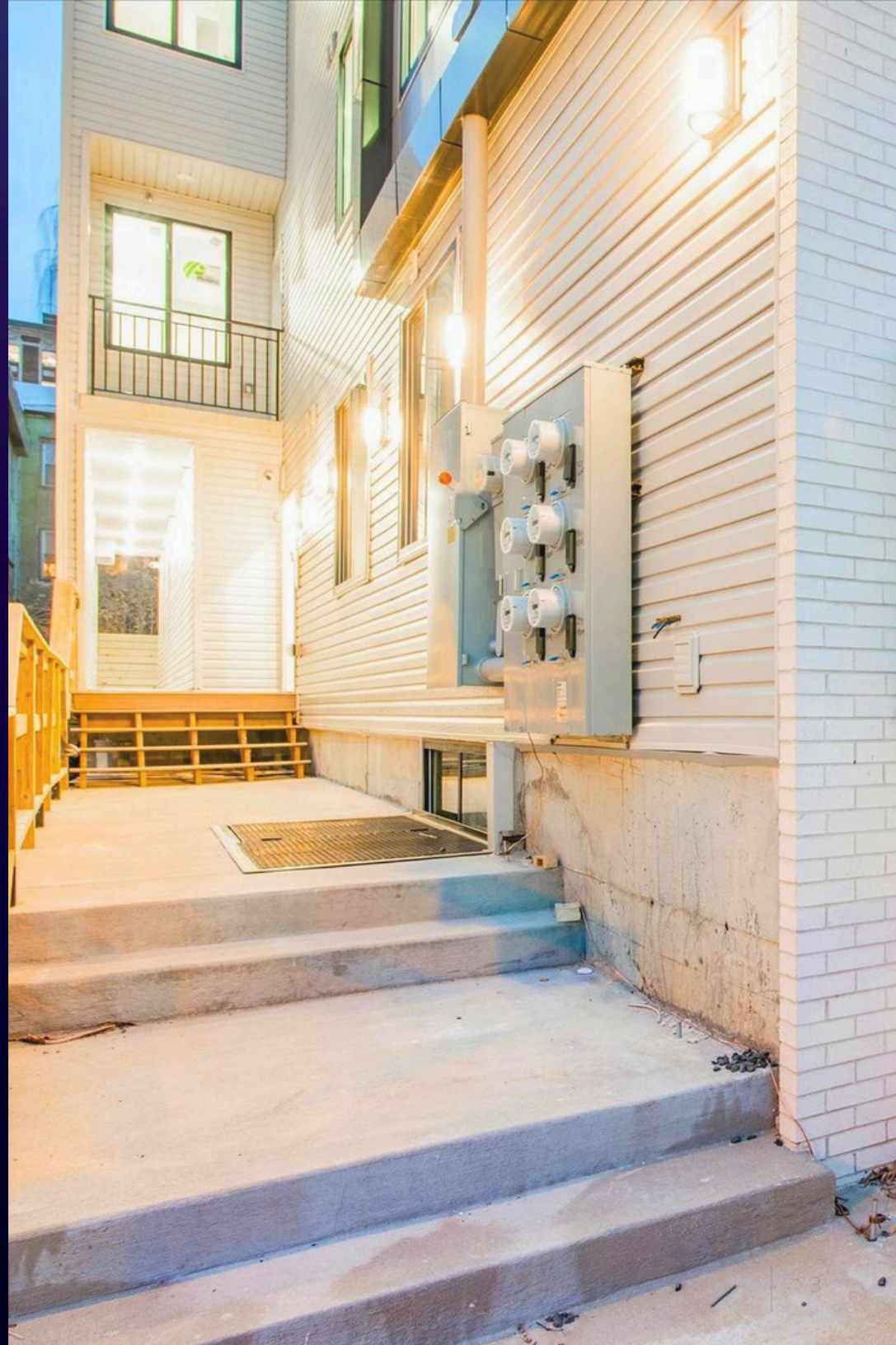


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EXECUTIVE SUMMARY

Philly CRE is pleased to present 1230 N Marshall Street, a newly constructed, fully occupied six-unit multifamily asset in the heart of Olde Kensington, just steps from Girard Avenue and moments from Fishtown and Northern Liberties. Built in 2024, this boutique property offers investors a rare opportunity to acquire a stabilized, low-maintenance asset with high in-place income and long-term appreciation potential in one of Philadelphia's fastest-growing corridors. The property is ideally positioned within walking distance to Girard Station on the Market-Frankford Line and surrounded by multiple SEPTA bus routes along Girard Avenue, providing seamless access to Center City, University City, and beyond. Residents benefit from a highly walkable location with immediate access to the vibrant dining, retail, and nightlife scenes of Olde Kensington, Fishtown, and Northern Liberties, driving consistent rental demand from young professionals. The unit mix includes two studio units, three one-bedroom units, and one one-bedroom plus den unit, all thoughtfully designed with modern layouts that maximize efficiency and tenant appeal. The building is fully leased to PHA tenants, offering reliable, government-backed income while minimizing vacancy and collection risk. Constructed with high-end finishes throughout, each unit features modern kitchens, updated bathrooms, and well-proportioned layouts tailored to today's renter. All units are separately metered and equipped with individual mechanical systems, allowing for streamlined management and reduced landlord expenses, and each unit includes an in-unit washer and dryer to further enhance tenant convenience and retention. Further strengthening the investment profile, the property benefits from a full ten-year tax abatement with approximately eight years remaining, significantly reducing operating expenses and boosting overall returns. At the current asking price of \$1,400,000, the asset delivers a 6.89 percent cap rate, 4.23 percent cash on cash return, and a DSCR of 1.18 based on in place income, with an NOI of \$96,517 and projected annual cash flow after debt of \$14,794, positioning investors for immediate yield with additional upside as rents continue to grow in this evolving submarket. Located within a Qualified Opportunity Zone, 1230 N Marshall Street may also provide additional tax advantages for investors focused on long-term wealth creation. As an added incentive, the offering includes one year of free property management, providing immediate operational support and increased net income for investors. Take advantage of this exceptional opportunity to secure a turnkey, high-yielding investment with built-in management support and long-term growth potential.



PROPERTY INFORMATION

\$1,400,000

OFFERING PRICE

6.89%

CAP RATE

\$96,517

NET OPERATING INCOME

HIGHLIGHTS

- New construction 2024 multifamily asset in Olde Kensington offering low maintenance ownership with modern systems, high end finishes, and approximately 8 years remaining on a full 10 year tax abatement.
- Strong in place financials with a 6.89 percent cap rate, 1.18 DSCR, and \$96,517 NOI, delivering immediate cash flow with continued rental growth upside in a rapidly appreciating submarket.
- Fully occupied with PHA backed tenants providing stable, government secured income and minimizing vacancy and collection risk from day one.
- Prime location just off Girard Avenue with walkable access to Fishtown and Northern Liberties, close proximity to SEPTA transit, and includes one year of free professional property management to enhance investor returns and ease of ownership.



FINANCIAL SUMMARY

RENT ROLL SUMMARY

UNIT	UNIT TYPE	LEASE END DATE	TOTAL RENT
		EXP. DATE	RENT
Unit 1	1B/1B	7/14/26	\$1,343.00
Unit 2	1B/D/2B	5/11/26	\$1,800.00
Unit 3	0B/1B	7/14/2026	\$1,450.00
Unit 4	1B/1B	3/31/27	\$1,700.00
Unit 5	0B/1B	1/31/27	\$1,425.00
Unit 6	1B/1B	2/28/27	\$1,800.00
TOTAL			\$9,518

PRICING SUMMARY

Pricing Highlights

Price	Cap Rate
\$1,400,000	6.89%

Return Highlights

	Current
Purchase Price	\$1,400,000
Cap Rate	6.89%
Cash on Cash Return	4.23%
Cash Flow After Debt	\$14,794
NOI	\$96,517

Financing Highlights

	Current
Loan Type	Acquisition
Interest Rate	6.75%
LTV	75%
Amortization	25 years
Term	10 years
Down Payment	\$350,000
Loan Amount	\$1,050,000
Debt Service	\$81,723
DSCR	1.18

OPERATING STATEMENT

	CURRENT	
	ANNUAL	UNIT
INCOME		
Gross Potential Rent	\$114,216	\$19,036
Utility Income	\$3,300	\$550
Total Effective Gross Income	\$117,516	\$19,586
EXPENSES		
Real Estate Taxes	\$3,303.86	\$551
Electric	\$500.00	\$83
Water/Sewer	\$1,900.00	\$317
Insurance	\$5,064.00	\$844
Fire Alarm	\$506.00	\$84
Trash	\$3,600.00	\$600
Rental License	\$414.00	\$69
Repairs (5%)	\$5,710.80	\$952
Total Expenses	\$20,999	\$3,500
Expenses as % of EGI	17.87%	
Net Operating Income	\$96,517	\$13,788

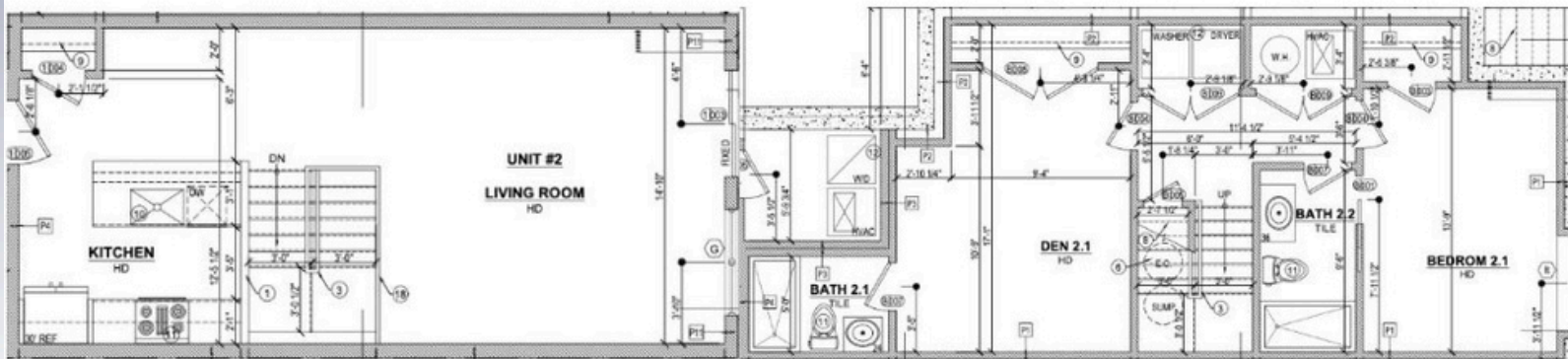
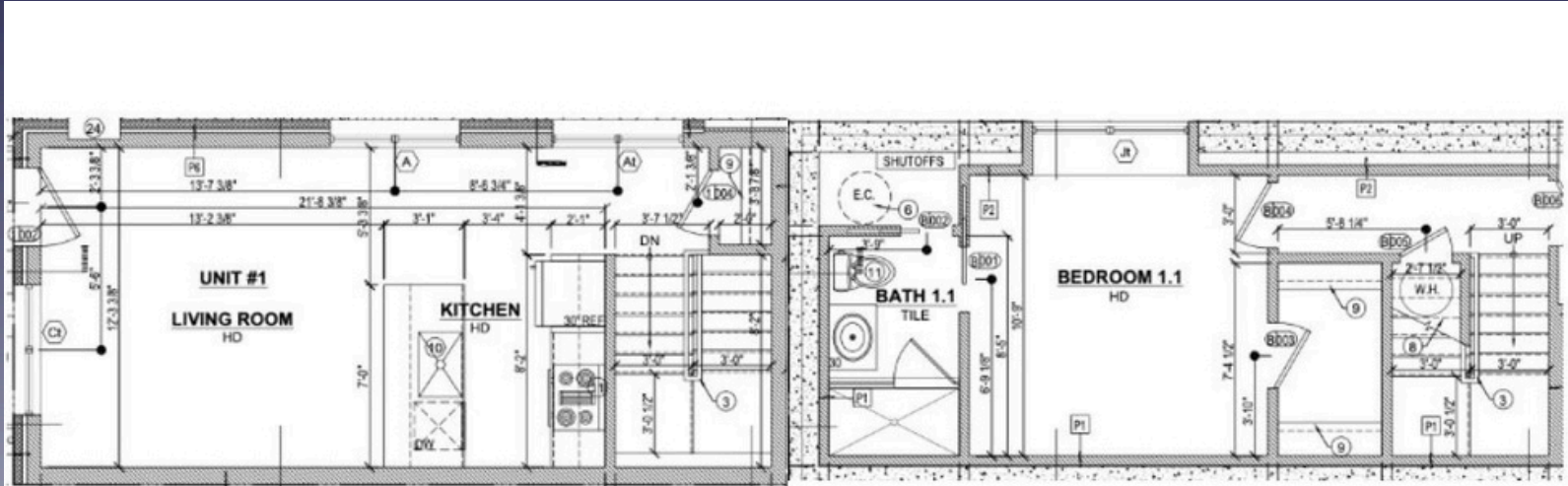
1230 North Marshall Street

INTERIOR PHOTOS



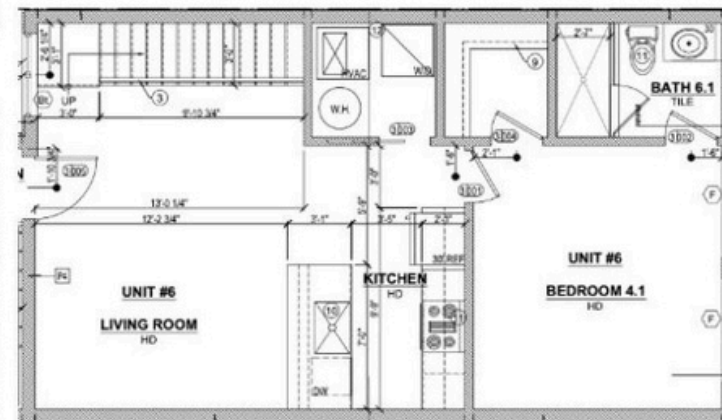
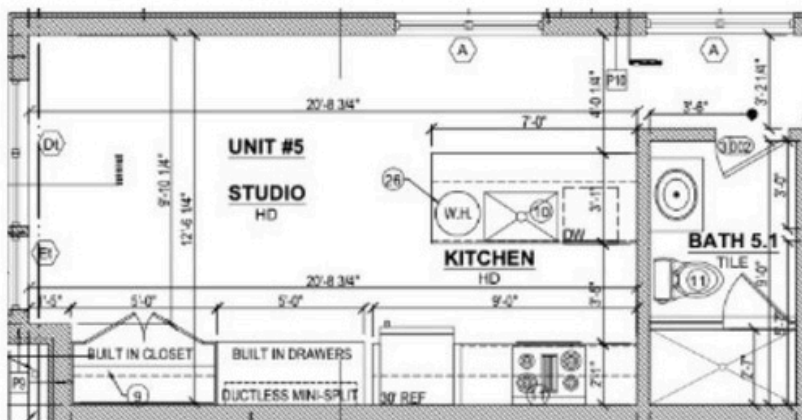
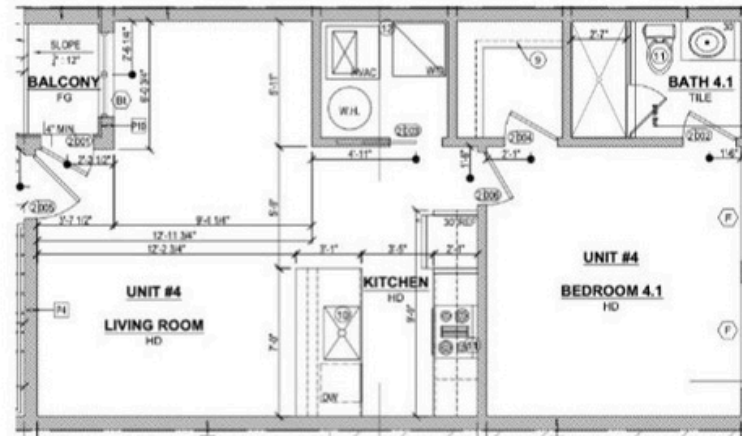
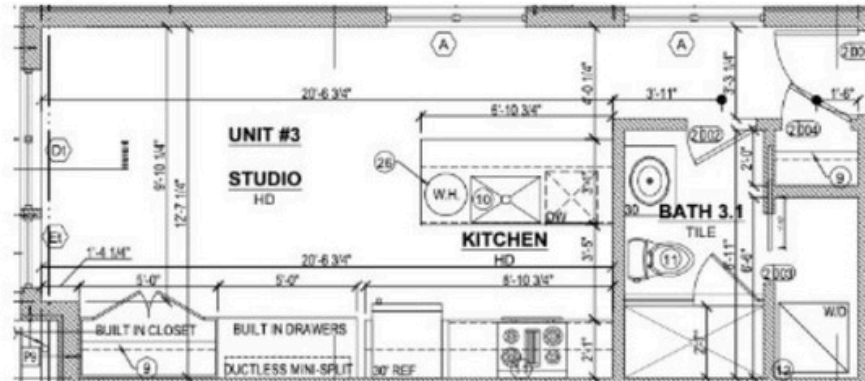
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FLOOR PLANS

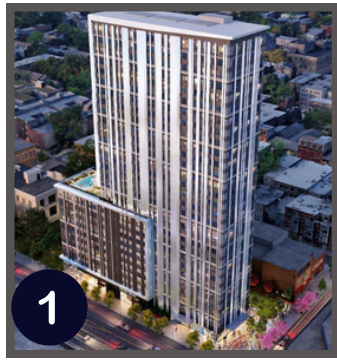


1230 North Marshall Street

FLOOR PLANS



MAJOR PROJECTS DRIVING DEMAND IN & AROUND UNIVERSITY CITY



1

Temple University Planned Residence Hall (Broad & Norris)

Planned new residence hall near Broad & Norris to increase on-campus housing and reduce reliance on off-campus rentals, strengthening long-term rental demand stability



2

Pipeline of Large Scale Mixed Use Development Nearby

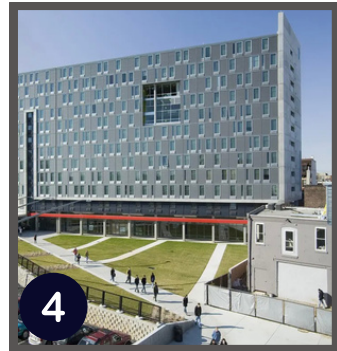
A 200 unit mixed use project at 1625-35 N 5th Street is planned with residential units, commercial space, and community oriented amenities, further densifying the corridor and driving long term rent growth and neighborhood activation



3

Temple University New Campus Development Plan

Temple University has announced a long-term campus expansion plan, including new student housing, STEM facilities, and enhanced campus infrastructure, driving sustained growth and investment in the surrounding neighborhood



4

Temple University (Avenue North & The Edge)

Ongoing mixed-use developments along North Broad, including projects like Avenue North, continue to introduce student housing, retail, and entertainment uses directly adjacent to Temple's campus



UPCOMING DEVELOPMENT & NEIGHBORHOOD MOMENTUM

- **Temple University Planned Residence Hall (Broad & Norris):** New student housing development aimed at increasing on-campus capacity and reducing off-campus supply pressure, supporting long-term rental demand in the surrounding area
- **Pipeline of Large Scale Mixed Use Development Nearby:** A 200 unit mixed use project at 1625-35 N 5th Street is planned with residential units, commercial space, and community oriented amenities, further densifying the corridor and driving long term rent growth and neighborhood activation
- **Temple University Campus Expansion Plan:** Ongoing institutional investment including new academic buildings, infrastructure improvements, and long-term campus growth initiatives driving sustained neighborhood development
- **Avenue North & The Edge (Temple University):** Mixed-use redevelopment along North Broad Street featuring student housing, retail, and amenities, transforming the corridor into a vibrant, walkable destination

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