

4115-17 Brown St

PHILADELPHIA, PA 19104



**OFFERING
MEMORANDUM**



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CRE • ADVISORS



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Located in Philadelphia's rapidly evolving Belmont neighborhood, this fully renovated duplex presents an excellent turnkey investment opportunity in one of West Philadelphia's most promising growth corridors. Just minutes from Drexel University's ongoing westward expansion, major institutional investment, and continued residential and mixed-use development, the area has seen increasing demand from renters seeking proximity to University City, Center City, and Fairmount Park. Renovated only a few years ago, the property is in excellent condition and features modern finishes throughout, including stainless steel appliances, hardwood-style flooring, tiled backsplashes, contemporary fixtures, and in-unit laundry in both apartments. The building is currently fully occupied, with Unit 1 offering a 2-bedroom, 2-bathroom layout rented at \$1,635 per month and Unit 2 a spacious 3-bedroom, 3-bathroom unit rented at \$1,910 per month, for a total of \$43,500 in annual income. The property also benefits from a tax abatement with approximately four years remaining, enhancing cash flow. One or both units include subsidized (PHA) rental income, providing added stability and consistency for investors. With continued neighborhood revitalization, institutional growth tied to Drexel and University City, strong transit accessibility, and rising rental demand, Belmont is increasingly recognized as an emerging investment hotspot, positioning this duplex as both a solid income-producing asset and a long-term appreciation play.



PROPERTY INFORMATION

\$415,000

OFFERING PRICE

7.84%

CAP RATE

\$43,500

ANNUAL GROSS INCOME

HIGHLIGHTS

- Stabilized Duplex | Five Total Bedrooms
- Tax Abatement In Place Supporting Strong Returns
- Contemporary Finishes Throughout
- Opportunity Zone Location with Long-Term Upside
- True Turnkey, Income-Producing Asset



FINANCIAL SUMMARY

RENT ROLL SUMMARY

UNIT	UNIT TYPE	LEASE END DATE EXP. DATE	CURRENT RENT
1	2BR 2BH	07/31/2026	\$1,635
2	3BR 3BH	07/31/2026	\$1,910
TOTAL			\$3,545

OPERATING STATEMENT

OPERATING STATEMENT

	CURRENT	
INCOME	ANNUAL	UNIT
Gross Potential Rent	\$42,540	\$21,270
Utility Income	\$960	\$480
Total Effective Gross Income	\$43,500	\$21,750
EXPENSES		
Property Taxes	\$976	\$488
Insurance	\$2,000	\$1,000
Trash	\$1,380	\$690
Water	\$1,380	\$690
Management	6% \$2,552	\$1,276
Repairs & Maintenance	6% \$2,552	\$1,276
Licenses & Permits	\$126	\$63
Total Expenses	\$10,967	\$5,483
Expenses as % of EGI	25.21%	
Net Operating Income	\$32,533	\$4,648

PRICING SUMMARY

Pricing Highlights

Price	Cap Rate
\$415,000	7.84%

Return Highlights

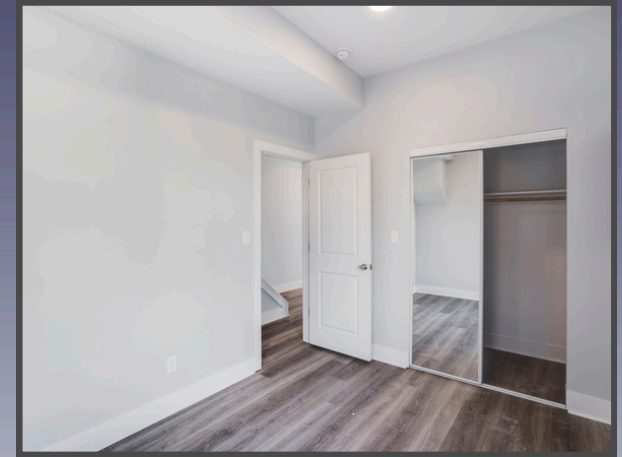
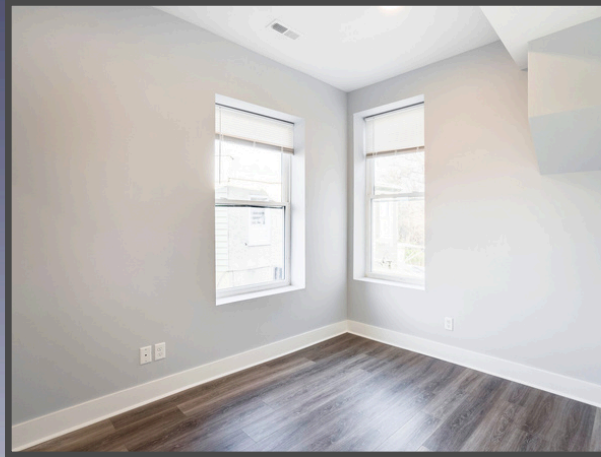
	Current
Purchase Price	\$415,000
Cap Rate	7.84%
Cash on Cash Return	8.01%
Cash Flow After Debt	\$8,308
NOI	\$32,533

Financing Highlights

	Current
Loan Type	Acquisition
Interest Rate	6.75%
LTV	75%
Amortization	25 years
Term	10 years
Down Payment	\$103,750
Loan Amount	\$311,250
Debt Service	\$24,225
DSCR	1.34

4115 Brown St

INTERIOR PHOTOS

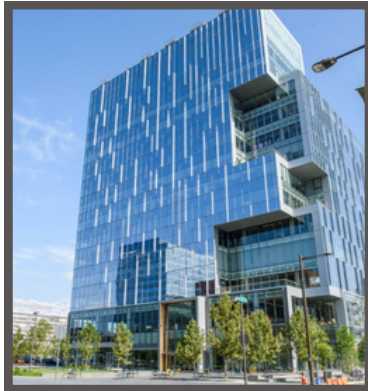


MAJOR PROJECTS DRIVING DEMAND IN & AROUND UNIVERSITY CITY



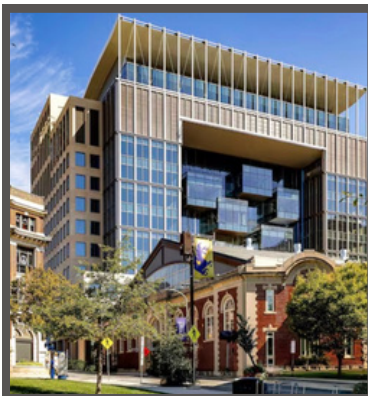
Schuylkill Yards (Brandywine + Drexel)

Schuylkill Yards master plan includes ~5M SF mixed-use development with life science/office, residential, retail, hospitality, and 6.5 acres of public green space; 3151 Market features a ~450,000 SF completed lab/life science building with ground-floor retail.



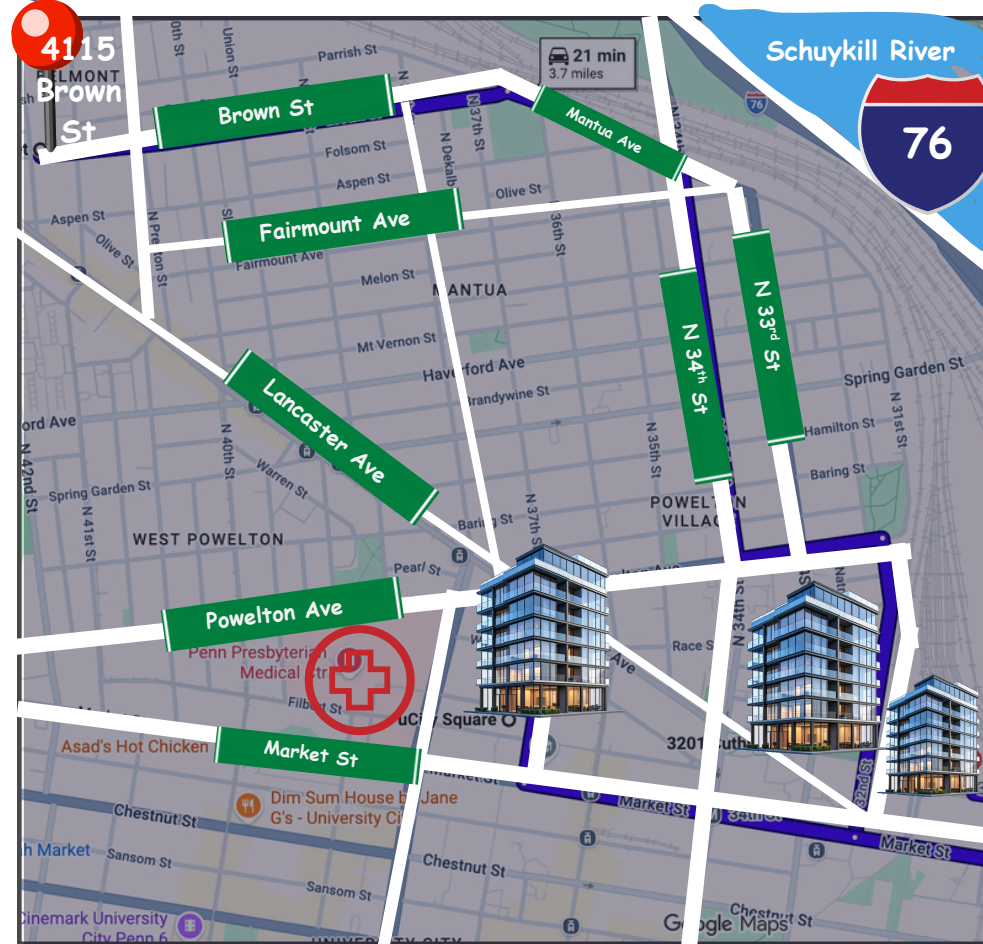
uCity Square (Wexford)

One uCity Square: ~400,000 SF, 13-story life science and office anchor building driving continued growth within the expanding uCity Square innovation district.



3201 Cuthbert St (Drexel College of Medicine research consolidation)

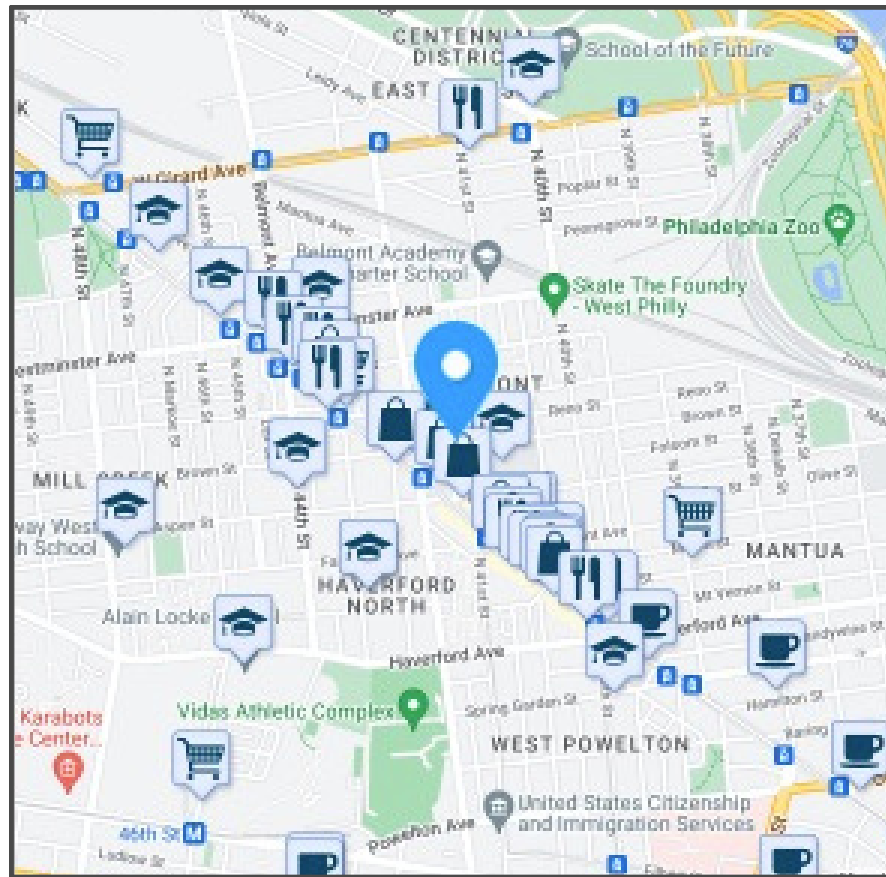
Drexel advancing a ~520,000 RSF life sciences research facility at 3201 Cuthbert Street to consolidate College of Medicine operations, further strengthening University City's growing life sciences and innovation hub.



UPCOMING DEVELOPMENT & NEIGHBORHOOD MOMENTUM

- **Schuylkill Yards (Brandywine + Drexel):** ~5M SF mixed-use innovation district including life science/office, residential, retail, hospitality, and public green space; ~450,000 SF lab building at 3151 Market largely complete.
- **uCity Square Innovation Campus:** Life sciences and research hub anchored by One uCity Square (~400,000 SF, 13-story lab/office building).
- **3201 Cuthbert St (Drexel):** ~520,000 SF life sciences research facility advancing University City's innovation ecosystem.
- **30th Street Station District Redevelopment:** Major infrastructure modernization including ~500,000 SF station upgrades, transit improvements, and surrounding district enhancements.
- **Residential Growth Pipeline:** Over 1,100 multifamily units delivered in 2024 with ~1,200 additional units planned by 2027, supporting sustained rental demand.

Belmont



Very Walkable
Most errands can be accomplished on foot.



Good Transit
Many nearby public transportation options.



Very Bikeable
Biking is convenient for most trips.

NEARBY HOSPITALS



TRANSPORTATION & AMENITIES

- Close proximity to Children's Hospital of Philadelphia (CHOP) and Hospital of the University of Pennsylvania (HUP)
- Surrounded by several schools including Belmont Charter School, Martha Washington Middle School, Crossroads Accelerated Academy High School, Morton McMichael School, and Blankenburg Elementary School
- 5 min from I-76 highway access
- 20 min walk to The Philadelphia Zoo
- Quick Access to major roads Lancaster Ave, 40th St., Haverford Ave, Girard Ave and Powelton Ave.



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