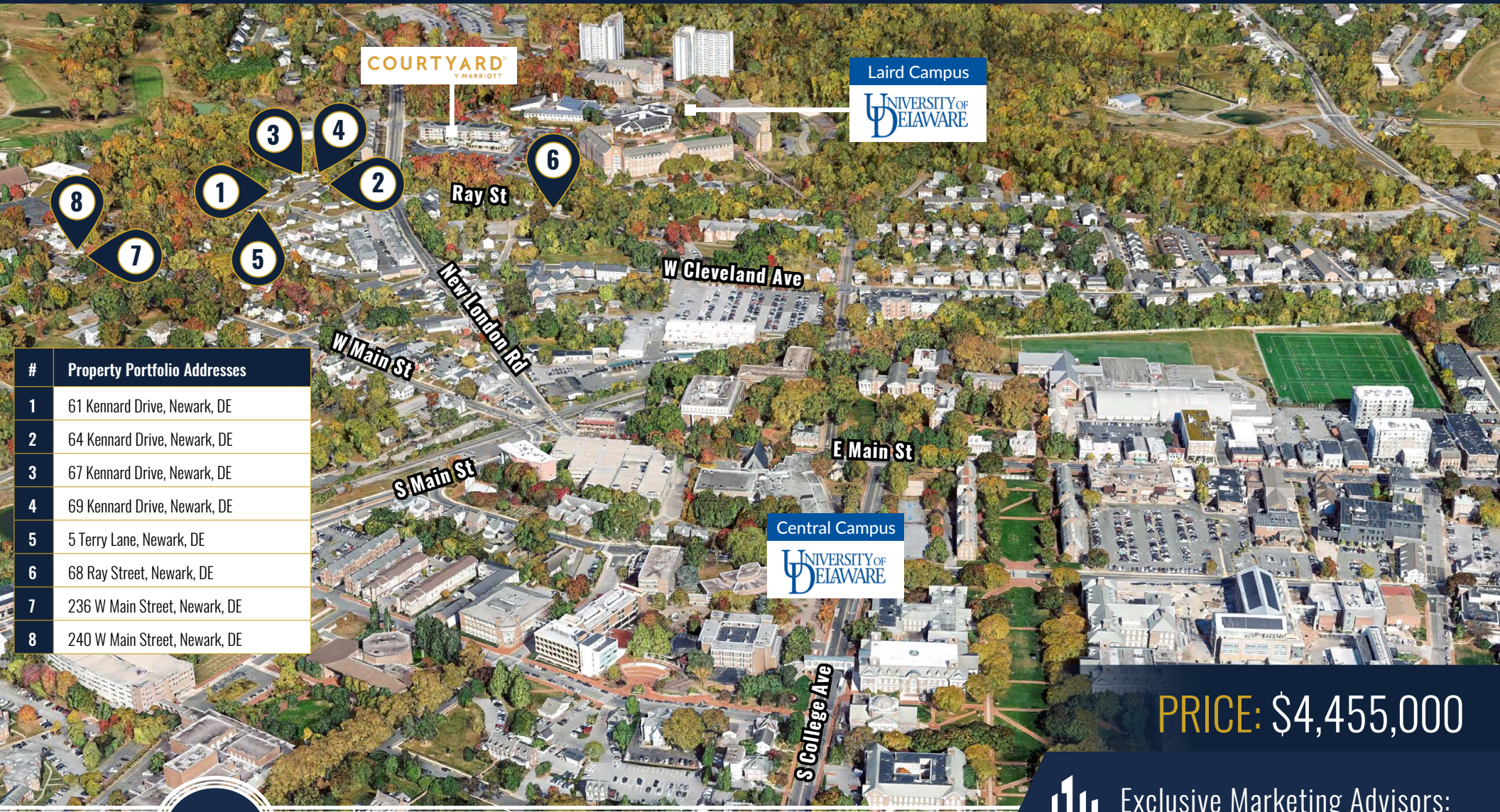


FOR SALE

STUDENT RENTAL PORTFOLIO

NEWARK, DE

8 SINGLE FAMILY RESIDENCES | UNIVERSITY OF DELAWARE MARKET



#	Property Portfolio Addresses
1	61 Kennard Drive, Newark, DE
2	64 Kennard Drive, Newark, DE
3	67 Kennard Drive, Newark, DE
4	69 Kennard Drive, Newark, DE
5	5 Terry Lane, Newark, DE
6	68 Ray Street, Newark, DE
7	236 W Main Street, Newark, DE
8	240 W Main Street, Newark, DE

PRICE: \$4,455,000

Exclusive Marketing Advisors:

ZOMMICK MCMAHON
COMMERCIAL REAL ESTATE

1306 Wilmington Pike, Suite A-2
West Chester, PA 19382
610.359.1100 | www.zmcre.com

KNOWLEDGE.
INTEGRITY.
RESULTS.



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THE OFFERING

Zommick McMahon Commercial Real Estate is pleased to present this exclusive offering of eight (8) single-family student rental residences located in Newark, Delaware, in close proximity to the University of Delaware campus. This portfolio represents a rare opportunity to acquire a turnkey, income-producing student housing portfolio in one of the Mid-Atlantic region's most stable university markets. The properties are being offered as a single portfolio. All properties are currently occupied with zero vacancy, generating strong in-place cash flow at a 5.83% capitalization rate.

INVESTMENT HIGHLIGHTS

8 Properties	Single-family student rentals near University of Delaware campus
Established Demand	University of Delaware enrollment drives consistent rental demand
Value-Add Potential	Opportunity to optimize rents to current market rates
Portfolio Sale	All 8 properties offered as a single portfolio transaction
Asking Price	\$4,455,000
Cap Rate	5.83% — Based on current in-place NOI
Gross Scheduled Rent	\$336,900 — Current in-place rents
Net Operating Income	\$265,544

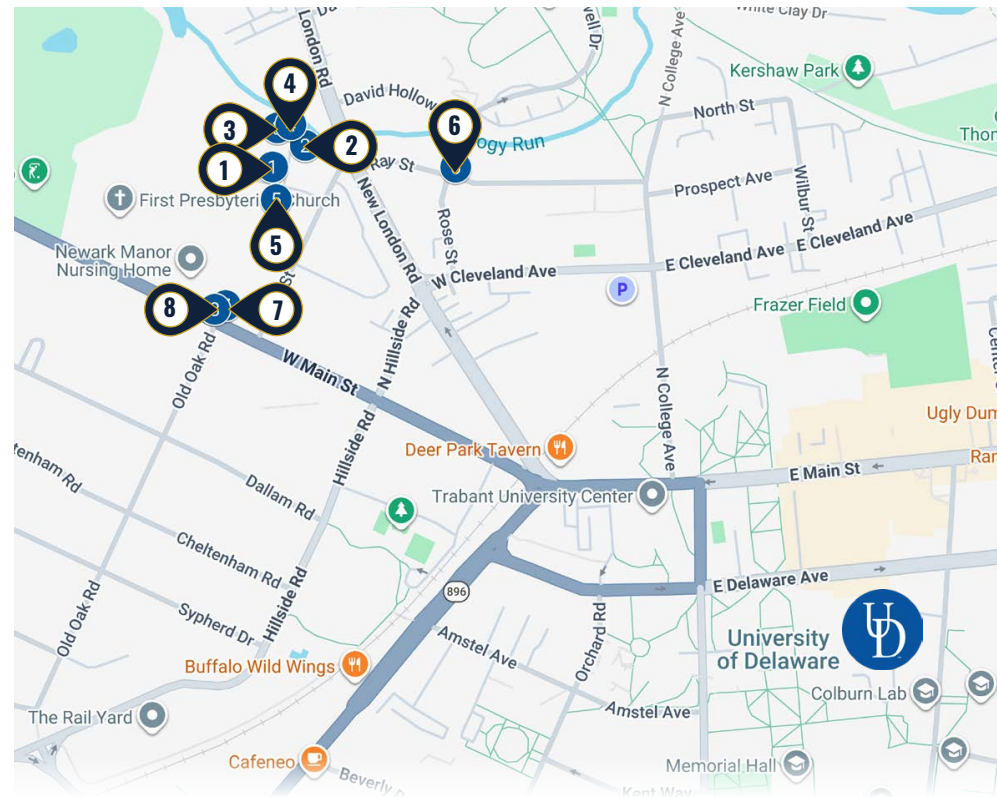
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2	64 Kennard Drive, Newark, DE	6	68 Ray Street, Newark, DE
3	67 Kennard Drive, Newark, DE	7	236 W Main Street, Newark, DE
4	69 Kennard Drive, Newark, DE	8	240 W Main Street, Newark, DE

LOCATION OVERVIEW

Located in the heart of Newark, Delaware, the portfolio benefits from immediate proximity to the University of Delaware, one of the region's premier public universities with enrollment exceeding 23,000 students. The properties are situated within Newark's established student housing corridor, offering convenient access to campus, Main Street dining and retail amenities, public transportation, and major regional thoroughfares including I-95.

LOCATION HIGHLIGHTS

- Within walking distance to University of Delaware campus
- Strong and consistent student housing demand
- Proximity to Main Street retail, dining, and entertainment
- Convenient access to I-95 and regional transportation routes



FINANCIAL SUMMARY

Student Rental Portfolio — Newark, Delaware
8 Single-Family Residences | University of Delaware Market

FOR SALE

Property Address	Bedrooms	Bathrooms	Monthly Rent	Annual Gross Rent	Vacancy	EGI
61 Kennard Dr	4	2	\$3,500	\$42,000	0%	\$42,000
64 Kennard Dr	4	2	\$3,400	\$40,800	0%	\$40,800
67 Kennard Dr	4	2	\$2,625	\$31,500	0%	\$31,500
69 Kennard Dr	3	1	\$2,650	\$31,800	0%	\$31,800
5 Terry Lane	4	2	\$3,500	\$42,000	0%	\$42,000
68 Ray Street	5	2	\$4,500	\$54,000	0%	\$54,000
236 W Main St	6	5	\$5,250	\$63,000	0%	\$63,000
240 W Main St	3	1	\$2,650	\$31,800	0%	\$31,800
PORTFOLIO TOTAL						\$336,900

INCOME & EXPENSE DETAIL

INCOME	Annual
Base Rent	\$336,900
Lawn Maintenance	\$9,600
Pest Control	\$4,000
Renter's Insurance	\$4,800
Parking / Laundry	\$0
TOTAL INCOME	\$355,300

EXPENSES	Annual
Property Management	\$20,214
Repairs & Maintenance	\$16,845
Turnover Costs	\$13,476
Pest Control	\$2,700
Lawn Maintenance	\$4,500
Real Estate Taxes	\$23,760
Insurance	\$4,908
Permits	\$1,853
Renter's Insurance	\$1,500
Snow Removal	To Verify**
TOTAL EXPENSES	\$89,756

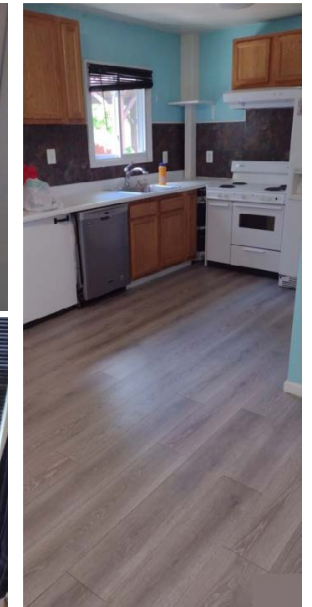
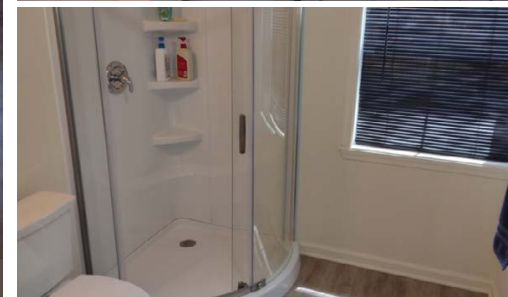
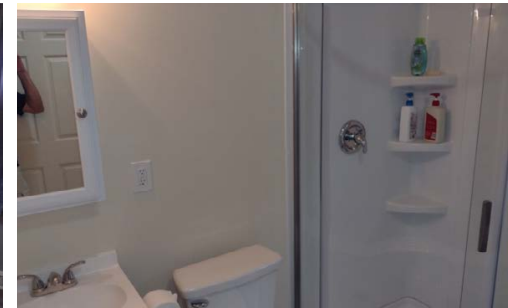
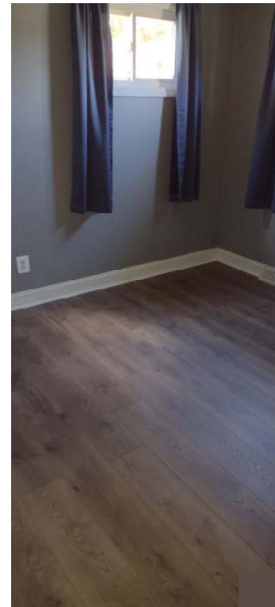
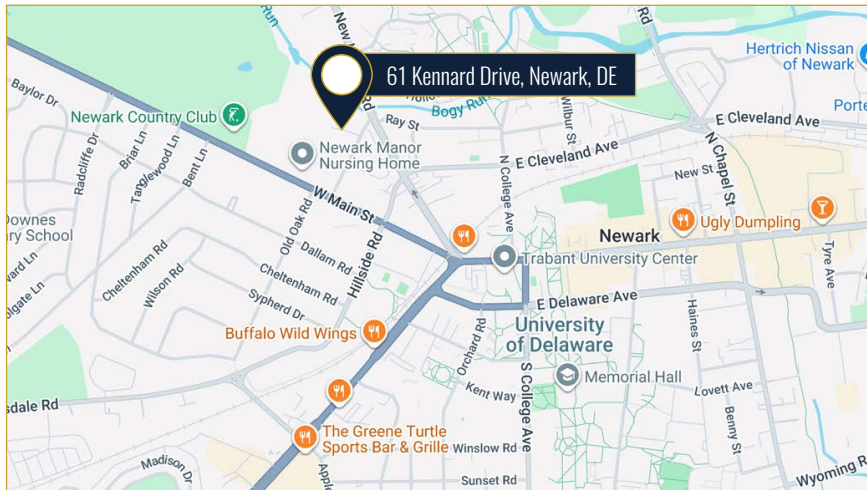
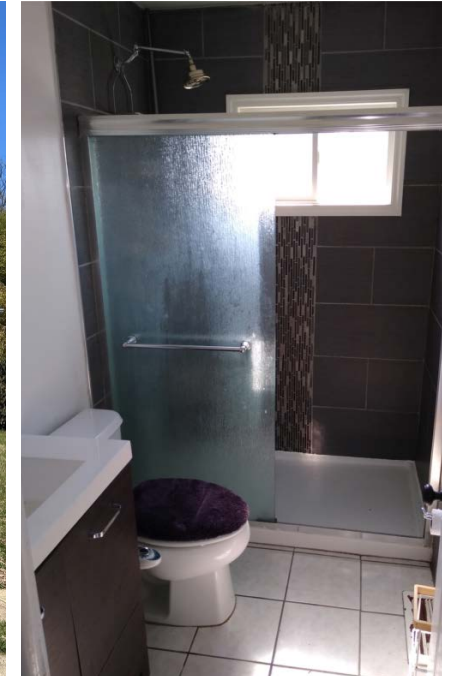
EGI + Reimbursements	\$355,300
Total Expenses	\$89,756
NET OPERATING INCOME	\$265,544

**All figures based on current in-place leases and owner-provided expense data with 0% vacancy. Investors should conduct independent due diligence.*

***Snow removal expenses to be verified.*

61 Kennard Drive | Newark, Delaware | University of Delaware Market

Property Type	Single-Family Student Rental
Bedrooms	4 Bedrooms
Bathrooms	2 Bathrooms
Lot Size	0.15 Acres
Square Footage	900 SF
Year Built	~1955
Monthly Rent	\$3,500
Annual Gross Rent	\$42,000
Effective Gross Income (EGI)	\$42,000
Occupancy	100%
Real Estate Taxes	\$3,323
Lease Expiration	5/27/26
Insurance	*To Verify



PROPERTY DETAILS Property 2 of 8

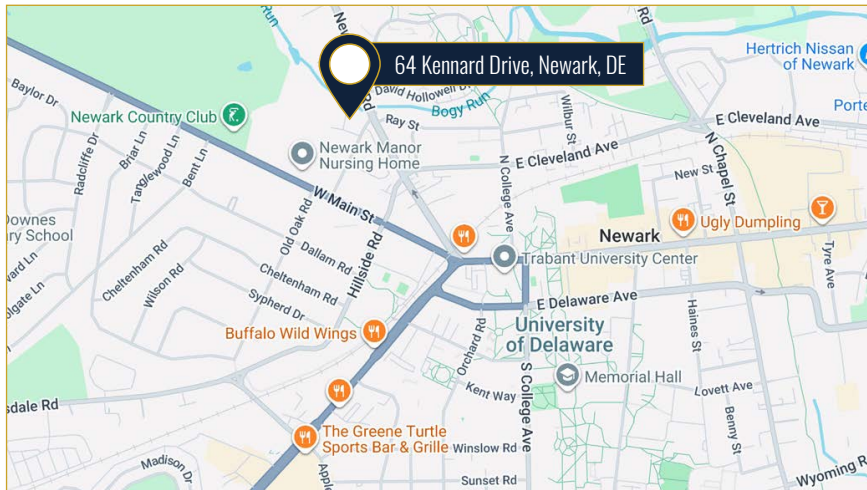
64 KENNARD DRIVE | 4 BED / 2 FULL BATH

\$3,400 / Month | Newark, Delaware | University of Delaware Market

FOR SALE

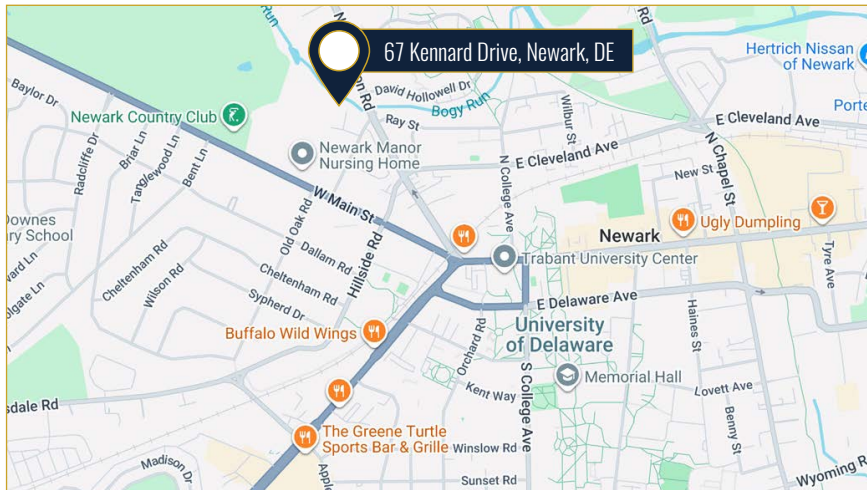
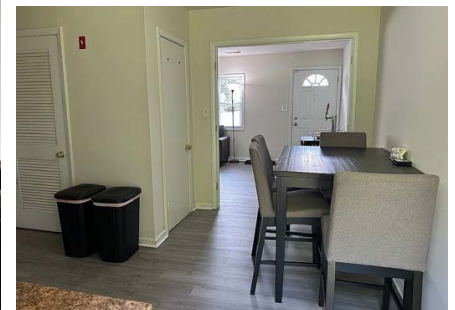
64 Kennard Drive | Newark, Delaware | University of Delaware Market

Property Type	Single-Family Student Rental
Bedrooms	4 Bedrooms
Bathrooms	2 Bathrooms
Lot Size	0.16 Acres
Square Footage	1,175 SF
Year Built	1955
Monthly Rent	\$3,400
Annual Gross Rent	\$40,800
Effective Gross Income (EGI)	\$40,800
Occupancy	100%
Real Estate Taxes	\$3,238
Lease Expiration	5/27/26
Insurance	*To Verify

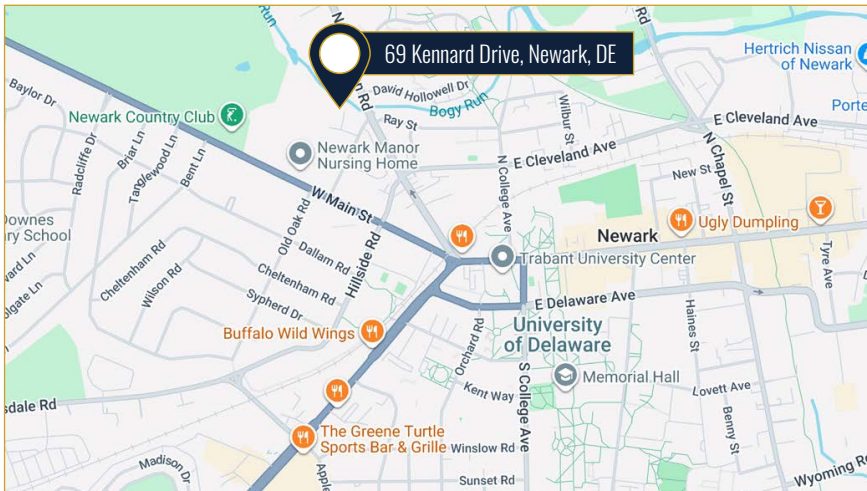


67 Kennard Drive | Newark, Delaware | University of Delaware Market

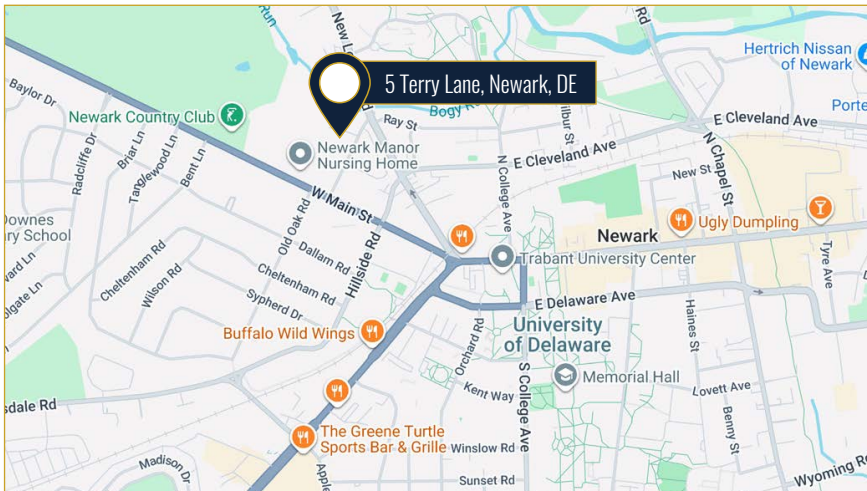
Property Type	Single-Family Student Rental
Bedrooms	4 Bedrooms
Bathrooms	2 Bathrooms
Lot Size	0.18 Acres
Square Footage	1,175 SF
Year Built	1955
Monthly Rent	\$2,625
Annual Gross Rent	\$31,500
Effective Gross Income (EGI)	\$31,500
Occupancy	100%
Real Estate Taxes	\$3,358
Lease Expiration	5/27/26
Insurance	*To Verify



69 Kennard Drive Newark, Delaware University of Delaware Market	
Property Type	Single-Family Student Rental
Bedrooms	3 Bedrooms
Bathrooms	1 Full Bathroom
Lot Size	0.25 Acres
Square Footage	900 SF
Year Built	1955
Monthly Rent	\$2,650
Annual Gross Rent	\$31,800
Effective Gross Income (EGI)	\$31,800
Occupancy	100%
Real Estate Taxes	\$3,297
Lease Expiration	5/27/26
Insurance	*To Verify

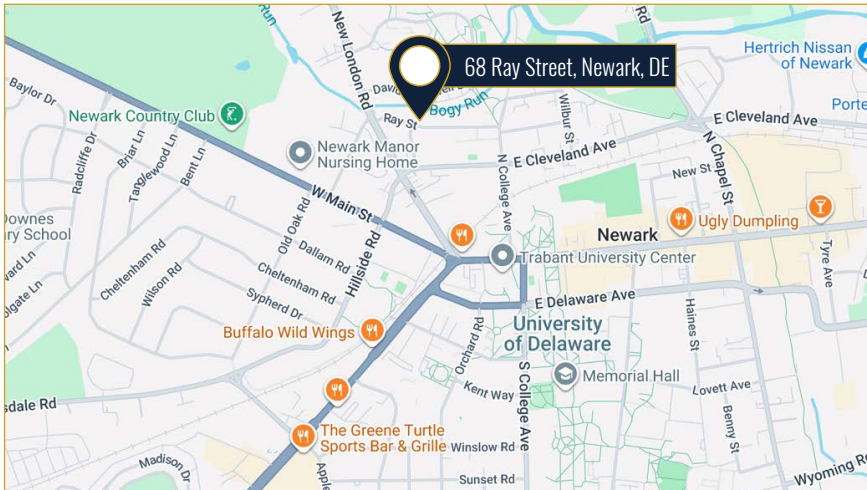


5 Terry Lane Newark, Delaware University of Delaware Market	
Property Type	Single-Family Student Rental
Bedrooms	4 Bedrooms
Bathrooms	2 Full Bathrooms
Lot Size	0.18 Acres
Square Footage	1,176 SF
Year Built	~1955
Monthly Rent	\$3,500
Annual Gross Rent	\$42,500
Effective Gross Income (EGI)	\$42,500
Occupancy	100%
Real Estate Taxes	\$3,398
Lease Expiration	5/27/26
Insurance	*To Verify



68 Ray Street | Newark, Delaware | University of Delaware Market

Property Type	Single-Family Student Rental
Bedrooms	5 Bedrooms
Bathrooms	2 Full Bathrooms
Lot Size	0.36 Acres
Square Footage	2,250 SF
Year Built	1963
Monthly Rent	\$4,500
Annual Gross Rent	\$54,000
Effective Gross Income (EGI)	\$54,000
Occupancy	100%
Real Estate Taxes	\$3,465
Lease Expiration	5/27/26
Insurance	*To Verify



PROPERTY DETAILS Property 7 of 8

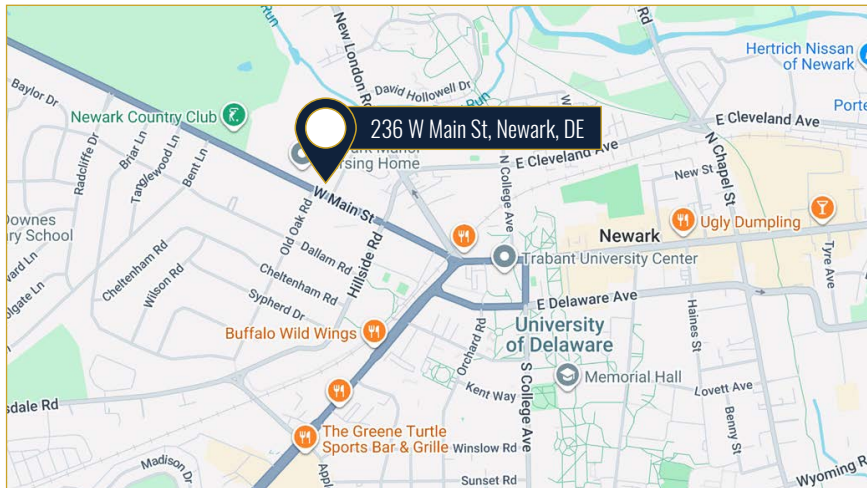
236 W MAIN STREET | 6 BED / 5 FULL BATH

\$5,250 / Month | Newark, Delaware | University of Delaware Market

FOR SALE

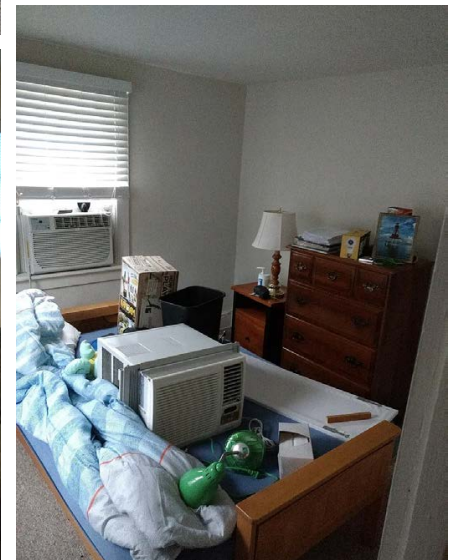
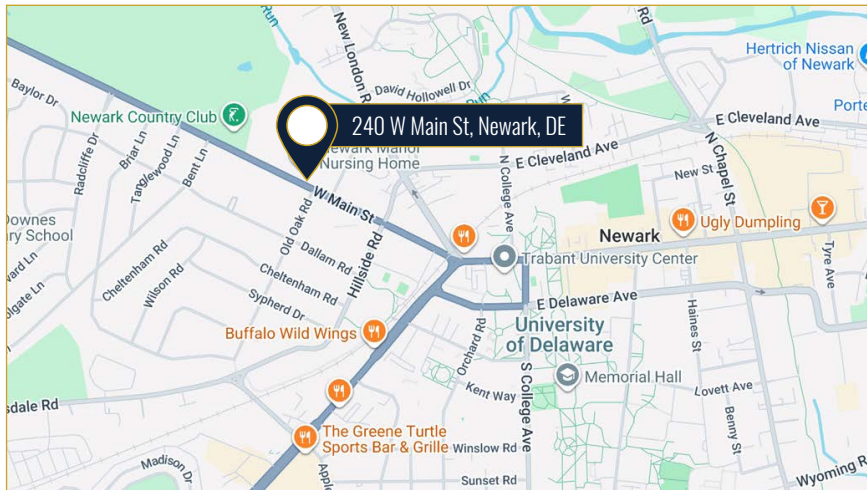
236 W Main St | Newark, Delaware | University of Delaware Market

Property Type	Single-Family Student Rental
Bedrooms	6 Bedrooms
Bathrooms	5 Full Bathrooms
Lot Size	0.46 Acres
Square Footage	3,675 SF
Year Built	1939
Monthly Rent	\$5,250
Annual Gross Rent	\$63,000
Effective Gross Income (EGI)	\$63,000
Occupancy	100%
Real Estate Taxes	\$5,772
Lease Expiration	5/27/26
Insurance	*To Verify



240 W Main St | Newark, Delaware | University of Delaware Market

Property Type	Single-Family Student Rental
Bedrooms	3 Bedrooms
Bathrooms	1 Full Bathrooms
Lot Size	0.19 Acres
Square Footage	1,125 SF
Year Built	1900
Monthly Rent	\$2,650
Annual Gross Rent	\$31,800
Effective Gross Income (EGI)	\$31,800
Occupancy	100%
Real Estate Taxes	\$3,218
Lease Expiration	5/27/26
Insurance	*To Verify



SITE LOCATION AERIAL

Student Rental Portfolio — Newark, Delaware
8 Single-Family Residences | University of Delaware Market

FOR SALE

#	Property Portfolio Addresses
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NEWARK, DE

The University of Delaware is one of the oldest land-grant universities in the United States, with a total enrollment exceeding 23,000 students. Newark, Delaware serves as UD's primary college town, generating sustained demand for off-campus student housing. Properties located within walking distance of campus command premium rents and maintain consistently high occupancy rates. All 8 properties are located within the Newark student rental corridor, within close proximity to the University of Delaware main campus, walkable to dining, retail, and public transit.

Market Stat	University of Delaware	Newark Market
Total Enrollment	23,000+ students	High — limited supply near campus
Off-Campus Housing Demand	Strong / perennial	Consistent year-round
Typical Lease Term	12 months (Aug–Aug)	Academic year
Portfolio Vacancy Rate	N/A	0% (current)

1. ABOUT ZOMMICK MCMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff. We are much more than just a real estate brokerage firm – we are a team of experienced, consummate professionals who are dedicated to superb customer service. Partner with us for support from some of the top commercial brokers in Pennsylvania, New Jersey and Delaware.



ZOMMICK MCMAHON COMMERCIAL REAL ESTATE

KNOWLEDGE. INTEGRITY. RESULTS



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