

1917 North 7th St

PHILADELPHIA, PA 19122

OFFERING
MEMORANDUM



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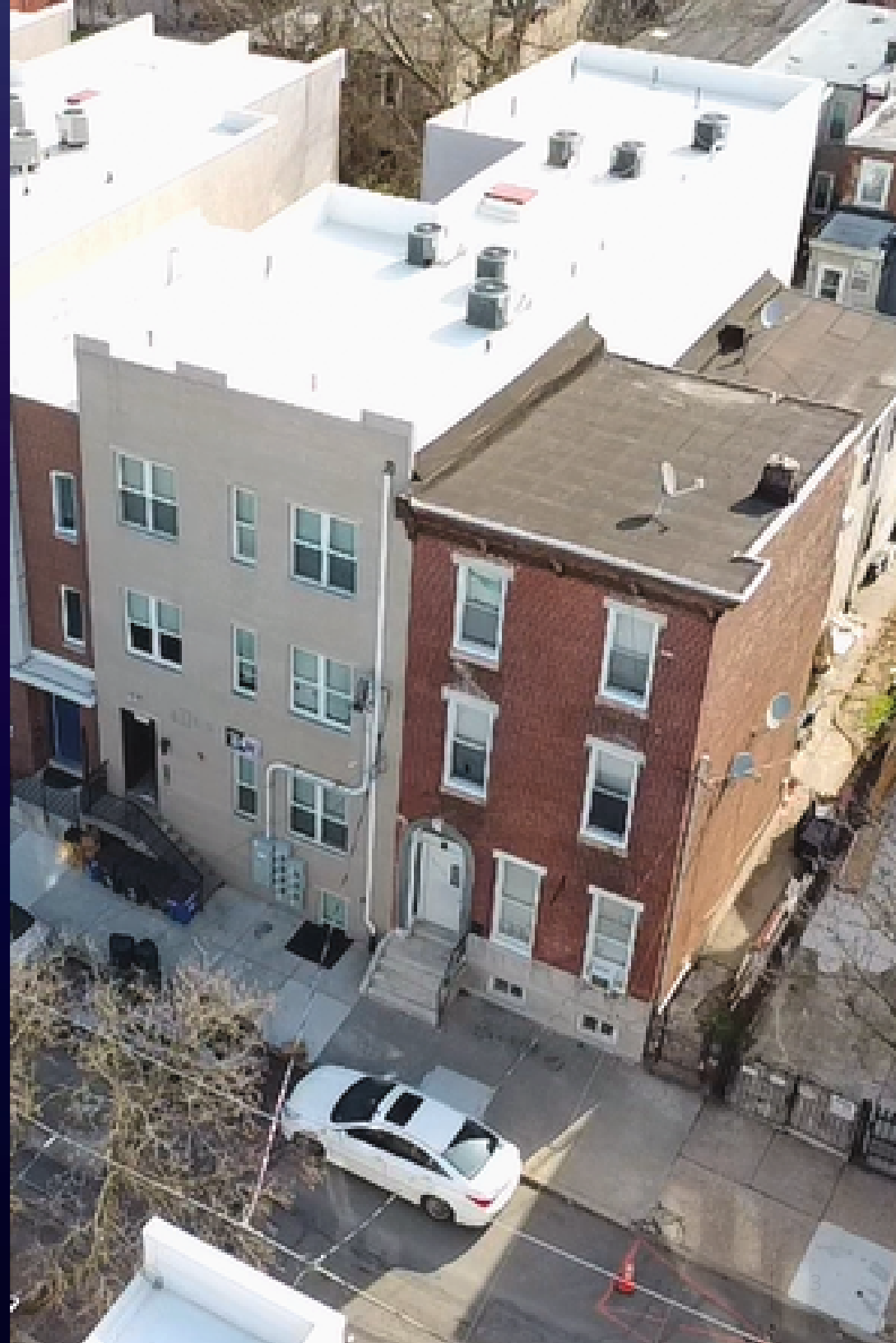


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EXECUTIVE SUMMARY

Philly CRE Advisors is pleased to present a strong, stabilized investment opportunity in one of Philadelphia's most active and rapidly transforming submarkets. Built in 2019, this modern six-unit multifamily property combines durable new construction with reliable in-place income, ideally positioned just steps from Temple University's main campus and minutes from the continued growth along North Broad Street, Fishtown, and Northern Liberties. The property is fully leased and professionally managed, offering a highly desirable unit mix that includes four two-bedroom, two-bathroom units, one three-bedroom, three-and-a-half-bathroom unit, and one expansive four-bedroom, four-bathroom residence with private backyard access. Each unit is thoughtfully designed with contemporary finishes, open-concept layouts, and in-unit laundry, catering to both Temple's student population and young professionals while supporting consistent occupancy and strong rental performance. Current rents remain below projected market levels, presenting a clear value-add opportunity through lease turnover, renewals, and strategic rent increases. The asset currently generates approximately \$140,580 in annual income with a projected pro forma of \$145,800, all while maintaining an efficient expense ratio of approximately 23%. Additionally, there are approximately three years remaining on the original ten-year tax abatement, providing meaningful near-term expense savings and enhanced cash flow. From a broader market perspective, the location continues to benefit from Temple University's ongoing campus expansion, sustained redevelopment along the North Broad corridor, and the continued momentum of nearby Fishtown and Northern Liberties. This convergence has driven increased investor demand, rising rental rates, and long-term appreciation across the surrounding neighborhoods. The property is also located within a Qualified Opportunity Zone, offering potential tax advantages for investors seeking to maximize after-tax returns. Capitalize on this exceptional opportunity to acquire a turnkey, high-yield investment with strong in-place cash flow and long-term appreciation potential.



PROPERTY INFORMATION

\$1,540,000

OFFERING PRICE

7.07%

CAP RATE

\$108,862

NET ANNUAL INCOME

HIGHLIGHTS

- 2019-construction, six-unit multifamily asset steps from Temple University's main campus in a rapidly growing North Philadelphia corridor.
- Fully leased with a highly functional mix of 2-4 bedroom units, modern finishes, and in-unit laundry tailored to students and young professionals.
- Approximately three years remaining on the original 10-year tax abatement starting in 2019, supporting enhanced near-term cash flow.
- Located within a Qualified Opportunity Zone near ongoing North Broad, Fishtown, and Northern Liberties redevelopment, offering both immediate stability and long-term appreciation potential.



FINANCIAL SUMMARY

RENT ROLL SUMMARY

ADDRESS	UNIT TYPE	CURRENT RENT	PRO-FORMA MARKET RATE RENTS
1917 N 7th St	3 Bed 3.5 Bath	\$2,121.00	\$2,300.00
	4 Bed 4 Bath	\$2,454.00	\$2,400.00
	2 Bed 2 Bath	\$1,830.00	\$1,850.00
	2 Bed 2 Bath	\$1,830.00	\$1,850.00
	2 Bed 2 Bath	\$1,780.00	\$1,850.00
	2 Bed 2 Bath	\$1,700.00	\$1,800.00
	TOTAL/AVERAGES	\$11,715.00	\$12,050.00

ESTIMATED OPERATING STATEMENT

INCOME		ANNUAL	UNIT	PRO-FORMA	UNIT
Gross Potential Rent		\$140,580	\$23,430	\$144,600	\$24,100
EXPENSES					
Net Real Estate Taxes		\$1,295	\$216	\$1,295	\$216
Insurance		\$7,140	\$1,190	\$7,140	\$1,190
Water		\$5,040	\$840	\$5,040	\$840
Electric		\$672	\$112	\$672	\$112
Repairs & Maintenance	5%	\$7,029	\$1,172	\$7,230	\$1,205
Sprinkler/Fire		\$939	\$157	\$939	\$157
Licensing		\$414	\$69	\$414	\$69
Trash		\$2,160	\$360	\$2,160	\$360
Management Fee	5%	\$7,029	\$1,172	\$7,230	\$1,205
Total Expenses		\$31,718	\$5,286	\$32,120	\$5,353
Expenses as % of EGI		22.56%		22.21%	
Net Operating Income		\$108,862	\$7,776	\$112,480	\$8,034

PRICING SUMMARY

Return Highlights

	Current	Pro-Forma
Purchase Price	\$1,540,000	\$1,540,000
Cap Rate	7.07%	7.30%
NOI	\$108,862	\$112,480
Price/Unit	\$110,000.00	\$110,000.00

1917 North 7th Street

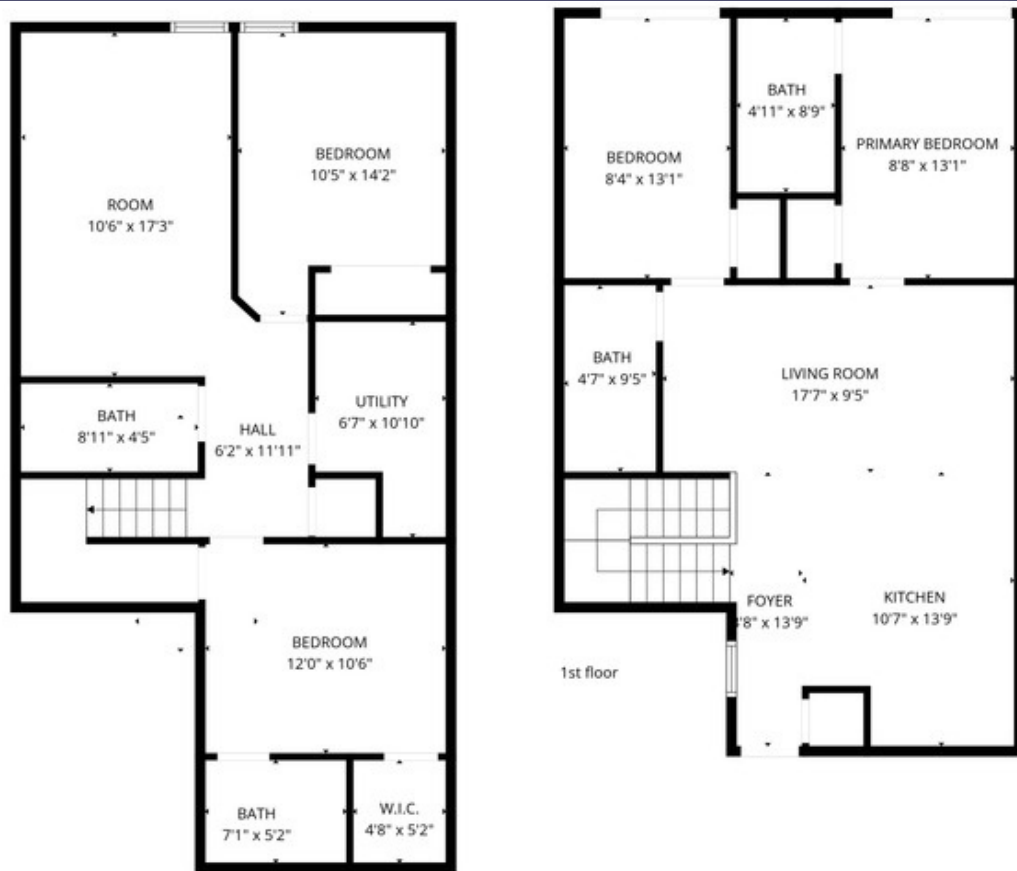
INTERIOR PHOTOS



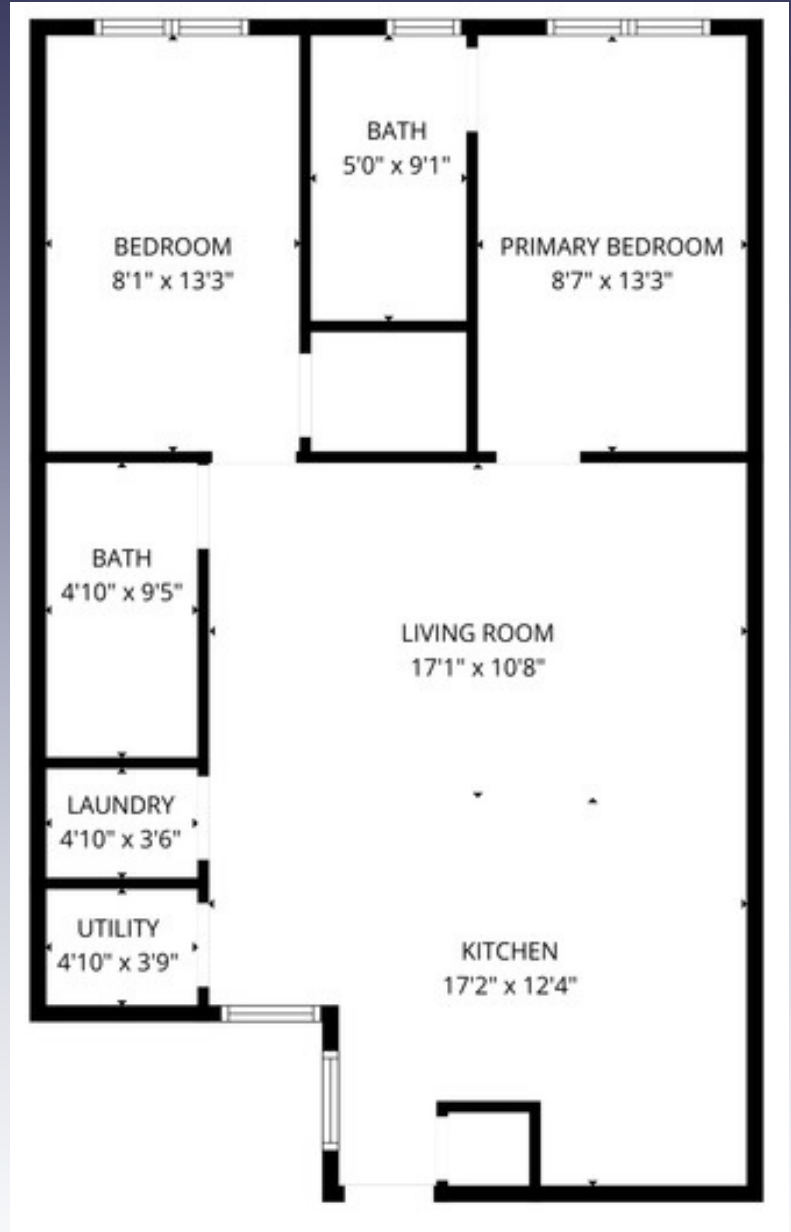
1917 North 7th Street

FLOOR PLANS

UNIT 1R



UNIT 3R



1917 North 7th Street

FLOOR PLANS

UNIT 3F



MAJOR PROJECTS DRIVING DEMAND IN & AROUND UNIVERSITY CITY



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



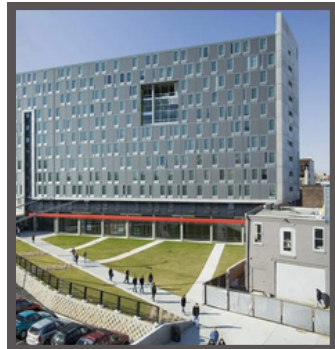
Proposed 232-Unit Residential Development

Proposed 232-unit residential development near Temple adding significant new housing supply and further validating institutional and private investment in the submarket



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



Temple University (Avenue North & The Edge)

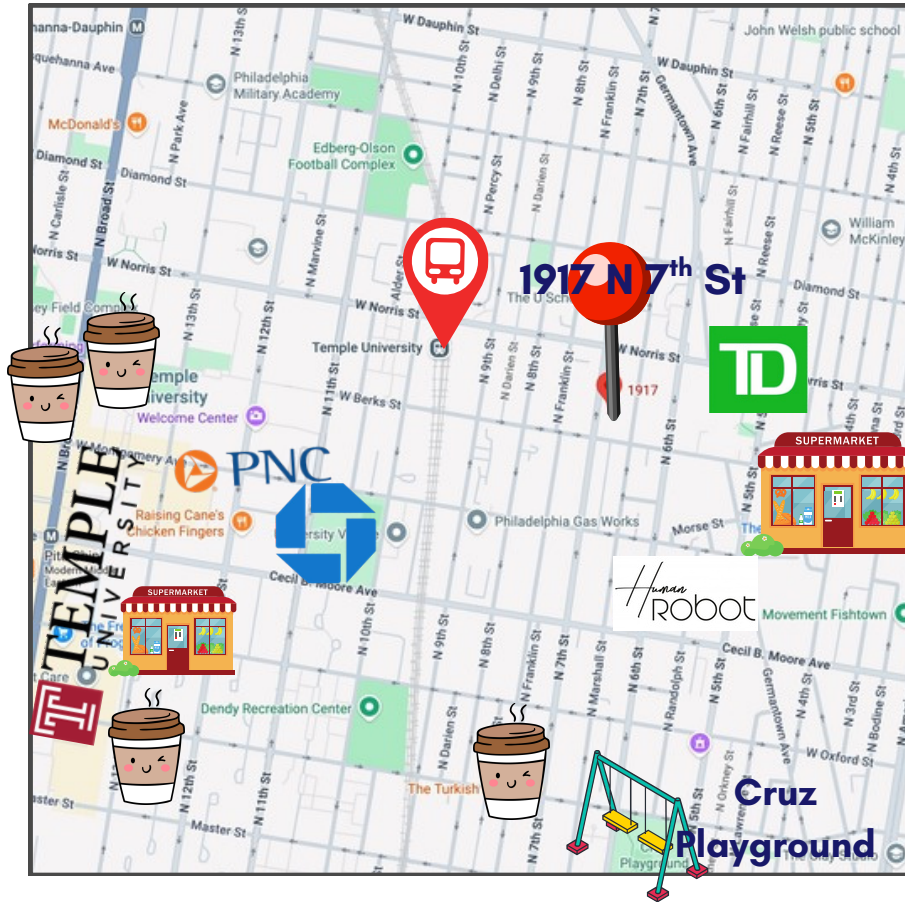
Ongoing mixed-use developments along North Broad, including projects like Avenue North, continue to introduce student housing, retail, and entertainment uses directly adjacent to Temple's campus



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
- **Proposed 232-Unit Residential Development:** Large-scale multifamily project near Temple University adding significant new housing inventory and further validating investor confidence in the submarket
- **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

Temple University



Walk Score
68

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score
83

Excellent Transit

Transit is convenient for most trips.

Bike Score
75

Very Bikeable

Biking is convenient for most trips.

NEARBY HOSPITALS



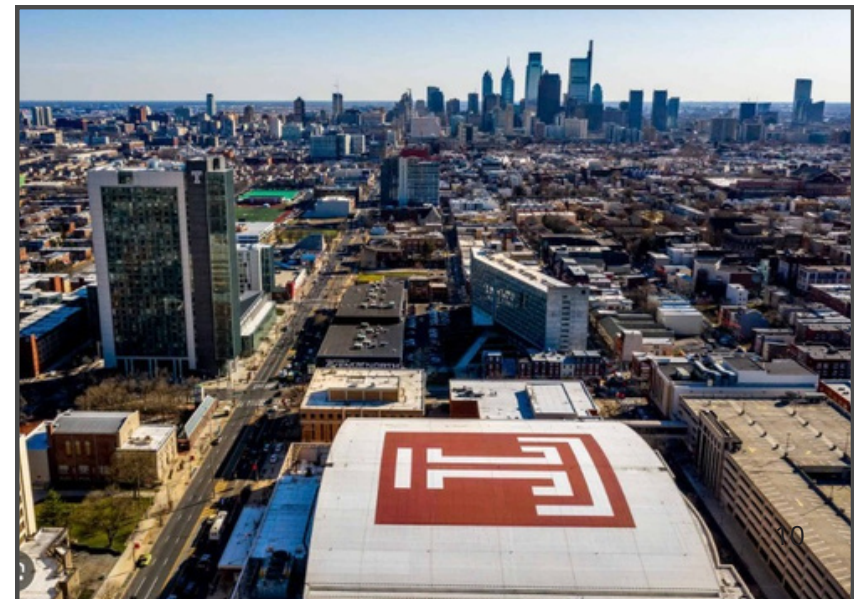
Shriners Hospitals
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TEMPLE
HEALTH

TRANSPORTATION & AMENITIES

- Close proximity to Temple University, a major driver of rental demand and neighborhood growth
- Nearby schools include Mastery Charter School, Clymer Elementary, Julia de Burgos Elementary School, and Kensington High School
- Convenient access to the Broad Street Line for direct Center City connectivity
- 5–7 minutes to Girard Avenue and North Broad Street
- Surrounded by ongoing development and positioned between Olde Kensington and Norris Square, offering strong long-term upside
- Quick access to Center City Philadelphia and I-95, making commuting convenient for tenants and residents



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