

1230 N Marshall St

PHILADELPHIA, PA 19122



**OFFERING
MEMORANDUM**



FOR MORE INFORMATION, CONTACT US:



Eric Dvotsky
Realtor
267.243.4652
eric.dvotsky@foxroach.com



Maxim Sirotovsky
Realtor
267.243.3255
max.sirotofsky@foxroach.com

DISCLAIMER

The following Offering Memorandum (OM) has been prepared by Fox & Roach LP for the purpose of providing general information about the multi-family property located at 1230 North Marshall Street, Philadelphia, PA 19122. The information provided in this OM has been obtained from sources believed to be reliable, but is not guaranteed as to its accuracy or completeness. Interested parties are advised to conduct their own due diligence and verify all information contained herein, including but not limited to the physical condition of the property, zoning laws, building codes, environmental issues, and any other matters that may be relevant to their decision to purchase the property.

This OM is not an offer to sell, nor a solicitation of an offer to buy, any securities or investment products. Any offering will be made solely by the delivery of the final Private Placement Memorandum (PPM) to accredited investors who meet certain eligibility requirements, and only in jurisdictions where such an offer or solicitation is lawful.

This OM is confidential and is intended solely for the use of the intended recipient(s). Any reproduction or distribution of this OM, in whole or in part, without the prior written consent of Fox & Roach LP is strictly prohibited. Any investment in the property involves risks, and prospective investors should carefully consider all risk factors before making any investment decision.

By accepting this OM, you acknowledge and agree that you will not, directly or indirectly, disclose or use any information contained herein except for the sole purpose of evaluating a potential investment in the property. Neither Fox & Roach LP nor any of its affiliates, officers, directors, employees, or agents shall be liable for any errors or omissions in the information contained herein, or for any actions taken in reliance thereon.

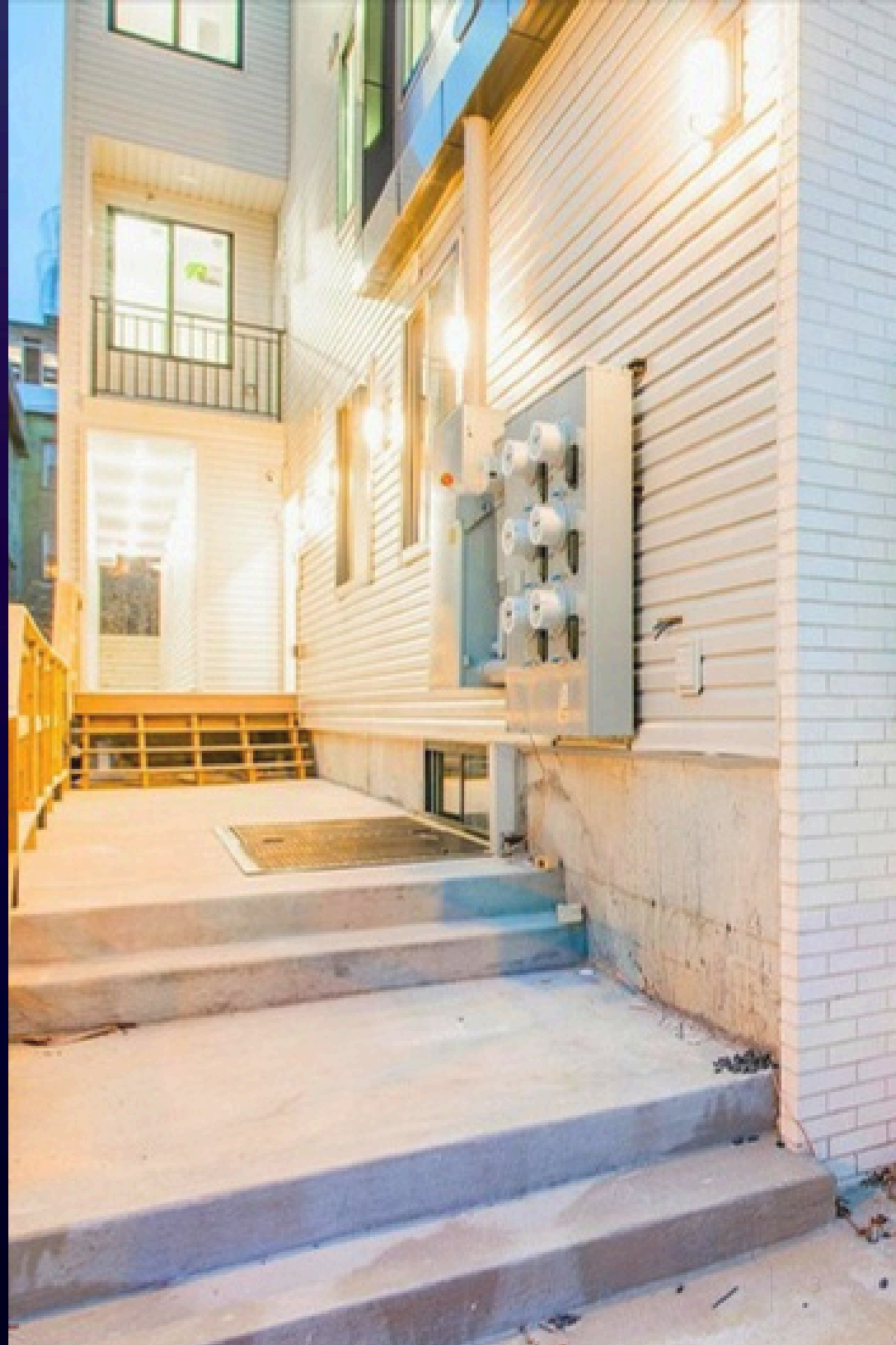


TABLE OF CONTENTS

| | |
|------------------------------------|------|
| EXECUTIVE SUMMARY | 5 |
| PROPERTY INFORMATION | 6 |
| FINANCIAL SUMMARY | 7 |
| 1230 N MARSHALL ST INTERIOR PHOTOS | 8 |
| 1230 N MARSHALL ST FLOOR PLANS | 9-10 |
| UPCOMING DEVELOPMENTS | 11 |
| NEIGHBORHOOD PROFILE | 12 |

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 two-bedroom two-bathroom unit, all thoughtfully designed with modern layouts that maximize efficiency and tenant appeal. Unlike many competing multifamily assets in the area, the property is fully occupied with strong in-place market-rate tenancy and no PHA-backed leases, offering investors a traditional private-pay tenant profile with significant long-term rental upside and flexibility. 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 original full ten-year tax abatement with approximately eight years remaining, significantly reducing operating expenses and boosting overall returns. At the current asking price of \$1,370,000, the asset delivers a 7.06 percent cap rate, 4.88 percent cash on cash return, and a DSCR of 1.21 based on in-place income, with an NOI of \$96,697 and projected annual cash flow after debt of \$16,725, 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

\$1,370,000

OFFERING PRICE

7.06%

CAP RATE

\$96,697

NET OPERATING INCOME

HIGHLIGHTS

- 2024 New Construction Multifamily Asset in Olde Kensington
- Fully Occupied with Strong Market-Rate Tenancy
- 7.06% Cap Rate | \$96K+ NOI | 1.21 DSCR
- ~8 Years Remaining on Full 10-Year Tax Abatement
- Steps from Girard Ave, Fishtown & Northern Liberties
- Separately Metered Units with Individual Mechanical Systems



FINANCIAL SUMMARY

RENT ROLL SUMMARY

| UNIT | UNIT TYPE | LEASE END DATE EXP. DATE | TOTAL RENT RENT |
|--------------|-----------|-----------------------------|--------------------|
| 1F | 1B/1B | 7/14/26 | \$1,343.00 |
| 1R | 1B/D/2B | 5/11/26 | \$1,800.00 |
| 2F | 0B/1B | 7/14/2026 | \$1,450.00 |
| 2R | 1B/1B | 10/31/26 | \$1,700.00 |
| 3F | 0B/1B | 10/31/26 | \$1,425.00 |
| 3R | 1B/1B | 7/31/26 | \$1,800.00 |
| TOTAL | | | \$9,518 |

PRICING SUMMARY

Pricing Highlights

| Price | Cap Rate |
|-------------|----------|
| \$1,370,000 | 7.06% |

Return Highlights

| | Current |
|----------------------|-------------|
| Purchase Price | \$1,370,000 |
| Cap Rate | 7.06% |
| Cash on Cash Return | 4.88% |
| Cash Flow After Debt | \$16,725 |
| NOI | \$96,697 |

Financing Highlights

| | Current |
|---------------|-------------|
| Loan Type | Acquisition |
| Interest Rate | 6.75% |
| LTV | 75% |
| Amortization | 25 years |
| Term | 10 years |
| Down Payment | \$342,500 |
| Loan Amount | \$1,027,500 |
| Debt Service | \$79,972 |
| DSCR | 1.21 |

OPERATING STATEMENT

| | CURRENT | |
|------------------------------|-----------------|-----------------|
| INCOME | ANNUAL | UNIT |
| Gross Potential Rent | \$114,216 | \$19,036 |
| Utility Income | \$3,480 | \$580 |
| Total Effective Gross Income | \$117,696 | \$19,616 |
| 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 | 17.84% | |
| Net Operating Income | \$96,697 | \$13,814 |

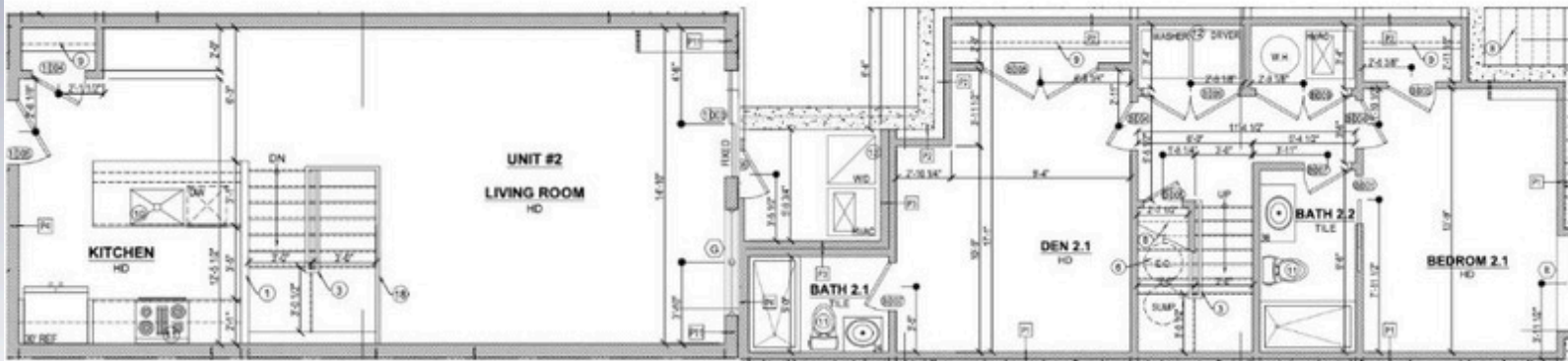
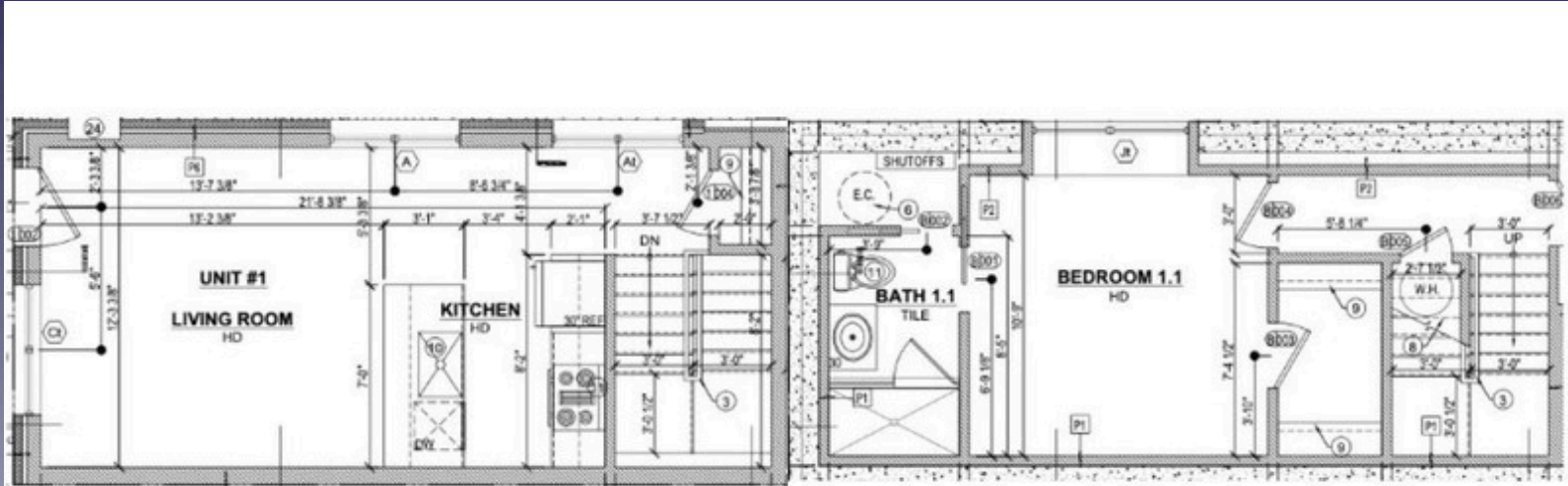
1230 North Marshall Street

INTERIOR PHOTOS



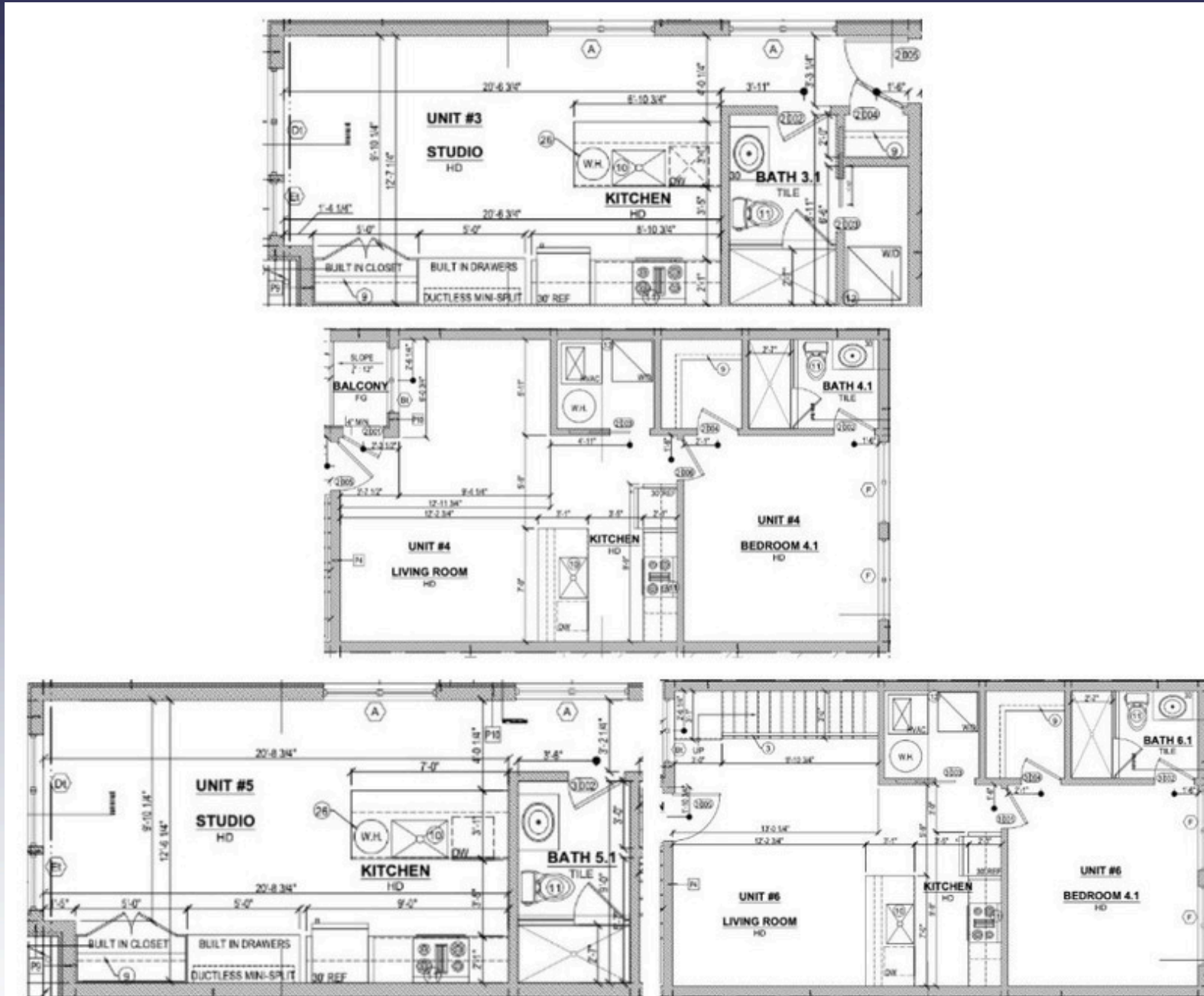
1230 North Marshall Street

FLOOR PLANS



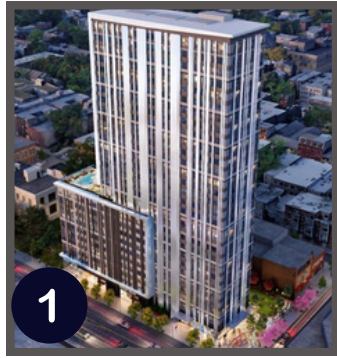
1230 North Marshall Street

FLOOR PLANS



MAJOR PROJECTS DRIVING DEMAND IN & AROUND UNIVERSITY CITY

UPCOMING DEVELOPMENTS



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

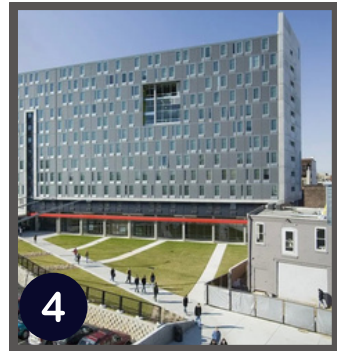
A 200 unit mixed use project at 1625-35 N 5th Street is planned with residential units, commercial space, and community oriented amenities, further densifying the corridor and driving long term rent growth and neighborhood activation



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

Olde Kensington



Walk Score
91

Walker's Paradise
Daily errands do not require a car.

Transit Score
76

Excellent Transit
Transit is convenient for most trips.

Bike Score
76

Very Bikeable
Biking is convenient for most trips.

NEARBY HOSPITALS

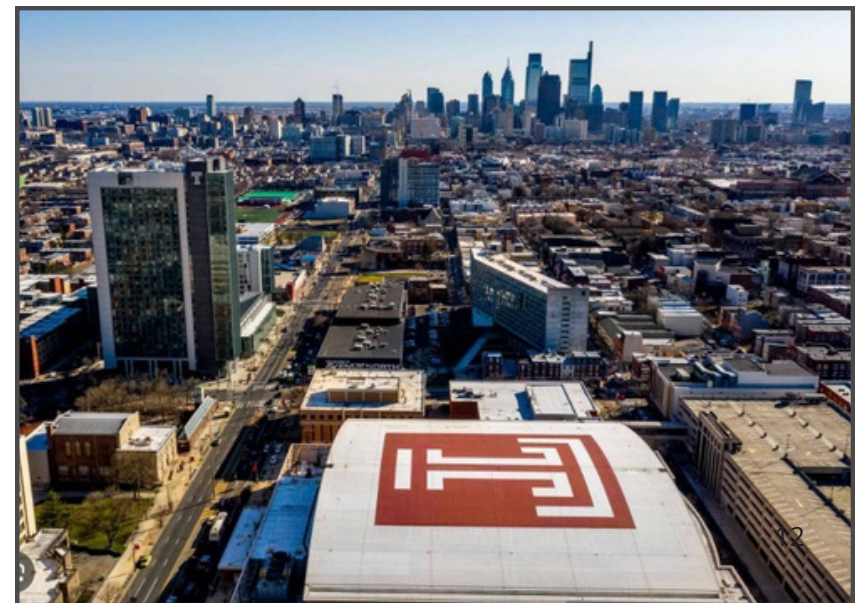


Shriners Hospitals
for Children™



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



PHILLY 

CRE • ADVISORS

