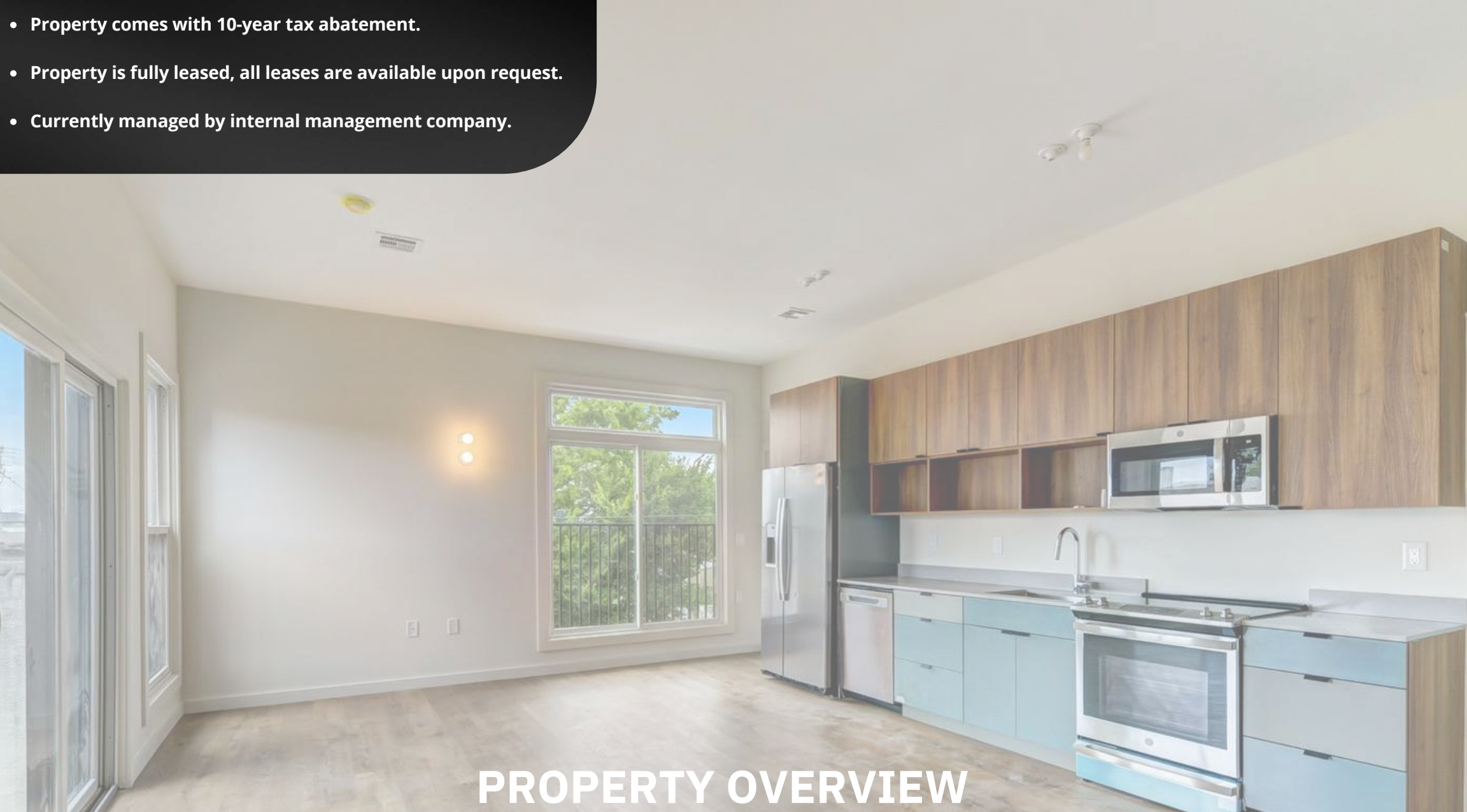




619 NORTH 35TH STREET
PHILADELPHIA, PA 19104



- Property comes with 10-year tax abatement.
- Property is fully leased, all leases are available upon request.
- Currently managed by internal management company.



PROPERTY OVERVIEW

Presenting a newly constructed, contemporary apartment building offering a diverse mix of 2, 3, 4, and 5-bedroom units, each featuring private bathrooms for enhanced tenant comfort and privacy. Strategically located near Drexel University and the University of Pennsylvania, this property is ideally positioned to attract a consistent pool of student and professional tenants.

Designed with both functionality and style in mind, each unit is flooded with natural light and boasts an open layout that allows for flexible living arrangements. The extra-large living spaces cater to a range of tenant needs, from social gatherings to quiet relaxation, while the spacious bedrooms provide a peaceful retreat. Private bathrooms in every unit add a touch of luxury and increase the property's appeal to discerning renters. With its premium finishes, modern amenities, and unbeatable location, this apartment building represents a unique investment opportunity in one of the city's most vibrant and high-demand neighborhoods. Take advantage of this chance to own a property poised for high rental income and long-term appreciation. Contact us today to learn more about this exceptional offering.

FINANCIALS

UNIT		
Type	Count	AVG Rent
2bd	4	\$1,574
3bd	4	\$2,120
4bd	2	\$3,117
5bd	1	\$3,075



LIST PRICE
\$3,800,000



AVG RENT
\$2,189



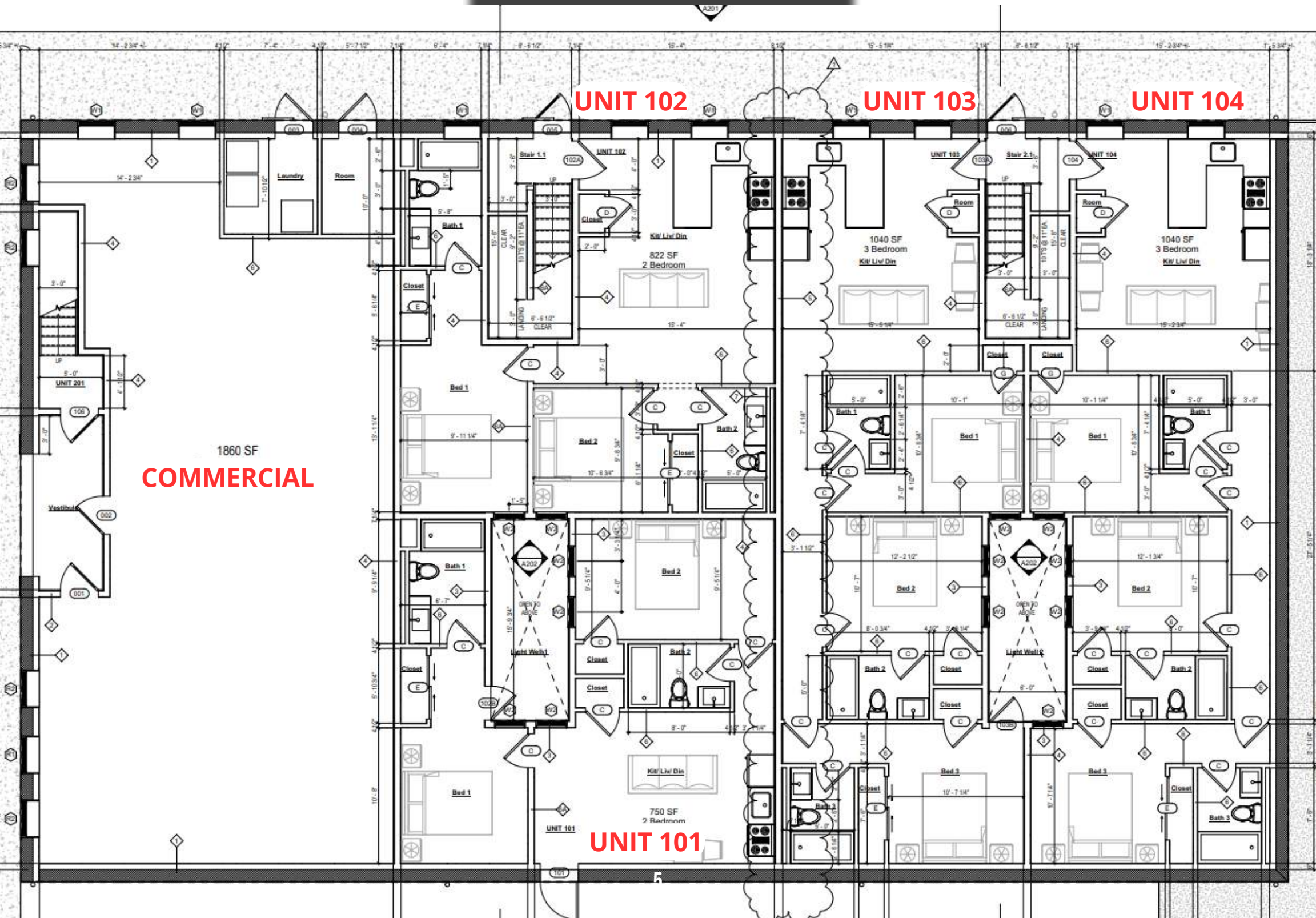
	UNIT BREAKDOWN				
	CURRENT				
Floor	Unit number	Unit size	Rent	SF	Rent/SF
1	101	2 X 2	\$1,380.00	750	1.84
1	102	2 X 2	\$1,630.00	822	1.98
1	103	3 X 3	\$2,080.00	1,040.00	2
1	104	3 X 3	\$2,160.00	1,040.00	2.08
2	201	4 X 4	\$3,280.00	1,600.00	2.05
2	202	5 X 5	\$3,140.00	1,600.00	1.96
2	203	3 X 3	\$2,160.00	1,040.00	2.08
2	204	3 X 3	\$2,150.00	1,040.00	2.07
3	301	4 X 4	\$3,185.00	1,600.00	1.99
3	302	2 X 2	\$1,600.00	800	2
3	303	2 X 2	\$1,800.00	1,230.00	1.46
1	COMMERCIAL		\$2,800.00	1,460.00	1.92
TOTALS/AVG			\$27,365.00	14,022.00	1.95
ANNUAL			\$328,380.00		

FINANCIALS - VALUATION

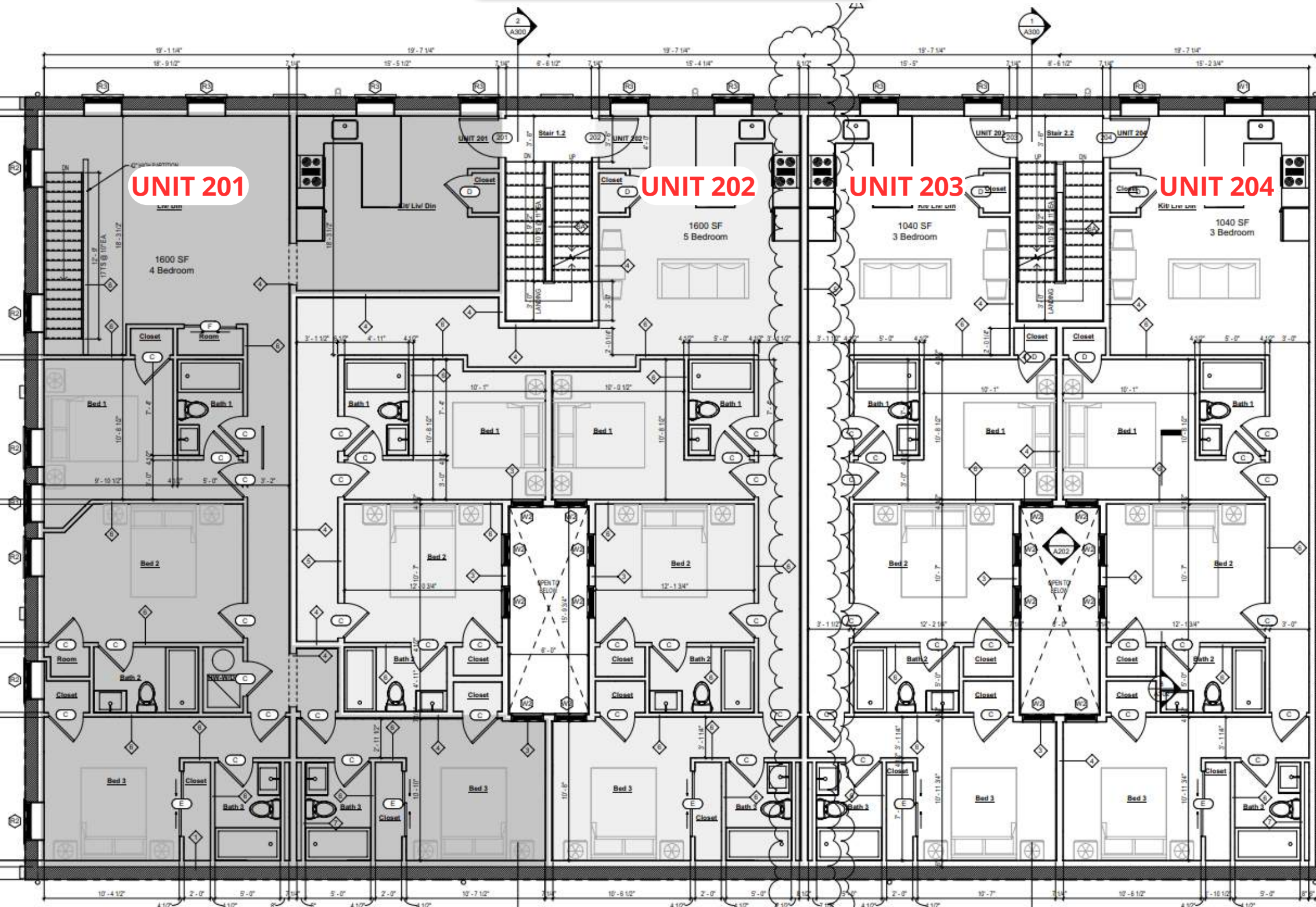
PRICING HIGHLIGHTS			
PRICE	CAP RATE	PRICE/UNIT	PRICE/BEDROOM
\$3,800,000	6.605	\$316,666	\$115,151

CURRENT VS PROJECTED		
	CURRENT	PROJECTED
Price	3,800,000	3,800,000
Annual gross income	\$318,497	\$328,380
Operating expenses (percentage)	%21.178	20.54
Operating expenses (total)	\$67,451	\$67,451
Annual net income	\$251,047	\$260,929
Cap rate	6.606	6.867

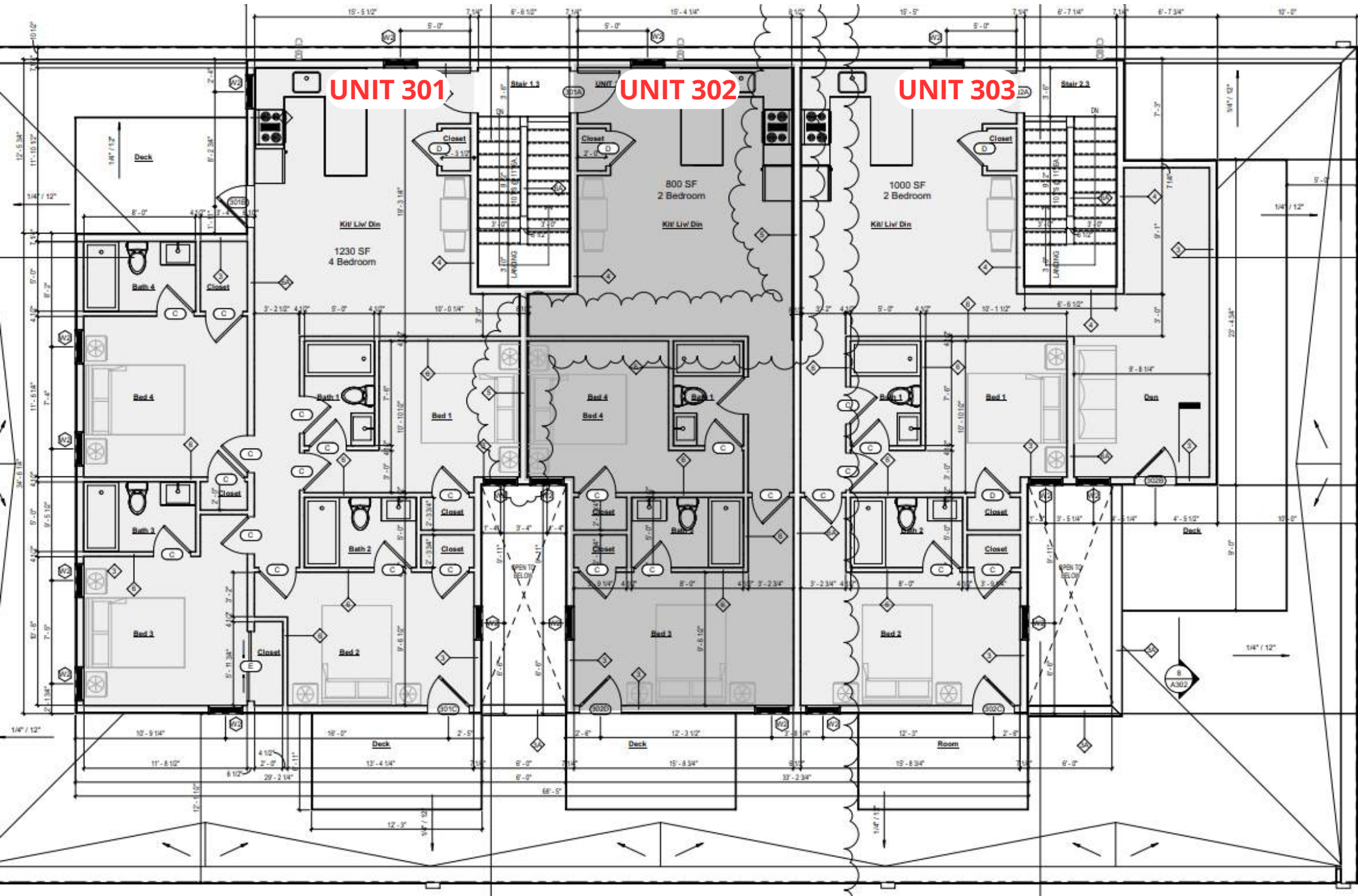
FLOOR PLAN: LEVEL 1



FLOOR PLAN: LEVEL 2



FLOOR PLAN: LEVEL 3





Extensions

PHILADELPHIA ZOO

PHILADELPHIA MUSEUM OF ART

619 N 35TH

SABRINA'S CAFE

ANOVA UCITY SQUARE

SCIENCE CENTER

DREXEL UNIVERSITY

THE SUMMIT

UNIVERSITY OF PENNSYLVANIA

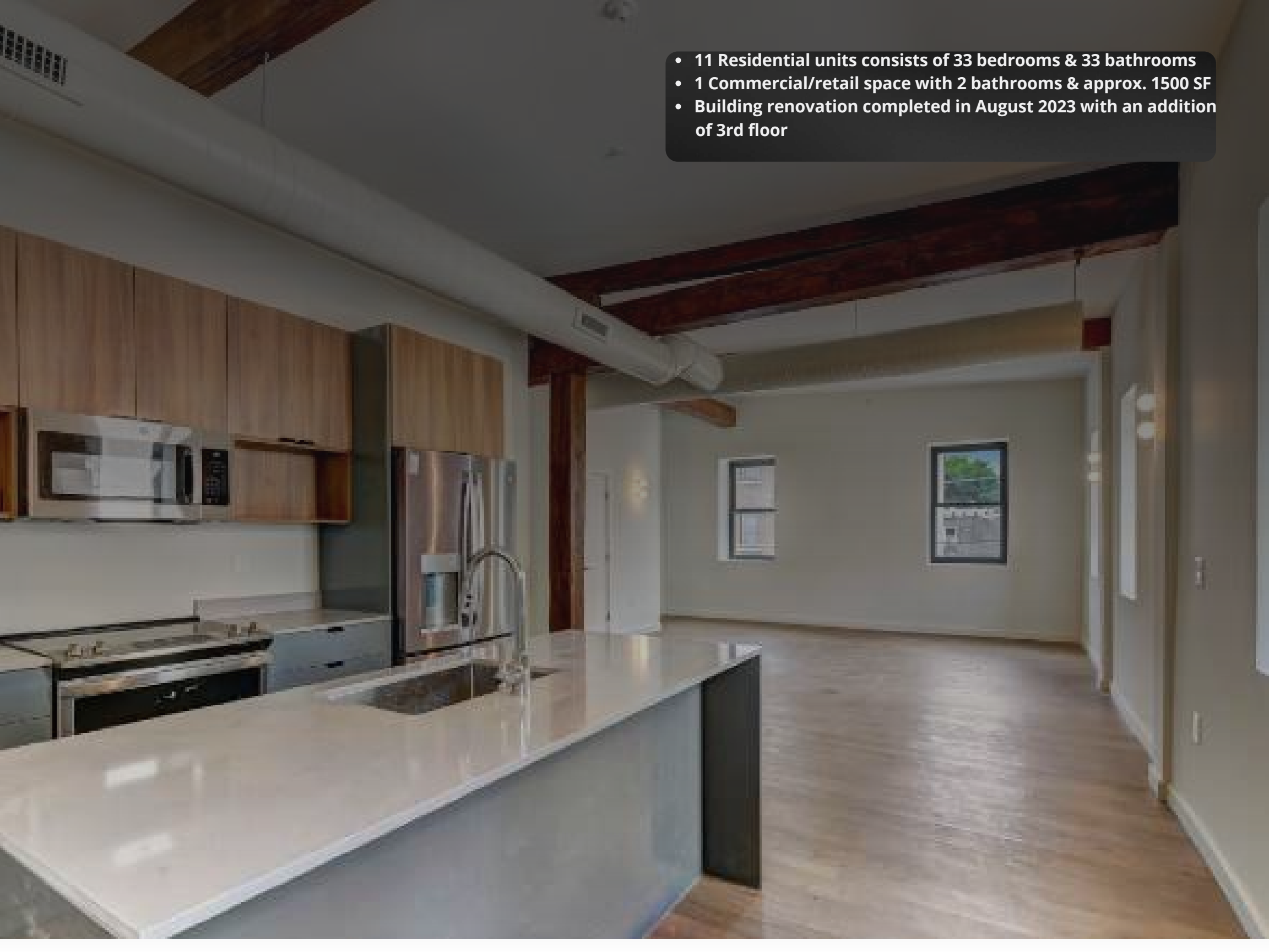
VIDAS ATHLETIC COMPLEX

PENN PESBYTERIAN MEDICAL CENTER



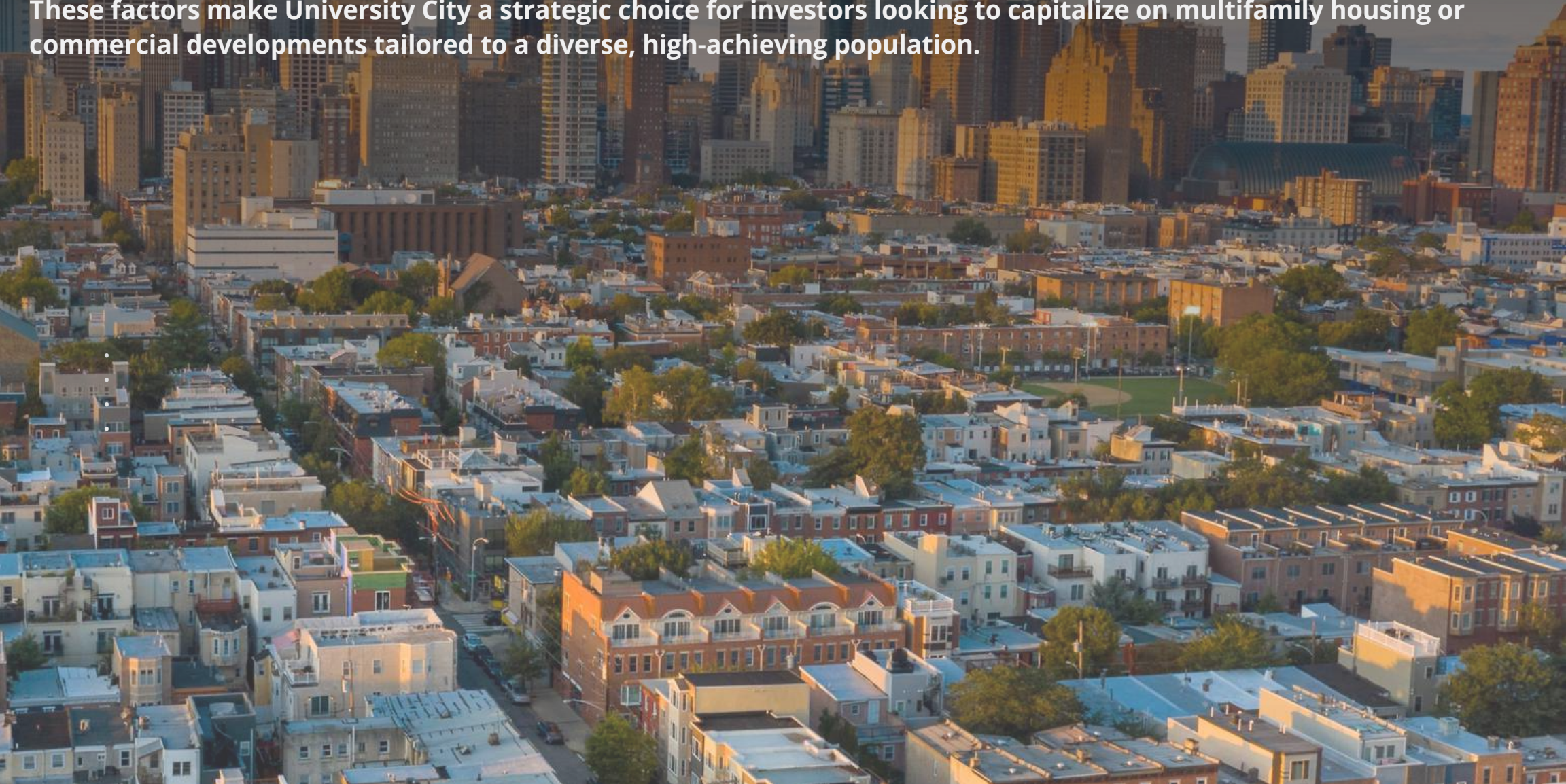


- 11 Residential units consists of 33 bedrooms & 33 bathrooms
- 1 Commercial/retail space with 2 bathrooms & approx. 1500 SF
- Building renovation completed in August 2023 with an addition of 3rd floor



NEIGHBORHOOD OVERVIEW

University City in Philadelphia serves as a vibrant hub for education, healthcare, and innovation. Home to major institutions such as the University of Pennsylvania, Drexel University, the Children's Hospital of Philadelphia, and the Hospital of the University of Pennsylvania, the area is a magnet for students and professionals alike. This concentration of top-tier institutions, coupled with the presence of corporate giants like Amtrak, SEPTA, Spark Therapeutics, and FMC Corporation, fuels a robust rental market and continuous demand for both residential and commercial properties. The University City Science Center, a cornerstone in the local innovation ecosystem, alongside significant developments by Brandywine Realty Trust, highlights the area's growth and transformation. These factors make University City a strategic choice for investors looking to capitalize on multifamily housing or commercial developments tailored to a diverse, high-achieving population.



Drexel University Bus Service Stop Is half a block Away

Powelton/Spring Garden Route

Operates Monday–Friday and Weekends



MSA OVERVIEW

PHILADELPHIA, PA

Philadelphia often referred to as the "City of Brotherly Love," holds a rich historical significance as one of the oldest cities in the United States. Established by William Penn in 1682, Philadelphia played a pivotal role in the American Revolution, serving as the meeting place for the Founding Fathers and hosting the signing of the Declaration of Independence in 1776. The city's Independence Hall and Liberty Bell stand as enduring symbols of America's quest for freedom and democracy. Beyond its historical legacy, Philadelphia boasts a vibrant cultural scene, with world-class museums such as the Philadelphia Museum of Art and the Franklin Institute. Its diverse neighborhoods offer a blend of architectural marvels, from the colonial- era buildings of Society Hill to the vibrant murals adorning the streets of West Philadelphia. Philadelphia is also renowned for its culinary delights, including the iconic Philly cheesesteak and a thriving food scene that celebrates the city's multicultural heritage. With its unique blend of history, culture, and culinary delights, Philadelphia continues to captivate visitors from around the globe.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2023 Population	70,797	473,663	1,043,51
2028 Population Projection	73,903	482,914	6
Annual Growth 2023-2028	0.9%	0.4%	1,052,08

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2023 Households	27,390	195,642	411,758
2028 Household Projection	28,628	199,676	415,413
Annual Growth 2023-2028	0.9%	0.4%	0.2%

INCOME	1MILE	3MILE	5-MILE
Average Household Income	\$95,392	\$86,045	\$77,702



ECONOMY

The Philadelphia area's many universities and colleges make it a top study destination, as the city has evolved into an educational and economic hub. According to Fortune, the Philadelphia area had a cumulative revenue of \$418.2 billion in 2019. Philadelphia is the center of economic activity in Pennsylvania and is home to five Fortune 1000 companies: Comcast NBC Universal, Aramark, FMC, Urban Outfitters, and Carpenter Technology. Philadelphia has also emerged as an information technology and biotechnology hub. The biggest tech companies in the city include Comcast, Day & Zimmerman, Clarivate, Spectra, and many more. The Philadelphia skyline is expanding, with a market of almost 81,900 commercial properties, including several nationally prominent skyscrapers.

TOURISM

Tourism and hospitality are one of the largest industries in the region and important to the vitality of Greater Philadelphia. The growth of the industry depends on all types of visitors — leisure, business, and convention — traveling to Philadelphia. Philadelphia has more outdoor sculptures and murals than any other American city. Fairmount Park, when combined with the adjacent Wissahickon Valley Park in the same watershed, is one of the largest contiguous urban park areas in the United States. The city is known for its arts, culture, and colonial history which attracted 46 million tourists in 2019 who spent \$7.64 billion. The money visitors spend supports local businesses, creates jobs, and generates taxes, helping to build quality of life in Philadelphia.



PHILADELPHIA SPORTS



Philadelphia is home to 6 professional sports teams. The Philadelphia Phillies of the MLB play at the Citizens Bank Park and have won 2 World Series championships. The Philadelphia Eagles of the NFL play at the Lincoln Financial Field and have won 4 Super Bowl championships. The Philadelphia 76ers of the NBA play at the Wells Fargo Center and have won 2 NBA championships. The Philadelphia Flyers of the NHL play at the Wells Fargo Center and have won 2 championships. The Philadelphia Union of the MLS play at the Subaru Park and won the team's first championship in 2020. Founded in 2018, the Philadelphia Wings of the NLL play at the Wells Fargo Center.



PHILADELPHIA PHILLIES
(Major League Baseball)



PHILADELPHIA 76ERS
(National Basketball Association)



PHILADELPHIA EAGLES
(National Football League)



PHILADELPHIA FLYERS
(National Hockey League)

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **619 35th Street, Philadelphia PA 19104**. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Keller Williams Real Estate. The material and information in the Offering Memorandum is unverified. Keller Williams Real Estate has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein. By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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619 35th St
PHILADELPHIA, PA 19104

OFFERING MEMORANDUM

AGENT



PHILADELPHIA

EXCLUSIVELY LISTED BY:



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