

SDG|RE

REAL ESTATE ADVISORS · PHILADELPHIA

MIXED-USE INVESTMENT · OFFERING MEMORANDUM

1400-1414 S DARIEN STREET

East Passyunk Corridor · Philadelphia, PA 19147

ASKING PRICE

\$4,250,000

\$167 / SF

25,400 SF · 7 Residential + 5 Commercial Tenants (10 spaces)

Prepared by Stephen Stafford · Broker of Record · May 2026



1400-1414 S Darien is a substantial corner mixed-use asset in one of South Philadelphia's strongest submarkets — diversified income across 7 residential units and 5 commercial tenants, recent capital investment, and clear built-in upside.



Irreplaceable Location

East Passyunk corridor / Italian Market — Walk Score 96, Transit 90, three blocks to the Italian Market and 12 minutes to Center City.



Substantial Scale

25,400 SF across three stories — larger than most recent corridor comps, offering operating efficiency and exit flexibility.



Diversified Income

Seven residential apartments and five commercial tenants (ten spaces) — a balanced 47% / 53% residential-to-commercial revenue split.



Strong In-Place Yield

\$339,600 in gross potential income from a fully leased rent roll — a strong, diversified cash-flow base across 7 apartments and 5 commercial tenants.



Recent Capital Investment

New rear roof (2025) under 20-year warranty; apartments fully renovated in 2016 — windows, electrical, plumbing and HVAC.



Built-In Upside

Below-market residential rents plus commercial leases well under corridor asking rents create meaningful mark-to-market potential on rollover.

PROPERTY SNAPSHOT

Address	1400-1414 S Darien St
Submarket	East Passyunk / Italian Market
ZIP	19147
Lot Size	20,534 SF
Building Size	25,400 SF
Stories	3
Residential Units	7 (9,800 SF)
Commercial	5 tenants · 10 spaces
Zoning	RSA-5
Current Use	Mixed-Use

ASKING PRICE

\$4,250,000

\$167 / SF · 25,400 SF Mixed-Use

IN-PLACE NOI

\$247,132

Year 1, after vacancy

PRICE / SF

\$167

Blended 25,400 SF

GRM

12.51x

On \$339,600 GPI

GROSS INCOME

\$339,600

7 res + 5 commercial

In-place figures based on ownership-provided rent roll and operating data. Buyer to conduct independent underwriting.

BUILDING COMPOSITION

Section	SF	Use
1st Floor Front	6,800	6 commercial (4 w/ powder rm)
1st Floor Rear	8,800	4 commercial (3 w/ powder rm)
2nd Floor Front	~4,900	Residential apartments
3rd Floor Front	~4,900	Residential (bi-level w/ 2F)
TOTAL	25,400	10 Comm + 7 Res

RESIDENTIAL UNIT MIX

Type	Count	Configuration
1 Bed / 1 Bath	3	Single floor
2 Bed / 2 Bath	3	Bi-level
3 Bed / 2 Bath	1	Bi-level
TOTAL UNITS	7	—

CONSTRUCTION & SYSTEMS

- ✓ Steel frame throughout
- ✓ 1st Floor — stone and brick construction
- ✓ 2nd & 3rd Floors — wood framing with stucco exterior
- ✓ Sprinkler system in front section with apartments
- ✓ Two water services (one per floor section)
- ✓ Original building CO and individual apartment COs in place
- ✓ No known outstanding code violations or open permits
- ✓ All leases dated and transfer with the sale

A hard-corner position in the East Passyunk Corridor — three stories of mixed-use with Center City visible to the northwest.



Corner exterior — S Darien Street frontage



Aerial facing northwest — Center City skyline beyond



Aerial — building and surrounding block

SYSTEMS STATUS

Roof — Rear Section	2025 · 20-yr warranty
Roof — Front Section	2016 · 10-yr warranty
Front Roof Recoat	Completed 2026
Apartment HVAC	All units
Commercial HVAC	Tenant responsibility
2nd & 3rd Floor Electrical	Updated 2016
1st Floor Electrical	Original 1990
2nd & 3rd Floor Plumbing	Updated 2016
1st Floor Plumbing	Original 1990
Apartment Windows	Replaced 2016

RECENT CAPITAL IMPROVEMENTS

- Roofing — rear & front**
Rear replaced 2025 (20-yr warranty to 2045); front recoat recently completed.
- Apartments renovated (2016)**
Windows, electrical, plumbing and HVAC updated across all units.
- Fire protection**
Sprinkler system serving the front section and apartments.

BUYER DILIGENCE ITEMS

1st-floor electrical and plumbing date to 1990 — replacement is a near-term capital item buyers should budget.

Tenant estoppels recommended on commercial leases.

RESIDENTIAL · 7 UNITS

Unit	Monthly	Annual
A	\$1,600	\$19,200
B	\$1,650	\$19,800
C	\$1,400	\$16,800
D	\$2,300	\$27,600
E	\$2,150	\$25,800
F	\$2,000	\$24,000
G	\$2,200	\$26,400
Subtotal	\$13,300	\$159,600

Avg residential rent \$1,900/mo. Units A & C sit below corridor 1BR comps (\$1,650–\$1,900) — turnover upside.

COMMERCIAL · 5 TENANCIES / 10 UNITS

Tenant	Monthly	Annual	%
Foreign Fix	\$3,000	\$36,000	20.0%
1404-1406	\$900	\$10,800	6.0%
1408	\$1,700	\$20,400	11.3%
Rocco's	\$3,900	\$46,800	26.0%
1412-1414-915	\$5,500	\$66,000	36.7%
Subtotal	\$15,000	\$180,000	100%

Blended commercial ~\$11.54/SF NNN-equivalent — well below corridor asking rents, indicating mark-to-market upside on rollover.

Residential (7 units)

\$159,600 / yr · 47.0%

Commercial (5 tenants)

\$180,000 / yr · 53.0%

Gross Potential Income

\$339,600 / yr · 100%

IN-PLACE INCOME & EXPENSE

Line Item	Annual	Notes
Gross Potential Income	\$339,600	7 residential + 5 commercial
Less: Vacancy (2.5%)	(\$8,490)	Market reserve
Effective Gross Income	\$331,110	After vacancy
Real Estate Taxes	(\$36,000)	Current assessment
Insurance	(\$24,000)	Mixed-use
Management (2.5%)	(\$8,278)	% of EGI
Water & Sewer	(\$3,000)	Landlord-paid
Electric — Common Area	(\$1,800)	Landlord-paid
Trash Removal	(\$2,000)	
Snow Removal	(\$1,500)	
Fire / Life Safety	(\$700)	
Repairs & Maintenance	(\$6,000)	Turnover reserve
Licenses & Permits	(\$700)	
Total Operating Expenses	(\$83,978)	25.4% of EGI
NET OPERATING INCOME	\$247,132	In-place, Year 1

IN-PLACE NOI

\$247,132

Year 1, after vacancy

EFF. GROSS INCOME

\$331,110

After 2.5% vacancy

EXPENSE RATIO

25.4%

OpEx / EGI

Figures reflect ownership-provided pro forma (2.5% vacancy, 2.5% management). Commercial leases are NNN-equivalent. Buyers should independently verify all leases, estoppels and operating costs in diligence.

Every residential unit and every commercial tenant currently rents below prevailing East Passyunk submarket levels — creating multiple paths to grow income.



Residential Mark-to-Market

All seven apartments rent below prevailing corridor levels. Capturing market rents on turnover adds meaningful income — local 1BRs trade at \$1,650-\$1,900.



Commercial Rollover

All five commercial tenants sit well below the corridor's prevailing asking rents of \$28-\$48/SF NNN — significant mark-to-market upside as leases roll.



Lease Structure & Escalations

Add CPI/annual escalators, secure estoppels, and obtain personal or corporate guarantees at renewal to strengthen durability and exit value.

10-YEAR NOI GROWTH

YEAR 1 NOI

\$247,132

In-place

YEAR 5 NOI

\$276,286

Projected

YEAR 10 NOI

\$320,291

3% rent growth · 2.5% vacancy

All seven apartments were renovated in 2016 — hardwood floors, updated kitchens and baths, in-unit laundry, and central HVAC.



Open living area



Updated kitchen with island



Apartment bedroom



Renovated full bath



In-unit laundry

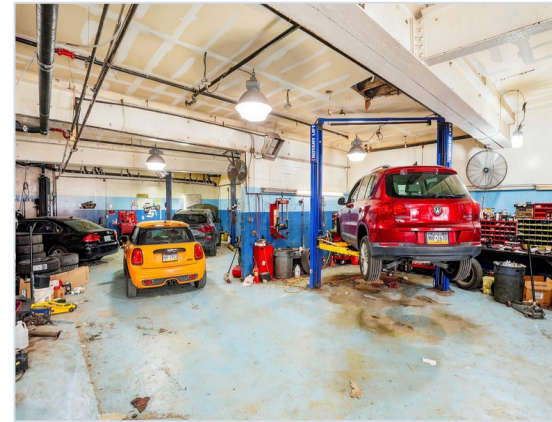


Common hallway & bike storage

Ground-floor commercial is anchored by Foreign Fix Auto Center — a 'Best of Philly' operator — with additional leased garage and service space across the 15,600 SF first floor.



Foreign Fix Auto Center — front office / reception



Service bays with lifts



Repair floor



Leased garage space



Indoor parking / storage

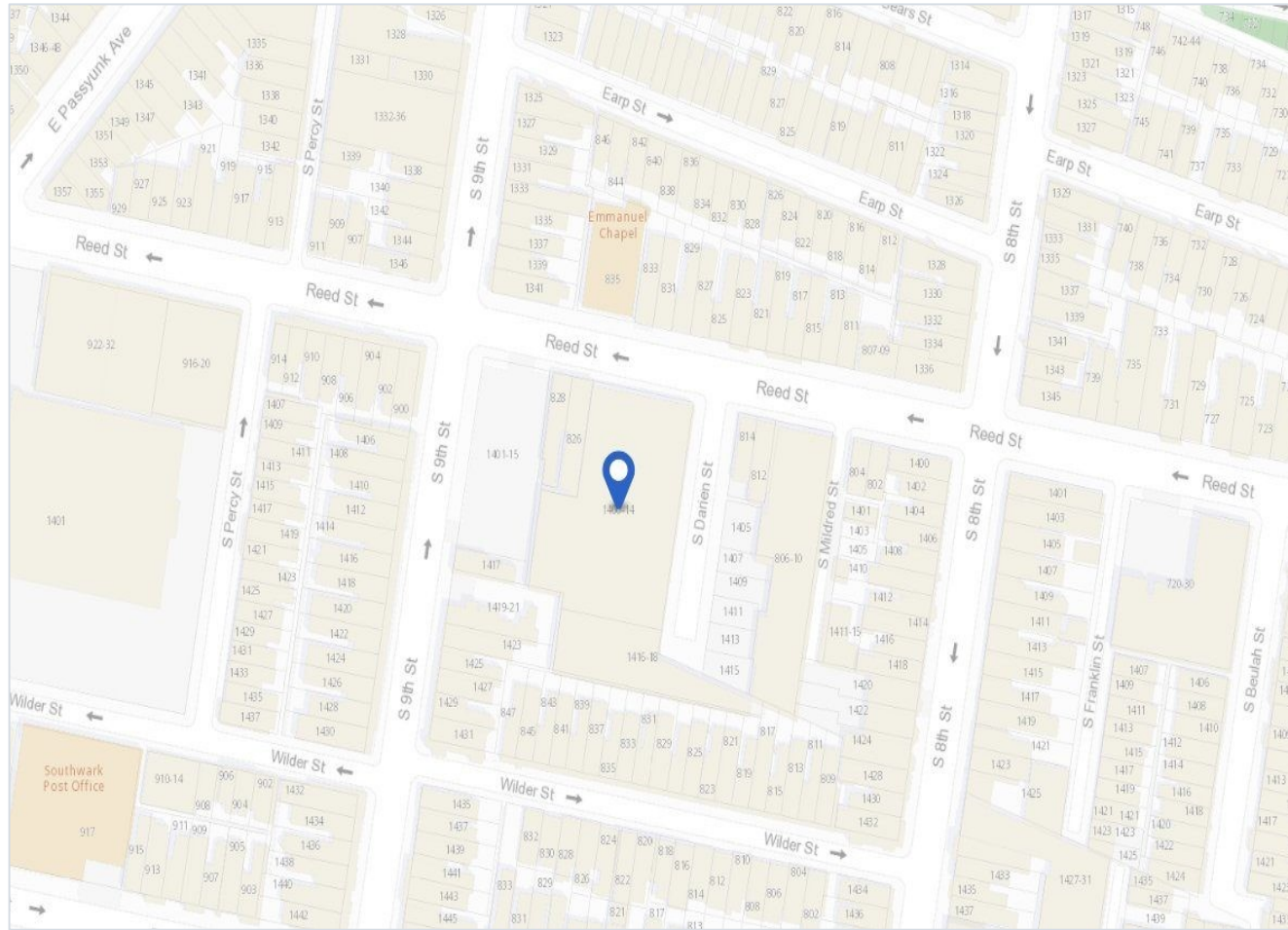
SUBMARKET METRICS

Median 1BR Rent	\$1,650 - \$1,850
Median 2BR Rent	\$2,100 - \$2,500
Median 3BR Rent	\$2,600 - \$3,200
Retail Asking PSF (NNN)	\$28 - \$42
Restaurant Asking PSF (NNN)	\$32 - \$48
Mixed-Use Cap Rates	5.75% - 6.75%
Mixed-Use \$/SF (sold)	\$140 - \$180
YoY Resi Rent Growth	+3.5% - 4.5%

WHY EAST PASSYUNK

- ✓ East Passyunk Avenue named one of America's "10 Best Foodie Streets"
- ✓ ~80 retail and restaurant operators along the corridor
- ✓ Median household income ~\$78K and rising
- ✓ Supply-constrained submarket with limited new development
- ✓ Walk Score 96 · Transit Score 90
- ✓ Three blocks to the Italian Market · 12 min to Center City


MARKET TIMING Q2 2026 conditions are seller-favorable for walkable South Philly mixed-use. Cap rates have compressed ~25 bps from Q1 2025 lows as competition for stabilized cash flow remains strong.



Parcel location — 1400-1414 S Darien St, Philadelphia, PA 19147



~12 minutes to Center City

-  Corner of S Darien St — hard-corner exposure
-  3 blocks to the Italian Market
-  ~80 retail & restaurant operators on the corridor
-  Walk Score 96 · Transit Score 90

1400-1414 S Darien appeals across five distinct buyer profiles — broadening demand and supporting a competitive process.



Local Private Capital

Philadelphia-area mixed-use investors with 5-25 building portfolios who know the corridor and underwrite tightly — the largest buyer pool for this asset.

PRIMARY



1031 Exchange Buyers

Out-of-market sellers needing replacement property — less price-sensitive, time-pressured, and seeking a clean diligence package.

DEFERRAL



Owner-Operator Restaurateur

A restaurant group anchoring the commercial space themselves while collecting residential income — pays a premium for the right corner.

STRATEGIC



Value-Add Investor

Buyers underwriting commercial rollover and residential mark-to-market, with capital to address 1st-floor systems over time.

VALUE-ADD



Covered Land Developer

Collects in-place cash flow while pursuing entitlements to add units — or builds from the ground up into a future townhome or larger mixed-use development.

LAND PLAY

OFFERING TERMS

Asking Price	\$4,250,000
Price / SF	\$167
In-Place NOI	\$247,132
Gross Income	\$339,600
GRM	12.51x
Interest Offered	Fee simple, subject to existing leases
Seller Financing	To be determined
Leases	All dated; transfer with the sale



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REAL ESTATE ADVISORS

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PROPERTY DETAILS

1400-1414 S Darien St

Philadelphia, PA 19147 · East Passyunk

ASKING PRICE

\$4,250,000

SIZE

25,400 SF Mixed-Use

CONFIGURATION

7 Residential + 5 Commercial Tenants

PRICE / SF

\$167 · \$247,132 NOI

Contact us today to discuss this opportunity and arrange a tour.

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