

FISHTOWN 10-UNIT MULTI-FAMILY FOR SALE



2121-23 E DAUPHIN ST

We are pleased to present the exclusive sale of a prime 10-unit apartment building in the heart of one of Philadelphia's most sought-after neighborhoods:

Fishtown. This property offers a fantastic opportunity for investors looking for a stable, cash-flowing asset in a highly desirable location. The 10 fully renovated units were completed in 2019, offering modern finishes and strong appeal to tenants plus peace of mind for a property owner to not have to handle cumbersome renovations.



\$1,245,000

PROPERTY OVERVIEW

- Gut Renovated in 2019
- New mechanicals
- Mini-split HVAC each unit
- 1 Building, 3 Floors
- Laundry in Basement
- Lot Size: 2,466 SF
- Building Size: 2,966 SF
- Avg Unit Size: 220 SF
- Fully Leased
- Gated Courtyard

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FISHTOWN 10-UNIT MULTI-FAMILY FOR SALE

OPERATING STATEMENT

CURRENT INCOME:

Current Gross Income	\$111,468
Vacancy @ 3%	(\$3,344)

\$108,124

PROFORMA INCOME:

Gross Rent	\$123,468
Vacancy @ 3%	(\$3,704)
Utility Add Back	\$3,600

\$123,364

EXPENSES:

Real Estate Tax	\$10,958
Management Fees	\$5,295
Insurance	\$4,800
Utilities	\$4,800
Trash	\$600
Advertising	\$1,428
Permits & Licenses	\$643
Cap Ex Reserves	\$2,500

\$31,024



RESPONSIBILITIES FOR UTILITIES

ELECTRIC

TENANT

HEATING/AC

TENANT

WATER & SEWER

LANDLORD

RM-1 ZONING



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RENT ROLL

	UNIT TYPE	SQFT	LEASE END	CURRENT	PROFORMA
1	STUDIO	174	MTM	\$895	\$995
2	STUDIO	165	3/31/26	\$795	\$895
3	STUDIO	224	MTM	\$895	\$995
4	STUDIO	215	5/31/26	\$895	\$995
5	STUDIO	234	MTM	\$995	\$1,095
6	STUDIO	174	7/31/26	\$795	\$895
7	1 BED	410	2/28/26	\$1,175	\$1,275
8	STUDIO	215	7/31/26	\$999	\$1,099
9	STUDIO	234	MTM	\$1,050	\$1,150
10	STUDIO	154	4/30/26	\$795	\$895
				\$9,289	\$10,289

