

Prime Development Opp.-Offering @ \$6.0 mm

Don't miss this amazing QOZ investment opportunity. Shovel-ready 26,640 SF development opportunity in Fishtown/Kensington to build a 128 unit apartment building. Full 10 year tax abatement. Plans and permits in hand.

Project Highlights

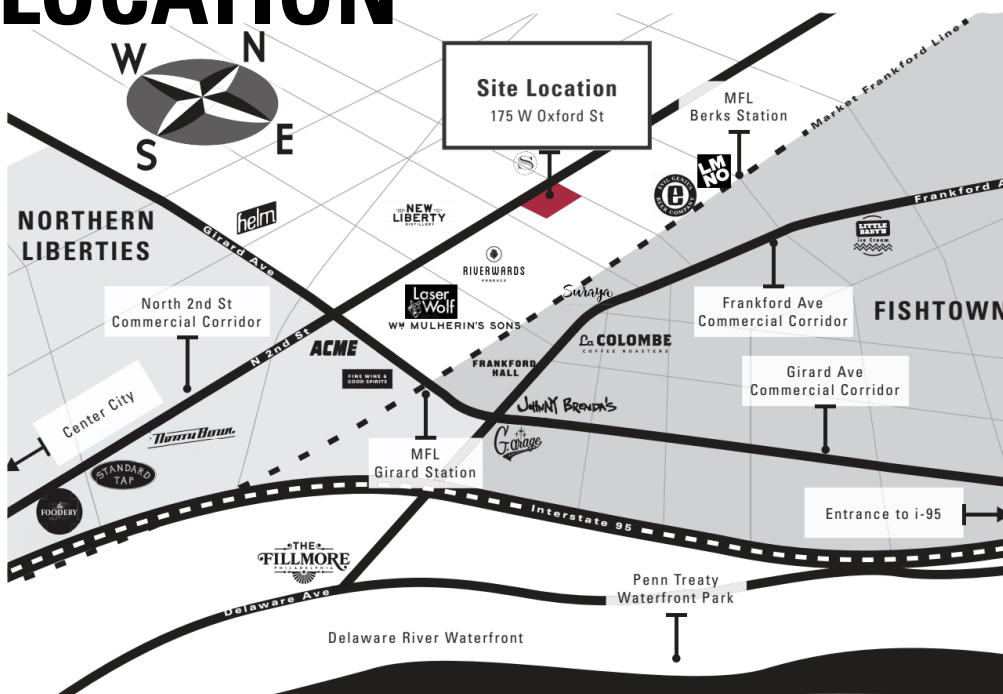
- Project has approved permits for the older, fully abated 10 year Tax Abatement
- Qualified Opportunity Zone (QOZ)
- \$68,000 Permits Already Acquired & In-Hand
- Fully Zoned & Entitled
- 128 Unit Apartment Bld.
- Great Location Between Fishtown & Northern Liberties

Lot Summary

Approx. 1/2 acre plus, 26,640 sqft lot
 Zoned: RSA-5 (Approved for IRMX Development)
 242 ft. Frontage on N. Hancock St.
 108 Ft. Frontage on Turner St.
 108 ft. Frontage on W. Oxford St.



LOCATION



Nestled between the popular Fishtown and Northern Liberties neighborhoods in Philadelphia, the location rates at 94 in Walkability, and scores similarly high marks in Public Transit and Bikeability.

The nearby commercial corridors offer endless options for entertainment, shopping, food, and nightlife. Nearby restaurants have received national recognition, including Wm. Mulherin's Sons, Helm, Kensington Quarters, LMNO, Cheu and Suraya.

Well-known neighborhood staples of similar regard include Johnny Brenda's, The Fillmore, La Colombe, Front St. Cafe, Fette Sau, Frankford Hall, and coming in 2024, Riverwards Produce.

Transportation highlights include a five minute drive to Interstate 95; two major stops along Philadelphia's main public transit corridor, the Market-Frankford Line; and the Girard Avenue Trolley only a four block walk.

175 W Oxford St.

AMPERECAPITALGROUP



Development Concept Plan

phone: +1 (215) 800-1213

michael@bronzagefinancial.com

www.amperecapitalgroup.com

- 128 Residential Units
- 85,000 sq ft of rentable residential
- 8700 sq ft Commercial/Retail (can be divided)
- 33 Parking Spaces
- Residential Amenities
 - 5th Floor Gym w/ neighborhood view
 - Rooftop Deck
 - Dog Washing Station
 - Resident Lounge

Unit Type	Amount	Approx Sqft	Monthly Rent	\$ / Sqft
Studio	44	453 sqft	\$1,350	\$2.98
Jr. 1BR	14	648.5 sqft	\$1,550	\$2.39
1BR	43	740.5 sqft	\$1,750	\$2.36
1BR + Den	9	835 sqft	\$1,950	\$2.34
2BR	18	900 sqft	\$2,300	\$2.56
Parking Spaces	33		\$200	
Dog Rent - Monthly	38	30%	\$50	
Dog Rent - Annual	9		\$17	
Commercial Large	1	8700 sqft	\$26,100	\$3.00

Total Monthly Rent Roll	\$250,070
Total Annual Rent Roll	\$3,000,840

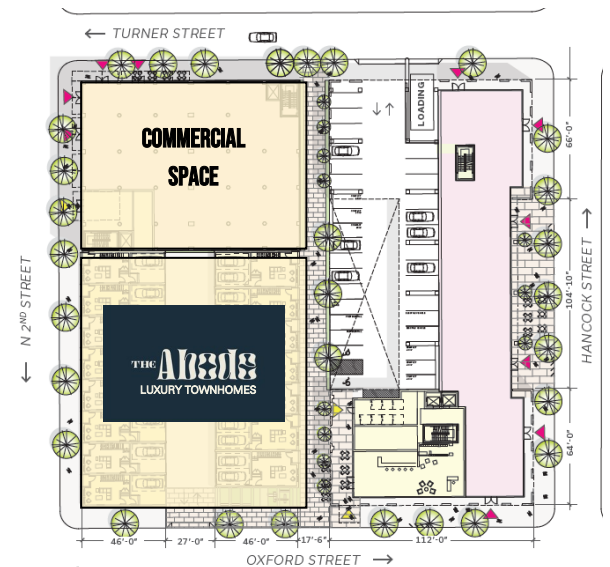
Operating Expenses	Amount
Real Estate Tax	\$69,990
Insurance	\$40,000
Utilities	\$30,000
Property Management	\$150,042
Leasing commissions	\$62,518
Misc	\$50,000
Adj for Vacancy	\$150,042

Total Monthly Opex	\$46,049
Total Annual Opex	\$552,592

NOI	\$2,448,249
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Valuation	\$44,513,609
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*Held low due to 10 year tax abatement.



Proposed building elevation, seen from Hancock St.