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Ives & Roach, REALTORS®

Dawn Varallo  
The Benstead Team  
(856) 810-5714  
dawnvarallo@gmail.com

OFFERING MEMORANDUM

ART MUSEUM AREA

6 UNIT BROWN STONE  
1531 GREEN STREET, PHILADELPHIA PA 19130





# Art Museum Area

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701 Route 73 Suite 100, Marlton, NJ 08052

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





01

Executive Summary

Investment Summary

# ART MUSEUM AREA

## OFFERING SUMMARY

ADDRESS	1531 Green Street Philadelphia PA 19130
MARKET	Philadelphia
BUILDING SF	4,484 SF
LAND SF	3,651 SF
NUMBER OF UNITS	6
YEAR BUILT	1920
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$1,375,000
PRICE PSF	\$306.65
PRICE PER UNIT	\$229,167

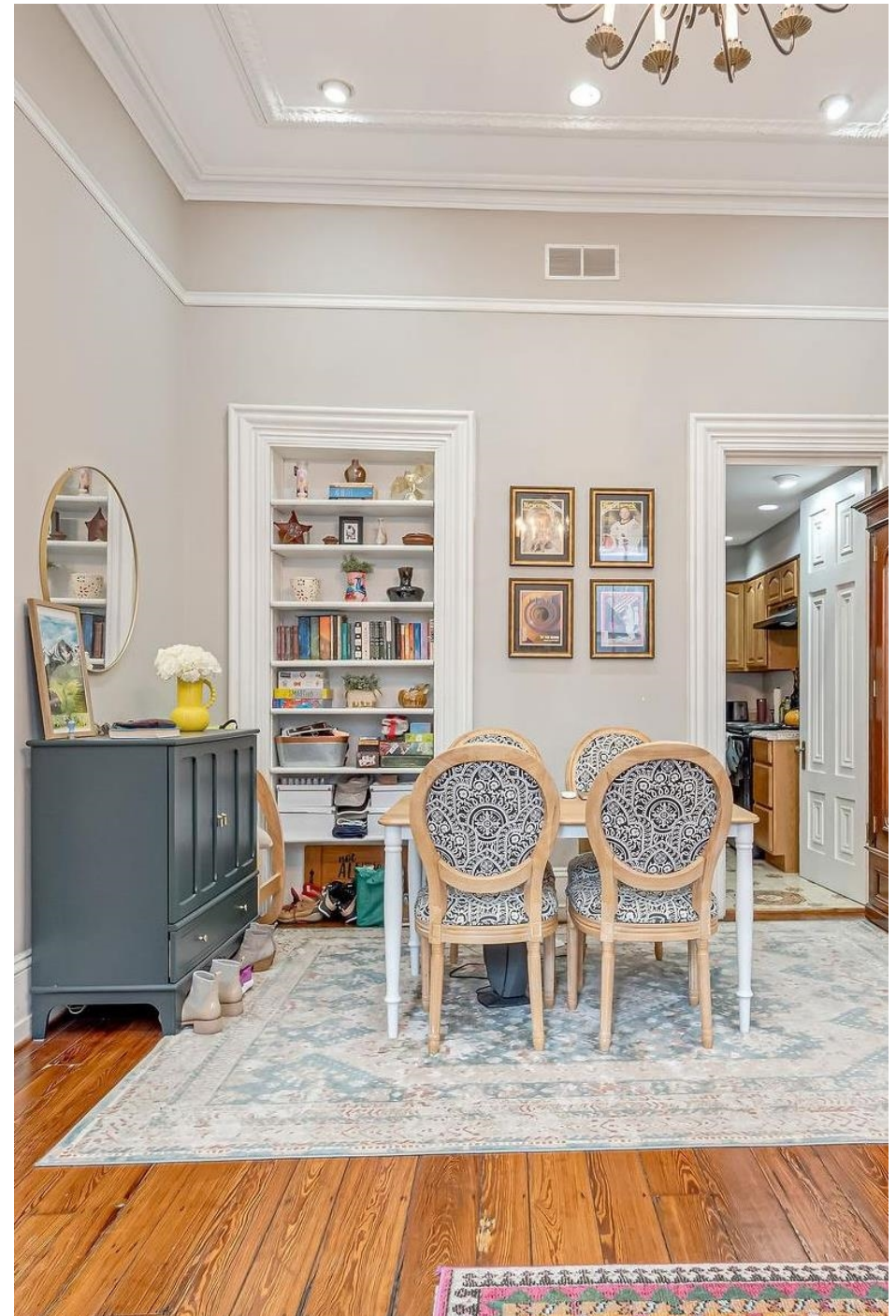
## Investment Summary

- Located in the heart of Fairmount of Philadelphia's most desirable neighborhoods, 1531 Green Street is a fully occupied six-unit multifamily asset offering both stable income and meaningful value-add potential. This turnkey property provides dependable cash flow from day one, with clear upside through targeted improvements and strategic repositioning.
- The building is 100% leased to reliable tenants across all six units, generating \$8,555 in monthly rent and \$102,660 in annual gross income. Current rents sit below market, creating a straightforward path for revenue growth through cosmetic upgrades. Each unit is well-maintained, and the building itself is structurally sound with opportunities for thoughtful modernization.





- A standout feature is the large private courtyard, an underutilized outdoor space that could be transformed into a premium tenant amenity. The basement also offers untapped potential—ideal for storage units.
- The location is exceptional: steps from the Broad Street Line and walkable to Center City, major universities, hospitals, and key employment hubs. Strong transit access and neighborhood desirability make this a low-risk, high-demand holding for landlords.







02

## Property Description

Property Features

Property Images

ART MUSEUM AREA



## PROPERTY FEATURES

NUMBER OF UNITS	6
BUILDING SF	4,484
LAND SF	3,651
YEAR BUILT	1920
# OF PARCELS	1
ZONING TYPE	Residential
LOCATION CLASS	Art Museum Are
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
WASHER/DRYER	Basement

## MECHANICAL

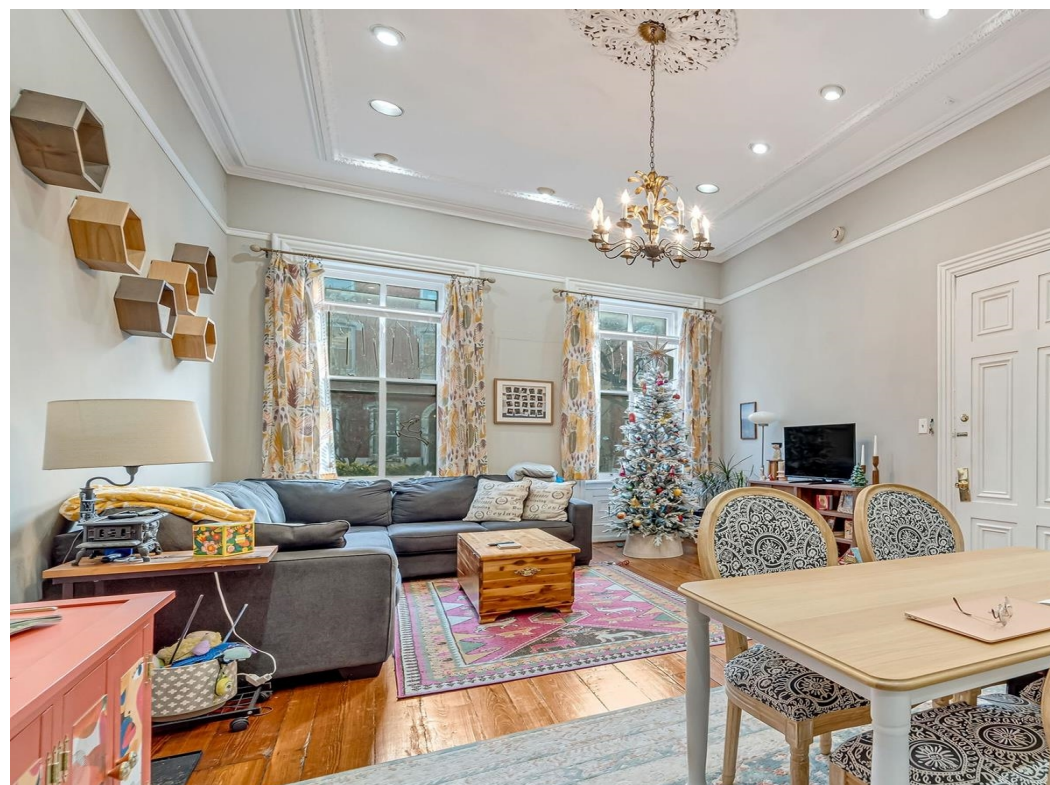
HVAC	Yes
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## UTILITIES

WATER	Public
TRASH	Public
GAS	PGW
ELECTRIC	PECO















03

Rent Roll

1531 Green Street Philadelphia PA 6 Units -  
Sheet1 (1)

ART MUSEUM AREA



1531 GREEN STREET PHILADELPHIA 6 UNIT MULTI FAMILY			
INCOME			
Unit 1	\$1,450.00		
Unit 2	\$1,320.00		
Unit 3	\$1,600.00		
Unit 4	\$1,785.00		
Unit 5	\$1,200.00		
Unit 6	\$1,200.00	plus \$45.00	
Total	\$8,555.00	\$45.00	
Annual	\$102,660.00	\$540.00	\$103,200.00
EXPENSES			
Tax	\$10,330.00		
Insurance	\$5,300.00		
Water	\$2,888.00		
Gas/Electirc	\$1,545.00		
Landscape	\$300.00		
License	\$423.00		
Fire Alarm Insp	\$205.00		
Maintinance	\$7,500.00		
Annual	\$28,491.00		
Income	\$103,200.00		
Expenses	\$28,491.00		
NOI	\$74,709.00		



# Art Museum Area

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Benstead Team and it should not be made available to any other person or entity without the written consent of The Benstead Team.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to The Benstead Team. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The Benstead Team has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The Benstead Team has not verified, and will not verify, any of the information contained herein, nor has The Benstead Team conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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