



**1516 GREEN ST**

Philadelphia, PA 19130

# DEAL TEAM

1516 Green St | Philadelphia, PA 19130

MULTIFAMILY PROPERTY FOR SALE

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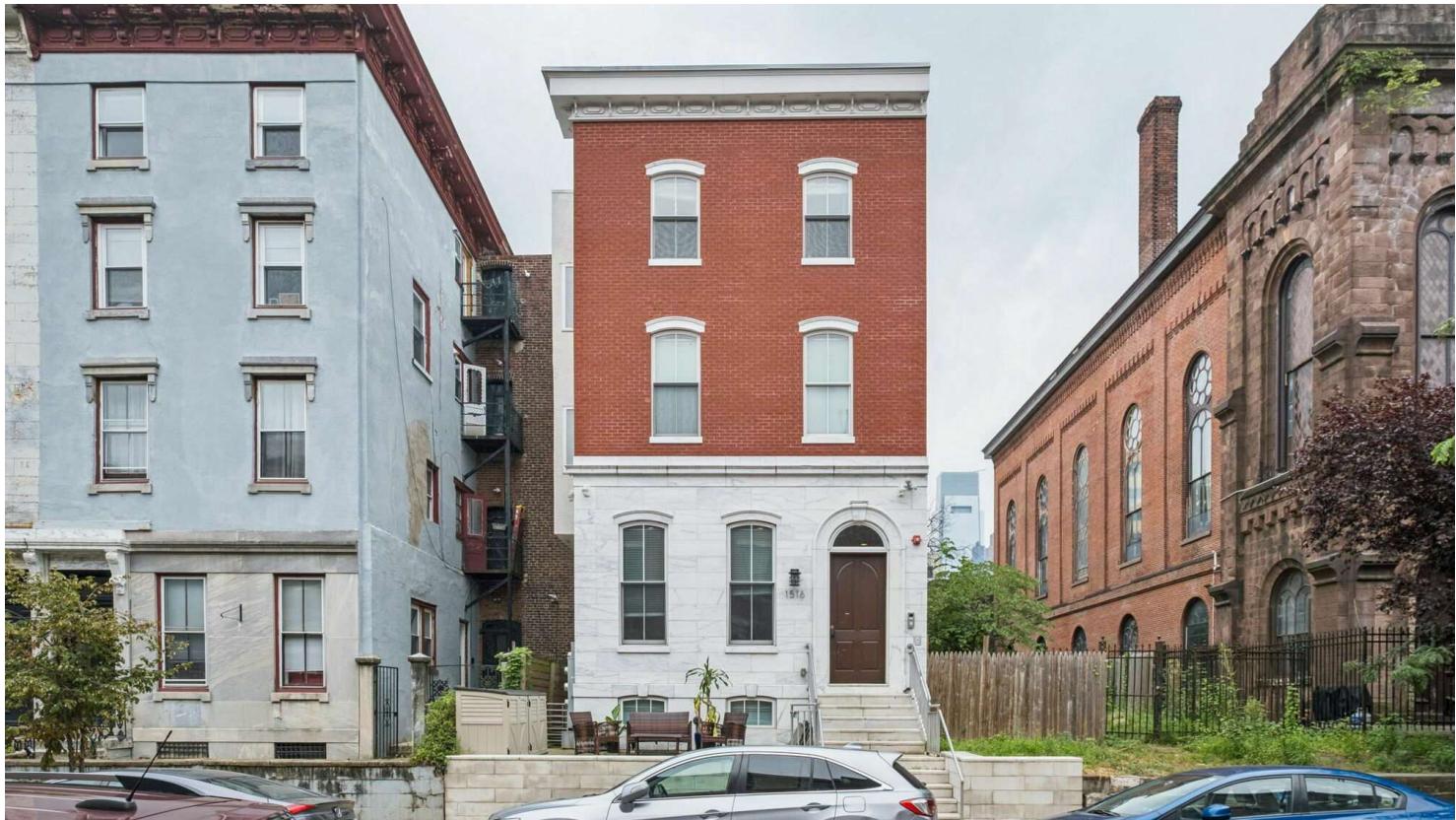
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# PROPERTY OVERVIEW

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## PROPERTY DESCRIPTION

Historic Six-Unit Trophy Property in the Heart of Fairmount

Presenting 1516 Green Street, a rare opportunity to acquire a trophy multifamily asset on one of the most architecturally significant and sought-after blocks in the 19130 zip code. Nestled in the heart of Fairmount, this stately six-unit building features a striking Italian-imported marble façade, a spacious front porch, and a private rear yard — all contributing to its timeless curb appeal.

The building is situated on a 2,456 SF lot with 25 feet of frontage along beautiful Green Street, surrounded by tree-lined sidewalks and historic townhomes. The building is approximately 6,450 SF.

### Unit Breakdown:

(2) bi-level units consisting of one 4-bed, 3-bath and one 3-bed, 3-bath

(4) well-appointed 2-bed, 1-bath units (second and third floors)

All units feature spacious layouts, modern finishes, high ceilings, and thoughtful renovations that preserve the property's historic charm. The building is fully occupied by quality tenants, offering strong in-place cash flow and long-term upside.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,950,000
<b>Number of Units:</b>	6
<b>Lot Size:</b>	2,456 SF
<b>Building Size:</b>	6,450 SF

## LOCATION OVERVIEW

Located just blocks from Broad Street and Spring Garden, with walkable access to public transit, cafes, gyms, restaurants, and cultural institutions. The Art Museum, Kelly Drive, and Center City are all just minutes away.

Whether you're a seasoned investor or an owner-user seeking a legacy asset in one of Philadelphia's most coveted neighborhoods, 1516 Green Street offers a unique opportunity to own a piece of architectural history with income-producing potential.

# INCOME & EXPENSES

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Income	Monthly	Annually
<b>Unit A: 4 beds, 3 baths – Bi-level (First Floor &amp; Basement)</b>	\$ 2,995.00	\$ 35,940.00
<b>Unit B: 3 beds, 3 baths – Bi-level (First Floor &amp; Basement)</b>	\$ 3,450.00	\$ 41,400.00
<b>Unit C: 2 beds, 1 bath</b>	\$ 2,095.00	\$ 25,140.00
<b>Unit D: 2 beds, 1 bath</b>	\$ 2,295.00	\$ 27,540.00
<b>Unit E: 2 beds, 1 bath</b>	\$ 2,600.00	\$ 31,200.00
<b>Unit F: 2 beds, 1 bath</b>	\$ 2,195.00	\$ 26,340.00
<b>Gross Rental Income</b>	<b>\$ 15,630.00</b>	<b>\$ 187,560.00</b>

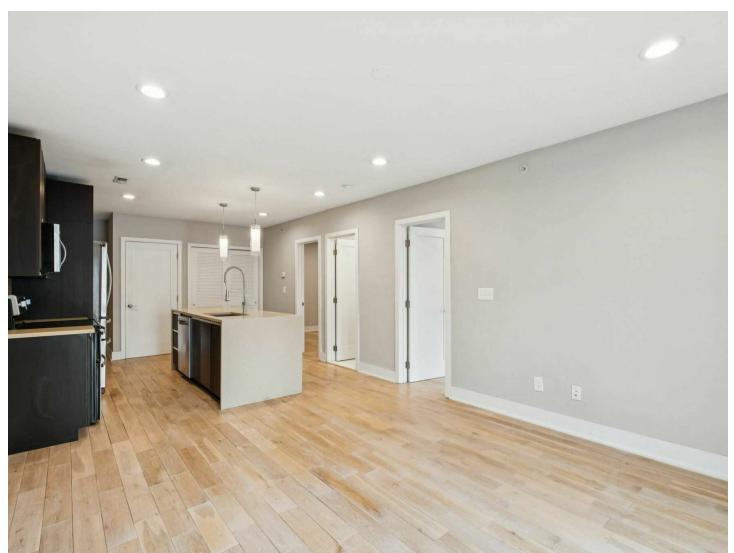
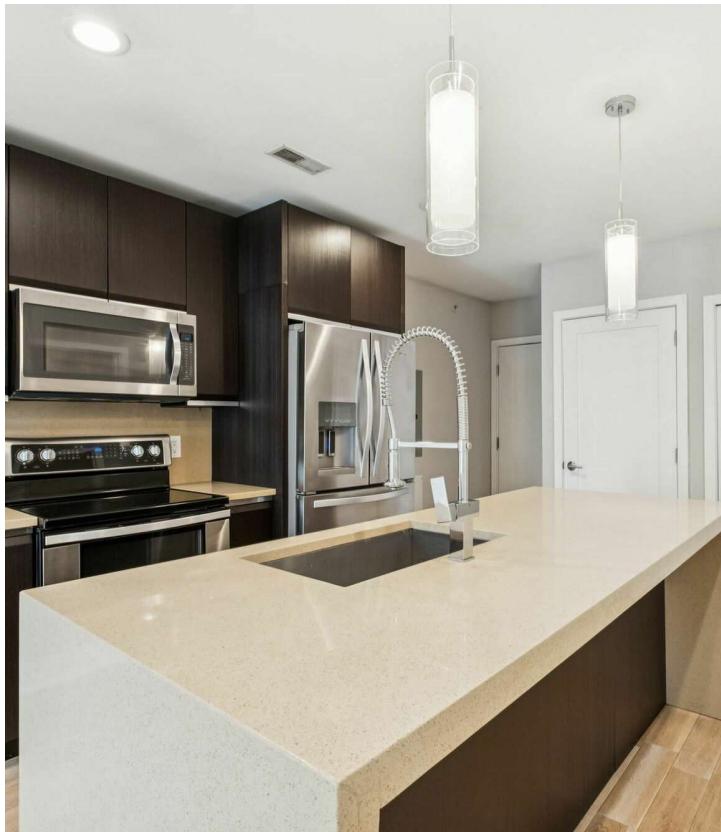
Expenses	Monthly	Annually
<b>Vacancy (4%)</b>	\$ 625.20	\$ 7,502.40
<b>Management Fee (4%)</b>	\$ 625.20	\$ 7,502.40
<b>Real Estate Taxes</b>	\$ 886.54	\$ 10,638.48
<b>Insurance</b>	\$ 453.00	\$ 5,436.00
<b>Replacement Reserves (3%)</b>	\$ 468.90	\$ 5,626.80
<b>Trash (\$500 per year)</b>	\$ 41.67	\$ 500.00
<b>Water</b>	\$ 324.50	\$ 3,894.00
<b>Licensing (\$69 a unit annually)</b>	\$ 34.50	\$ 414.00
<b>Cleaning</b>	\$ 25.00	\$ 300.00
<b>Repairs (5%)</b>	\$ 781.50	\$ 9,378.00
<b>Fire Alarm (\$600 a year)</b>	\$ 50.00	\$ 600.00
<b>Total Expenses</b>	<b>\$ 4,316.01</b>	<b>\$ 51,792.08</b>
<b>Expense Percentage</b>	0.276	
<b>NOI</b>	\$ 11,313.99	\$ 135,767.92

Cap Rate (Capitalization Rate)	Amount	Return
NOI	\$ 135,767.92	
Cap Rate (NOI/ Purchase Price)		4.60%

# PHOTOS

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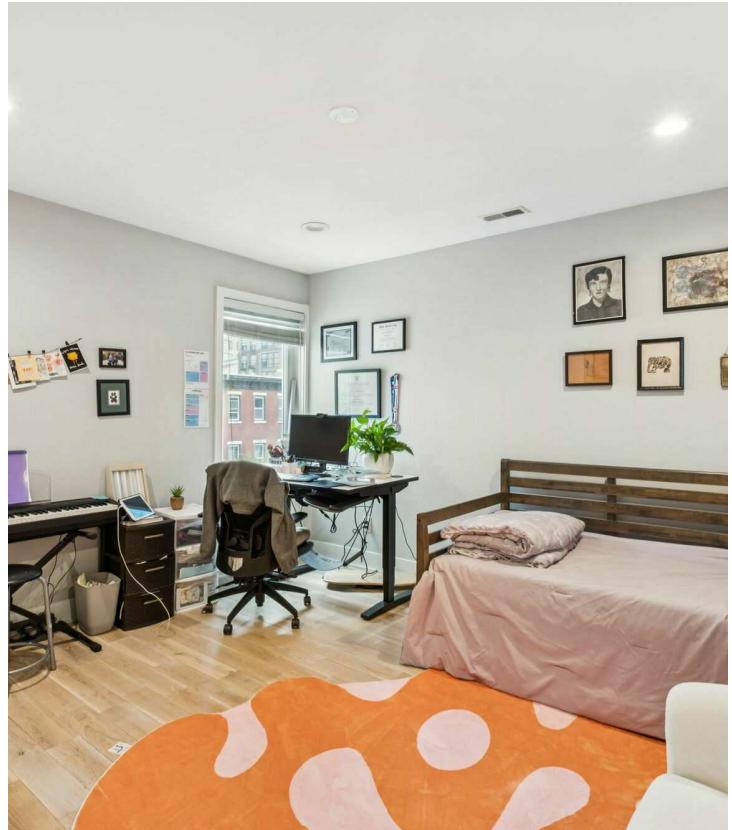
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# IN THE NEIGHBORHOOD

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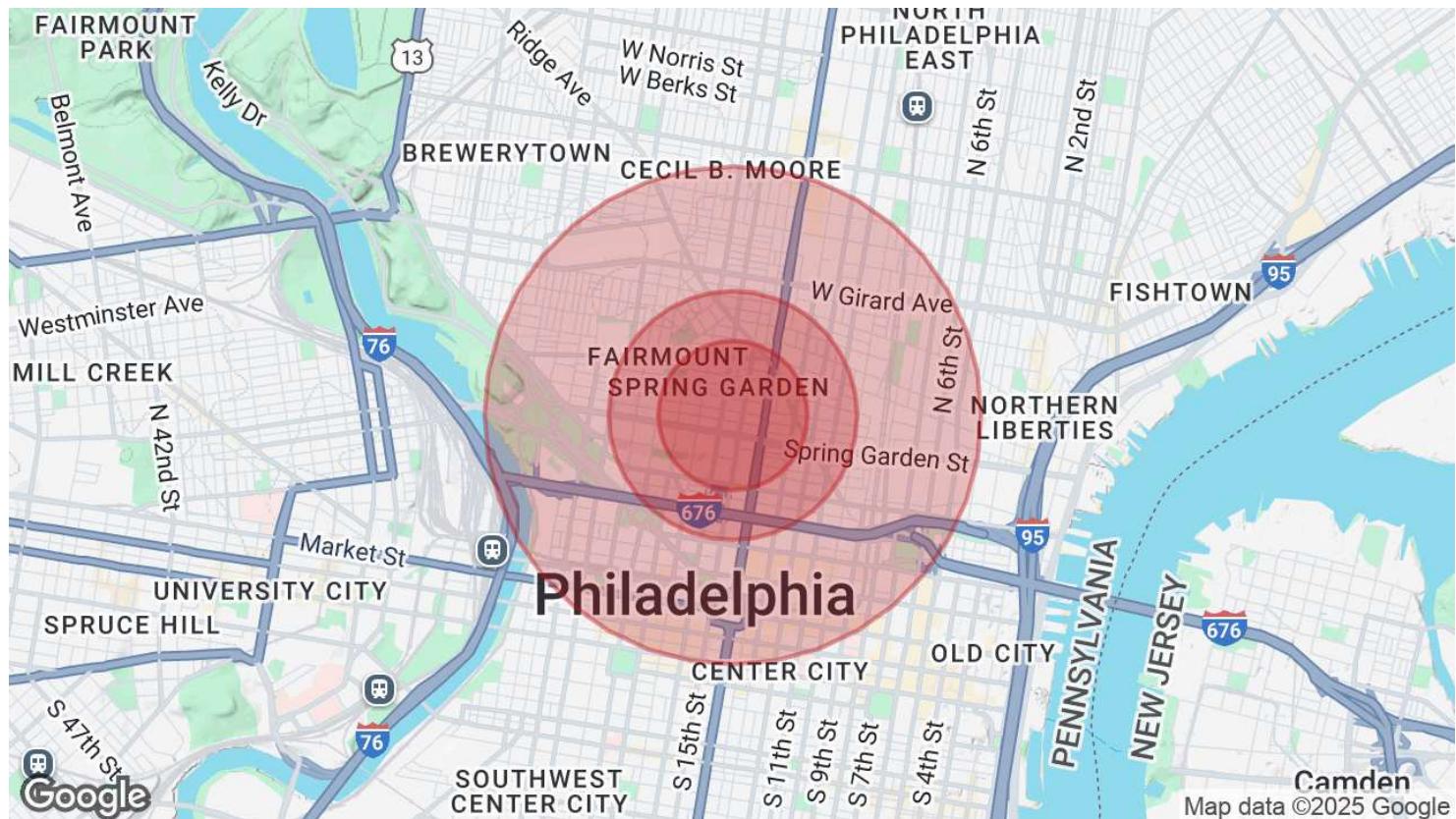
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# DEMOCRAPHICS REPORT & MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	7,132	22,729	81,602
Average Age	35	37	38
Average Age (Male)	35	37	38
Average Age (Female)	35	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,052	12,336	41,741
# of Persons per HH	1.8	1.8	2
Average HH Income	\$119,614	\$123,653	\$115,878
Average House Value	\$517,609	\$597,656	\$556,029

Demographics data derived from AlphaMap

# FINANCING AVAILABLE

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## FINANCING METRICS

Down Payment	20%
Loan-to-Value	80%
Loan Term	5 Years
Amortization	25 Years
Origination Fee	.5 - 1%
Est. Interest Rate	6.75% Fixed
Pre-payment Penalty	3%, 2%, 1%

## TO DISCUSS FINANCING OPTIONS

**John Fee**  
**Managing Director**

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*Note: Estimated Closing Costs/Fees will include but are not limited to Environmental, Appraisal, Title Insurance, and Other Standard Costs. Financing may be available for these items.*

*\*This is a sample rate used for illustration purposes. Individualized, formal rate quotes are dependent on many credit/underwriting factors. Terms and conditions apply. Loans are subject to SBA or USDA terms and bank approval. This flyer does not represent a commitment to lend.*