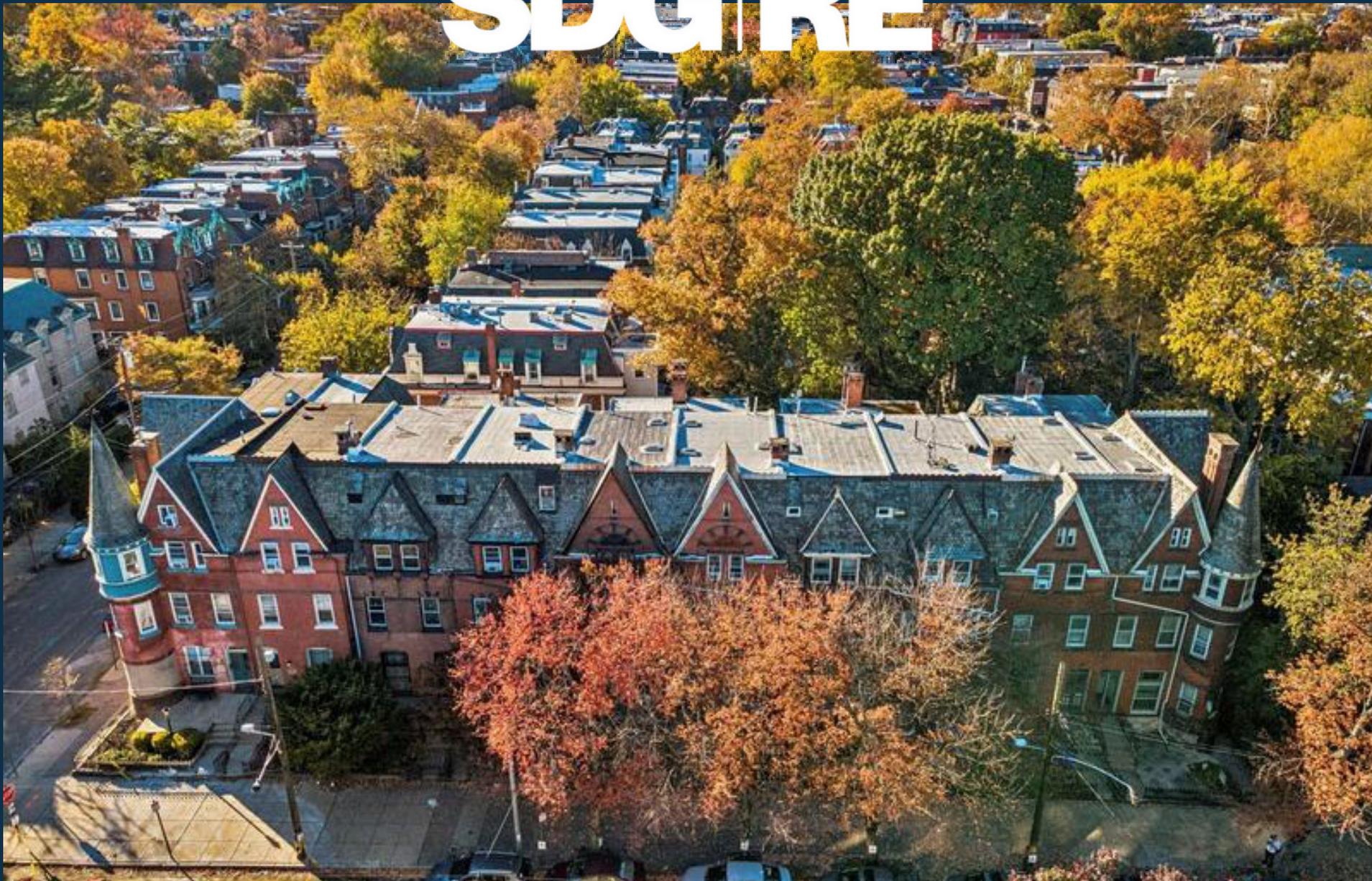


# SDG | RE



7 Property U-PENN Portfolio | Philadelphia, PA 19104

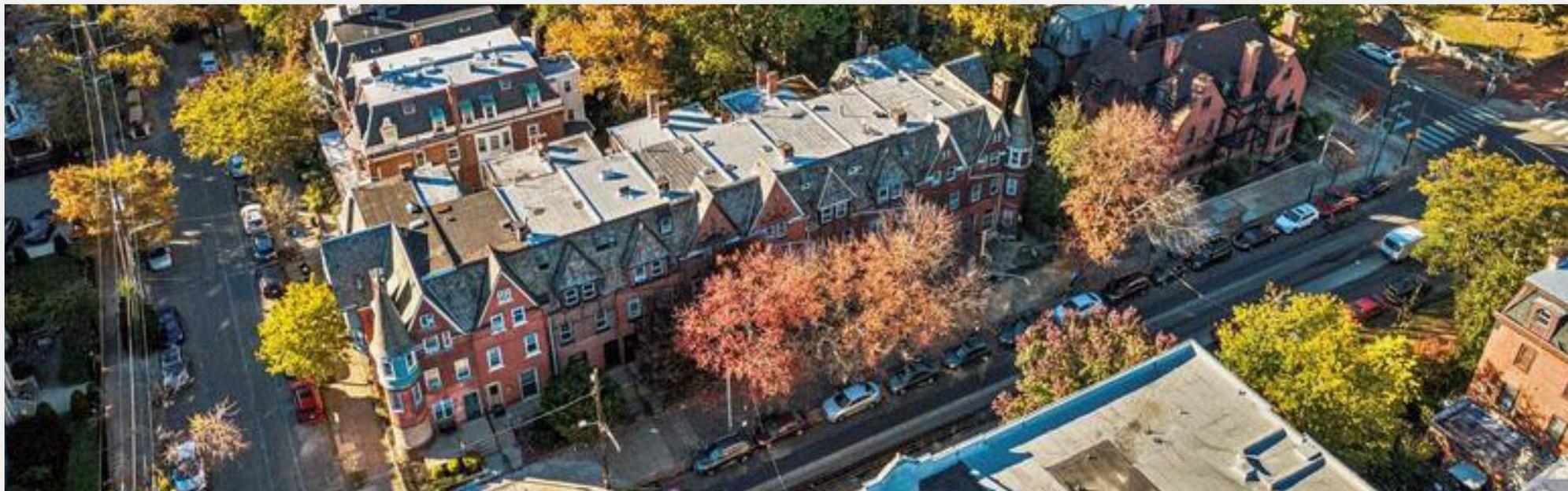
OFFERING MEMORANDUM

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# 01 | OVERVIEW



## SUMMARY

SDG|RE is pleased to present 318, 320, 324, 326, 328, and 330 S 42nd Street & 414 S 41st Street. A compelling value-add multifamily investment in the heart of Historic West Philadelphia, currently operating as high-demand student rentals serving the prestigious University of Pennsylvania and the broader University City campus ecosystem.

Positioned on one of the area's most sought-after student housing corridors, this portfolio benefits from consistently strong rental demand driven by nearby academic institutions, walkable neighborhood amenities, and convenient transit connectivity. The properties offer meaningful upside through strategic improvements and operational optimization, presenting an opportunity to enhance unit finishes, improve common areas, and implement rental increases aligned with the market, unlocking long-term cash flow growth while maintaining solid in-place income.

With an irreplaceable University City location, durable tenant demand, and clear pathways to increase returns, S 42nd Street represents a rare chance to acquire a stabilized student-rental footprint with significant value-add potential in one of Philadelphia's most resilient rental submarkets.

# PORTFOLIO OVERVIEW

## 318 S 42ND ST

- LOT SIZE: 25 X 105 (2,625 SQFT)
- 4,200 SQFT ABV GRADE
- UNIT 1: 2 BED 1 BATH
- UNIT 2: STUDIO
- UNIT 3: STUDIO
- UNIT 4: STUDIO
- UNIT 5: 3 BED 1 BATH
- TAXES: \$11,337/YEAR
- INSURANCE: \$3,507.11/YEAR
- UTILITIES TENANT

## 320 S 42ND ST

- LOT SIZE: 18 X 105 (1,890 SQFT)
- 3,618 SQFT ABV GRADE
- L&I PERMIT FOR 5 UNITS
- CURRENTLY SINGLE FAMILY
- TAXES: \$5,465/YEAR
- INSURANCE: \$3,507.11/YEAR
- UTILITIES TENANT

## 324 S 42ND ST

- LOT SIZE: 18 X 105 (1,890 SQFT)
- 3,618 SQFT ABV GRADE
- L&I PERMIT FOR 5-7 UNITS
- UNIT 1: 2 BED 1 BATH
- UNIT 2: 3 BED 1 BATH
- UNIT 3: 3 BED 1 BATH
- TAXES: \$6,902/YEAR
- INSURANCE: \$2,115.86
- UTILITIES TENANT

## 326 S 42ND ST

- LOT SIZE: 18 X 105 (1,890 SQFT)
- 3,780 SQFT ABV GRADE
- L&I PERMIT FOR 3 UNITS
- UNIT 1: 2 BED 1 BATH
- UNIT 2: 2 BED 1 BATH
- UNIT 3: 3 BED
- TAXES: \$7,147/YEAR
- INSURANCE: \$3,507.11
- UTILITIES TENANT

318 S. 42nd Street		Rent
Unit 1	Vacant	\$0.00
Unit 2	Occupied	\$890.00
Unit 3	Occupied	\$850.00
Unit 4	Vacant	\$0.00
Unit 5	Occupied	\$2,175.00
<b>TOTAL PAID</b>		<b>\$3,915.00</b>

320 S. 42nd Street		Rent
Unit 1	Vacant	\$0.00
Unit 2	Vacant	\$0.00
Unit 3	Vacant	\$0.00
Unit 4	Vacant	\$0.00
Unit 5	Occupied	\$800.00
Unit 6	Vacant	\$0.00
Unit 7	Vacant	\$0.00
<b>TOTAL PAID</b>		<b>\$800.00</b>

324 S. 42nd Street		Rent
Unit 1	Occupied	\$1,000.00
Unit 2	Occupied	\$1,500.00
Unit 3	Occupied	\$2,400.00
<b>TOTAL PAID</b>		<b>\$4,900.00</b>

326 S. 42nd Street		Rent
Unit 1	Occupied	\$1,700.00
Unit 2	Vacant	\$0.00
Unit 3	Occupied	\$825.00
Unit 4	Occupied	\$700.00
Unit 5	Occupied	\$600.00
Unit 6	Occupied	\$750.00
<b>TOTAL PAID</b>		<b>\$4,575.00</b>

UNIT COUNT IS NOT REFLECTIVE OF THE ACTUAL UNITS IN THE PROPERTIES. IN SOME CASES UNIT CAN MEAN BED. PORTFOLIO RENTAL REVENUE FLUCTUATES BETWEEN \$20,000 AND \$30,000 PER MONTH AS UNITS OR BEDS ARE SOMETIMES RENTED ON A SHORT TERM BASIS.

# PORTFOLIO OVERVIEW

## 328 S 42ND ST

- LOT SIZE: 18 X 105 (1,890 SQFT)
- 3,780 SQFT ABV GRADE
- L&I PERMIT FOR 3 UNITS
- UNIT 1: 2 BED 1 BATH
- UNIT 2: 2 BED 1 BATH
- UNIT 3: 3 BED
- TAXES: \$7,147/YEAR
- INSURANCE: \$3,507.11

## 330 S 42ND ST

- LOT SIZE: 18 X 105 (1,890 SQFT)
- 3,780 SQFT ABV GRADE
- 5 UNITS
- UNIT 1: 2 BED 1 BATH
- UNIT 2: STUDIO
- UNIT 3: 1 BED 1 BATH
- UNIT 4: 2 BED 1 BATH
- UNIT 5: 1 BED 1 BATH
- TAXES: \$11,337/YEAR
- INSURANCE: \$3,507.11/YEAR

## 414 S 41ST ST

- LOT SIZE: 30 X 159 (4,770 SQFT)
- ZONED RTA-1
- 3 UNITS
- UNIT 1: 4 BED 2 BATH
- UNIT 2: 1 BED 1 BATH
- UNIT 3: 4 BED 2 BATH
- TAXES: \$10,601/YEAR
- INSURANCE: \$3,207.11
- PRIVATE PARKING - SIZABLE DRIVEWAY
- L&I PERMIT FOR USE PERMIT FOR 5 UNITS

328 S. 42nd Street		Rent
Unit 1	Vacant	\$0.00
Unit 2	Occupied	\$900.00
Unit 3	Vacant	\$0.00
Unit 4	Occupied	\$725.00
Unit 5	Occupied	\$800.00
Unit 6	Occupied	\$625.00
<b>TOTAL PAID</b>		<b>\$3,050.00</b>

330 S. 42nd Street		Rent
Unit 1	Vacant	\$0.00
Unit 2	Occupied	\$1,300.00
Unit 3	Vacant	\$0.00
Unit 4	Occupied	\$1,350.00
Unit 5	Vacant	\$0.00
<b>TOTAL PAID</b>		<b>\$2,650.00</b>

414 S. 41st Street		Rent
Unit 1	Vacant	\$0.00
Unit 2	Vacant	\$0.00
Unit 3	Occupied	\$2,540.00
<b>TOTAL PAID</b>		<b>\$2,540.00</b>

Portfolio Monthly Total      \$22,430.00

UNIT COUNT IS NOT REFLECTIVE OF THE ACTUAL UNITS IN THE PROPERTIES. IN SOME CASES UNIT CAN MEAN BED. PORTFOLIO RENTAL REVENUE FLUCTUATES BETWEEN \$20,000 AND \$30,000 PER MONTH AS UNITS OR BEDS ARE SOMETIMES RENTED ON A SHORT TERM BASIS.

# 02 | SITE LOCATION

## SITE LOCATION

Historic West Philadelphia, anchored by the broader University City district, is one of Philadelphia's most dynamic and resilient neighborhoods, best known as the home of the University of Pennsylvania, Drexel University, and an expansive network of hospitals, research institutions, and innovation employers. This institutional core fuels year-round housing demand, supporting a deep pool of renters, including students, graduate candidates, faculty, medical professionals, and university staff.



The 42nd Street corridor sits in a highly walkable, transit-connected pocket that blends classic West Philly architecture with a lively mix of everyday conveniences. Residents enjoy quick access to campus, restaurants and cafés, neighborhood retail, community parks, and major transit routes—making the area especially attractive to students and young professionals who prioritize location and connectivity. From an investment perspective, the neighborhood stands out for its durable rental fundamentals: consistent leasing velocity, low vacancy pressure in well-positioned assets, and long-term demand drivers tied to higher education, healthcare, and research expansion. With a strong base of existing renters and continued interest in upgraded housing near campus, Historic West Philadelphia/University City remains a proven submarket for stable income today and value-add growth tomorrow.

# SITE MAP



# 03 | DEAL HIGHLIGHTS

## Deal Highlights

- **Rare Portfolio at Scale:** Seven individual buildings in one of West Philadelphia’s most desirable rental pockets—offering an assemblage size and density that is increasingly difficult to source near Penn, with built-in diversification across multiple structures.
- **Prime Penn-Proximate Location:** Steps to the University of Pennsylvania and the broader University City corridor, positioning the portfolio to capture consistent demand from renters who prioritize walkability, convenience, and a true campus-adjacent lifestyle.
- **Institutional Demand Drivers:** A reliable, renewable tenant base powered by a steady influx of students, graduate candidates, faculty, staff, and medical/research professionals—supporting strong leasing velocity and durable occupancy year after year.
- **Significant Value-Add Upside:** Clear runway to drive NOI through targeted renovations (kitchens, baths, flooring, lighting), common area upgrades, and improved curb appeal—paired with operational enhancements such as lease standardization, expense reduction, and a systematic turn/upgrade program.
- **Flexible Unit & Layout Potential:** Ability to refine unit mix and optimize layouts to maximize rental income—creating more functional roommate-friendly configurations, improving usability of common spaces, and standardizing unit types to streamline management and leasing.
- **Historic Appeal + Modern Premiums:** Timeless West Philly architecture and curb appeal—an advantage that attracts tenants on day one—combined with the opportunity to introduce modern finishes and amenities that command rent premiums and compete at the top of the campus-adjacent market.
- **Long-Term Submarket Stability:** University City is an institutional-grade submarket with proven resilience—supported by higher education, healthcare, and research employers—providing long-term confidence in demand, liquidity, and appreciation potential.

# 04 | PHOTOS

# PHOTOS



# PHOTOS



# PHOTOS



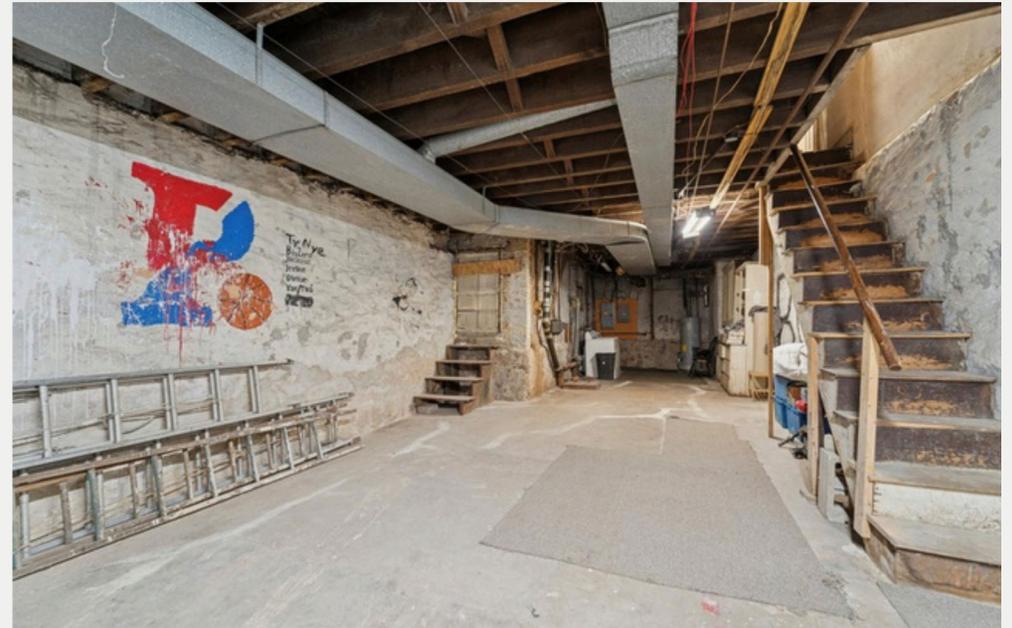
# PHOTOS



# PHOTOS



# PHOTOS



# 05 | THE TEAM

# Meet the Team



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