

MULTI-FAMILY INVESTMENT PORTFOLIO

FOR SALE
\$1,950,000

Chester County, PA



A photograph of a two-story house with light-colored siding and a white porch railing. The house has multiple windows and a concrete walkway leading to the porch. The text "OFFERING MEMORANDUM 2025" is overlaid in white on the image.

OFFERING MEMORANDUM 2025

Table of Contents

Executive Summary
Section 1; Page 3

Property Overview
Section 2; Page 5

Market Overview
Section 3; Page 8

Financial Overview
Section 4; Page 14

Photo Gallery
Section 5; Page 16



3546–3600 LINCOLN AVENUE
THORNDALE, PA

EXECUTIVE SUMMARY



3546-3600 Lincoln Avenue *Thorndale, PA*



Property Type	Commercial/Multi-Family
City, State	Thorndale, PA
Year Built	1901
Year Renovated	2021
Zoning	TV-1
Land Area	
- 3546 Lincoln Highway	0.28 Acres (12,100 SF)
- 3548 Lincoln Highway	0.28 Acres (12,100 SF)
- 3552 Lincoln Highway	0.13 Acres (5,580 SF)
- 3554 Lincoln Highway	0.13 Acres (5,588 SF)
- 3600 Lincoln Highway	0.34 Acres (14,800 SF)
Frontage	185' on Lincoln Avenue
Public Water and Sewer	
Private Parking for Each Unit	
Significant Value-Add Opportunity with additional rear building	

KEY INVESTOR HIGHLIGHTS

- Stabilized Income Investment Opportunity with Development Value-Add Component
- 8-Fully Leased Residential Units on a 5-parcel portfolio
- Prime Location on Lincoln Avenue (Rt. 30) in a Rapidly Growing Chester County Submarket
- Land Area Totaling 1.16 Acres +/- with 185' frontage on Lincoln Avenue
- Complete interior and exterior renovations finished in 2021 including new roof, siding and windows, flooring, kitchen and appliances, bathrooms and more
- Ability to add up to 3 additional units and 4 garages in rear building without land development approval.
- Minimal capital expense needed for immediate future.
- Private mailing address for each unit.

PROPERTY OVERVIEW



Property Information

Exterior renovations on three of the buildings were completed in early 2021. Brand new roofing, siding, doors, windows, light fixtures, porches, decks and more create the most attractive properties on the Route 30 strip. Requiring virtually no upfront capital improvement expenses, this Lincoln Highway Portfolio is a rare opportunity for an investor looking for consistent, reliable, immediate cashflow and long term returns.





Property Information

Interior renovations loaded with high-end finishes across the three properties serve as a glimpse into the future of the trend in this market. All new flooring, bathrooms, and kitchens with state-of-the-art appliances. These finishes are on the same level as any major Class-A apartment complexes, and available at a much more reasonable rental rate. This portfolio consistently attracts strong, long-term tenants in a market with average vacancy periods of less than one month.

MARKET OVERVIEW

3546 – 3600 Lincoln Avenue



MARKET INSIGHTS

5-YR AVERAGE SUBMARKET
POPULATION GROWTH

4.5%

AVERAGE HOUSEHOLD INCOME
(2-Mile)

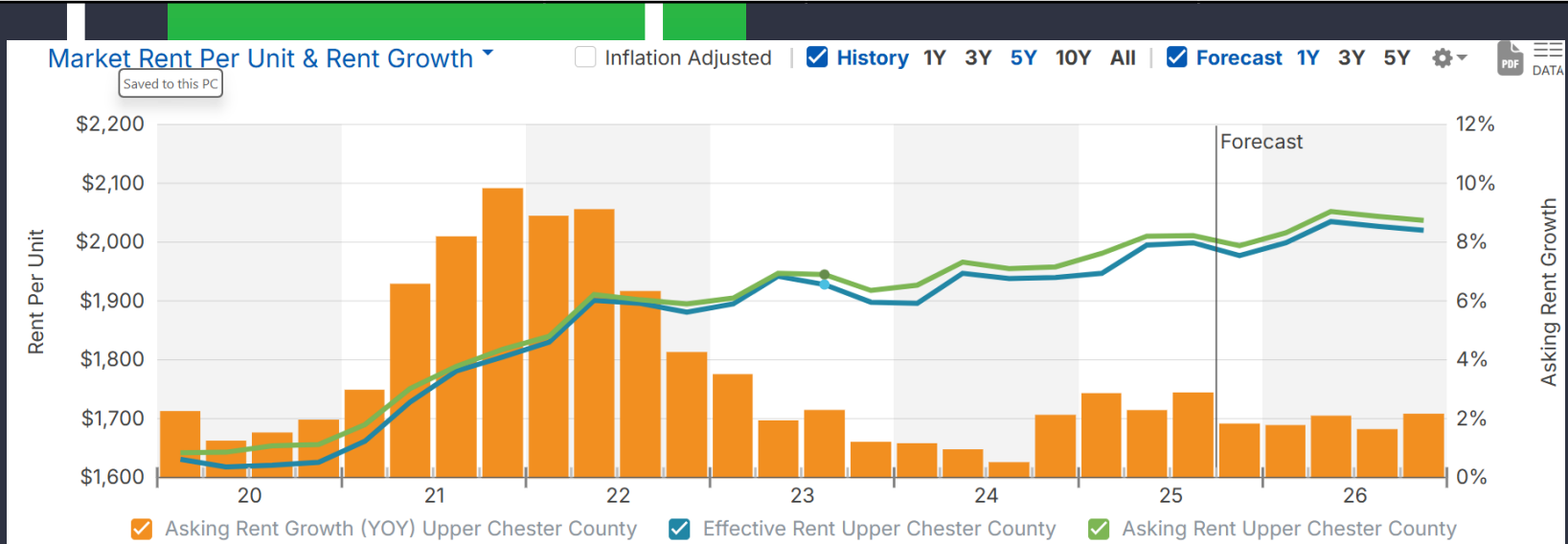
\$125,352/year

AVERAGE PHILADELPHIA MARKET
VACANCY RATE

7.6%

MULTI-FAMILY MARKET INFORMATION

	Philadelphia Market	Upper Chester Co. Submarket	Submarket YTD % Change
Average Rent/Mo – Studio	\$1,369	\$1,474	+7.4%
Average Rent/Mo – 1 BR	\$1,651	\$1,788	+8.4%
Average Rent/Mo – 2 BR	\$2,013	\$2,156	+8.7%
Vacancy Rate	7.6%	7.0%	-1.3%
Property Demographics	2-Mile Radius Data	5-Mile Radius Data	10-Mile Radius Data
Population	20,146	89,730	263,934
Annual Pop Growth ('10-'21)	0.8%	0.8%	0.9%
Renter Occupied Households	1,659	9,278	28,073
Average Annual Household Income	\$125,352	\$125,084	\$136,889



SUBMARKET SALES DATA vs PROPERTY

SALES	SUBMARKET	MARKET
Market Sale Price/Unit	\$250K ↑	\$209K ↑
12 Mo Asking Sale Price/Unit	\$350K ↑	\$365K ↑
12 Mo Sale to Asking Price Diff	-12.8% ↓	-8.6% ↓
Market Cap Rate	5.9% ↓	6.2% ↓
12 Mo Sales Volume	\$212M ↑	\$1.6B ↓
12 Mo Transactions	11 ↓	229 ↑
Months To Sale Past Year	4.6 ↑	6.2 ↑
For Sale Listings	3 ↑	191 ↑
For Sale Units	26 ↑	4,835 ↑

3546-3600 Lincoln Highway

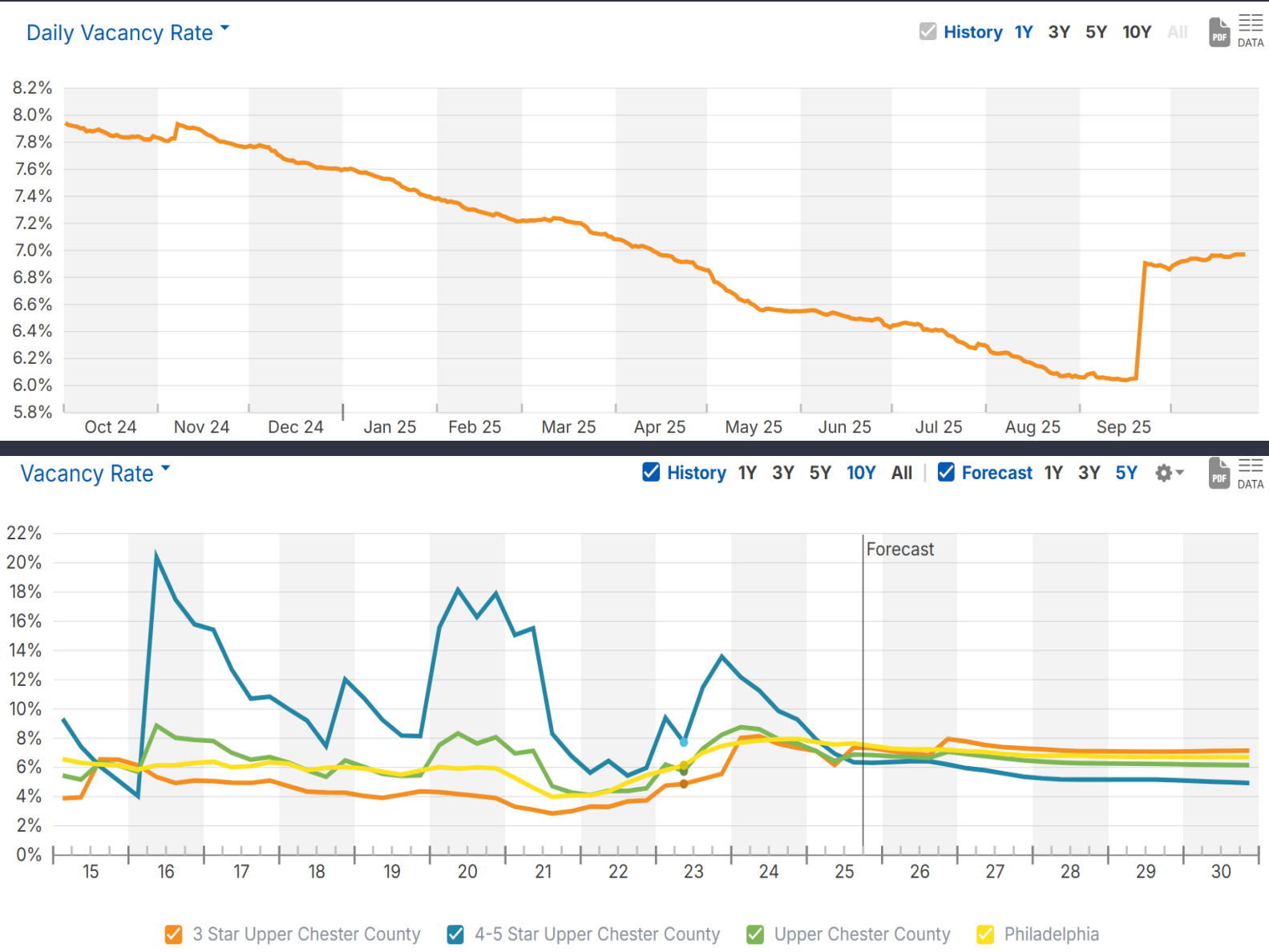
ASKING PRICE/UNIT

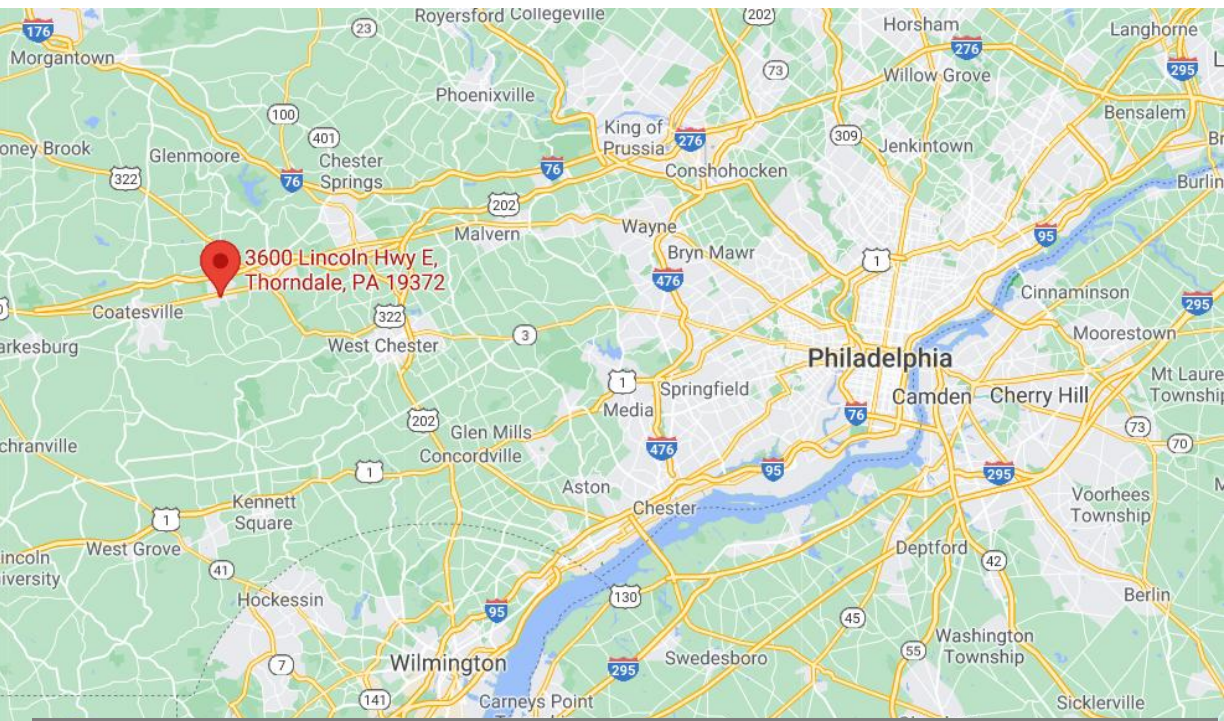
\$243,750

ASKING CAP RATE

5.9%

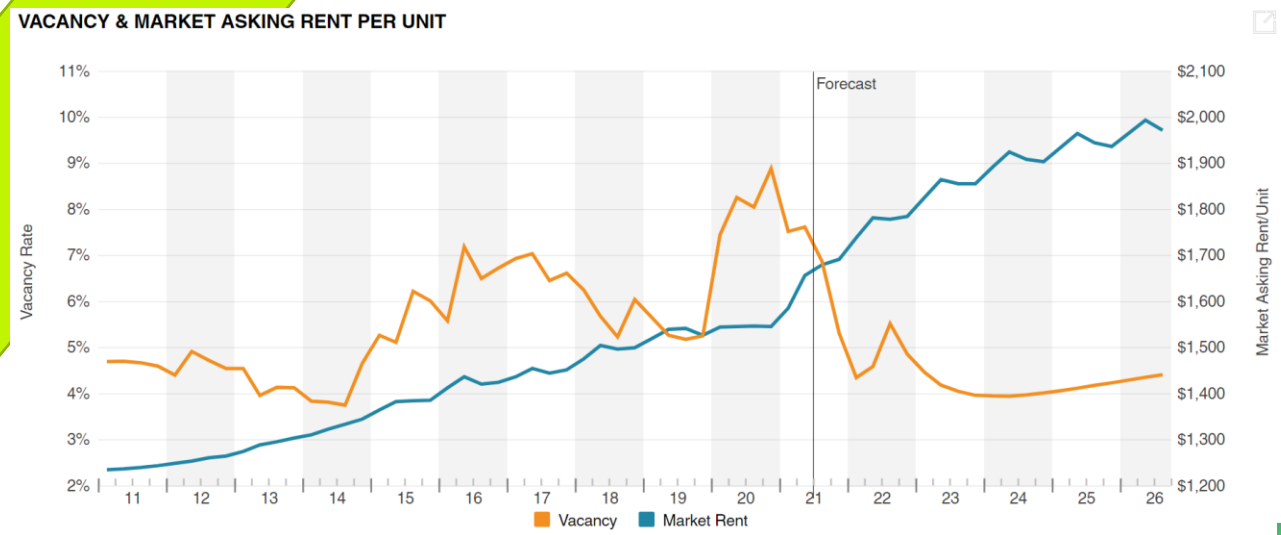
SUBMARKET VACANCY RATE INFORMATION





Additional Market Insights

Chester County has experienced perpetual growth for many years. In particular, the Route 30 Corridor has been the main artery of wealth and population expansion. Towns such as Paoli, Malvern and Exton have been transformed by the extension of the Main Line. Companies such as Vanguard, QVC, Amtrak, Exelon, and many more have targeted Upper Chester County as a key market to conduct business, leading to increases in population, employment, money and most importantly, rental rates. Downingtown is the next town on the tracks for the Chester County Expansion.



MARKET INFORMATION

LOCAL AMMENITIES WITHIN 1-MILE

FOOD/GROCERY

Acme, Giant, Applebees, Dunkin Donuts, McDonald's, Wendy's, Okinii Japanese, Coppa 82, Joey's Pizza, Happy Days Diner, Pho Now, Mister Wok Chinese, and many more

RETAIL/SERVICES

Advanced Auto, Midas Auto, Gazzerro's Automotive
TD Bank, Wells Fargo, Citizen's Bank, PNC, Citadel
Federal Credit Union, Key Bank
Nail Garden, Sally Beauty, Shear Genius Salon, Great
Clips, Amazing Grace Hair Station

HEALTH CARE

Tower Health Urgent Care, Gentle Dental, Chester
County Opticians, Pro-Specs, Rite Aid, Quickstop
Pharmacy, Critter Care Veterinary Hospital

LEISURE

The Campus Chester County, Downingtown Fit Body
Boot Camp, Caln Athletic Association & Little League,
Academy Sports Complex



FINANCIAL INFORMATION

UNIT & INCOME BREAKDOWN

Address	Unit Type	Monthly Rent	Annual Rent
3546 Lincoln Highway	3 Bedroom	\$2,500	\$30,000
3548 Lincoln Highway	3 Bedroom	\$2,177	\$26,124
3550 Lincoln Highway	3 Bedroom	\$2,500	\$30,000
3552 Upper Lincoln Highway	2 Bedroom	\$1,700	\$20,400
3552 Lower Lincoln Highway	1 Bedroom	\$1,870	\$22,440
3554 Upper Lincoln Highway	2 Bedroom	\$2,097	\$25,164
3554 Lower Lincoln Highway	1 Bedroom	\$1,935	\$23,220
3600 Lincoln Highway	3 Bedroom	\$2,250	\$27,000
TOTAL		\$17,019	\$204,228

FINANCIAL INFORMATION

EXPENSES – AVERAGED OVER 4 YEARS

Maintenance	\$17,187.75
Insurance	\$10,000.00
Property Taxes	\$32,769.75
Snow Removal	\$1,899.50
Landscaping	\$2,196.00
Utilities	\$9,254.25
Property Management/Leasing Fees	\$10,884.23
Accounting & Legal Fees	\$3,712.74
Rental Licenses & Permits	\$1,474.75
TOTAL	\$89,378.97

NOI BREAKDOWN

2026 Projected Income	\$204,228
Average Expenses	\$89,378.97
Existing NOI	\$114,849.03
Current NOI 5.9% Cap Rate	\$1,946,593.73
Income at Market Rental Rates	\$220,104
NOI at Market Rental Rates	\$130,725.03
Value-Add Raising to Market Rates	7.77%
Market Rent 5.9% Cap Rate	\$2,215,678.47

Private Parking



All New Kitchens



Upgraded Bathrooms



Renovated Interiors









FOR MORE INFORMATION CONTACT:

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