1917 North 7th St

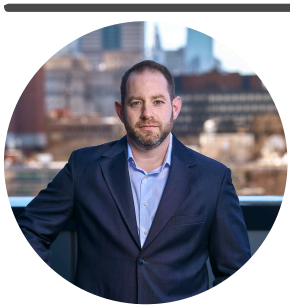
PHILADELPHIA, PA 19122

OFFERING MEMORANDUM

PHILLY
CRE • ADVISORS

FOR MORE INFORMATION, CONTACT US:

PCREA.com



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EXECUTIVE SUMMARY

Philly CRE Advisors is pleased to present a strong, stabilized investment opportunity in one of Philadelphia's most active and rapidly transforming submarkets. Built in 2019, this modern six-unit multifamily property combines durable new construction with reliable in-place income, ideally positioned just steps from Temple University's main campus and minutes from the continued growth along North Broad Street, Fishtown, and Northern Liberties. The property is fully leased and professionally managed, offering a highly desirable unit mix that includes four two-bedroom, two-bathroom units, one three-bedroom, three-and-a-half-bathroom unit, and one expansive four-bedroom, four-bathroom residence with private backyard access. Each unit is thoughtfully designed with contemporary finishes, open-concept layouts, and in-unit laundry, catering to both Temple's student population and young professionals while supporting consistent occupancy and strong rental performance. Current rents remain below projected market levels, presenting a clear value-add opportunity through lease turnover, renewals, and strategic rent increases. The asset currently generates approximately $140,580 in annual income, all while maintaining an efficient expense ratio of approximately 23%. Additionally, there are approximately three years remaining on the original old ten-year tax abatement, providing meaningful near-term expense savings and enhanced cash flow. From a broader market perspective, the location continues to benefit from Temple University's ongoing campus expansion, sustained redevelopment along the North Broad corridor, and the continued momentum of nearby Fishtown and Northern Liberties. This convergence has driven increased investor demand, rising rental rates, and long-term appreciation across the surrounding neighborhoods. The property is also located within a Qualified Opportunity Zone, offering potential tax advantages for investors seeking to maximize after-tax returns. Capitalize on this exceptional opportunity to acquire a turnkey, high-yield investment with strong in-place cash flow and long-term appreciation potential.

PROPERTY INFORMATION

$1,499,000

OFFERING PRICE

7.69%

CAP RATE

$139,980

NET ANNUAL INCOME

HIGHLIGHTS

- **2019-construction, six-unit multifamily asset steps from Temple University's main campus in a rapidly growing North Philadelphia corridor.**
- **Fully leased with a highly functional mix of 2–4 bedroom units, modern finishes, and in-unit laundry tailored to students and young professionals.**
- **Approximately three years remaining on the original 10-year tax abatement starting in 2019, supporting enhanced near-term cash flow.**
- **Located within a Qualified Opportunity Zone near ongoing North Broad, Fishtown, and Northern Liberties redevelopment, offering both immediate stability and long-term appreciation potential.**

FINANCIAL SUMMARY

1917 N 7th St, Philadelphia, PA

Multifamily Investment Summary

PROPERTY SNAPSHOT	
Address	1917 N 7th St, Philadelphia, PA
Total Units	6
Unit Mix	1x 3BR/3.5BA, 1x 4BR/4BA, 4x 2BR/2BA
Year Built	2019
Tax Abatement Status	OLD 10-Yr Abatement, ~ 3 yrs remaining
Asking Price	**$1,499,000**
Unit Count (for per-unit math)	6
Price Per Unit	$249,833

RENT ROLL

Unit	Unit Type	Lease End Date	Total Rent	Tenant Portion
1F	3 Bed / 3.5 Bath	08/31/2027	$2,121	PHA Full Pay
1R	4 Bed / 4 Bath	07/31/2026	$2,454	PHA Full Pay
2F	2 Bed / 2 Bath	12/31/2026	$1,830	PHA pays $1,780 + tenant pay $50
2R	2 Bed / 2 Bath	09/30/2027	$1,830	PHA pays $1,728 + tenant pay $102
3F	2 Bed / 2 Bath	09/30/2026	$1,780	PHA pays $1,560 + tenant pay $220
3R	2 Bed / 2 Bath	02/28/2027	$1,650	Tenant Pays Full Rent
TOTAL / MONTH			**$11,665**	-

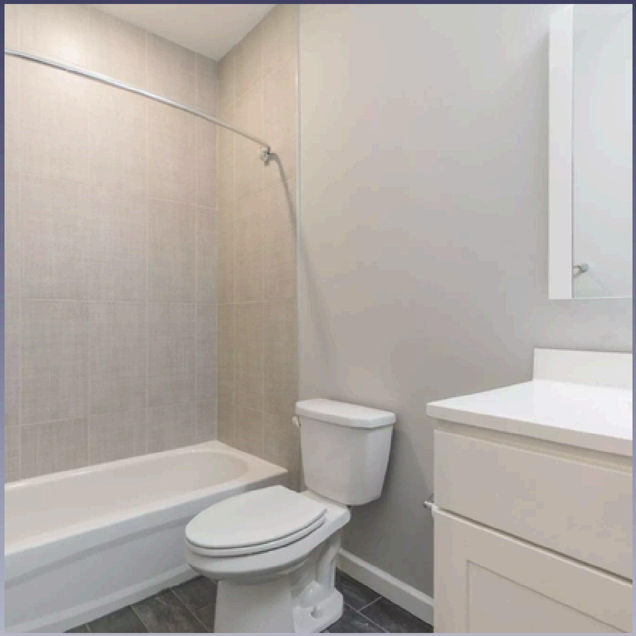
OPERATING STATEMENT (ANNUAL)

Item	Rate	Annual $	Per Unit $	Notes
INCOME				
Gross Potential Rent		$140,580	$23,430	
Other Income		-	-	
Less: Vacancy & Credit Loss	0%	-	-	
EFFECTIVE GROSS INCOME (EGI)		**$140,580**	**$23,430**	
EXPENSES				
Real Estate Taxes		$1,295	$216	
Insurance		$7,140	$1,190	
Water		$5,040	$840	
Electric (Common Area)		$672	$112	
Trash		$2,160	$360	
Sprinkler/Fire		$939	$157	
Licensing		$414	$69	
Repairs & Maintenance	5%	$7,029	$1,172	
TOTAL EXPENSES		**$24,689**	**$4,115**	
Expenses as % of EGI		*17.56%*		
NET OPERATING INCOME (NOI)		**$115,891**	**$19,315**	

FINANCING & RETURN METRICS	
Asking Price	$1,499,000
Cap Rate (Going-In, on NOI abov	7.73%
Interest Rate	**7.00%**
Loan-to-Value (LTV)	**70.00%**
Amortization (Years)	**25**
Loan Term (Years)	**10**
Down Payment	$449,700
Loan Amount	$1,049,300
Annual Debt Service	$88,995
Cash Flow After Debt Service	$26,896
Cash-on-Cash Return	5.98%
DSCR	1.30x

1917 North 7th Street

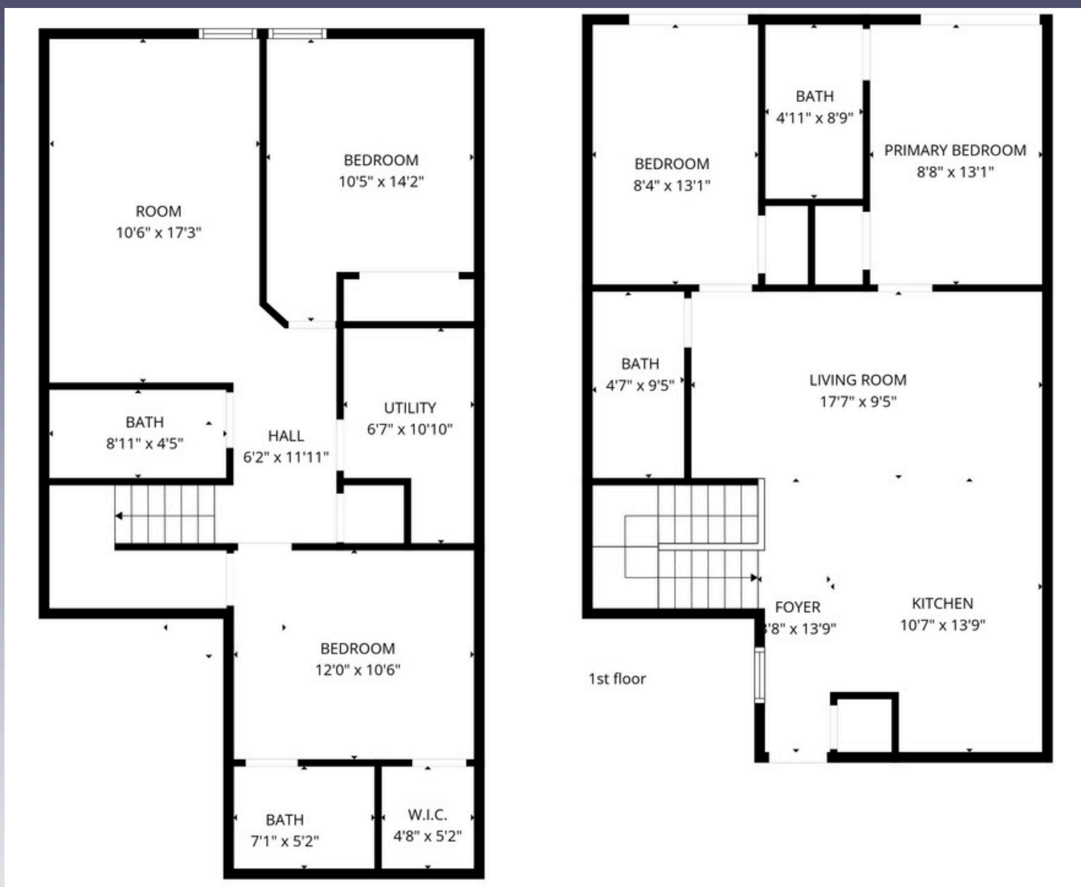
INTERIOR PHOTOS



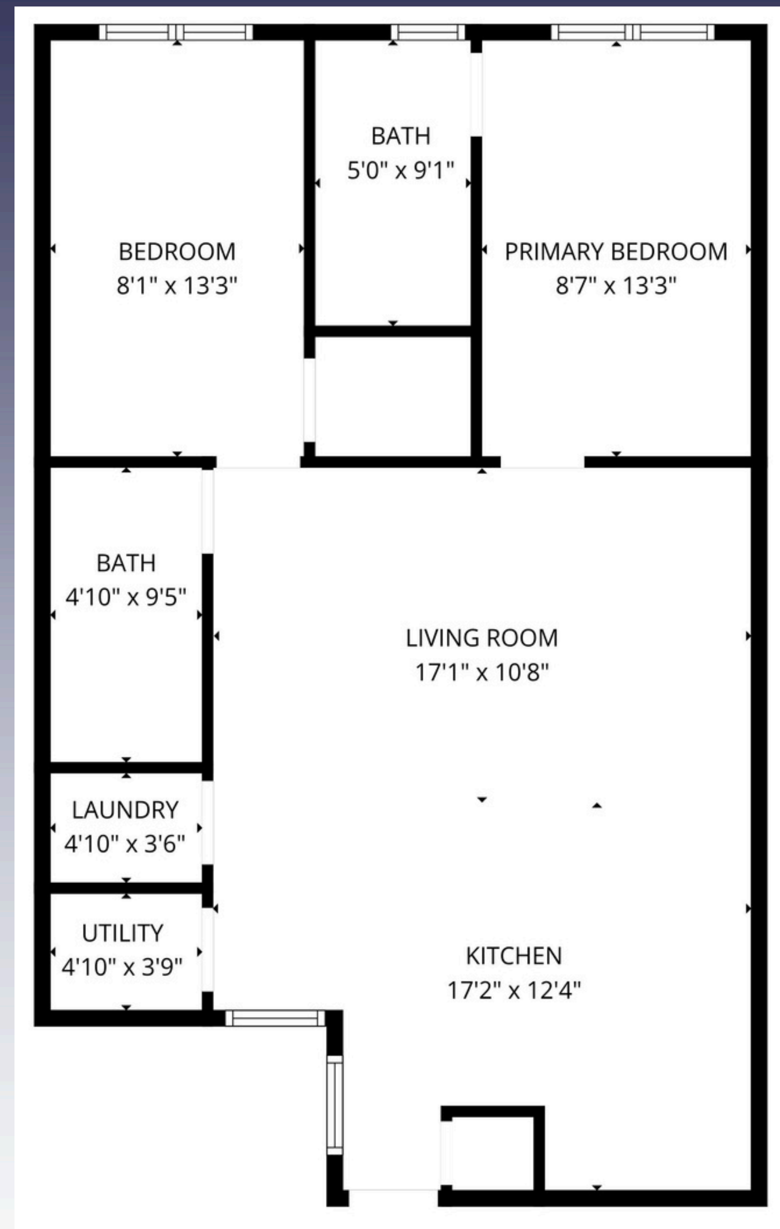
1917 North 7th Street

FLOOR PLANS

UNIT 1R



UNIT 3R



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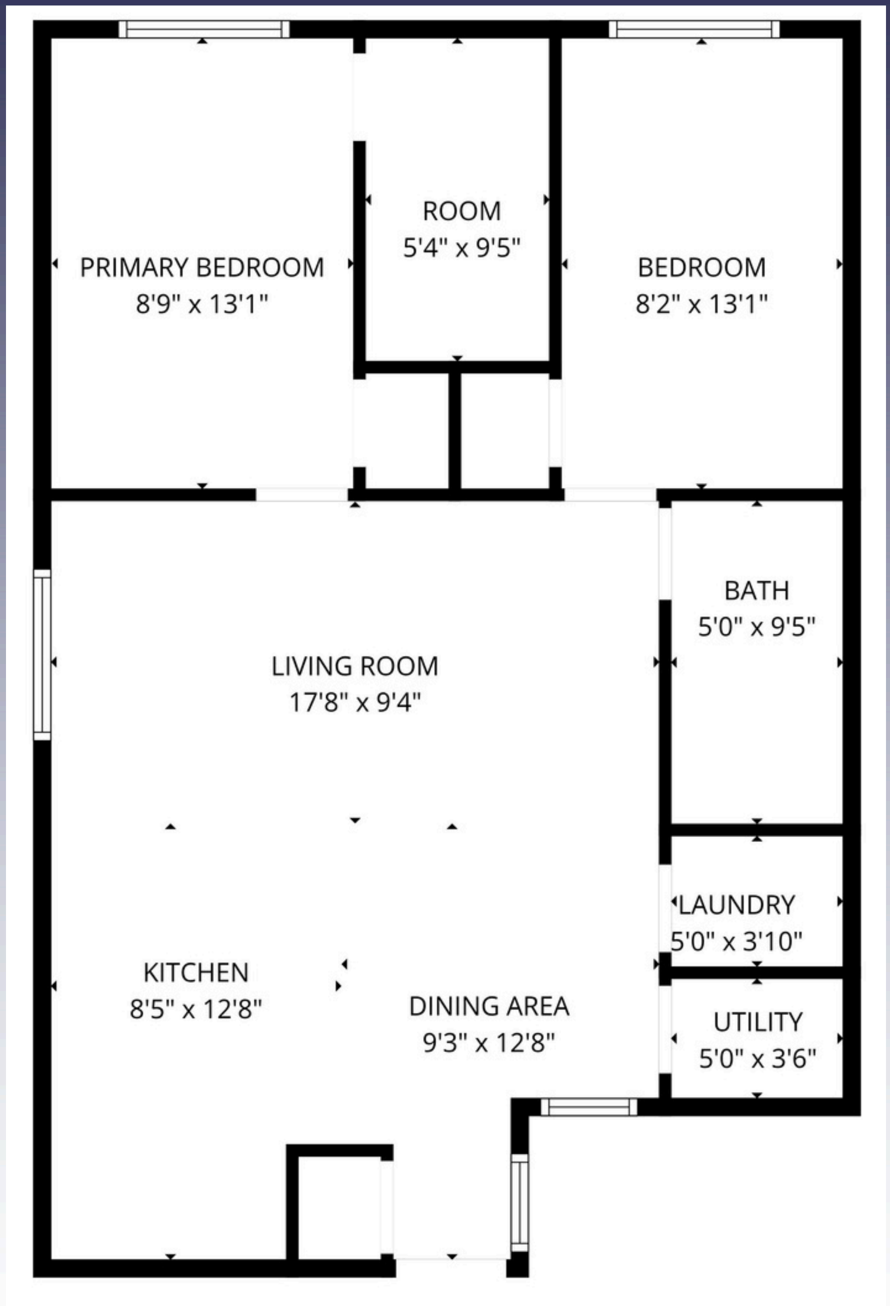
FLOOR PLANS

UNIT 3F



UPCOMING DEVELOPMENTS

MAJOR PROJECTS DRIVING DEMAND IN & AROUND TEMPLE UNIVERSITY

Temple University Planned Residence Hall (Broad & Norris)

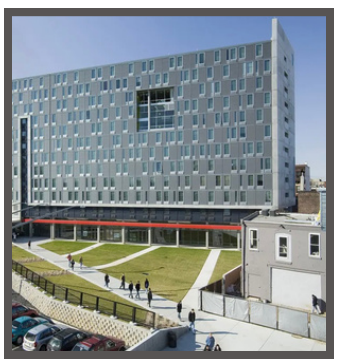
Planned new residence hall near Broad & Norris to increase on-campus housing and reduce reliance on off-campus rentals, strengthening long-term rental demand stability

Proposed 232-Unit Residential Development

Proposed 232-unit residential development near Temple adding significant new housing supply and further validating institutional and private investment in the submarket

Temple University New Campus Development Plan

Temple University has announced a long-term campus expansion plan, including new student housing, STEM facilities, and enhanced campus infrastructure, driving sustained growth and investment in the surrounding neighborhood



Temple University (Avenue North & The Edge)

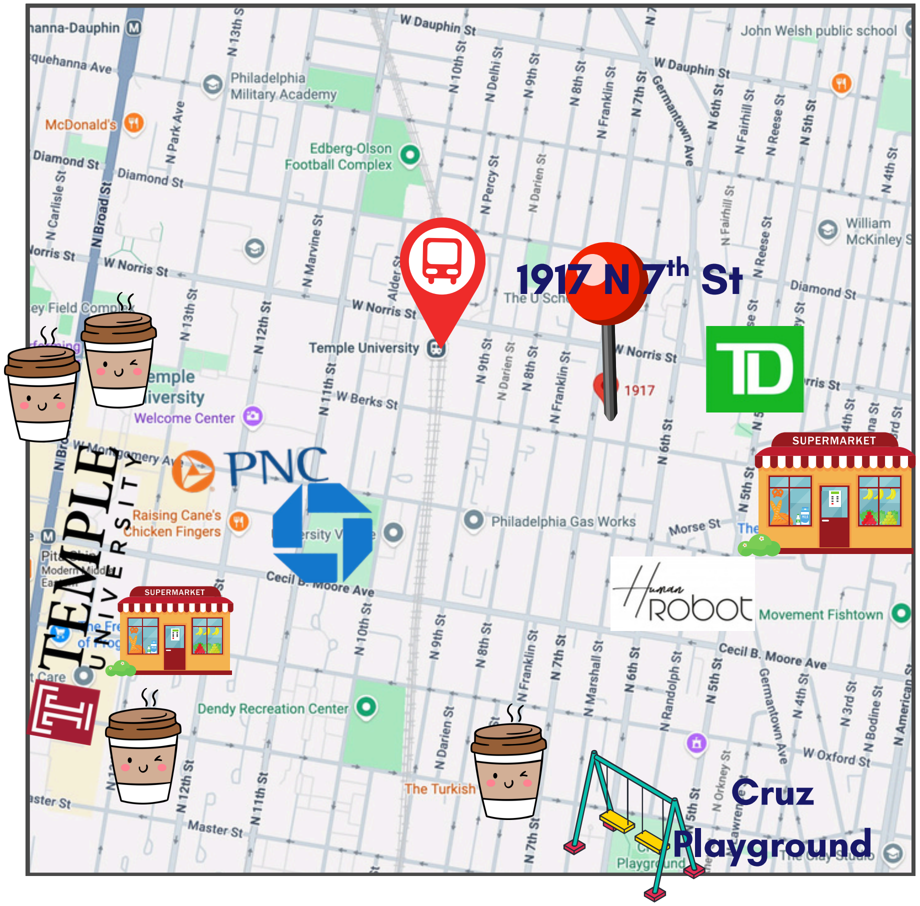
Ongoing mixed-use developments along North Broad, including projects like Avenue North, continue to introduce student housing, retail, and entertainment uses directly adjacent to Temple's campus

UPCOMING DEVELOPMENT & NEIGHBORHOOD MOMENTUM

- **Temple University Planned Residence Hall (Broad & Norris)**: New student housing development aimed at increasing on-campus capacity and reducing off-campus supply pressure, supporting long-term rental demand in the surrounding area
- **Proposed 232-Unit Residential Development**: Large-scale multifamily project near Temple University adding significant new housing inventory and further validating investor confidence in the submarket
- **Temple University Campus Expansion Plan**: Ongoing institutional investment including new academic buildings, infrastructure improvements, and long-term campus growth initiatives driving sustained neighborhood development
- **Avenue North & The Edge (Temple University)**: Mixed-use redevelopment along North Broad Street featuring student housing, retail, and amenities, transforming the corridor into a vibrant, walkable destination

NEIGHBORHOOD PROFILE

Temple University



Somewhat Walkable

Walk Score 68

Some errands can be accomplished on foot.

Excellent Transit

Transit Score 83

Transit is convenient for most trips.

Very Bikeable

Bike Score 75

Biking is convenient for most trips.

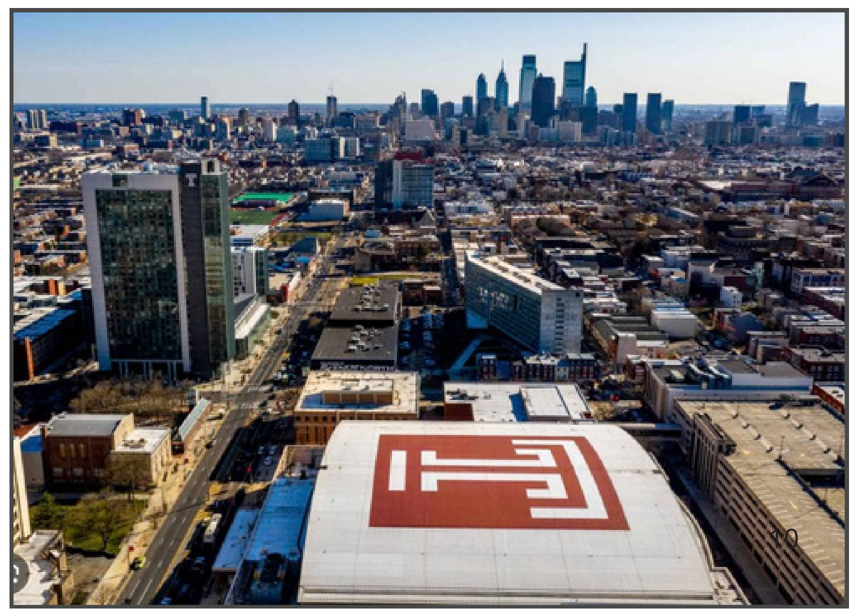
NEARBY HOSPITALS

Shriners Hospitals for Children™

TEMPLE HEALTH

TRANSPORTATION & AMENITIES

- Close proximity to Temple University, a major driver of rental demand and neighborhood growth
- Nearby schools include Mastery Charter School, Clymer Elementary, Julia de Burgos Elementary School, and Kensington High School
- Convenient access to the Broad Street Line for direct Center City connectivity
- 5–7 minutes to Girard Avenue and North Broad Street
- Surrounded by ongoing development and positioned between Olde Kensington and Norris Square, offering strong long-term upside
- Quick access to Center City Philadelphia and I-95, making commuting convenient for tenants and residents



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COMMSERVICES