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MIXED USE PROPERTY FOR SALE

185 1 GERMANTOWN AVE

Philadelphia, PA 19122

DEAL TEAM

1851 Germantown Ave | Philadelphia, PA 19122

MIXED USE PROPERTY FOR SALE



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PROPERTY SUMMARY

1851 Germantown Ave | Philadelphia, PA 19122

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PROPERTY DESCRIPTION

1851–57 Germantown Avenue | Philadelphia, PA
Turnkey 2019 Mixed-Use Investment | 8% Cap Rate | Tax Abatement Through 2029

Built in 2019 and still benefiting from Philadelphia’s 10-year tax abatement, this CMX-2 mixed-use property delivers stable, long-term cash flow in a fast-improving section of North Philadelphia. The building includes one street-level commercial tenant (a daycare) and six residential condo-grade units above, all fully leased with strong in-place tenants.

With an in-place NOI of \$188,000 and an asking price of \$2,350,000, the asset offers investors a 8% cap rate on actual income. The structure and finishes are modern, minimizing near-term maintenance and reducing ownership expense. The property sits along Germantown Avenue’s active redevelopment corridor—near new multifamily, community, and retail projects—positioning it for continued appreciation as the neighborhood matures.

This is a strong plug-and-play opportunity for investors seeking stabilized income with upside when full taxes phase in, in one of Philadelphia’s most rapidly evolving corridors.

OFFERING SUMMARY

Sale Price:	\$2,350,000
Number of Units:	7
Lot Size:	3,896 SF
Building Size:	10,404 SF
Zoning:	CMX-2

HIGHLIGHTS

2019 Construction – Modern systems and finishes

100% Occupied – One commercial + six residential tenants

CMX-2 Zoning – Flexible future use potential

Tax Abatement through 2029 – Exceptional near-term yield

Net Income: \$188,000 | Price: \$2,350,000 | Cap Rate: 8%

PHOTOS

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SUITE	BD/BA	BASE RENT	BASE RENT PSF	LEASE START	LEASE END	ANNUAL INCREASES	SECURITY DEPOSIT	NOTES
1	2bd 2ba	\$ 2,675.00		3/1/2024	2/28/2027		\$ 2,500	Two (2) year options to extend
2	1bd 1ba	\$ 2,150.00		3/1/2024	2/28/2027		\$ 2,500	Two (2) year options to extend
3	2bd 2ba	\$ 2,300.00		4/15/2021	2/28/2026		\$ 2,300	Annual extension options
4	2bd 2ba	\$ 2,000.00		6/1/2025	5/31/2026			
5	2bd 2ba	\$ 2,200.00		4/15/2022	9/14/2026	4%	\$ 2,200	12-24 month renewal option at 5% increase
6	1bd 1ba	\$ 1,995.00		12/1/2022	11/30/2026	4%	\$ 1,995	
COMM	3870	\$ 5,062.00	\$15.70	5/1/2022	4/31/2027	4%	\$ 4,500	50% of CAM and Property Tax, 5 year option
		\$ 18,382.00						
		\$ 220,584.00						

INCOME STATEMENT

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Commercial	\$ 60,744.00	
Residential	\$ 159,840.00	
Total Rental Income	\$ 220,584.00	
Expense (based on T12)		
Cleaning and Janitorial Expense	\$ 3,430.00	
Insurance Expense	\$ 10,358.20	
Property Tax	\$ 1,972.18	10 year abatement in place
Repairs and Maintenance	\$ 5,165.38	
Fire Alarm	\$ 600.00	
Trash Removal / Dumpsters	\$ 4,104.00	
Cable/TV	\$ 3,878.58	
Electric	\$ 3,511.82	
Total Expense	\$ 33,063.34	
Net Income	\$ 187,520.66	

IN THE NEIGHBORHOOD

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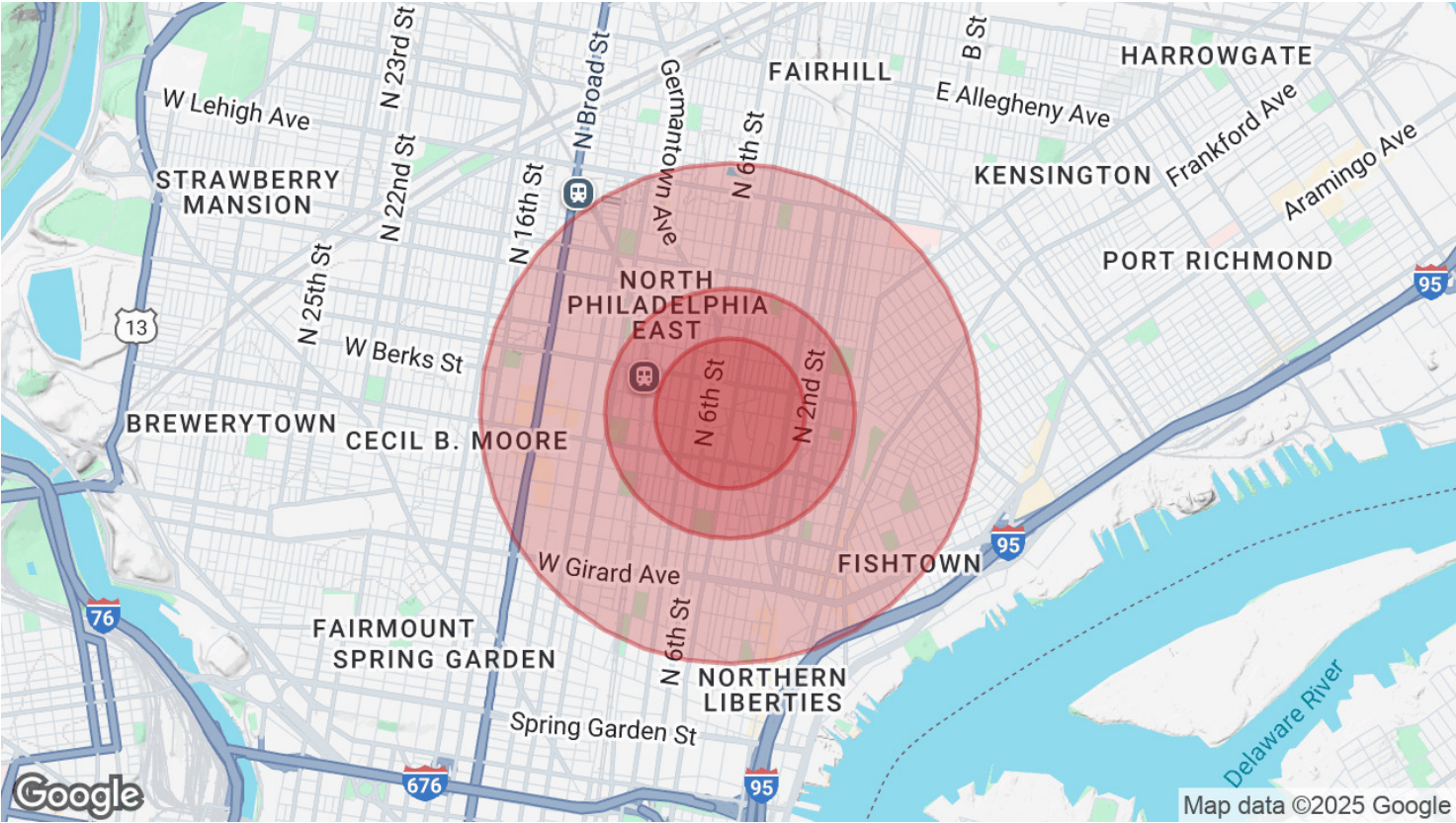
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,443	14,667	72,893
Average Age	35	35	34
Average Age (Male)	33	34	33
Average Age (Female)	36	36	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,859	6,240	27,742
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$61,273	\$77,782	\$86,282
Average House Value	\$302,426	\$330,369	\$373,507

Demographics data derived from AlphaMap

FINANCING AVAILABLE

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FINANCING METRICS

Down Payment	25%
Loan-to-Value	75%
Loan Term	10 Years
Amortization	25 Years
Origination Fee	.5 - 1%
Est. Interest Rate	6.15%
Pre-payment Penalty	None

TO DISCUSS FINANCING OPTIONS

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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.*