

# 540 N 4TH STREET

Northern Liberties, 19123

**MPN**  
MALLIN PANCHELLI NADEL  
REALTY

## 5-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY



**JOSHUA NADEL** 267.238.1712 ■ [jnadel@mpnrealty.com](mailto:jnadel@mpnrealty.com) **KYLE RUFFING** 267.546.1719 ■ [kruffing@mpnrealty.com](mailto:kruffing@mpnrealty.com)

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## About the Property

MPN Realty, Inc. is pleased to present the exclusive sale of 540 N 4th Street. Located near the corner of N. 4th and Spring Garden Street in Northern Liberties, the property presents a prime location near the growing retail corridor of Spring Garden Street in Northern Liberties. This 5,325 SF multifamily property consists of Five (5) - 1 bed / 1 bath apartment units, 2 of which are bi-level.

Northern Liberties is known for having some of Philadelphia's best restaurants, coffee shops and art galleries, in addition to a lively nightlife scene. This property sits right near the heart of Northern Liberties and provides great access to many local spots in surrounding neighborhoods.

## Surrounding Large Mixed-Use Developments



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## Executive Summary

PROPERTY OVERVIEW	
Price	\$975,000
Number of Units	5
Current Use of Property	5 Apartments
Year Built	1890
Number of Floors	4
Building Entrances	1
Building Egress	2
UNIT MIX	
1 Br 1 Ba	\$1,501
1 Br 1 Ba	\$1,468
1 Br 1 Ba	\$1,495
Bilevel 1 Br 1 Ba	\$1,600
Bilevel 1 Br 1 Ba	\$1,794
PROPERTY METRICS	
Price Per Unit	\$195,000
Average Rent Per Unit	\$39,000
Gross Scheduled Rents	\$94,296
Expenses	\$29,434 (\$5,887/Unit )
Net Operating Income	\$60,647
Capitalization Rate	6.22%
CITY RECORDS DATA	
Gross Building Area	5,325 SF
Tax Parcel Number	881520602
2025 Real Estate Assessment	\$744,000
2025 Real Estate Taxes	\$10,515
Street Frontage	20' on N. 4th
Lot Dimension	20' X 105.35'
Lot Area	2,107 SF
Zoning	CMX-2
STRUCTURE	
Exterior	Brick
Foundation	Stone
Framing	Wood
Roof	Asphalt / Tar

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## Operating Statement

<b>INCOME</b>	
Scheduled Gross Income	\$94,296
Less Vacancy 5%	(\$4,715)
Pet Fee-Non Refundable	\$500
Effective Gross Income	\$90,081
<b>EXPENSES</b>	
Real Estate Taxes 2025	\$10,415
Insurance	\$6,644
Management 6%	\$5,658
Appliances	\$135
Plumbing	\$700
General Repairs and Maintenance	\$1,250
HVAC (Heat, Ventilation, Air)	\$1,510
Alarm Monitoring	\$506
Electricity	\$591
Estimated Water	\$600
Snow Removal	\$430
Cleaning	\$995
<b>TOTAL EXPENSES</b>	
	<b>\$29,434</b>
	\$5,887 Per Unit
Net Operating Income	\$60,647
Price	\$975,000
Cap Rate	6.22%

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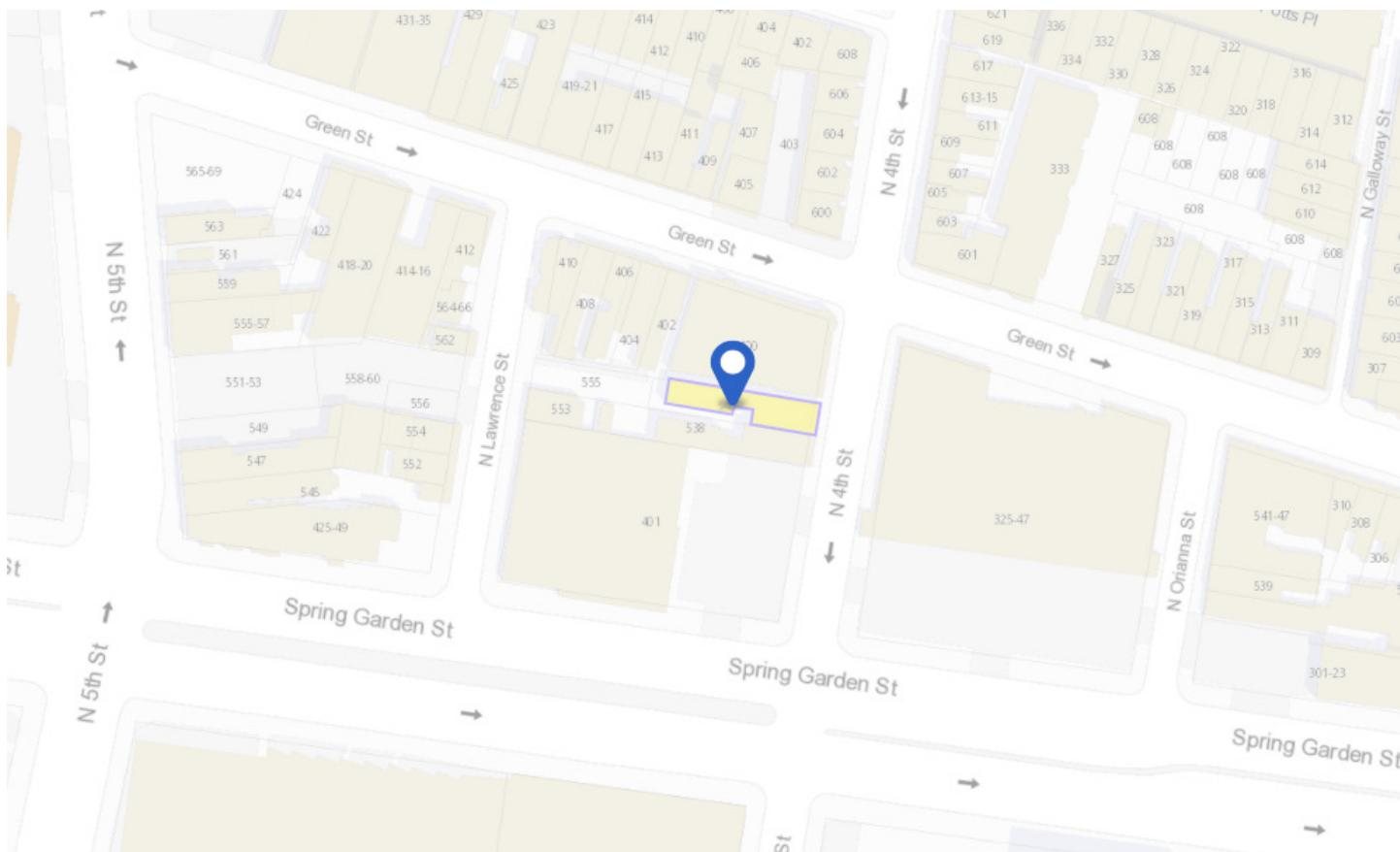
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## Rent Roll

UNIT	TYPE	RENT	LEASE START	LEASE EXPIRATION
A	1 Br 1 Ba	\$1,501	6/8/2021	5/31/2025
B	1 Br 1 Ba	\$1,468	1/1/2019	6/30/2025
C	1 Br 1 Ba	\$1,495	7/9/2024	6/30/2025
D	Bilevel 1 Br 1 Ba	\$1,600	7/6/2021	6/30/2025
E	Bilevel 1 Br 1 Ba	\$1,794	7/31/2021	7/31/2025
Total	5 Units	\$7,858 (monthly)	<b>\$94,296 (annually)</b>	



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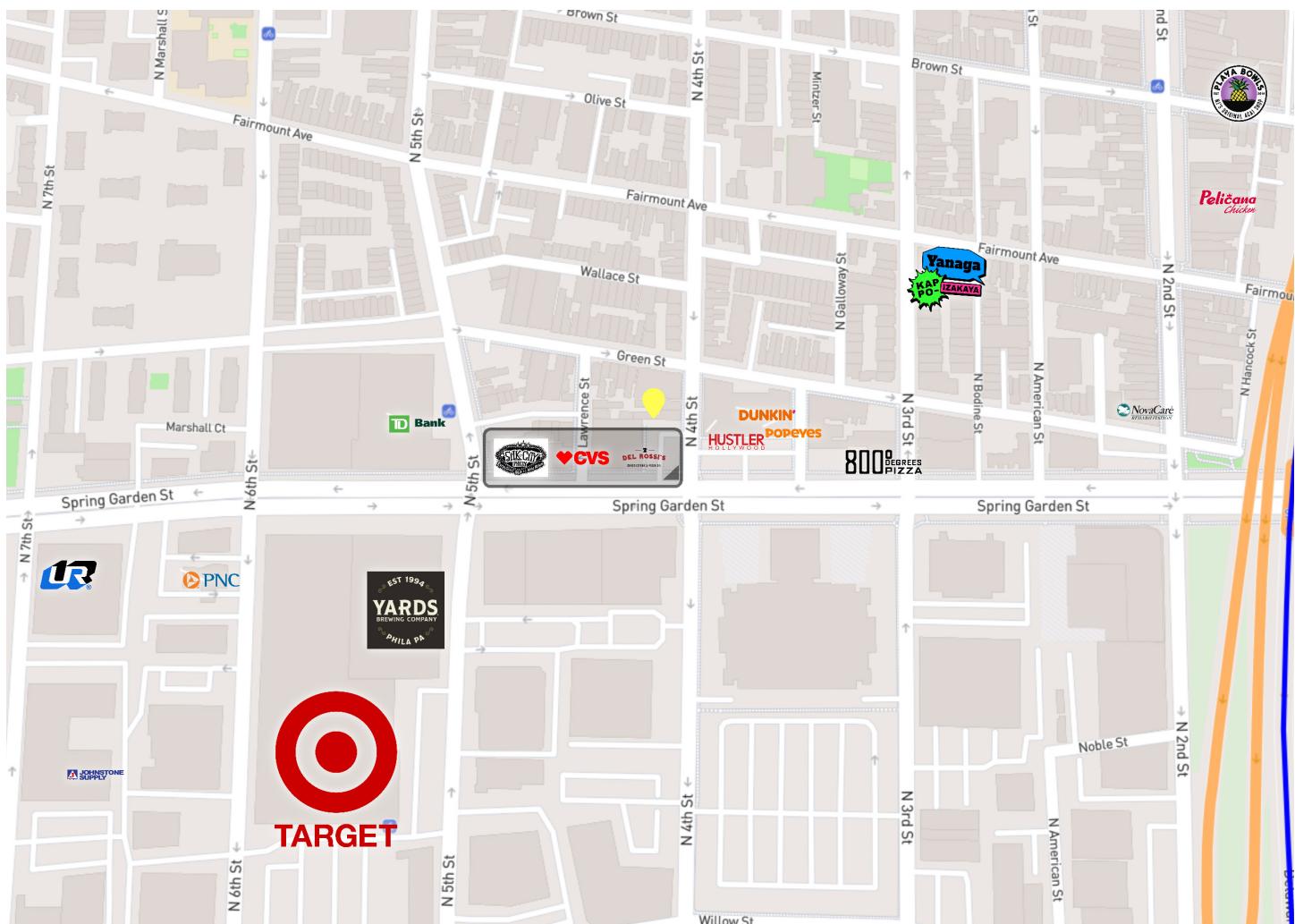
## Rent Comps

### Subject Rent Roll

TYPE	RENT
1 Br 1 Ba	\$1,501
1 Br 1 Ba	\$1,468
1 Br 1 Ba	\$1,495
1 Br 1 Ba (Bilevel)	\$1,600
1 Br 1 Ba (Bilevel)	\$1,794
<b>AVERAGE 1 BR</b>	<b>\$1,572</b>

### Market Survey

ADDRESS	1 BEDROOM RENT
1136 N American St	\$1,499
1018 N 3rd St	\$1,900
201 Green St	\$1,700
720 N 5th St	\$1,695
633-35 N 5th St	\$1,625
905 N 2nd St	\$1,550
<b>AVERAGE 1 BR</b>	<b>\$1,662</b>



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## Property Photos



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## Northern Liberties Development Activity

Over the last 5-10 years Northern Liberties has exploded with new construction including ground-up development of apartments, and town homes. T540 N 4th Street is surrounded by new construction town homes built for the homeowner occupant. The sale of these town homes are brisk and prices range from \$850,000 - \$1,250,000. More and more, the original fabric of Northern Liberties buildings are being replaced by new development, making 540 N 4th Street a rare opportunity to acquire real estate with original charm in a location which offers the upside of a booming area.



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