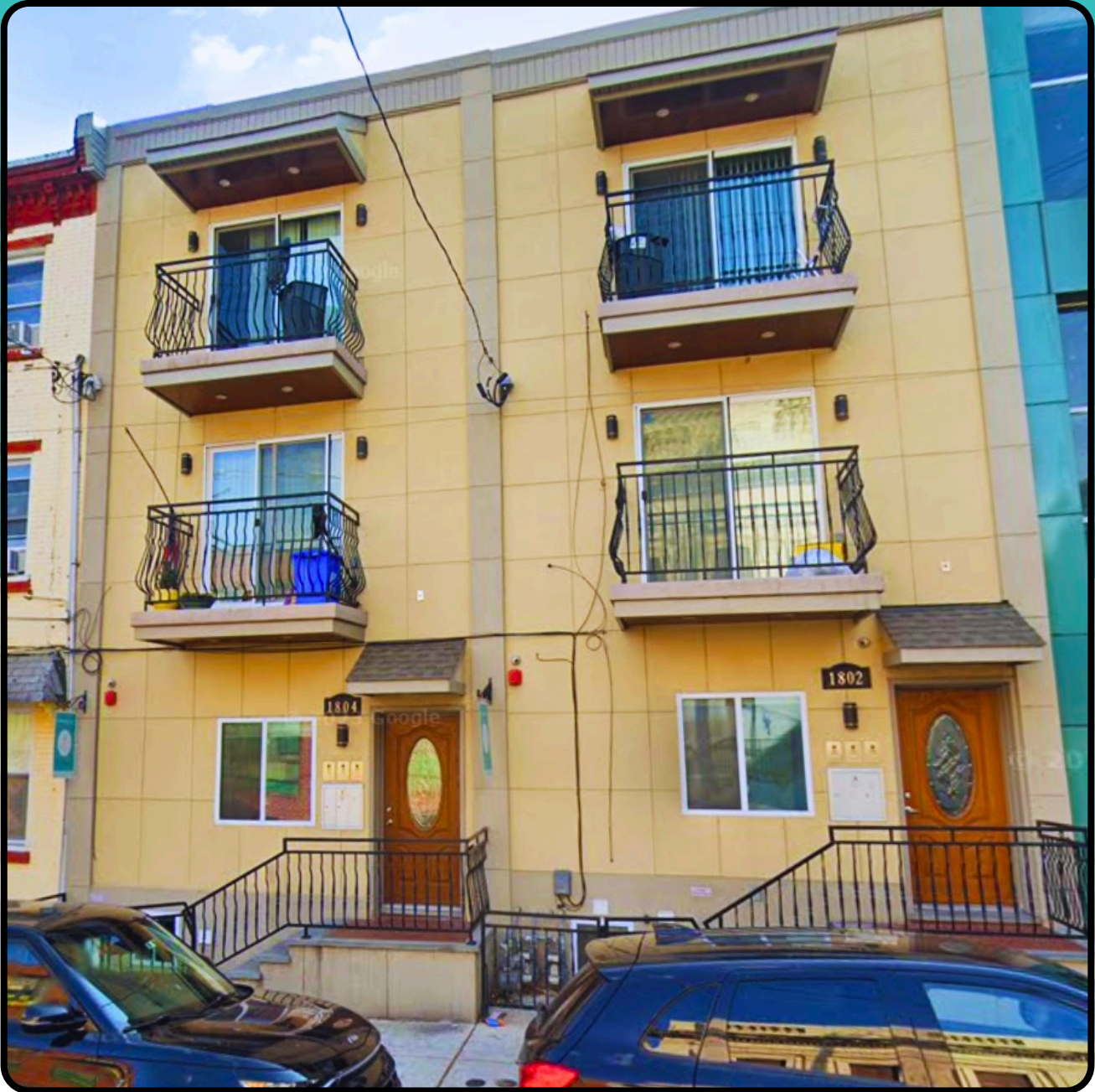


1802 AND 1804 E. HUNTINGDON STREET

TWO RESIDENTIAL TRIPLEXES



# OFFERING MEMORANDUM

LISTING PRESENTED BY: ARIEL MORGENSTEIN  
JG REAL ESTATE \ 1028 N. 3RD STREET, PHILA, PA 19123 \ 215-467-4100

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REAL ESTATE

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# LOCATION OVERVIEW

## PHILADELPHIA

Philadelphia, the largest city in Pennsylvania, is located in the southeastern portion of the state at the junction of the Schuylkill and Delaware Rivers. It is located along the northeastern corridor, situated between Washington, D.C., and New York City. Philadelphia is a two hour drive from New York City and Baltimore, one hour from Atlantic City, and three hours from Washington, D.C. It is also conveniently located along Amtrak's Northeastern Corridor line, providing train service to New York within an hour and a half and to Washington, D.C. within two hours.

Philadelphia has been described both as the elegant but rather jaded great lady and as the overage and sickly spinster of American cities. A more realistic look at Philadelphia, however, shows it to be a very modern and vigorous city, arising in gracious counterpoint to the deep serenity of an older city that has provided gentle but firm intellectual, economic, and humanitarian direction to the nation at whose birth it played midwife.

Philadelphia offers residents and visitors an abundance of art and culture, renowned performing arts companies, historic architecture, a walkable downtown, endless shopping, and highly regarded restaurants.



# NEIGHBORHOOD OVERVIEW

## FISHTOWN & EAST KENSINGTON



East Kensington is a vibrant, diverse, and walkable neighborhood in Philadelphia, known for its blend of industrial history, artistic community, and ongoing revitalization. It's a place where new developments meet historic rowhomes, and where you'll find a mix of trendy shops, local eateries, and community-driven green spaces.

East Kensington is highly walkable, with many amenities like restaurants, bars, vintage shops, wellness studios, and coffee shops. The neighborhood is known for its diverse population, welcoming atmosphere, and lively atmosphere, with many families and young professionals.

East Kensington has a strong sense of community, with residents actively involved in neighborhood initiatives, including community-driven green spaces and events. The neighborhood retains its industrial past while also embracing its artistic side, with numerous murals and a growing art scene.

It's situated between Lower Northeast and North Philadelphia, considered one of the Riverward neighborhoods, and borders Fishtown, Olde Richmond, and Norris Square. While new construction is present, many residents live in traditional Philadelphia rowhomes.

In essence, East Kensington offers a unique urban experience with a strong sense of community, a blend of old and new, and a vibrant atmosphere.



# LOCAL MAP

## EATS & TREATS:

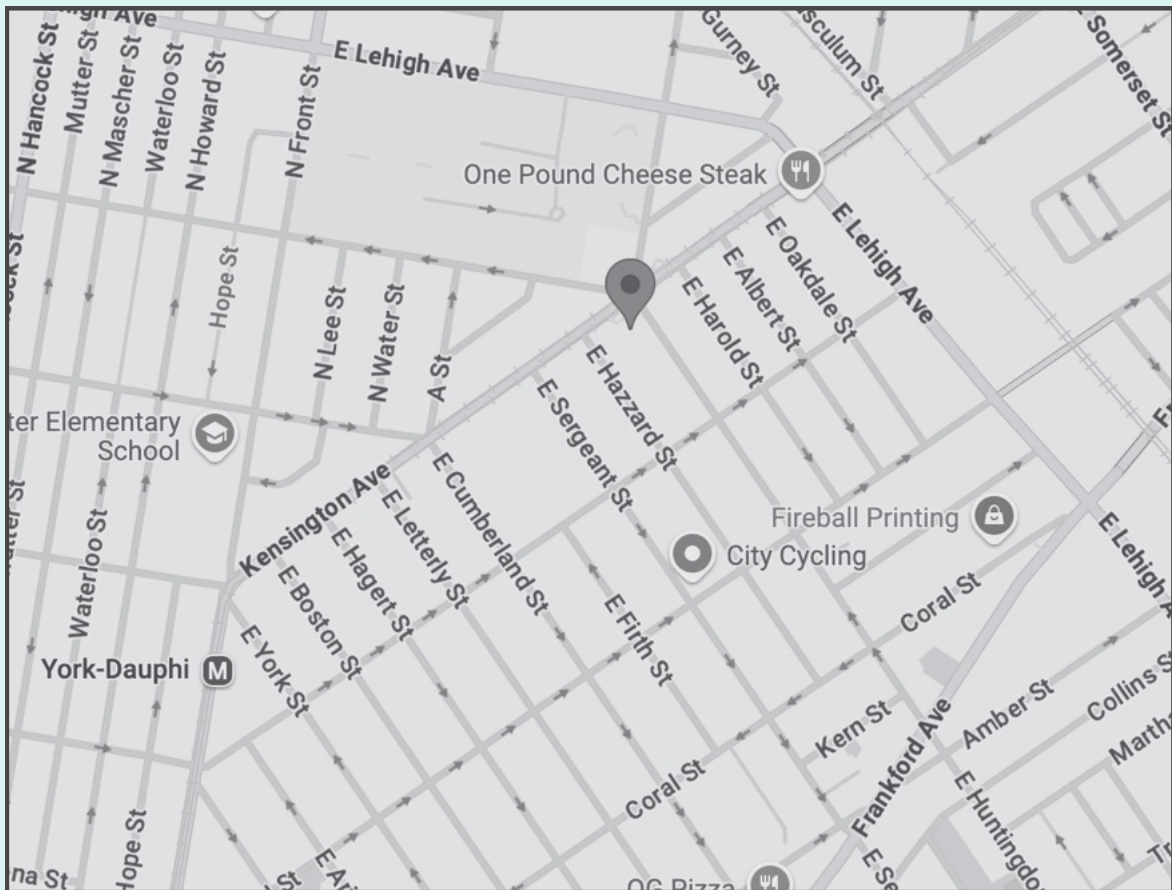
- RIVERWARDS PRODUCE MARKET
- EL SABOR RESTAURANT
- ZIG ZAG BBQ
- COFFEE HOUSE TOO
- POST HASTE

## PARKS & REC:

- NORRIS SQUARE
- PALMER PARK
- PALMER DOGGIE DEPOT
- CIONE PLAYGROUND
- MONARCH YOGA

## PUBLIC TRANSPORTATION:

MARKET-FRANKFORD SUBWAY LINE | BUS ROUTES 5, 17, 25, 39  
INDEGO BIKE SHARE





## ABOUT THE SPACE

### UNIT #1 - 2 BEDROOM / 2 BATHROOM

This stunning 2 bedroom, 2 bathroom first floor apartment offers beautiful finishes, private outdoor space, Central A/C, and video surveillance in entryways for added peace of mind. Enter into the main level with an open concept floor plan. Hardwood floors and recessed lighting stretch the length of your common area and there's ample room for separate living room and dining room set ups. The kitchen is open to the living area and separated by a breakfast bar, making entertaining a breeze! The kitchen is stocked with stainless steel appliances, tile backsplash, granite countertops, and pendant lighting over the bar. Continue through the apartment to your two bedrooms which both offer hardwood flooring, good closet space, and sunlight. Your first full bathroom is on this level, equipped with beautiful tiling, a vanity for storage, and a bathtub-shower combo with sleek sliding glass doors. Head downstairs to your lower level for additional living space. There's tile flooring, ample storage space, a full bathroom, and stacked washer and dryer plus a utility sink. Your private outdoor patio is large enough to accommodate patio furniture and a grill.

**1802 #1**  
**RENT: \$1,575/MONTH**  
**WATER: \$35/MONTH**

**1804 #1**  
**RENT: \$1,649/MONTH**  
**WATER: \$25/MONTH**



## ABOUT THE SPACE

UNIT #2 - 2 BEDROOM / 1 BATHROOM

2 bedroom, 1 bathroom apartment featuring central air conditioning, in-unit laundry, private balcony, and contemporary fixtures. Your living area is welcoming and bright with sliding glass doors that flood the space in sunlight and lead to your front balcony. A closet hides your stacked washer/dryer. The kitchen seamlessly integrates with the living space, features stainless steel appliances, tiled backsplash, white shaker cabinets, and elegant black granite countertops. There's a small breakfast bar for added convenience. Continue through the unit to your fully tiled bathroom with a lighted vanity and shower stall. There are 2 sizable bedrooms with large closets and great sunlight.

**1802 #2**  
**RENT: \$1,158/MONTH**  
**WATER: \$50/MONTH**

**1804 #2**  
**RENT: \$1,150/MONTH**  
**WATER: \$50/MONTH**





## ABOUT THE SPACE

UNIT #3 - 2 BEDROOM / 1 BATHROOM

This gorgeous apartment is centrally located across the street from the Huntingdon Station for the EL, and close proximity to tons of spots for a quick bite or convenient shopping. You're sure to love the clean finishes, bright natural light, spacious layout, and modern fixtures throughout this amazing new space. This unit offers a straight-through layout, with the balcony in the front of the building, granting gorgeous natural light in the living room and kitchen. The kitchen is open to the living room, and offers brand new stainless steel appliances, tile backsplash, white shaker cabinets, and black granite countertops for a sleek, contemporary look. There's a large utility closet with your stacked washer and dryer off the living room for added convenience. Continue back through the unit and you'll pass the full bathroom which features a complete tile surround, lighted vanity, and a shower stall with bench seating and sliding glass doors. Each bedroom is spacious with a large closet and bright sunlight!

**1802 #3**

**RENT: \$1,574/MONTH**

**WATER: \$35/MONTH**

**1804 #3**

**RENT: \$1,195/MONTH**

**WATER: \$50/MONTH**



# 1802 - FINANCIAL ANALYSIS

2025-2026	BD/BA	Status	Rent	Water	Current Lease End Dates
Unit 1	2BD/2BA	Occupied	\$1,575	\$35	8/31/2025 **currently listed
Unit 2	2BD/1BA	Occupied	\$1,158	\$50	5/31/2026
Unit 3	2BD/1BA	Occupied	\$1,574	\$35	3/31/2026
ANNUAL INCOME			\$53,064		

Expenses
Taxes
Repair & Reserve
Commissions (leasing + management)
Utilities, Certs, & Licenses
Insurance
<b>Total Expenses</b>

\$2,055
\$1,000
\$4,021
\$2,000
\$2,000
<b>\$11,021</b>

NOI
<b>\$42,043</b>

\*\*EXPENSES ARE BEST APPROXIMATIONS AND MAY NOT BE EXACT

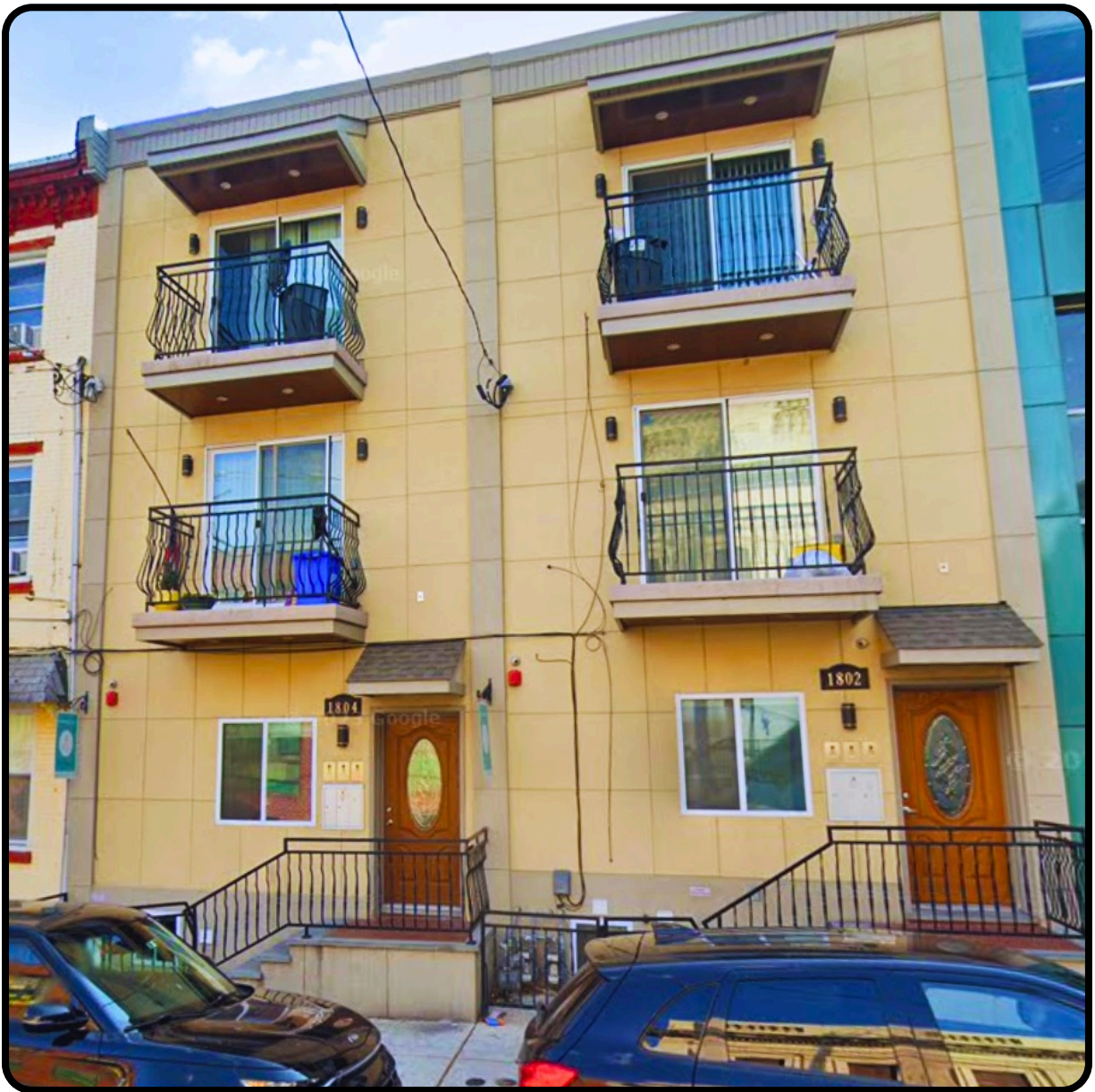
# 1804 - FINANCIAL ANALYSIS

2025-2026	BD/BA	Status	Rent	Water	Current Lease End Dates
Unit 1	2BD/2BA	Occupied	\$1,649	\$25	7/31/2026
Unit 2	2BD/1BA	Occupied	\$1,150	\$50	10/31/2025
Unit 3	2BD/1BA	Occupied	\$1,195	\$50	8/31/2026
ANNUAL INCOME			\$49,428		

Expenses		NOI
Taxes	\$2,056	
Repair & Reserve	\$1,000	
Commissions (leasing + management)	\$3,838	
Utilities, Certs, & Licenses	\$2,000	
Insurance	\$2,000	
Total Expenses	\$10,894	\$38,534

\*\*EXPENSES ARE BEST APPROXIMATIONS AND MAY NOT BE EXACT





## OFFERING MEMORANDUM

1802 & 1804 E HUNTINGDON STREET

## LISTING PRESENTED BY:

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