

4921 Chester Ave

BKP Development Group

Current Rent Schedule

Unit #	Type	Avg. SF	Current Rent	\$/SF	Annual Rent
101	1bd + Den / 1bth	783	\$1,550	\$1.98	\$18,600
102	2bd / 1.5bth	1,123	\$1,850	\$1.65	\$22,200
201	1bd / 1bth	551	\$1,400	\$2.54	\$16,800
202	1bd / 1bth	618	\$1,400	\$2.27	\$16,800
301	1bd / 1bth (roof deck)	551	\$1,725	\$3.13	\$20,700
302	1bd / 1bth (roof deck)	618	\$1,600	\$2.59	\$19,200
Total / Avg 6 units		707	\$1,588	\$2.24	<u>\$114,300</u>

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Annual Operating Expenses (Based on T12 Actuals)

Annualized from trailing actuals (July 2025 — March 2026) | Stabilized at full occupancy

Expense Category	Annual	Monthly
Insurance (Farmers)	\$5,828	\$486
Real Estate Taxes	\$1,293	\$108
Management Fee (4%)	\$4,572	\$381
Repairs & Maintenance	\$3,908	\$326
Cleaning (Common Area + Turnover)	\$900	\$75
Utilities (Peco Electric)	\$601	\$50
Trash	\$500	\$42
Water & Sewer (Net of Tenant Reimb.)	\$360	\$30
Total Operating Expenses	<u>\$17,962</u>	\$1,497

Key Metrics

Gross Potential Rent (Stabilized)	\$114,300
Total Operating Expenses	<u>(\$17,962)</u>
Net Operating Income (NOI)	<u>\$96,338</u>
OpEx Per Unit	\$2,994
Expense Ratio	15.7%

Notes

- Insurance reflects actual Farmers monthly installment of \$485.66/mo.
- RE taxes reflect active tax abatement — \$1,293/yr.
- Water & Sewer: \$60/mo gross; tenant reimburses \$30/mo. Net cost shown.
- Repairs annualized from 9 months of actuals plus reserve. Building is new construction.