

919 N 19TH STREET

Fairmount, Philadelphia 19130



RENOVATED 3 UNIT APARTMENT BUILDING



NADIA BILYNSKY 267.546.1718 ■ **CHRIS CIMINO** 267.546.1731 ■ **STEVEN CLOFINE** 267.546.1755

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About the Property

MPN Realty, Inc. is pleased to present the exclusive sale of 919 N. 19th St., a 3-unit apartment building in the heart of Fairmount. The property was fully renovated in 2016, featuring new kitchens with stainless steel appliances, corian counters & new cabinets; tile surround baths; new flooring throughout; and all new systems. The unit mix consists of (1) 3 bed/ 2 bath unit, (1) 2 bed/ 1 bath unit, and (1) 1 bed/ 1 bath unit, all of which have w/d in unit, outdoor areas, and are self-contained. The property is ideal for investors and owner occupants and provides a value-add opportunity as there is room to increase the rents. Located in the Fairmount section of Philadelphia, the site is in a very desirable area with easy access to Center City, the Art Museum, I-676, and public transportation via the Broad St line and many bus routes. Over the past couple of years Fairmount has experienced a tremendous amount of development, with new apartments and new retailers coming to the bustling commercial corridors of N. Broad St., Spring Garden St., and Fairmount Ave.



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Property Information

PROPERTY OVERVIEW

Price	\$850,000
Number of buildings	1
Number of Floors	3
Number of Units	(3) Residential Units
Year Built	1915
Year Renovated	2016

UNIT MIX RENT

3 bed/ 2 bath	\$1,950
1 bed/ 1 bath	\$1,400
2 bed/ 1 bath	\$1,650

PROPERTY METRICS

Price Per Unit	\$283,333
Average Apartment Rent	\$1,667
Gross Scheduled Rents	\$57,000
Expenses	\$10,947
Net Operating Income	\$46,053

CITY RECORDS DATA

Gross Building Area	2,751 SF
Tax Parcel Number	471319900
2026 Real Estate Tax Assessment	\$546,200
2026 Real Estate Taxes	\$2,280
Exempt Improvement	\$384,525
Partial Abatement	Property has a partial tax abatement that expires on 12/31/2027
RE Tax without Abatement	\$7,646
Street Frontages	18' on N 19th St
Lot Dimension	18'x61'
Lot Area	1,072 SF
Zoning	RM-1

STRUCTURE

Exterior	Brick and Stucco
Foundation	Stone and masonry
Framing	Wood
Roof	Flat Asphalt/ Tar

UTILITIES

Electric	Seperately metered, paid by tenant
Domestic Hot Water	Seperately metered, paid by tenant
HVAC	Central heating and air
Fire Protection	Hard wired smoke and fire system
Laundry	W/D in unit
Outdoor space	Decks and rear yard

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Operating Agreement

Rent Roll

UNIT	MONTHLY RENT	UNIT MIX	Lease Expiration Date
1F	\$1,950	3 bed/ 2 bath	07/31/2026
2F	\$1,400	1 bed/ 1 bath	02/28/2026
3F	\$1,650	2 bed/ 1 bath	03/31/2026
TOTAL	\$5,000		

Operating Statement

INCOME	
Gross Income	\$60,000
Vacancy 5%	\$3,000
Effective Gross Income	\$57,000
EXPENSES - SELLER'S EXPENSES	
RE Tax - 2026	\$2,280
Utilities	\$467
Licenses	\$207
Insurance	\$1,643
Trash	\$500
Maintenance/ turnover Est.	\$3,000
Management 5%	\$2,850
Total Expenses	\$10,947
Net Operating Income	\$46,053

*Property has a partial tax abatement through 12/31/27.
Tax without abatement is \$7,646.

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Rental Comps

ADDRESS	UNIT MIX	MONTHLY RENTAL RATE	LEASE DATE
1911 Green St Unit 6	1 Bed/ 1 Bath	\$2,300	7/1/2025
1723 Francis St., Unit 3A	1 Bed/ 1 Bath	\$2,300	7/1/2025
1617 Green St, Unit 1	1 Bed/ 1 Bath	\$2,050	5/1/2025
825 N. 29th St., Unit 5AA	1 Bed/ 1 Bath	\$1,960	6/1/2025
1723 Wallace St., Unit 103	1 Bed/ 1 Bath	\$1,900	6/12/2025
2050 Fairmount Ave., Unit 2	1 Bed/ 1 Bath	\$1,900	4/30/2025
1931 Wallace St., Unit 1	1 Bed/ 1 Bath	\$1,800	6/1/2025
1919 Green St., Unit L	1 Bed/ 1 Bath	\$1,800	6/16/2025
911 N 19th St #B	3 bed/ 2 bath	\$2,050.00	7/30/2025
1624 Cambridge St #A	3 bed/ 3 bath	\$2,375.00	5/30/2025
2542 W Girard Ave #2	3 bed/ 2 bath	\$2,400.00	6/30/2025
922-26 N 17th St #B	3 bed/ 3 bath	\$2,550.00	6/8/2025
1515 Brown St #1	3 bed/ 3 bath	\$2,600.00	7/5/2025
2026 Spring Garden St #2C	3 bed/ 2 bath	\$2,725.00	6/5/2025
812 N 16th St #1	3 bed/ 3 bath	\$2,750.00	7/15/2025
816 N 16th St #1	3 bed/ 3 bath	\$2,800.00	6/27/2025
2212 Fairmount Ave #1	3 bed/ 2 bath	\$2,895.00	7/1/2025
2026 Spring Garden St #1B	3 bed/ 3 bath	\$2,925.00	7/5/2025
1520 Green St #108	3 bed/ 2 bath	\$2,950.00	6/4/2025
1511 Brown St #3	3 bed/ 2.5 bath	\$3,000.00	7/3/2025
922 N 15th St #2	3 bed/ 3 bath	\$3,000.00	6/24/2025
1513 Brown St #3	3 bed/ 3 bath	\$3,200.00	8/3/2025
1517 Green St #1	3 bed/ 3 bath	\$3,200.00	7/1/2025

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Property Photos



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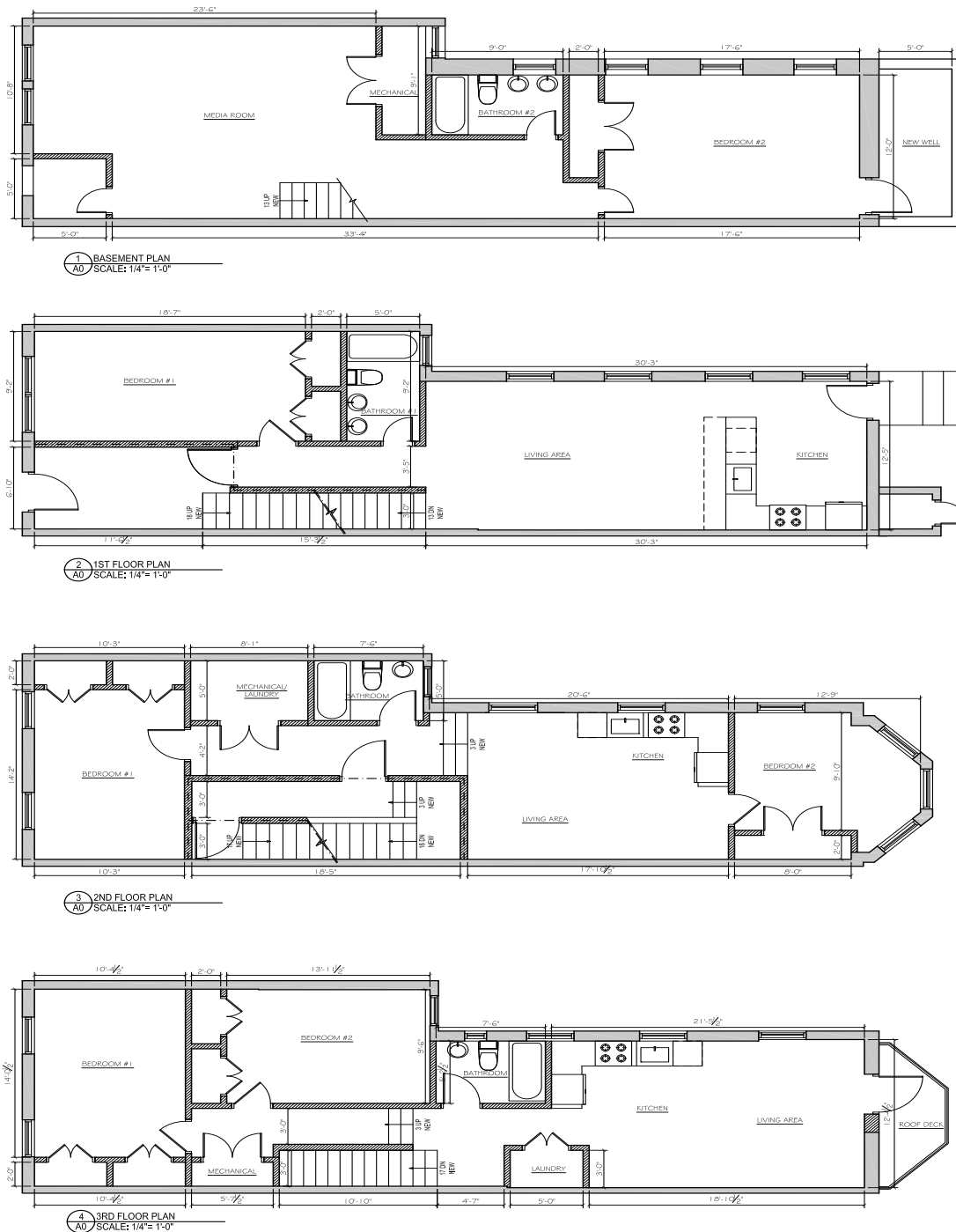
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Floor Plan (Click [here](#) to enlarge)



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About the Neighborhood: Fairmount

The Fairmount Neighborhood is a residential area with a thriving business corridor, just northwest of Center City. Bordered by Girard Avenue to its north, Broad Street to its east, Spring Garden Street to its South, and the Schuylkill River to its West, the area is a convenient commute to many of the city's cultural attraction. The neighborhood has been increasingly drawing a crowd of young families, students, and professional singles, drawn in by the evolving restaurants, bars, cafes, and green spaces.

Historically anchored by the Philadelphia Water Works, the Eastern State Penitentiary, and Girard College, Fairmount has since built upon those institutions to transform into a charming hub for residents and tourists alike. Since its year-round opening in 2002, the Eastern State Penitentiary has drawn much tourism to the area, greatly contributing to its growing local business scene. The heavy tourism that streams from the Museum District further supplements the area's growing foot traffic.

Fairmount is located at the end of the Benjamin Franklin Parkway, a heavily populated stretch filled with Philadelphia's prominent cultural attractions and museums such as the Philadelphia Museum of Art and the Franklin Institute of Science. A vast amount of city-wide events, such as the Philadelphia Marathon and the "Made in America" Festival often take place in front of the Art Museum Steps. For this reason, the neighborhood is also often referred to as the "Art Museum Area" for its proximity to and association with the Philadelphia Art Museum.



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