

MULTIFAMILY PORTFOLIO FOR SALE

4712-14 WOODLAND AVENUE

Philadelphia, PA 19143

DEAL TEAM

4712-14 Woodland Ave | Philadelphia, PA

MULTIFAMILY PORTFOLIO FOR SALE



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PROPERTY SUMMARY

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RENT ROLL BREAKDOWN

4712 Woodland Ave Unit 1	2 Bed / 1 Bath — \$1,200/mo + utilities Private backyard, washer/dryer
4712 Woodland Ave Unit 2	2 Bed + Den / 1 Bath — \$1,100/mo Long-term tenant (10+ years), no washer/dryer
4712 Woodland Ave Unit 3	2 Bed / 1 Bath — \$1,200/mo Newly leased, washer/dryer
4714 Woodland Ave Unit 1	2 Bed / 1.5 Bath — \$1,200/mo + utilities Private yard, newly leased, washer/dryer
4714 Woodland Ave Unit 2	2 Bed / 1 Bath — \$1,200/mo Washer only
4714 Woodland Ave Unit 3	1 Bed / 1 Bath — \$1,000/mo No washer/dryer

PROPERTY DESCRIPTION

6-Unit Multifamily Portfolio – Southwest Philadelphia

Rare opportunity to acquire a fully occupied 6-unit multifamily portfolio in a prime, high-demand rental location just steps from University City and Clark Park. The property consists of a mix of well-maintained units, several featuring private outdoor space, in-unit laundry, and long-term tenants providing reliable income. Recently brought to 100% occupancy with two newly leased units, the buildings generate a combined rent roll of \$6,900/month (\$82,800/year).

All tenants pay their own gas and electric, keeping operating expenses low. This location offers unmatched walkability to restaurants, cafés, shops, and public transit, appealing to both students and professionals. Strong value-add potential exists through gradual rent increases and interior upgrades. An ideal choice for investors seeking stable cash flow with upside in one of Philadelphia's most vibrant submarkets.

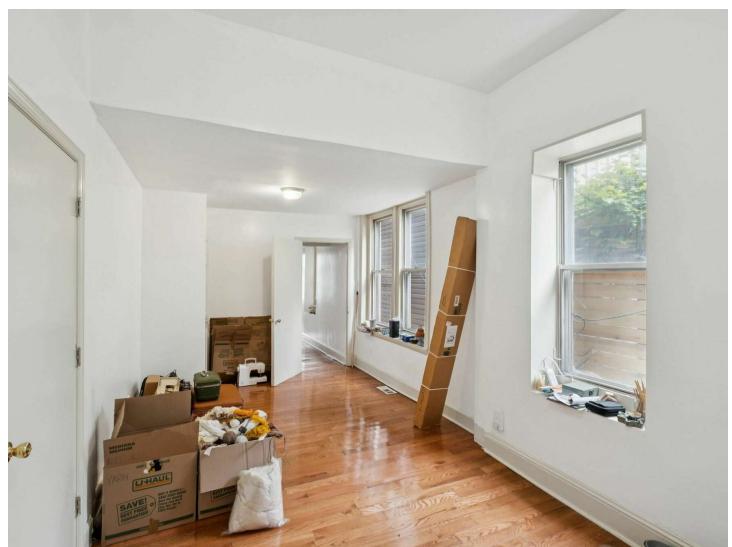
OFFERING SUMMARY

Total Building SF:	6,441 SF
Lot Size:	4,021 SF
Zoning Code:	CMX2
Year Built:	1940

PHOTOS

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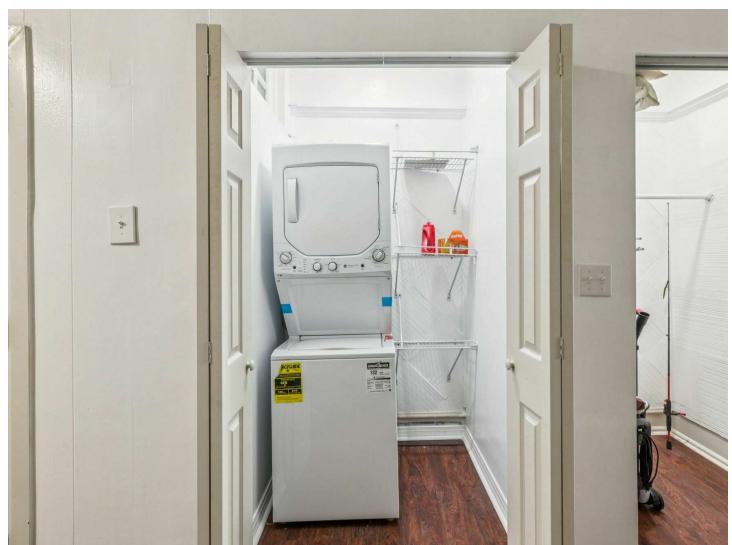
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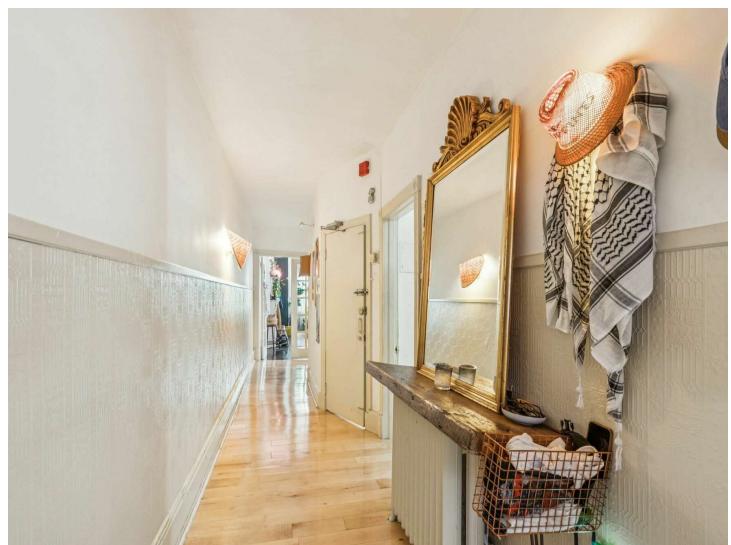
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IN THE NEIGHBORHOOD

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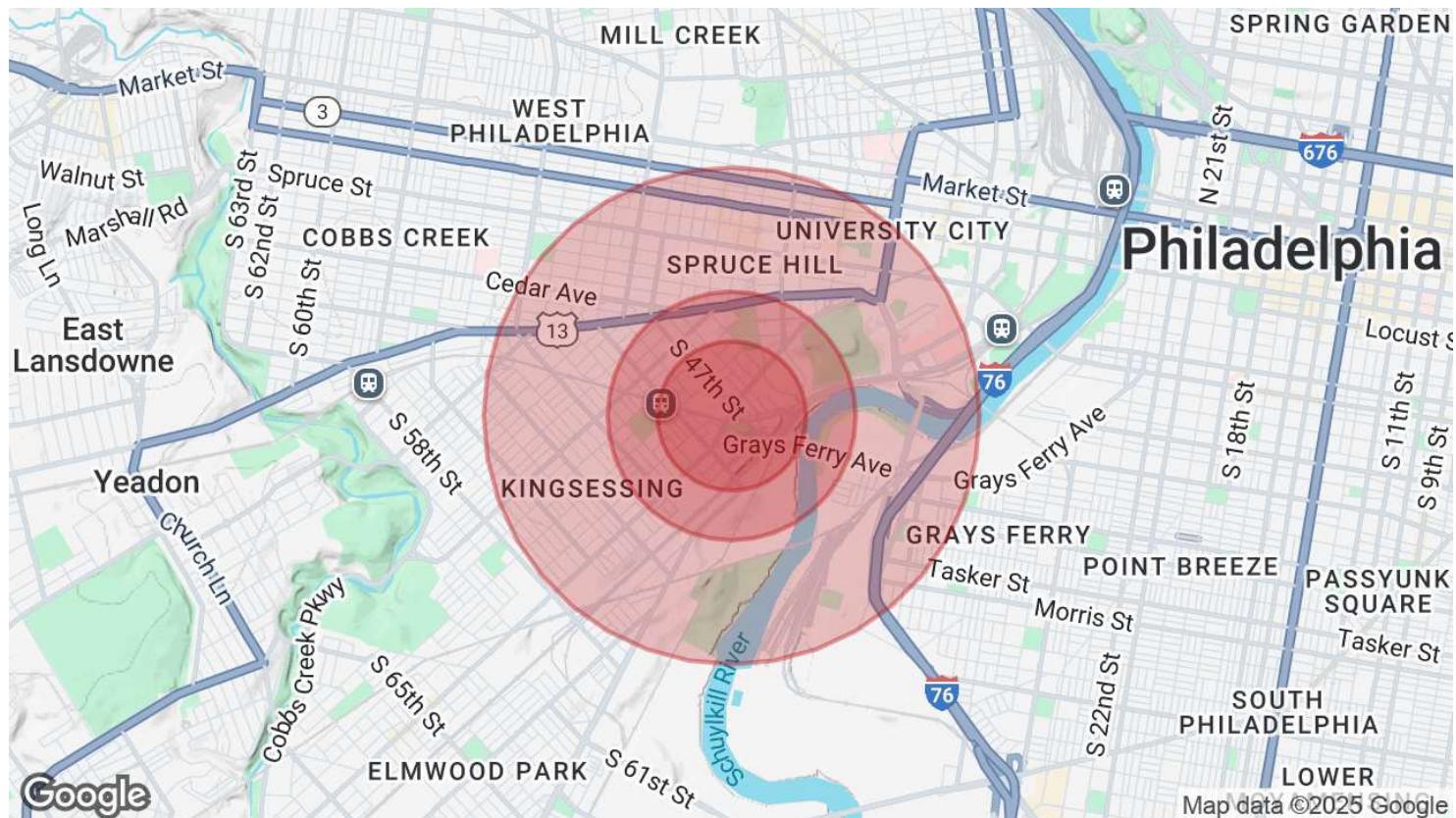
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,726	11,247	54,880
Average Age	39	36	34
Average Age (Male)	39	36	33
Average Age (Female)	39	36	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,099	4,914	22,261
# of Persons per HH	2.5	2.3	2.5
Average HH Income	\$63,993	\$78,128	\$72,119
Average House Value	\$331,837	\$460,202	\$406,336

Demographics data derived from AlphaMap

FINANCING AVAILABLE

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FINANCING METRICS

Down Payment	20%
Loan-to-Value	80%
Loan Term	5 Years
Amortization	25 Years
Origination Fee	.5 - 1%
Est. Interest Rate	6.75% Fixed
Pre-payment Penalty	3%, 2%, 1%

TO DISCUSS FINANCING OPTIONS

John Fee Managing Director

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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.*