



MULTIFAMILY PROPERTY FOR SALE

# 143 W WALNUT LN

Philadelphia, PA 19144

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# DEAL TEAM

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# PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Discover the charm of 143 Walnut Lane, a rare gem in Philadelphia's historic West Germantown. This 20-unit mixed-use property effortlessly blends classic elegance with modern functionality. The centerpiece is a meticulously restored Victorian mansion, featuring five spacious apartments that exude timeless beauty. Just behind, you'll find a 14-unit commercial building that also includes a cozy residential apartment, providing a perfect mix of work and living spaces.

Both structures are thoughtfully supported by a large off-street parking lot and a tranquil common garden area, offering convenience and relaxation in equal measure. Set within the picturesque Tulpehocken Historic District, this property is ideally situated just two blocks from the Train Station and four blocks from the serene Wissahickon Park, making it an urban oasis with easy access to nature and transit.

Whether you're seeking a well-maintained investment or a turn-key property that radiates historical significance, 143 Walnut Lane stands out as an exceptional opportunity in one of Philadelphia's most desirable neighborhoods.

### PROPERTY HIGHLIGHTS

- 22,700 SF multifamily building
- 6 residential units and 14 offices
- Built in 1930, exuding timeless architectural charm
- Fully renovated prior to 2019 for modern appeal
- Zoned RSD1 for flexible use and development
- Prime location in the vibrant Philadelphia market

### OFFERING SUMMARY

<b>Sale Price:</b>	\$2,400,000
<b>Lot Size:</b>	38,995 SF
<b>Building Size:</b>	22,700 SF

# COMMERCIAL RENT ROLL

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TENANT	SIZE SF	RENT	RENT/SF	ANNUAL MARKET RENT
Parties Made Perfect	795 SF	\$11,280	\$14.19	\$11,618
Mary Anne Biehler	325 SF	\$6,120	\$18.83	\$6,304
Burt Dodge	379 SF	\$6,240	\$16.46	\$6,427
Qimmah Edwards	1,300 SF	\$18,000	\$13.85	\$18,540
Serenity Massage	210 SF	\$4,920	\$23.43	\$5,068
Vacant	325 SF	\$0	\$0.00	\$4,264
Kristen Alvarez	325 SF	\$4,140	\$12.74	\$4,264
Danielle Hall	350 SF	\$6,600	\$18.86	\$6,798
Lenore Sears	350 SF	\$6,240	\$17.83	\$6,427
Blue Banyan Yoga	400 SF	\$6,060	\$15.15	\$6,242
Marybeth Hays	400 SF	\$6,900	\$17.25	\$7,107

# RESIDENTIAL RENT ROLL

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UNIT NUMBER	BED/BATH	SIZE SF	RENT	RENT/SF	ANNUAL MARKET RENT
1	1BR/1BA	800 SF	\$ 1,260	\$1.58	\$1,298
2	2BD/1BA	2,475 SF	\$ 2,450	\$0.99	\$2,524
3	2BD/1BA	1,620 SF	\$ 2,000	\$1.23	\$2,060
4	2BD/1BA	1,620 SF	\$ 1,775	\$1.10	\$1,828
5	1BR/1BA	800 SF	\$ 1,785	\$2.23	\$1,839
6	2BD/1BA	2,475 SF	\$ 2,100	\$0.85	\$2,163

# OPERATING STATEMENT

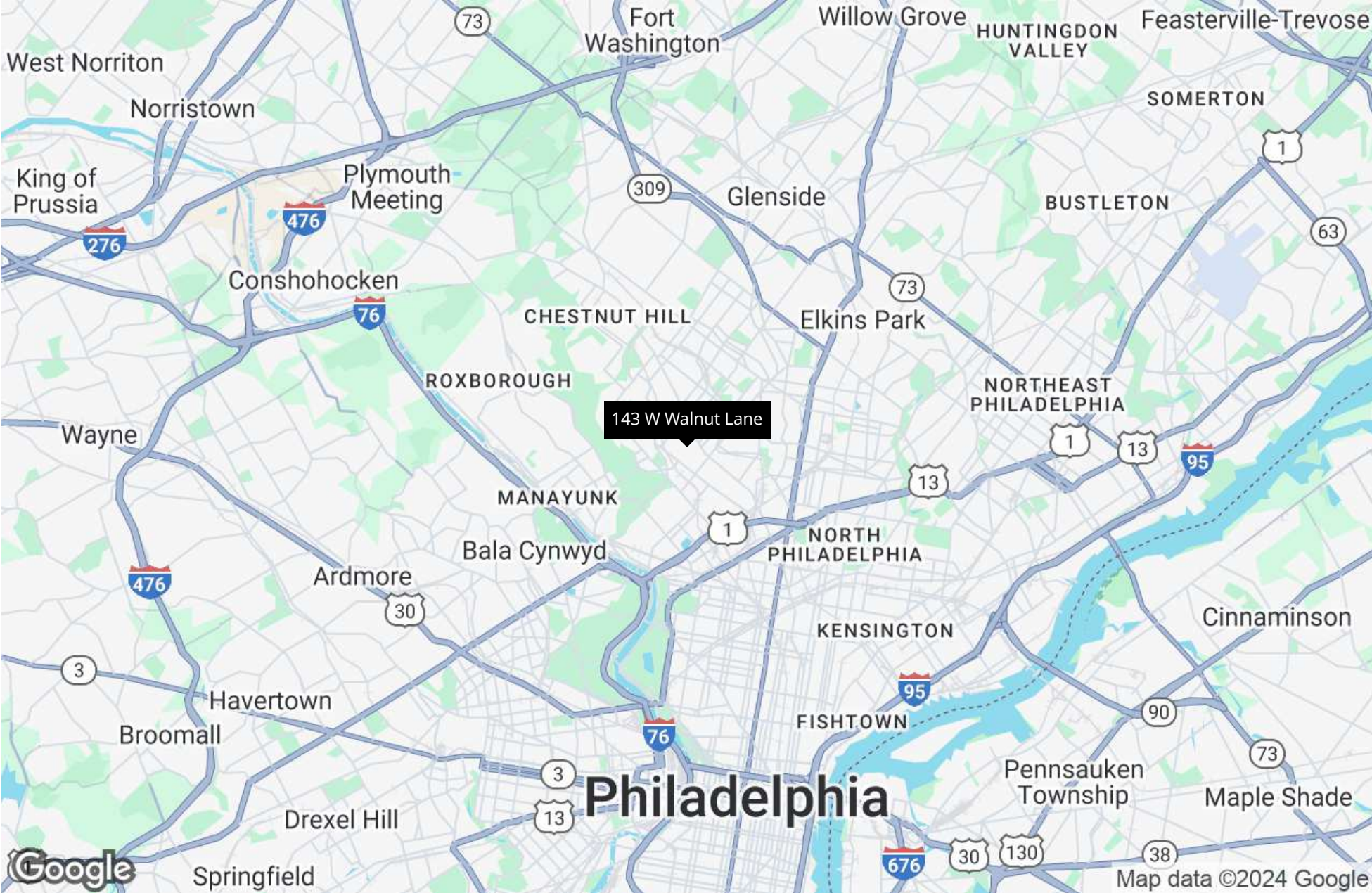
Income	Current		Market	
	Annual	Unit	Annual	Unit
<b>Multifamily</b>				
Gross Potential Rent (Resi)	\$140,533	\$23,422	\$140,533	\$23,422
Loss / Gain to Lease (Resi)	-\$4,093	-\$682	\$0	\$0
Gross Scheduled Rent (Resi)	\$136,440	\$22,740	\$140,533	\$23,422
Water Fee	\$600	\$100	\$2,520	\$420
Other	\$1,000	\$167	\$600	\$100
Vacancy (Resi) 5%	-\$6,822	-\$1,137	-\$7,027	-\$1,171
Effective Gross Income	<b>\$131,218</b>	<b>\$21,870</b>	<b>\$136,627</b>	<b>\$22,771</b>
<b>Commercial</b>				
Gross Scheduled Rent (Com)	\$80,640		\$83,059	
Vacancy (Com) 10%	-\$8,064		-\$8,306	
Effective Gross Income (Com)	\$72,576		\$74,753	
<b>Total Effective Gross Income</b>	<b>\$203,794</b>	<b>\$21,870</b>	<b>\$211,380</b>	<b>\$22,771</b>

# OPERATING STATEMENT

Expenses	Current		Market	
	Annual	Unit	Annual	Unit
Real Estate Taxes	\$16,949	\$2,825	\$16,949	\$2,825
Insurance	\$10,500	\$1,750	\$10,500	\$1,750
Electric	\$500	\$83	\$500	\$83
Water & Sewer	\$2,520	\$420	\$2,520	\$420
Gas	\$750	\$125	\$750	\$125
Repairs & Maintenance	\$3,600	\$600	\$3,600	\$600
Contract Services	\$2,250	\$375	\$2,250	\$375
Refuse Collection	\$500	\$83	\$500	\$83
Landscaping	\$450	\$75	\$450	\$75
General & Administrative	\$1,500	\$250	\$1,500	\$250
Licensing	\$1,005	\$168	\$1,005	\$168
Misc. Expenses	\$750	\$125	\$750	\$125
Management Fee	5% \$10,190	\$1,698	\$10,569	\$1,761
<b>Total Expenses</b>	<b>\$51,464</b>	<b>\$8,577</b>	<b>\$51,843</b>	<b>\$8,640</b>
Expenses as % of EGI	25%		25%	
<b>Net Operating Income</b>	<b>\$152,330</b>	<b>\$25,388</b>	<b>\$159,537</b>	<b>\$26,589</b>



# LOCATION MAP



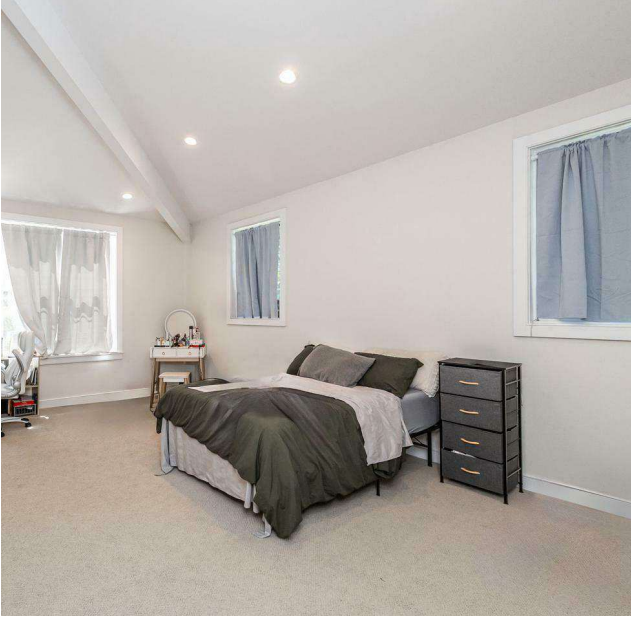
# RETAILER MAP



# RESIDENTIAL PHOTOS



# RESIDENTIAL PHOTOS



# COMMERCIAL PHOTOS



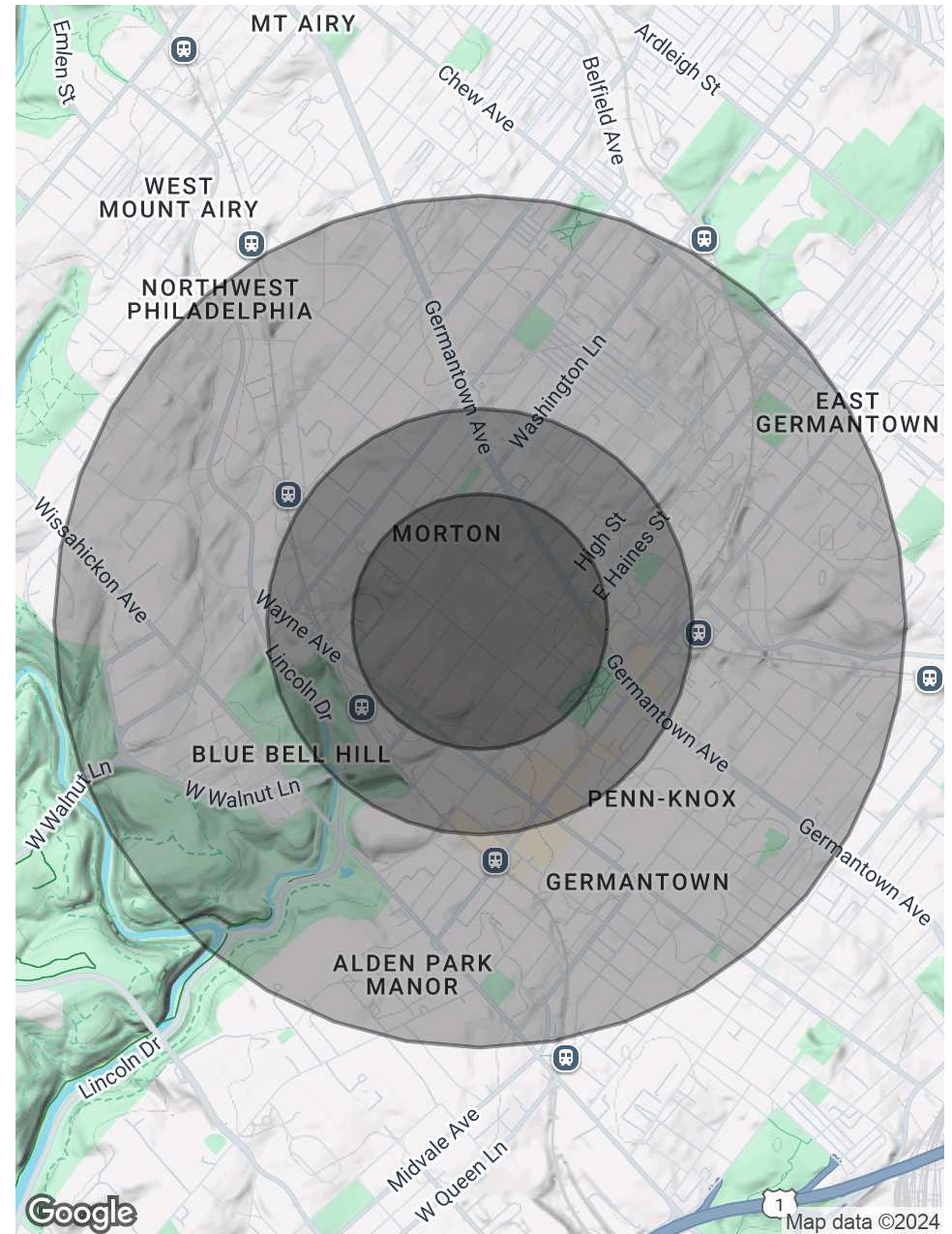
# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Population</b>	3,538	9,983	36,281
<b>Average Age</b>	44	44	41
<b>Average Age (Male)</b>	43	42	40
<b>Average Age (Female)</b>	45	45	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Households</b>	1,735	5,009	16,565
<b># of Persons per HH</b>	2	2	2.2
<b>Average HH Income</b>	\$89,321	\$77,621	\$74,911
<b>Average House Value</b>	\$314,021	\$339,348	\$338,560

Demographics data derived from AlphaMap





McCann **kw**  
COMMERCIAL