



8 UNIT MULTIFAMILY PROPERTY

921-929 W 3rd St & 223-227 Lloyd St, Chester, PA 19013

Brady Carroll

Cell: 610.291.9895

brady@vra-commercial.com

Executive Summary



Property Overview

VRA Realty is pleased to exclusively present for purchase this eight-unit Multifamily Investment Property located at 921-929 W 3rd St & 223-227 Lloyd Street, located just a couple blocks off the waterfront in Chester, PA. Ideally located in a quiet yet easily accessible section of the city near the Philadelphia Union Professional Soccer Stadium.

The offering is eight separate single family homes all built on a single parcel. All units have been completely renovated top to bottom over the past two years, and tenants pay for all utilities, making this a newer construction investment with minimal expenses.

These units are in high demand and lease quickly because they are well located, newly renovated houses as opposed to apartments. There is great value add potential in making all units Section 8 leases moving forward.

Brady Carroll

Cell: 610.291.9895

brady@vra-commercial.com

Offering Summary

Sales Price:	\$1,500,000
Number of Units:	8
Lot Size:	9,583
Building Size (Combined)	10,104
NOI:	\$113,004
Proforma NOI:	\$142,675
Cap Rate:	7.5%
Proforma Cap Rate:	9.5%

Demographics	2 Miles	5 Miles	10 Miles
Total Households:	18,500	65,219	256,373
Total Population:	50,949	171,112	669,411
Average HH Income:	\$56,517	\$94,984	\$102,883

Property Highlights

- All units are Four (4) Bedroom - One (1) Bath
- Each property has its own address
- Each property has its own water main and water meter
- Each property has its own sewer line
- Each property has its own electric service line
- Each property has separate utilities in tenant's name
- All trash removal is serviced by the city and the expense is included in the real estate taxes



All units newly remodeled top to bottom 2024-2025

- All new plumbing
- All new electrical
- All new roofs
- All new flooring
- All new hot water heaters
- All new baseboard heating systems



Brady Carroll

Cell: 610.291.9895

brady@vra-commercial.com

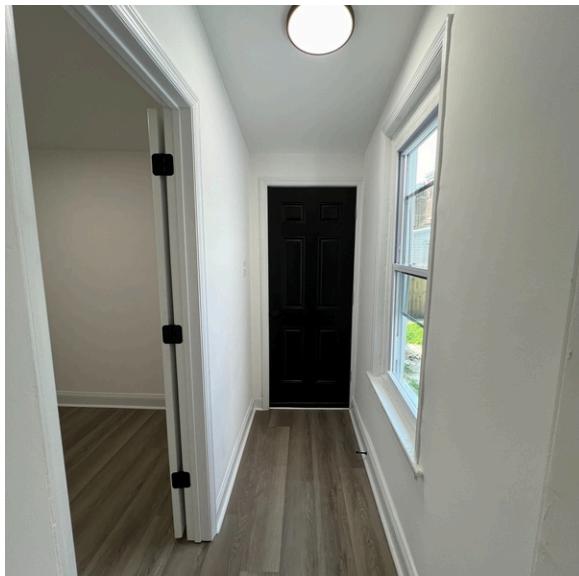
Additional Photos



Brady Carroll

Cell: 610.291.9895

brady@vra-commercial.com



Additional Photos



Brady Carroll

Cell: 610.291.9895

brady@vra-commercial.com

Financial Summary

Investment Overview		Proforma	
Price		\$1,500,000 ^{**}	\$1,500,000
Price per SF		\$148	\$148
Price per Unit		\$187,500	\$187,500
GRM		13.27	10.77
CAP Rate		7.5%	9.5%
Cash-on-Cash Return (yr 1)		25%	31%
Debt Coverage Ratio		1.5	1.8
Operating Data		Proforma	
Gross Scheduled Income		\$163,656	\$201,696
Vacancy Cost		\$8,182	\$10,084
Gross Income		\$155,474	\$191,611
Operating Expenses		\$42,470	\$48,937
Net Operating Income		\$113,004	\$142,675
Financing Data			
Down Payment		\$450,000	
Loan Amount		\$1,050,000	
Debt Service		\$75,540	
Debt Service Monthly		\$6,295	
Principal Reduction (yr 1)		\$12,895	

Rent Roll

Suite	Beds	Baths	Size SF	Rent	Sec 8	Market Rent 2026
Unit 1	4	1	1263	\$2,101	Y	\$2,101
Unit 2	4	1	1263	\$1,650	Y	\$2,101
Unit 3	4	1	1263	\$1,650	Y	\$2,101
Unit 4	4	1	1263	\$1,650	Y	\$2,101
Unit 5	4	1	1263	\$1,600	N	\$2,101
Unit 6	4	1	1263	\$1,750	N	\$2,101
Unit 7	4	1	1263	\$1,600	N	\$2,101
Unit 8	4	1	1263	\$1,637	Y	\$2,101
Totals			10,104	\$13,638		\$16,808
Annual Totals				\$163,656		\$201,696

Financing Data is based on a 70% LTV Mortgage
6% Interest Rate and 30 Year Amortization

Brady Carroll

Cell: 610.291.9895

brady@vra-commercial.com

Income & Expenses

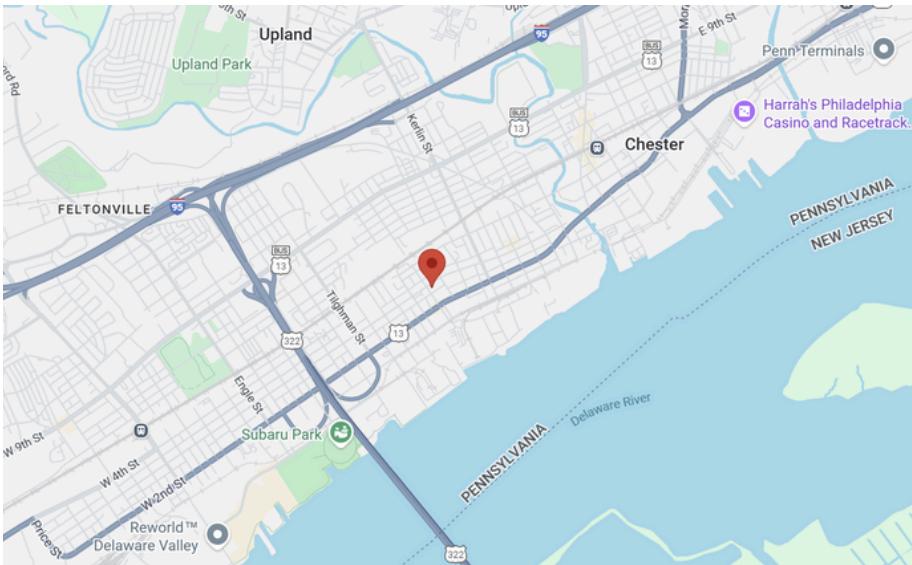
Income Summary		Proforma
Rental Income	\$163,656	-
Proforma Rental Income	-	\$201,696
Vacancy Cost	(\$8,182)	(\$10,084)
Gross Income		\$155,474
Expenses Summary		Proforma
Taxes	\$6,800	\$6,800
Insurance	\$7,000	\$7,000
Repairs & Maintenance 10%	\$16,365	\$20,169
Rental Licenses	\$850	\$850
Management 7%	\$11,455	\$14,118
Water/Sewer/Trash	\$0	\$0
Electric	\$0	\$0
Operating Expenses		\$42,470
Net Operating Income		\$113,004
		\$142,675

Brady Carroll

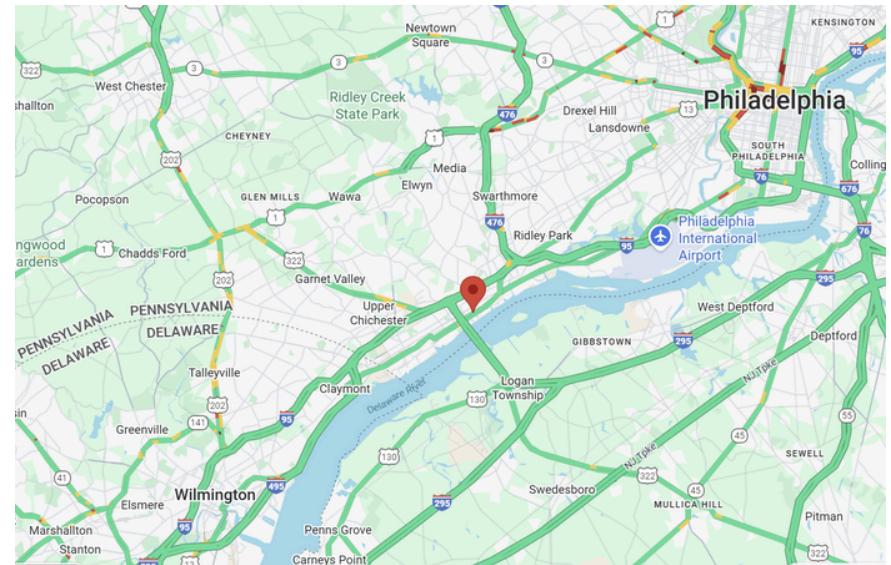
Cell: 610.291.9895

brady@vra-commercial.com

Aerial Map



Regional Map



Location Description

Chester, PA offers a central spot along the Delaware River with quick access to major roads and nearby cities. Its mix of growing businesses, waterfront activity, and ongoing redevelopment brings steady interest from both residents and investors. With easy travel to Philadelphia and key regional hubs, the area supports long-term stability for real estate investment.

Brady Carroll

Cell: 610.291.9895

brady@vra-commercial.com



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from VRA Realty, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither VRA Realty, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. VRA Realty, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. VRA Realty, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. VRA Realty, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by VRA Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.