521

N 34TH STREET

Philadelphia, PA 19104

11-UNIT MULTIFAMILY INVESTMENT

CONFIDENTIAL OFFERING MEMORANDUM

TROPHY
Commercial Real Estate

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Trophy Commercial Real Estate LLC

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N 34TH STREET

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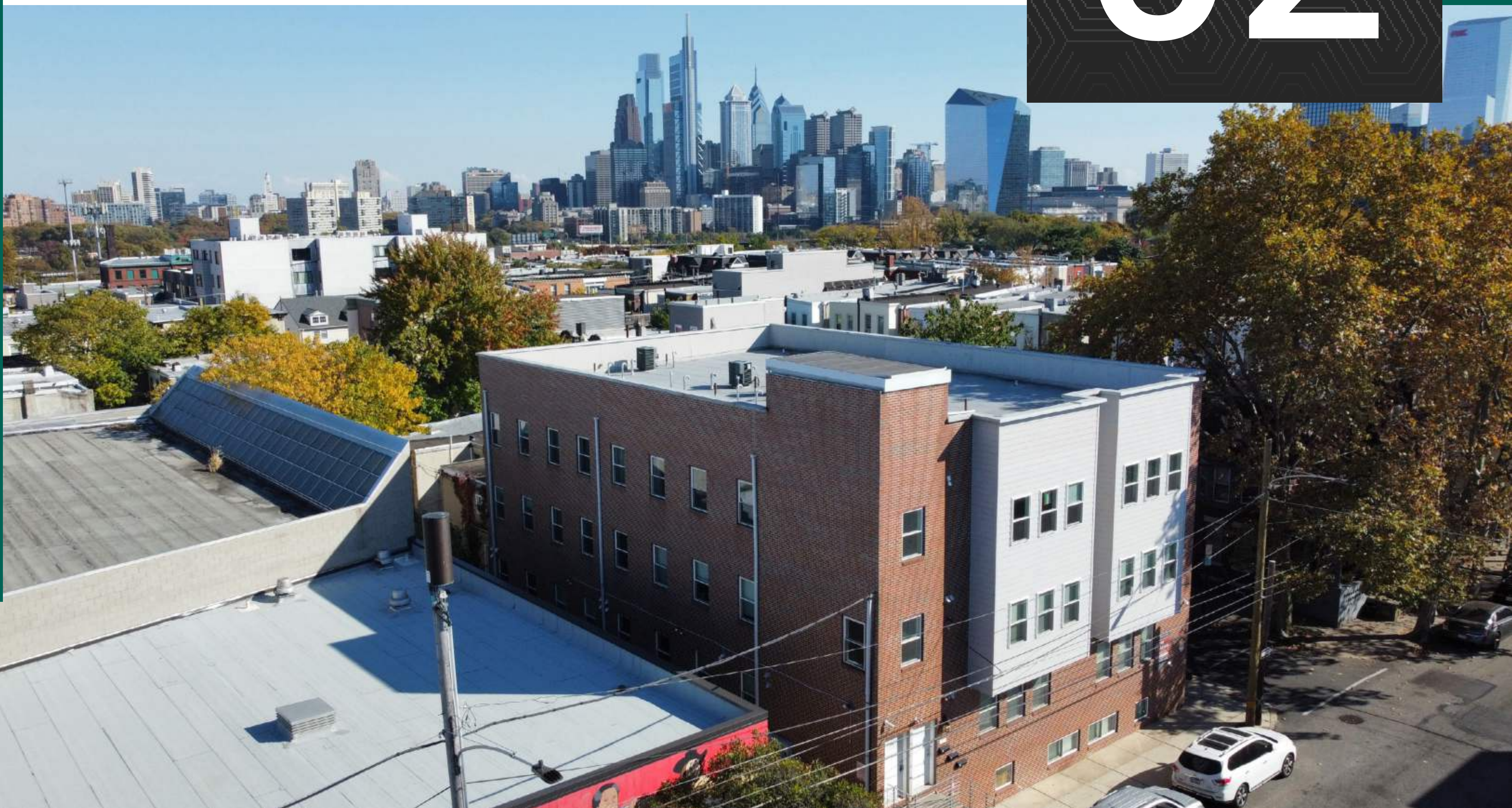
EXECUTIVE SUMMARY

Trophy Commercial Real Estate, LLC ("Trophy") is pleased to present the exclusive offering of 521 N 34th Street, an eleven-unit multifamily property located in Philadelphia's University City neighborhood. Constructed in 2018, the property consists of eleven residential units totaling 17,100 rentable square feet. The unit mix includes 8 Bi-level three-bedroom, three-bathroom units, 1 two-bedroom, two-and-a-half-bathroom unit, and 2 one-bedroom, one-and-a-half-bathroom units.

The asset is currently stabilized and generates an in-place Net Operating Income of approximately $266,636. At the asking price of $3,675,000, the property offers a 7.26% going-in cap rate with strong cash flow and minimal near-term capital expenditure requirements due to its recent construction. Located within walking distance of Drexel University, the University of Pennsylvania, Penn Presbyterian Medical Center, and major employment centers throughout University City, the property benefits from durable rental demand and long-term appreciation potential.

PROPERTY
OVERVIEW

02



Address	521 N 34th Street, Philadelphia, PA 19104
Asset Type	Multifamily
Total Units	11
Total Rentable Area	17,100 SF
Average Unit Size	1,555 SF
Average Monthly Rent	$2,524/Unit

UTILITIES & UNIT FEATURES

- Built in 2018
- Large floorplans averaging 1,555 SF
- Modern multifamily construction
- Majority Bi-level three-bedroom layouts
- 100% occupancy
- Minimal deferred maintenance anticipated

PRIME UNIVERSITY CITY LOCATION

Located in one of Philadelphia's strongest rental submarkets with proximity to Drexel University, the University of Pennsylvania, Penn Medicine, and major employment centers.

OVERSIZED FLOORPLANS

Average unit size of 1,555 square feet significantly exceeds competing multifamily inventory within the surrounding submarket.

STRONG IN-PLACE CASH FLOW

In-place NOI of approximately $266,636 with a going-in cap rate of 7.26%.

MODERN CONSTRUCTION

Built in 2018, reducing near-term capital expenditure requirements and providing operational efficiency.

FINANCING-FRIENDLY PROFILE

Supports conventional financing with a projected 1.34x debt coverage ratio at current operations.

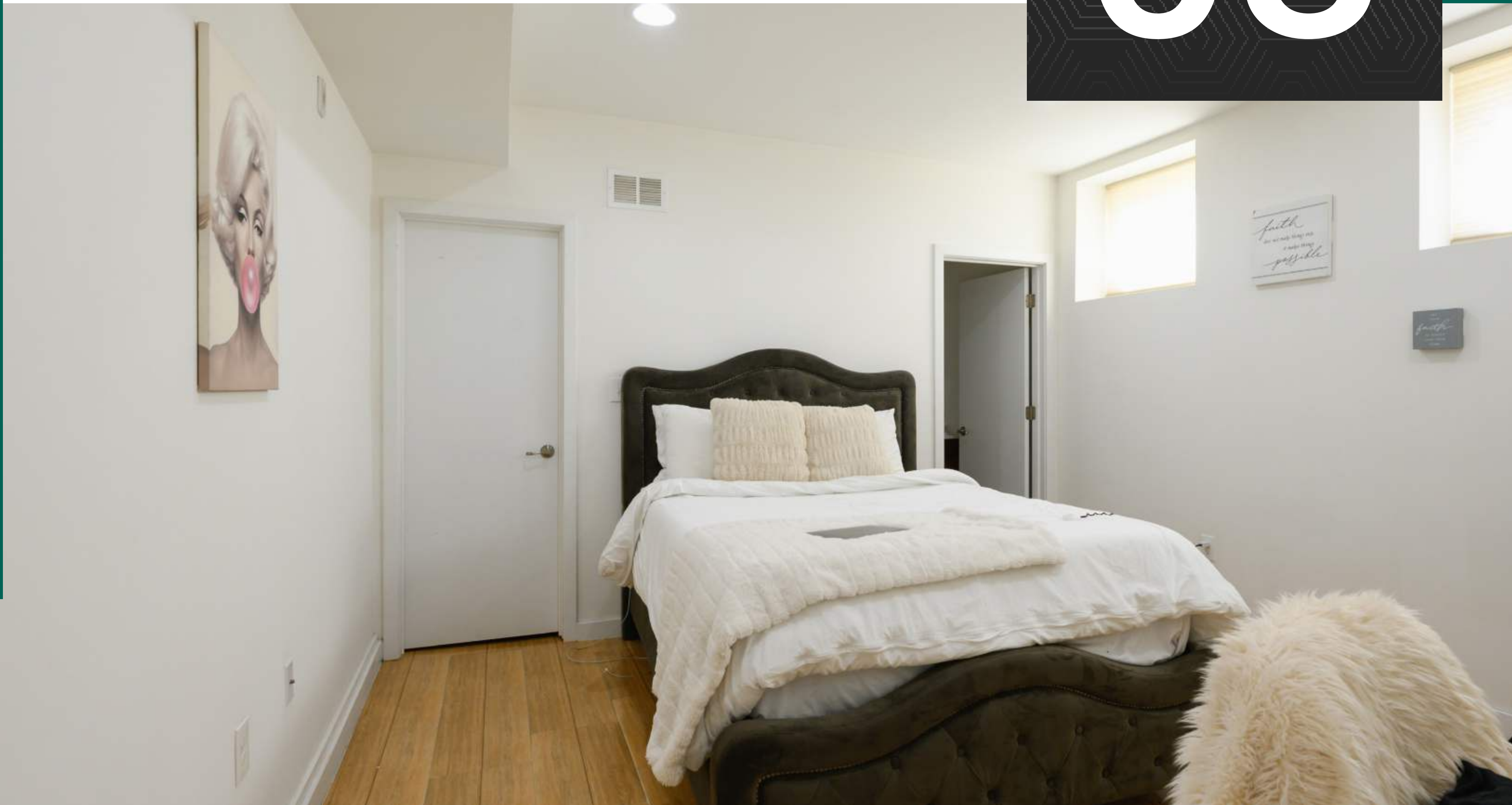
PROPERTY PHOTOS




PROPERTY PHOTOS

FINANCIAL
ANALYSIS

03



			Current		Scheduled	
		Square	Rent	Rent / SF	Rent	Rent / SF
Unit	Unit Type	Feet	Month	Month	Month	Month
Unit A1	Two Bedroom Two and a Half Bath	1,100	$2,310	$2.10	$2,310	$2.10
Unit A2	One Bedroom One and a Half Bath	800	$1,590	$1.99	$1,590	$1.99
Unit A3	One Bedroom One and a Half Bath	800	$1,525	$1.91	$1,525	$1.91
Unit B1	Three Bedroom Three Bath	1,800	$2,855	$1.59	$2,855	$1.59
Unit B2	Three Bedroom Three Bath	1,800	$2,925	$1.63	$2,925	$1.63
Unit C1	Three Bedroom Three Bath	1,800	$2,775	$1.54	$2,775	$1.54
Unit C2	Three Bedroom Three Bath	1,800	$2,677	$1.49	$2,677	$1.49
Unit D1	Three Bedroom Three Bath	1,800	$2,570	$1.43	$2,570	$1.43
Unit D2	Three Bedroom Three Bath	1,800	$2,850	$1.58	$2,850	$1.58
Unit E1	Three Bedroom Three Bath	1,800	$2,860	$1.59	$2,860	$1.59
Unit E2	Three Bedroom Three Bath	1,800	$2,825	$1.57	$2,825	$1.57
Total		**17,100**	**$27,762**	**$1.62**	**$27,762**	**$1.62**

INCOME	CURRENT		YEAR 1		PER UNIT	PER SF
Gross Potential Rent	333,144		343,138		31,194	20.07
Gross Scheduled Rent	333,144		343,138		31,194	20.07
Physical Vacancy	(16,657)	5.0%	(17,157)	5.0%	(1,560)	(1.00)
Total Vacancy	**($16,657)**	**5.0%**	**($17,157)**	**5.0%**	**($1,560)**	**($1)**
Economic Occupancy	95.00%		95.00%			
Effective Rental Income	316,487		325,981		29,635	19.06
Effective Gross Income	**$316,487**		**$325,981**		**$29,635**	**$19.06**

EXPENSES	CURRENT		YEAR 1		PER UNIT	PER SF
Real Estate Taxes	5,075		5,075		461	0.30
Insurance	7,032		7,032		639	0.41
Utilities - Electric	720		720		65	0.04
Utilities - Water & Sewer	7,200		7,200		655	0.42
Trash Removal	4,800		4,800		436	0.28
Repairs & Maintenance	5,500		5,500		500	0.32
Alarm Monitoring/Inspection	2,220		2,220		202	0.13
General & Administrative	759		759		69	0.04
Misc. Expenses	720		729		66	0.04
Management Fee	15,824	5.0%	16,299	5.0%	1,482	0.95
Total Expenses	**$49,850**		**$50,334**		**$4,576**	**$2.94**
Expenses as % of EGI	**15.8%**		**15.4%**			
Net Operating Income	**$266,636**		**$275,647**		**$25,059**	**$16.12**

SUMMARY		
Price	**$3,675,000**	
Down Payment	$1,102,500	30%
Number of Units	11	
Price Per Unit	$334,091	
Price Per SqFt	$214.91	
Rentable SqFt	17,100	
Lot Size	0.11 Acres	
Approx. Year Built	2018	

RETURNS	CURRENT	YEAR 1
CAP Rate	**7.26%**	**7.50%**
GRM	11.03	10.71
Cash-on-Cash	6.14%	6.96%
Debt Coverage Ratio	1.34	1.39

FINANCING	1ST LOAN
Loan Amount	$2,572,500
Loan Type	New
Interest Rate	6.00%
Amortization	25 Years
Year Due	2031

DEBT FINANCING	
	New Loan
Loan Name/Type*	Acquisition
Origination Date	June-2026
LTV	70.0%
Loan Balance	$2,572,500
Interest Rate	6.00%
Term (Years)	5 Years
Maturity Date	May-2031
Amortization Period (Years)	25 Years
Loan Constant	7.73%
Annual Debt Service Payment (P&I only)	($198,896)
Equity	$1,102,500
Outstanding Loan Balance at Maturity	$2,313,503
Term Remaining (Months)	60 Months

In addition to investment sales advisory, Trophy Commercial Real Estate provides integrated debt placement and capital markets advisory services for multifamily acquisitions.

Trophy can assist qualified buyers in sourcing and structuring acquisition and refinance debt tailored to the property's operating profile, leverage objectives, and hold strategy. Our team maintains active relationships with:

- Local and regional banks
- Credit unions
- Agency and agency-adjacent lenders
- Debt funds and bridge lenders
- Private balance-sheet lenders

POTENTIAL PARAMETERS (SUBJECT TO CREDIT APPROVAL)

Loan-to-Value:
65%–75%

Amortization:
25–30 years

Term:
5–10 years

Interest Rate:
Market-based, fixed, or floating options available

Non-recourse or limited recourse options, depending on structure

Trophy's capital markets platform allows buyers to evaluate multiple financing options in parallel, optimize proceeds, and reduce execution risk during the acquisition process. Debt advisory services are available as an optional enhancement and are coordinated alongside the transaction timeline to ensure smooth closing.

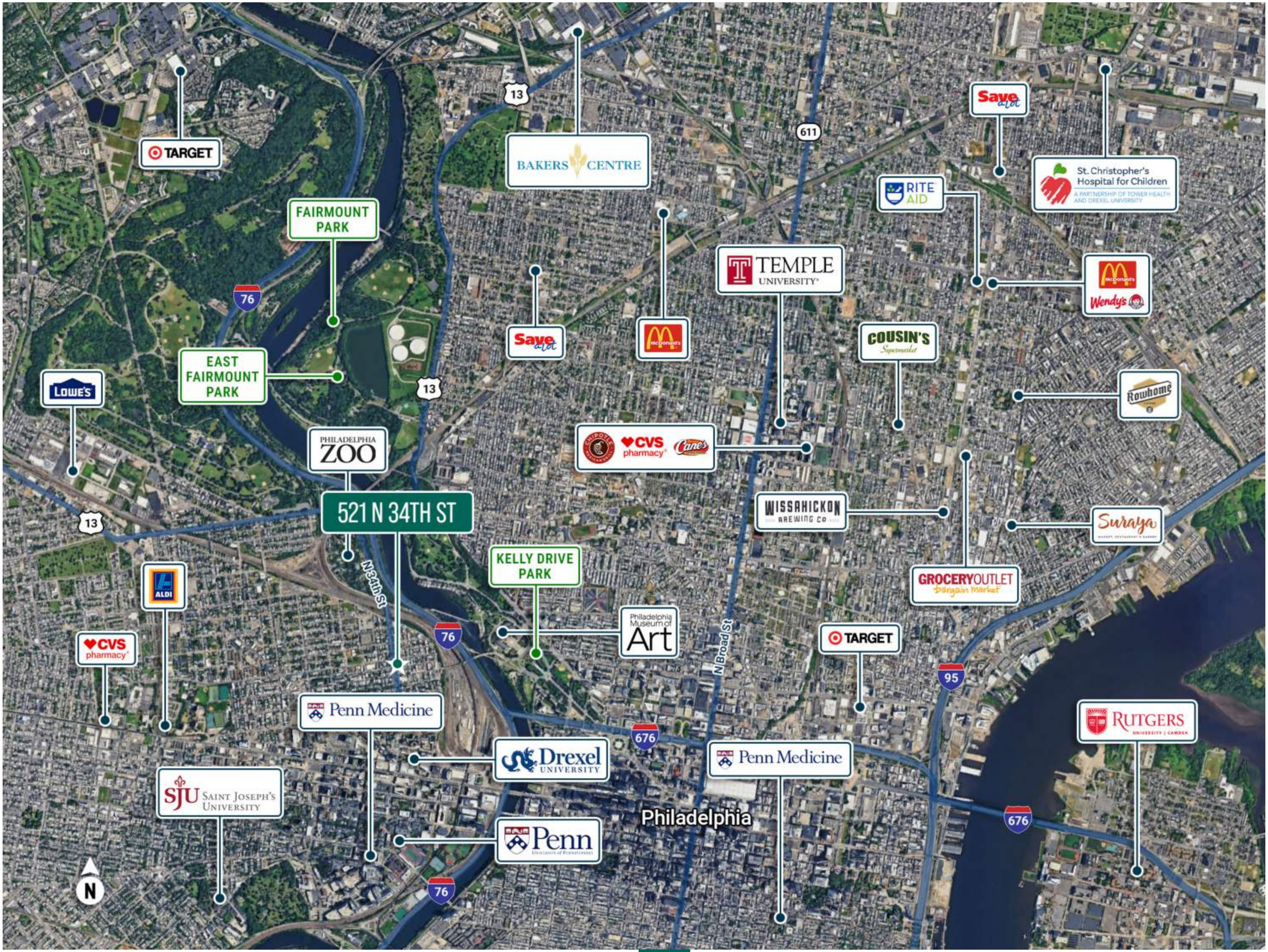
For purchasers seeking a one-stop execution platform — combining investment sales expertise with capital markets access — Trophy is positioned to deliver a streamlined and efficient transaction.

University City remains one of Philadelphia's most desirable and resilient multifamily investment markets due to its concentration of higher education institutions, healthcare systems, and major employers. The neighborhood continues to benefit from strong renter demand generated by Drexel University, the University of Pennsylvania, Penn Medicine, Children's Hospital of Philadelphia, and numerous life science and technology companies.

521 N 34th Street is uniquely positioned to capitalize on this demand through its oversized floorplans, modern construction, and proximity to public transportation, employment centers, and neighborhood amenities. With limited competing inventory offering comparable unit sizes and finishes, the asset provides investors with durable cash flow and long-term rent growth potential in one of the city's strongest submarkets.

OFFERING PROCEDURE

Property tours are available by appointment only through Trophy Commercial Real Estate. Qualified investors will be provided access to due diligence materials upon request. Offers should be submitted in the form of a non-binding Letter of Intent outlining pricing, due diligence period, financing contingencies, and closing timeline.


TARGET
BAKERS CENTRE
Save a lot
St. Christopher's Hospital for Children
RITE AID
FAIRMOUNT PARK
TEMPLE UNIVERSITY
Wendy's
Save a lot
COUSIN'S Supermarket
EAST FAIRMOUNT PARK
LOWE'S
Rowhome
PHILADELPHIA ZOO
CVS pharmacy
Canes
521 N 34TH ST
WISSAHICKON BREWING CO
Suraya
KELLY DRIVE PARK
N 34th St
GROCERY OUTLET bargain market
ALDI
Philadelphia Museum of Art
TARGET
CVS pharmacy
N Broad St
RUTGERS
Penn Medicine
Drexel UNIVERSITY
Penn Medicine
SJU SAINT JOSEPH'S UNIVERSITY
Philadelphia
Penn
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