

5047 Baltimore Ave

PHILADELPHIA, PA 19143



OFFERING MEMORANDUM



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Philly CRE Advisors proudly presents 5047 Baltimore Ave, a newer-construction mixed-use investment asset located in the rapidly expanding University City corridor of West Philadelphia. Built in 2019, the property offers investors a stabilized, low-maintenance opportunity with strong in-place income, below-market rents, and meaningful upside through future lease renewals. The property consists of four units, including one ground-floor commercial space and three residential units: a spacious 2-bedroom / 2-bathroom residence and two oversized 3-bedroom / 2-bathroom units. The commercial unit is leased at \$1,250 per month through September 1, 2027. The 2-bedroom / 2-bathroom unit is leased at \$1,700 per month through February 1, 2027, while the two 3-bedroom / 2-bathroom units are leased at \$2,100 per month through May 1, 2027 and \$1,750 per month through June 1, 2027. Current in-place rent totals approximately \$6,800 per month, or \$81,600 annually, while projected market rents total approximately \$7,450 per month, creating roughly \$7,800 in annual rental upside as leases mature. Each residential unit features modern finishes, spacious layouts, stainless steel appliances, granite countertops, in-unit washer and dryer, recessed lighting, and excellent natural light. Strategically located near Drexel University, the University of Pennsylvania, CHOP, HUP, and the broader University City corridor, the property benefits from one of Philadelphia's most concentrated employment bases. University City contains more than 78,000 jobs and accounts for approximately 11% of Philadelphia employment despite representing less than 2% of the city's geographic footprint. More than 70% of University City jobs pay over \$40,000 annually, further supporting a deep and relatively high-earning renter base. That employment base continues to grow. Burlington Stores recently announced plans to relocate its corporate headquarters to 3151 Market Street at Schuylkill Yards, representing approximately \$370 million in private investment and bringing as many as 2,000 full-time jobs to Philadelphia. The move further validates University City as a major corporate, institutional, life-sciences, and employment hub. A compelling opportunity to acquire a stabilized mixed-use asset with approximately \$81,600 in current annual rental income, built-in rent growth, newer construction, approximately seven years remaining on the tax abatement, and exposure to one of Philadelphia's strongest employment corridors.



PROPERTY INFORMATION

\$998,000

OFFERING PRICE

6.23%

CAP RATE

\$81,600

ANNUAL GROSS INCOME

HIGHLIGHTS

- Fully Stabilized Mixed-Use Asset with Retail + Residential Income
- Recently Developed (2019) with Modern Construction & Luxury Finishes
- Turnkey, Cash-Flowing Investment with Strong In-Place Income
- Highly Desirable Units Featuring 2-Bed & 3-Bed Layouts, In-Unit Washer & Dryer, and Private Patio
- Minutes from Drexel University, Penn, and University City Expansion
- Near Penn Presbyterian, CHOP & HUP, Driving Long-Term Tenant Demand



FINANCIAL SUMMARY

5047 Baltimore Ave., Philadelphia, PA 19143

Multifamily Investment Summary

Address	5047 Baltimore Ave., Philadelphia, PA 19143
Total Units	4
Unit Mix	1 Commercial, 1x 2 bed, 2 bath, 2x 3 bed, 2 bath
Year Built	2019
Asking Price	\$998,000
Unit Count (for per-unit math)	4
Price Per Unit	\$249,500

RENT ROLL

Unit	Unit Type	Lease End Date	Current Monthly Rent	Market Monthly Rent
Unit 1	Commercial	9/1/2027	\$1,250	\$1,350
Unit 2	2BR, 2BA	2/1/2027	\$1,700	\$1,850
Unit 3	3BR, 2BA	5/1/2027	\$2,100	\$2,200
Unit 4	3BR, 2BA	6/1/2027	\$1,750	\$2,050
TOTAL / MONTH			\$6,800	\$7,450

OPERATING STATEMENT (ANNUAL)

Item	Rate	Annual \$	Per Unit \$	Notes
INCOME				
Gross Potential Rent		\$81,600	\$20,400	
EFFECTIVE GROSS INCOME (EGI)		\$81,600	\$20,400	
EXPENSES				
Real Estate Taxes		\$6,299	\$1,575	
Insurance		\$3,500	\$875	
Water/Sewer		\$3,840	\$960	
Electric (Common Area)		\$600	\$150	
Trash/Sanitation		\$500	\$125	
Fire/Sprinkler & Alarm Monitoring		\$350	\$88	
Rental License		\$207	\$52	
Repairs & Maintenance	5%	\$4,080	\$1,020	
TOTAL EXPENSES		\$19,376	\$4,844	
Expenses as % of EGI		23.75%		
NET OPERATING INCOME (NOI)		\$62,224	\$15,556	

FINANCING & RETURN METRICS

Asking Price	\$998,000
Cap Rate (Going-In, on NOI above)	6.23%
Interest Rate	6.75%
Loan-to-Value (LTV)	75.00%
Amortization (Years)	25
Loan Term (Years)	10
Down Payment	\$249,500
Loan Amount	\$748,500
Annual Debt Service	\$62,058
Cash Flow After Debt Service	\$166
Cash-on-Cash Return	0.07%
DSCR	1.00x

5047 Baltimore Ave

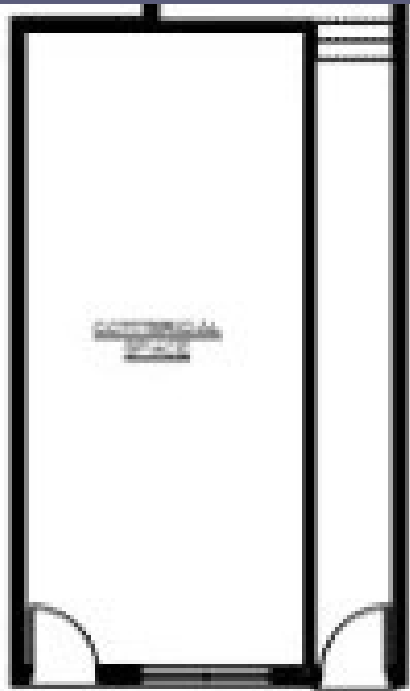
INTERIOR PHOTOS



5047 Baltimore Ave

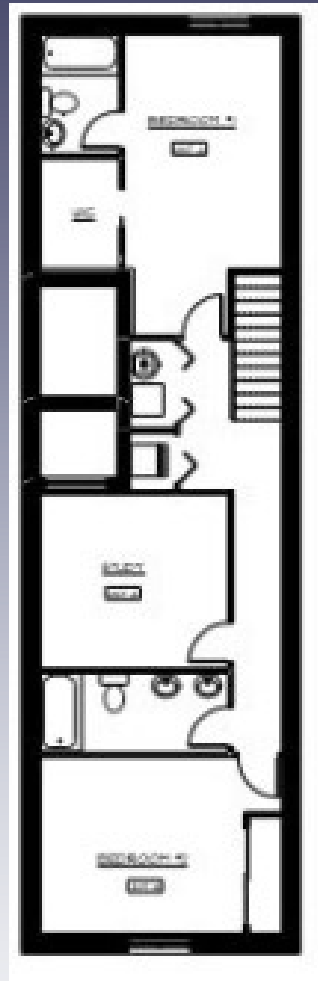
FLOOR PLANS

COMMERCIAL
SPACE

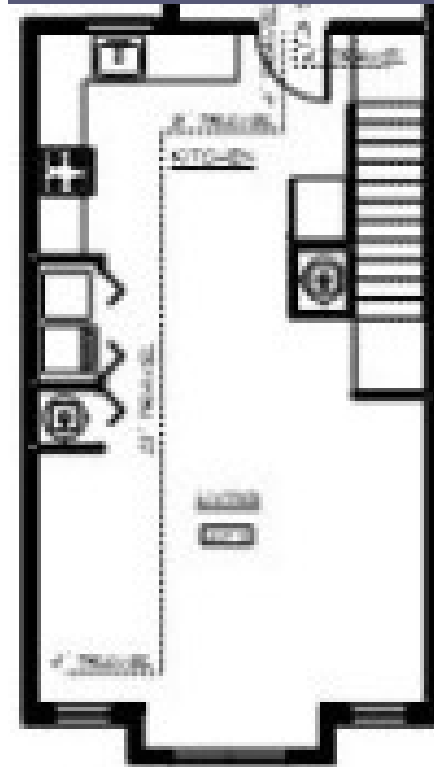


FIRST FLOOR PLAN

UNIT 1



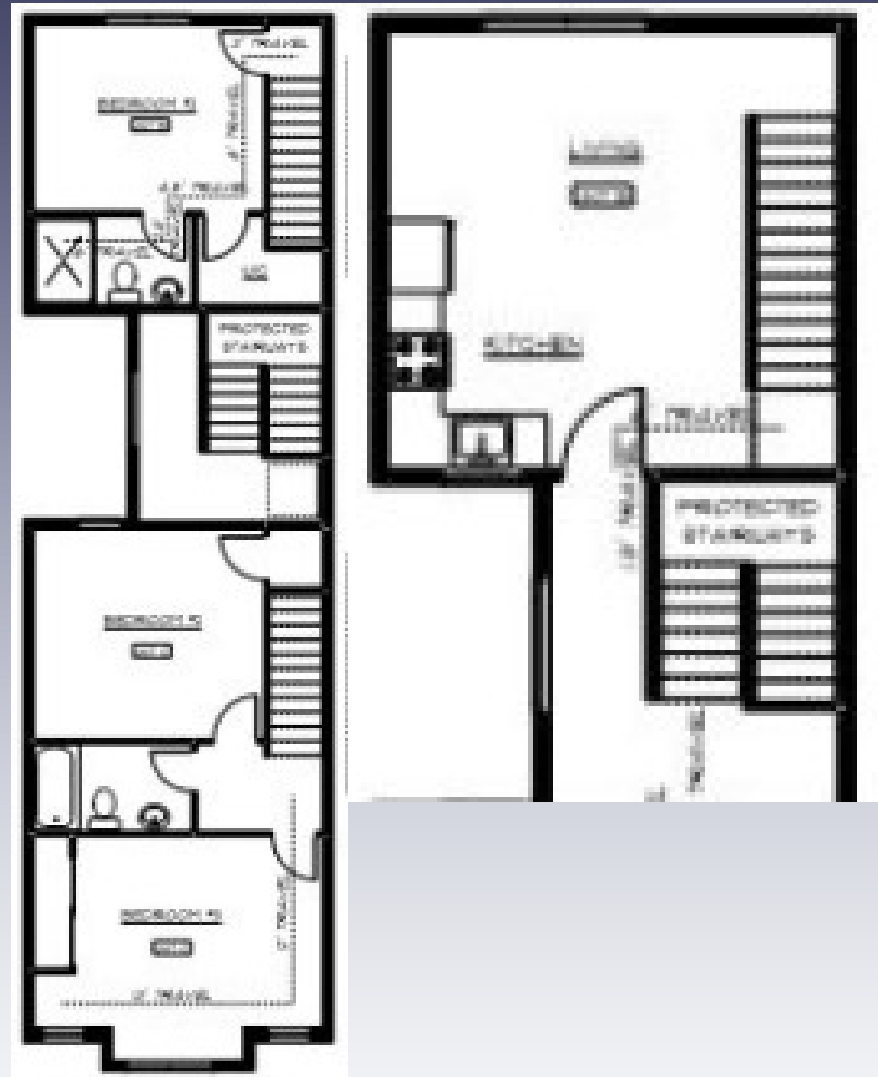
UNIT 2



5047 Baltimore Ave

FLOOR PLANS

UNIT 3

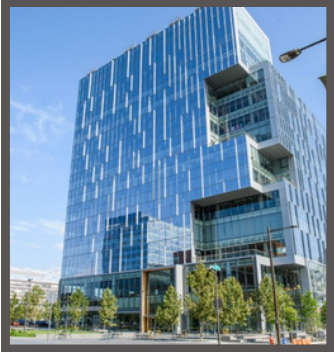


MAJOR PROJECTS DRIVING DEMAND IN & AROUND UNIVERSITY CITY



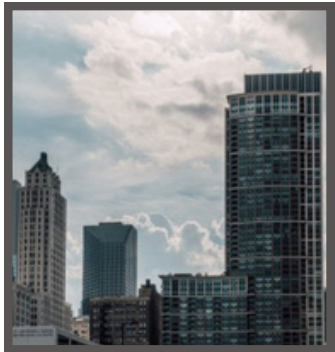
Schuylkill Yards (Brandywine + Drexel)

Schuylkill Yards master plan includes ~5M SF mixed-use development with life science/office, residential, retail, hospitality, and 6.5 acres of public green space; 3151 Market features a ~450,000 SF completed lab/life science building with ground-floor retail.



uCity Square (Wexford)

One uCity Square: ~400,000 SF, 13-story life science and office anchor building driving continued growth within the expanding uCity Square innovation district.



CHOP Expansion (Schuylkill Ave/Civic Center Blvd)

\$3B+ multi-phase expansion underway, featuring the 1.3M SF Roberts Children's Health Tower (under construction, ~2028 delivery), along with new research, innovation, and outpatient facilities—one of the largest healthcare expansions in the country, expected to drive long-term job growth and housing demand.



Pennovation Works / Lower Schuylkill Innovation District

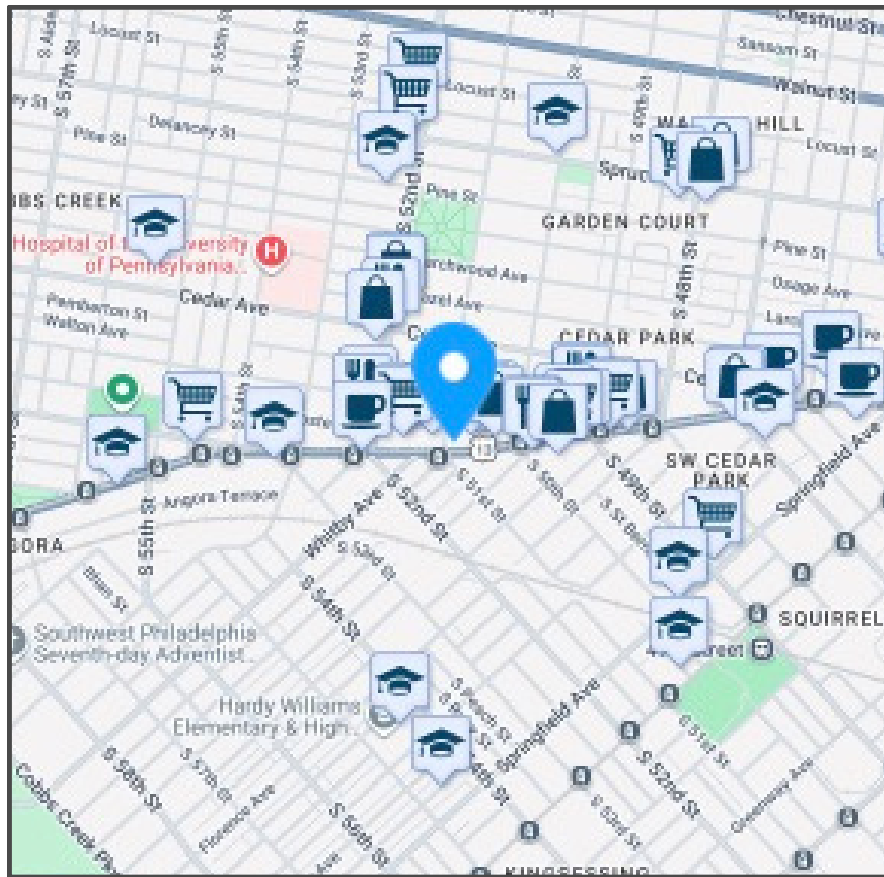
Pennovation Works / Lower Schuylkill Innovation District: a 23-acre innovation campus developed by UPenn, focused on research, startups, and technology commercialization—serving as a major driver of high-income tenants and sustained job creation.



UPCOMING DEVELOPMENT & NEIGHBORHOOD MOMENTUM

- **Schuylkill Yards (Brandywine + Drexel):** ~5M SF mixed-use innovation district including life science/office, residential, retail, hospitality, and public green space; ~450,000 SF lab building at 3151 Market largely complete.
- **uCity Square Innovation Campus:** Life sciences and research hub anchored by One uCity Square (~400,000 SF, 13-story lab/office building).
- **CHOP Expansion (Schuylkill Ave / Civic Center Blvd):** \$3B+ multi-phase expansion including the 1.3M SF Roberts Children's Health Tower (under construction, ~2028 delivery), driving significant job growth and increased housing demand.
- **Pennovation Works / Lower Schuylkill Innovation District:** 23-acre innovation campus developed by UPenn, focused on research, startups, and technology commercialization, fueling a high-income tenant base and long-term economic growth.

Cedar Park



Walk Score

93

Walker's Paradise

Daily errands do not require a car.

Transit Score

73

Excellent Transit

Transit is convenient for most trips.

Bike Score

93

Biker's Paradise

Daily errands can be accomplished on a bike.

NEARBY HOSPITALS



TRANSPORTATION & AMENITIES

- Close proximity to Children's Hospital of Philadelphia (CHOP) and Hospital of the University of Pennsylvania (HUP)
- Surrounded by several schools including Belmont Charter School, Martha Washington Middle School, Crossroads Accelerated Academy High School, Morton McMichael School, and Blankenburg Elementary School
- 5 min from I-76 highway access
- 20 min walk to The Philadelphia Zoo
- Quick Access to major roads Lancaster Ave, 40th St., Haverford Ave, Girard Ave and Powelton Ave.



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