

5250

WAYNE AVENUE

Philadelphia, PA 19144

27 -UNIT APARTMENT BUILDING



CONFIDENTIAL OFFERING MEMORANDUM



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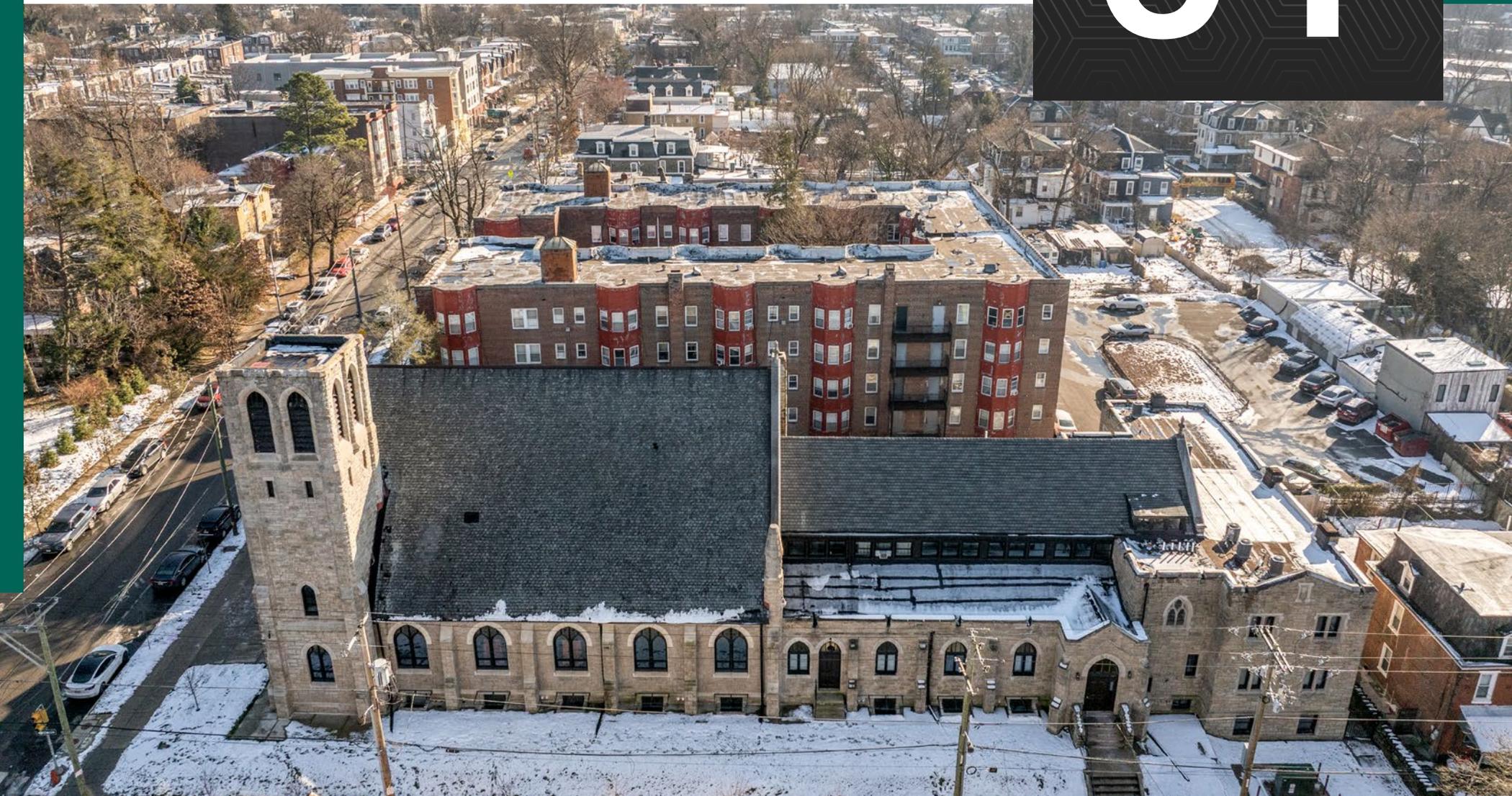
WAYNE AVENUE

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EXECUTIVE SUMMARY

01



EXECUTIVE SUMMARY

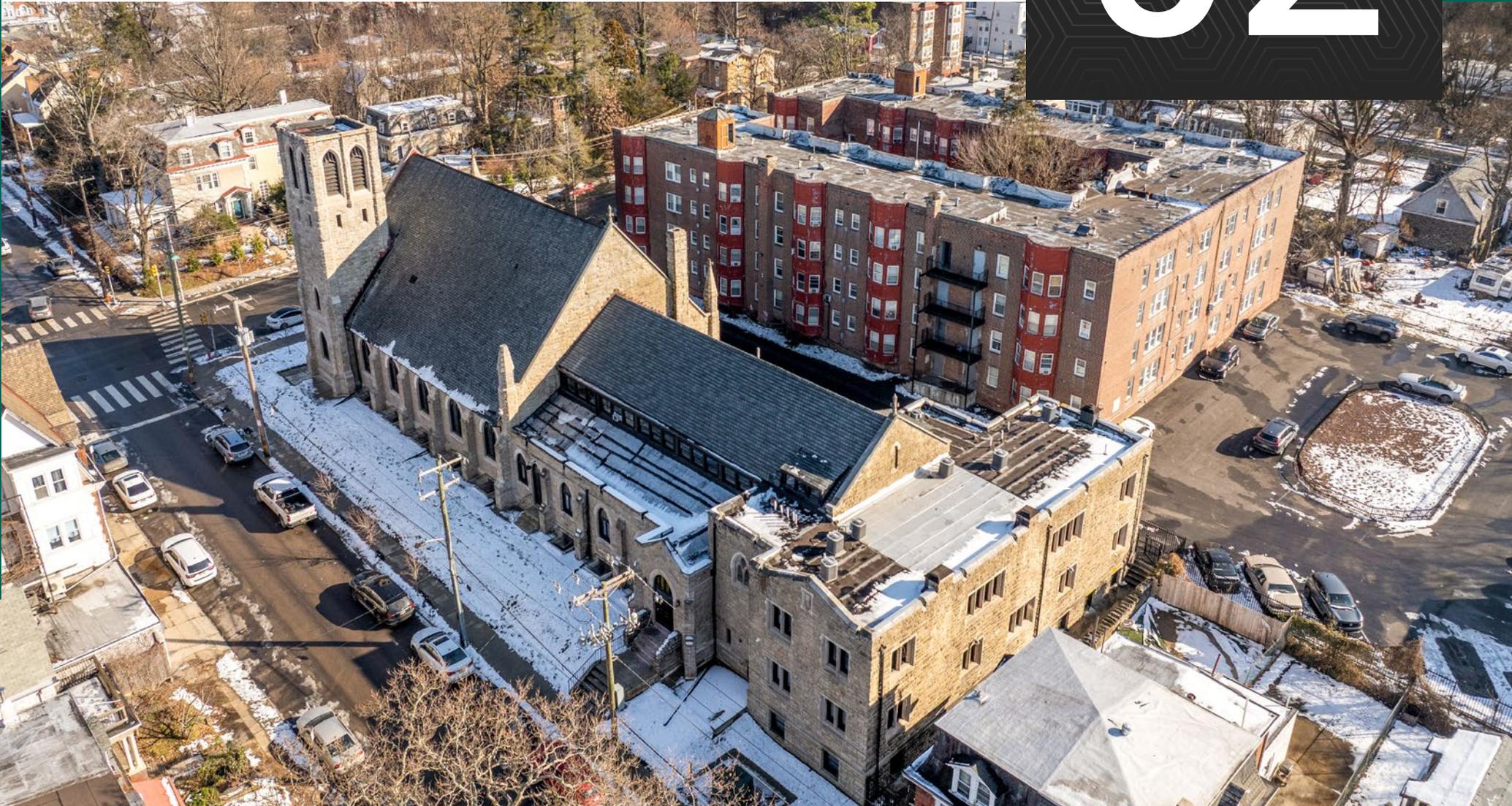
Trophy Commercial Real Estate, LLC (“Trophy”) is pleased to present the exclusive offering of 5250 Wayne Avenue, a stabilized multifamily investment in Philadelphia, PA 19144. The property comprises 27 residential units totaling approximately 31,185 rentable square feet on a 21,459-square-foot corner lot. It is currently operating with strong in-place cash flow and an attractive going-in cap rate with an 8.23% cash-on-cash return on day 1. This deal offers a healthy spread over debt without swinging a hammer.

The asset offers investors an opportunity to acquire a well-performing multifamily property at a competitive basis, with an in-place NOI of approximately \$356,567 and a going-in cap rate of 7.51% at the list price of \$4,750,000. The full 10-year tax abatement has approximately 7.5 years remaining, providing enhanced near-term cash flow and increased yield during the early hold period. The property benefits from large, oversized loft-style unit sizes, stable tenancy, and durable operating fundamentals.



PROPERTY OVERVIEW

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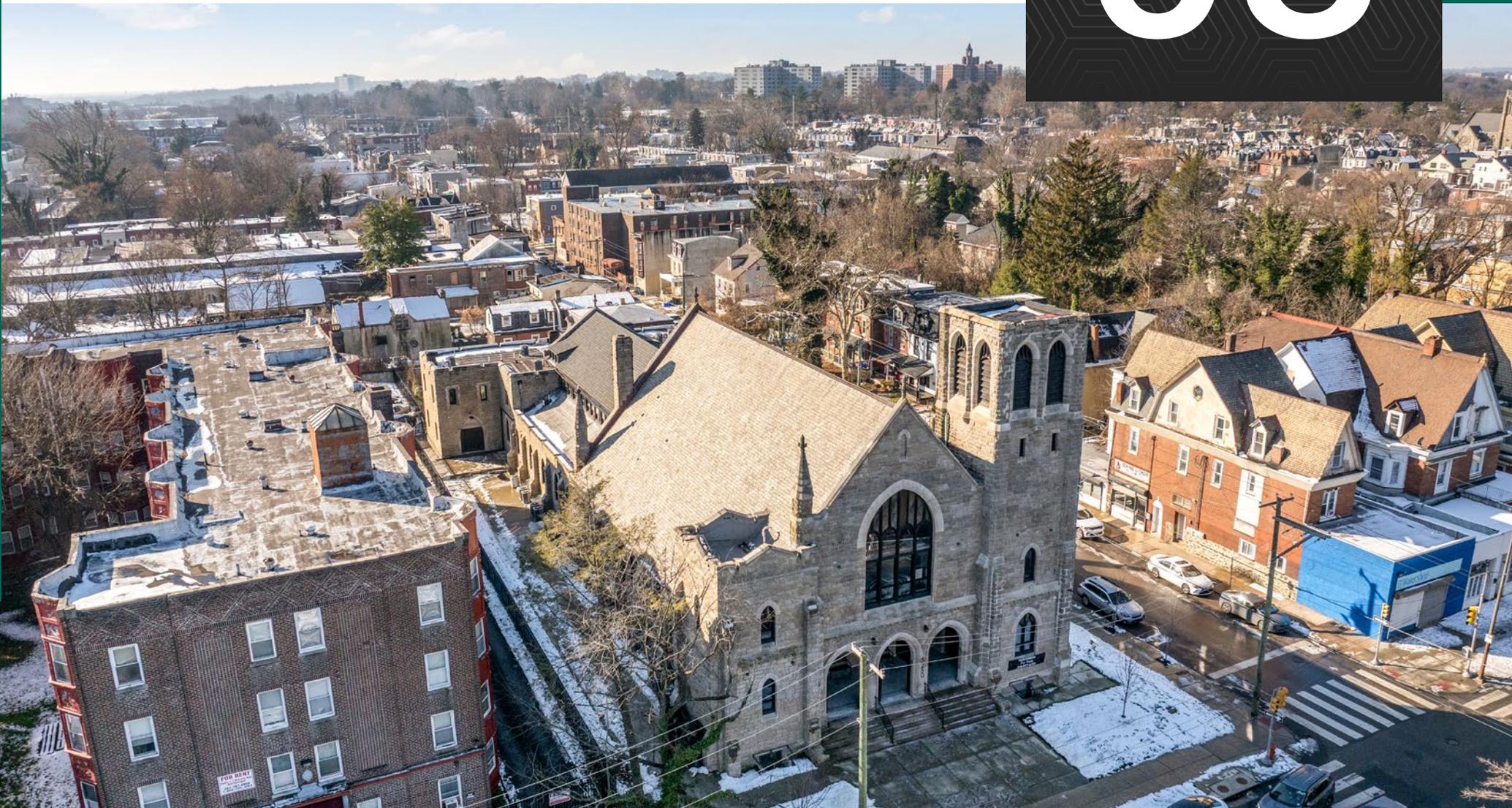
PROPERTY OVERVIEW

Address	5250 Wayne Avenue, Philadelphia, PA 19144
Asset Type	Multifamily
Units	27
Rentable Area	31,185 SF
Average Unit Size	1,155 SF
Average Monthly Rent	\$1,498
Occupancy Assumption	95%
Year Built/Renovated	Noted per ownership records



LOCATION OVERVIEW

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STABILIZED MULTIFAMILY ASSET

27-unit property with consistent rental income and an established operating history.



ATTRACTIVE YIELD

In-place NOI of \$356,567, translating to a 7.51% cap rate at a \$4.75M basis.



LARGE UNIT SIZES

Average unit size of approximately 1,155 SF, supporting tenant retention and rental stability.



FAVORABLE EXPENSE PROFILE

Operating expenses at 22.7% of EGI, below typical market averages.



INSTITUTIONAL-GRADE METRICS

Strong debt coverage (1.49x) and positive cash-on-cash returns (8.23%).



LOCATION

Situated in the Germantown submarket of Philadelphia, with the SEPTA 53 bus stop directly outside of the building at Queen Lane and Wayne Avenue; ShopRite-anchored Baker's Centre is 7 minutes away, and easy access to Route 1 and Interstate-76 is 6 minutes away.



TAX-ADVANTAGED CASH FLOW

The property benefits from Philadelphia's Full 10-year tax abatement program, with approximately 7.5 years of abatement remaining, providing buyers with enhanced near-term cash flow and improved yield during the initial hold period.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



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PROPERTY PHOTOS



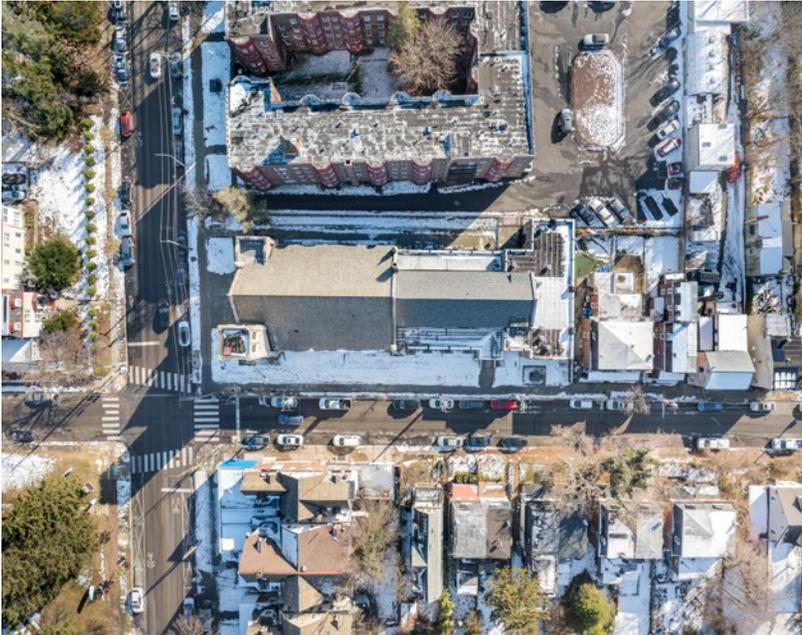
PROPERTY PHOTOS



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PROPERTY PHOTOS



FINANCIAL ANALYSIS

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RENT ROLL

			Current	Current	Scheduled	Scheduled
		Square	Rent /	Rent / SF/	Rent /	Rent / SF/
Unit	Unit Type	Feet	Month	Month	Month	Month
A	3 BD/1.5 BA Loft	1,155	\$1,850	\$1.60	\$1,850	\$1.60
B	3 BD/1 BA Loft	1,155	\$1,750	\$1.52	\$1,750	\$1.52
C	2 BD/1.5 BA Loft	1,155	\$1,850	\$1.60	\$1,850	\$1.60
D	2 BD/1.5 BA Loft	1,155	\$1,850	\$1.60	\$1,850	\$1.60
E	2 BD/1.5 BA Loft	1,155	\$1,850	\$1.60	\$1,850	\$1.60
F	2 BD/1.5 BA Loft	1,155	\$1,850	\$1.60	\$1,850	\$1.60
G	2 BD/1 BA Loft	1,155	\$1,650	\$1.43	\$1,650	\$1.43
H	2 BD/1 BA Loft	1,155	\$1,650	\$1.43	\$1,650	\$1.43
I	2 BD/1 BA Loft	1,155	\$1,650	\$1.43	\$1,650	\$1.43
J	2 BD/1 BA Loft	1,155	\$1,650	\$1.43	\$1,650	\$1.43
K	1 BD/1 BA	1,155	\$1,500	\$1.30	\$1,500	\$1.30
L	2 BD/2 BA	1,155	\$1,750	\$1.52	\$1,750	\$1.52
M	2 BD/1 BA	1,155	\$1,550	\$1.34	\$1,550	\$1.34
N	1 BD/1 BA	1,155	\$1,450	\$1.26	\$1,450	\$1.26
O	1 BD/1 BA	1,155	\$1,450	\$1.26	\$1,450	\$1.26
B1	1 BD/1 BA	1,155	\$1,250	\$1.08	\$1,250	\$1.08
B2	1 BD/1 BA	1,155	\$1,250	\$1.08	\$1,250	\$1.08
B3	1 BD/1 BA	1,155	\$1,400	\$1.21	\$1,400	\$1.21
B4	1 BD/1 BA	1,155	\$1,250	\$1.08	\$1,250	\$1.08
B5	1 BD/1 BA	1,155	\$1,250	\$1.08	\$1,250	\$1.08
B6	1 BD/1 BA	1,155	\$1,250	\$1.08	\$1,250	\$1.08
B7	1 BD/1 BA	1,155	\$1,250	\$1.08	\$1,250	\$1.08
B8	1 BD/1 BA	1,155	\$1,250	\$1.08	\$1,250	\$1.08
B9	1 BD/1 BA	1,155	\$1,250	\$1.08	\$1,250	\$1.08
B10	1 BD/1 BA	1,155	\$1,250	\$1.08	\$1,250	\$1.08
B11	1 BD/1 BA	1,155	\$1,250	\$1.08	\$1,250	\$1.08
B12	1 BD/1 BA	1,155	\$1,250	\$1.08	\$1,250	\$1.08
Total		31,185	\$40,450	\$1.30	\$40,450	\$1.30

OPERATING STATEMENT

INCOME	CURRENT		YEAR 1		PER UNIT	PER SF
Gross Potential Rent	485,400		485,400		17,978	15.57
Loss / Gain to Lease	0	0.0%	0		0	0.00
Gross Scheduled Rent	485,400		485,400		17,978	15.57
Physical Vacancy	(24,270)	5.0%	(24,270)	5.0%	(899)	(0.78)
Total Vacancy	(\$24,270)	5.0%	(\$24,270)	5.0%	(\$899)	(\$1)
Effective Gross Income	\$461,130		\$461,130		\$17,079	\$14.79

EXPENSES	CURRENT		YEAR 1		PER UNIT	PER SF
Real Estate Taxes	4,574		4,574		169	0.15
Insurance	21,420		21,420		793	0.69
Utilities - Electric	3,570		3,570		132	0.11
Utilities - Water & Sewer	15,147		15,147		561	0.49
Pest Control	1,000		1,000		37	0.03
Trash Removal	4,080		4,080		151	0.13
Repairs & Maintenance	17,340		17,340		642	0.56
Cleaning	6,120		6,120		227	0.20
Payroll	5,400		5,400		200	0.17
Alarm Monitoring/Inspection	1,200		1,200		44	0.04
Rental License	1,656		1,656		61	0.05
Management Fee	23,057	5.0%	23,057	5.0%	854	0.74
Total Expenses	\$104,564		\$104,564		\$3,873	\$3.35
Expenses as % of EGI	22.7%		22.7%			
Net Operating Income	\$356,567		\$356,567		\$13,206	\$11.43

PRICING DETAILS

SUMMARY		
Price	\$4,750,000	
Down Payment	\$1,425,000	30%
Number of Units	27	
Price Per Unit	\$175,926	
Price Per SqFt	\$152.32	
Rentable SqFt	31,185	
Lot Size	0.49 Acres	
Approx. Year Built	0	

RETURNS	CURRENT	YEAR 1
CAP Rate	7.51%	7.51%
GRM	9.79	9.79
Cash-on-Cash	8.23%	8.23%
Debt Coverage Ratio	1.49	1.49

FINANCING	1ST LOAN
Loan Amount	\$3,325,000
Loan Type	New
Interest Rate	6.00%
Amortization	30 Years
Year Due	2030

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 FINANCING PARAMETERS (SUBJECT TO CREDIT APPROVAL):

- **Loan-to-Value:** 65%–75%
- **Interest Rate:** Market-based, fixed, or floating options available
- **Amortization:** 25–30 years
- **Term:** 5–10 years
- **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 a 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.



At the proposed pricing, 5250 Wayne Avenue is positioned competitively relative to comparable Philadelphia multifamily assets, offering investors a blend of yield, stability, and downside protection. The property's large unit sizes and efficient expense structure further enhance its appeal in both stable and rising interest rate environments.

INVESTMENT STRATEGY

The asset is well-suited for investors seeking:



Immediate, stabilized cash flow



Durable income with limited near-term capital requirements



Long-term hold with potential for incremental rent growth



Refinance or disposition optionality as market conditions evolve





5250 WAYNE AVE

Tours are available by appointment only through Trophy Commercial Real Estate. Prospective purchasers are encouraged to submit non-binding Letters of Intent outlining pricing, due diligence timeline, and funding source.



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