

THE BORDEAUX

APARTMENTS



2600 W. Girard Ave. Philadelphia, PA 19121

Brewerytown
New Construction Mixed-Use Mult-Family
16 Apartment Units
2 Commercial Units



2600 W. Girard Ave. Philadelphia, PA 19121

\$5,499,000

16 Apartments

2 Commercial Spaces

Studio, One and Two-Bed Unit Mix

15,000+ Sq ft.

10 Minutes to Downtown Philadelphia

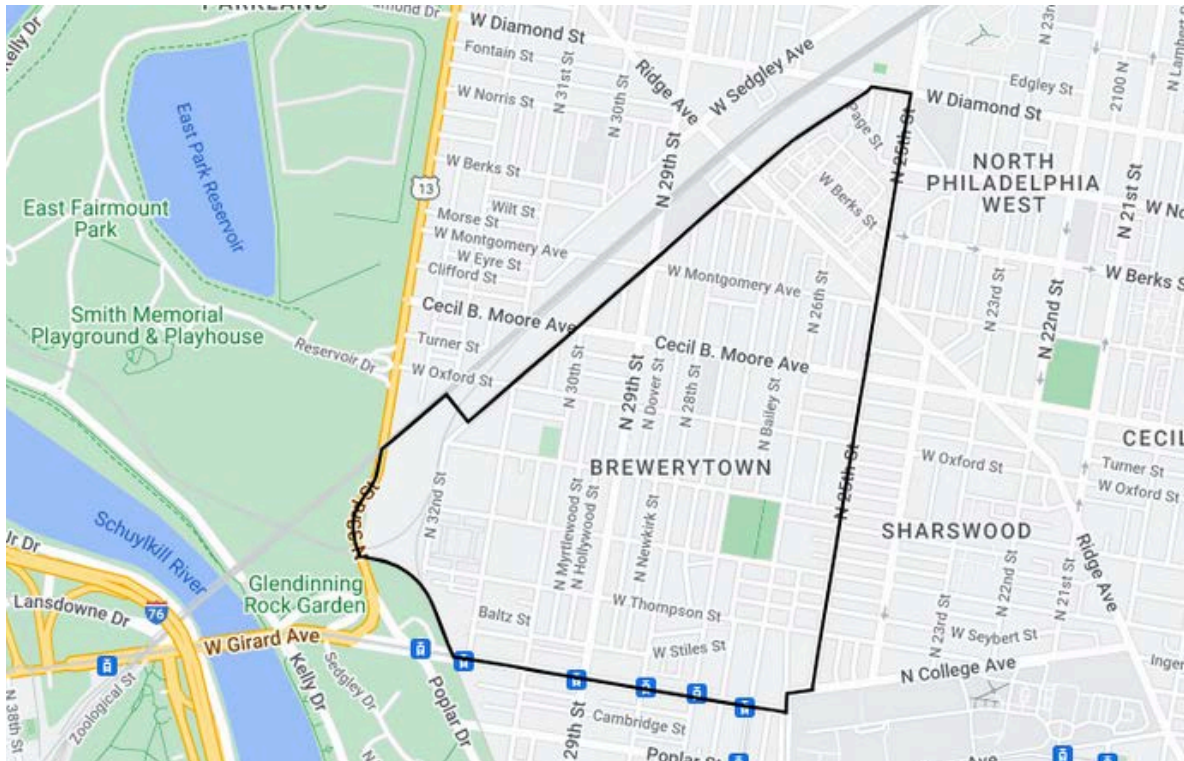
New-construction boutique mixed-use apartment building available on Girard Ave in the heart of Brewerytown. 16 apartment units with a mix of studio, 1, and 2-beds all featuring high ceilings, modern kitchens, stainless steel appliances, tall windows, LED recessed lighting, high efficiency utilities, secure keyless entry, in-unit washer/dryer, and shared roofdeck. 2 Commercial units- 1 prime corner restaurant and 1 office space.

Financials available upon request.



About The Neighborhood: Brewerytown

A community where friends and neighbors can come together and enjoy their surroundings within a little piece of Philadelphia history. The neighborhood known as Brewerytown is located in North Philadelphia bordering the Schuylkill River. Much like the other niche neighborhoods within Philadelphia, Brewerytown has its own special blend of local residents ranging from students attending the nearby universities and young professionals to lifelong residents, who have always called Brewerytown home. The neighborhood's name is derived from local history, since Philadelphia is known for being the first in the nation to introduce beer. In the 19th and early 20th Centuries, Philadelphia had nearly 700 breweries and this area was home to the great majority.



FOOD & DRINK:

- Rybrew
- Green Eggs Café
- Blue Jay
- Hops Brewerytown
- 2637 Brew
- Crime & Punishment Brewing Company
- Spot Gourmet Burgers
- NINE
- The Monkey & The Elephant
- Deborah's Kitchen
- IRIE
- ERA
- Lucky Goat Coffee House
- Brown Street Coffee
- IMunch Café
- Otto's Taproom

SEE & DO:

- Brewerytown Garden
- Brewerytown Beats
- Eastern State Penitentiary
- Philadelphia Museum of Art
- The Barnes Foundation
- Fairmount Park
- Boathouse Row
- The Philadelphia Zoo
- The Franklin Institute
- The Hatfield Mansion
- Smith Memorial Playground & Playhouse
- The Mansion on Lemon Hill
- The Glendinning Rock Garden
- The Azalea Garden
- The Girard Avenue Street Festival
- The MET Philadelphia

Pro Forma

2600 W Girard						
UNIT #	TYPE	SQ FT	IN-PLACE RENTS	PROFORMA RENTS	RENT/SQ FT	STATUS
Unit 201	1/1.00	550	\$1,548.75	\$1,600.00	\$2.82	Leased
Unit 202	0/1.00	465	\$1,320.00	\$1,350.00	\$2.84	Leased
Unit 203	2/2.00	835	\$1,700.00	\$1,825.00	\$2.04	Vacant
Unit 204	2/2.00	735	\$1,700.00	\$1,825.00	\$2.31	Vacant
Unit 301	1/1.00	550	\$1,560.00	\$1,600.00	\$2.84	Leased
Unit 302	0/1.00	465	\$1,300.00	\$1,350.00	\$2.80	Vacant
Unit 303	2/2.00	835	\$1,725.00	\$1,850.00	\$2.07	Vacant
Unit 304	2/2.00	730	\$1,957.00	\$1,950.00	\$2.68	Leased
Unit 401	1/1.00	550	\$1,515.00	\$1,600.00	\$2.75	Leased
Unit 402	0/1.00	465	\$1,245.00	\$1,350.00	\$2.68	Leased
Unit 403	2/2.00	835	\$1,925.00	\$1,875.00	\$2.31	Leased
Unit 404	2/2.00	730	\$1,750.00	\$1,875.00	\$2.40	Leased
Unit 501	1/1.00	550	\$1,575.00	\$1,600.00	\$2.86	Leased
Unit 502	0/1.00	465	\$1,350.00	\$1,400.00	\$2.90	Leased
Unit 503	2/2.00	835	\$1,750.00	\$1,925.00	\$2.10	Vacant
Unit 504	2/2.00	730	\$1,750.00	\$1,975.00	\$2.40	Vacant
Rybread Too	Retail	2659	\$5,264.58	\$5,265.00	\$1.98	Leased
Lower Level Office	Retail	1200	\$2,000.00	\$2,000.00	\$1.67	Vacant
Miscellaneous Income*	Misc.	N/A	\$184.58	\$500.00		Vacant
NNN Reimbursements	Retail	N/A	\$862.92	\$826.92		
Water Reimbursement	Misc.	N/A	\$560.00	\$840.00		

* Application fees, late fees, pet fees

Expense Estimated Annual	
Administrative	\$11,889
Cleaning/Trash/Turn	\$7,920
Advertising/Commission	\$2,890
Utilities	\$4,737
Maintenance	\$20,077
Taxes	\$4,604
Insurance	\$8,264
Property Mgmt	\$16,581
TOTAL	\$76,962
RATIO	19%

\$414,514	Income
\$76,962	Expense
\$337,552	NOI

\$5,499,000

VALUE



305k

PPU



\$388

PSF



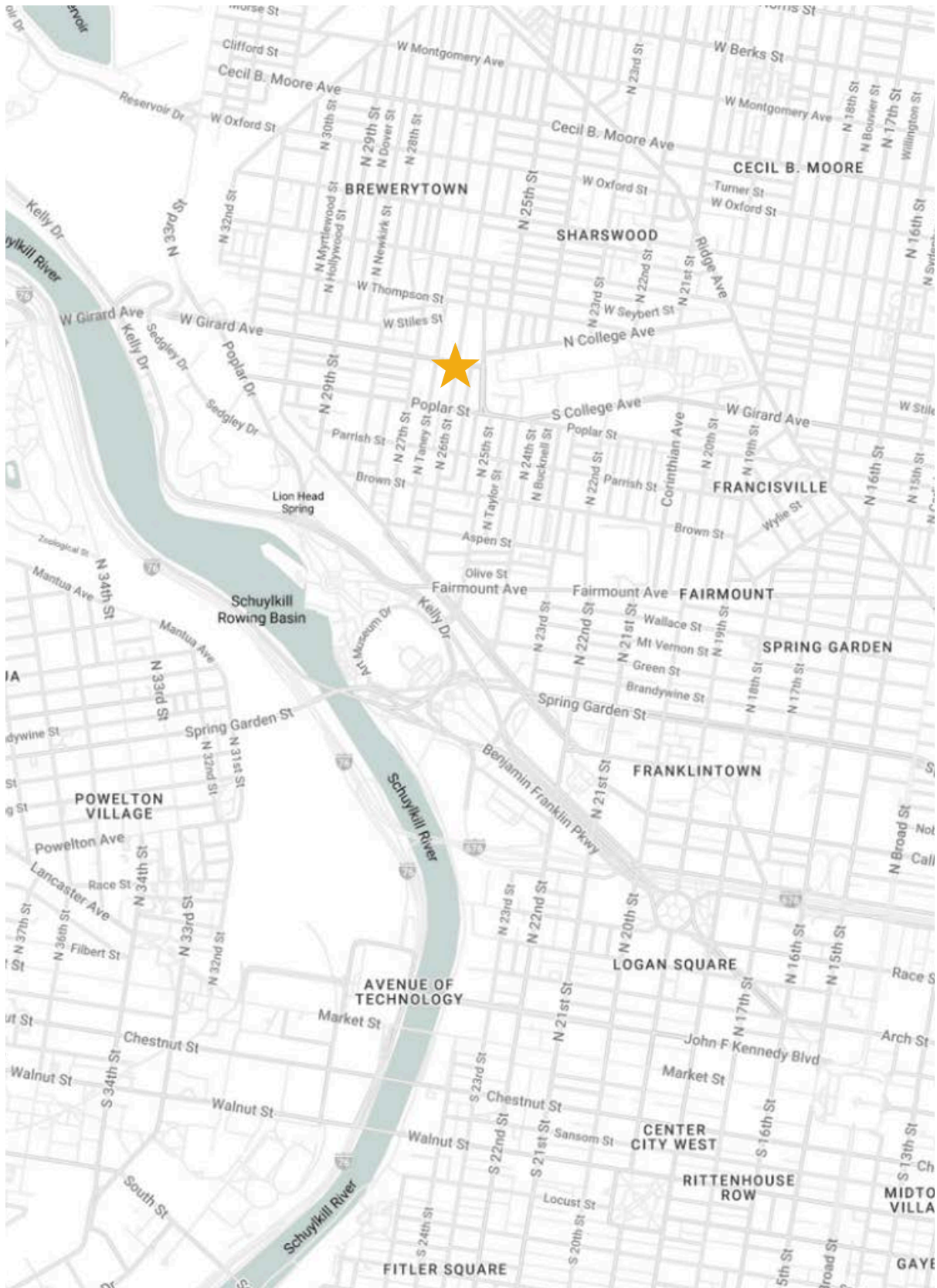
6.16%

CAP RATE



PRO FORMA

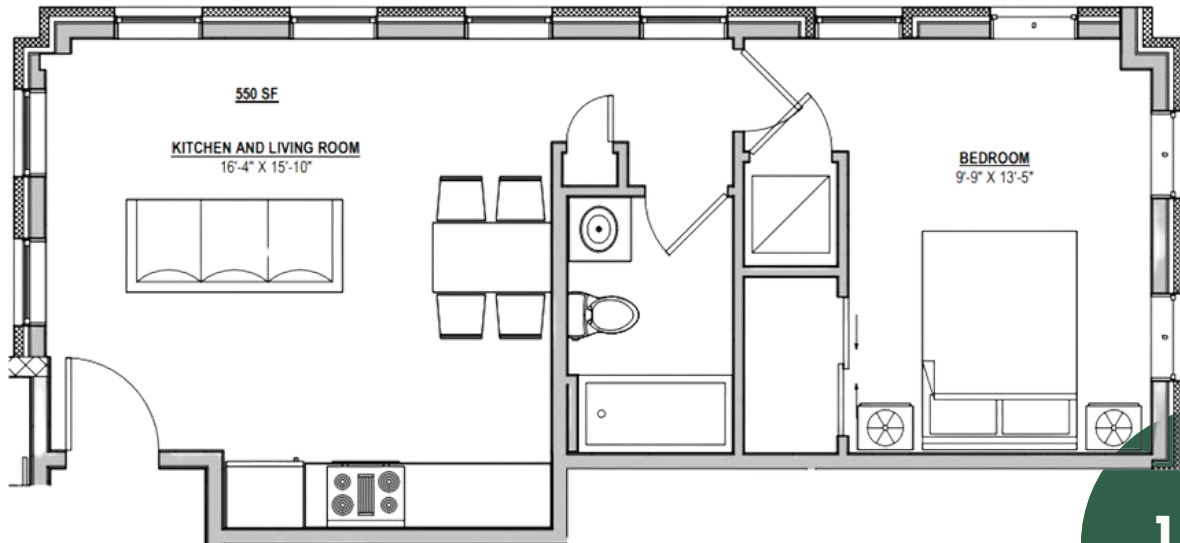
Map



STUDIO & 1 BED FLOORPLANS

Studio

1 bed, 1 bath

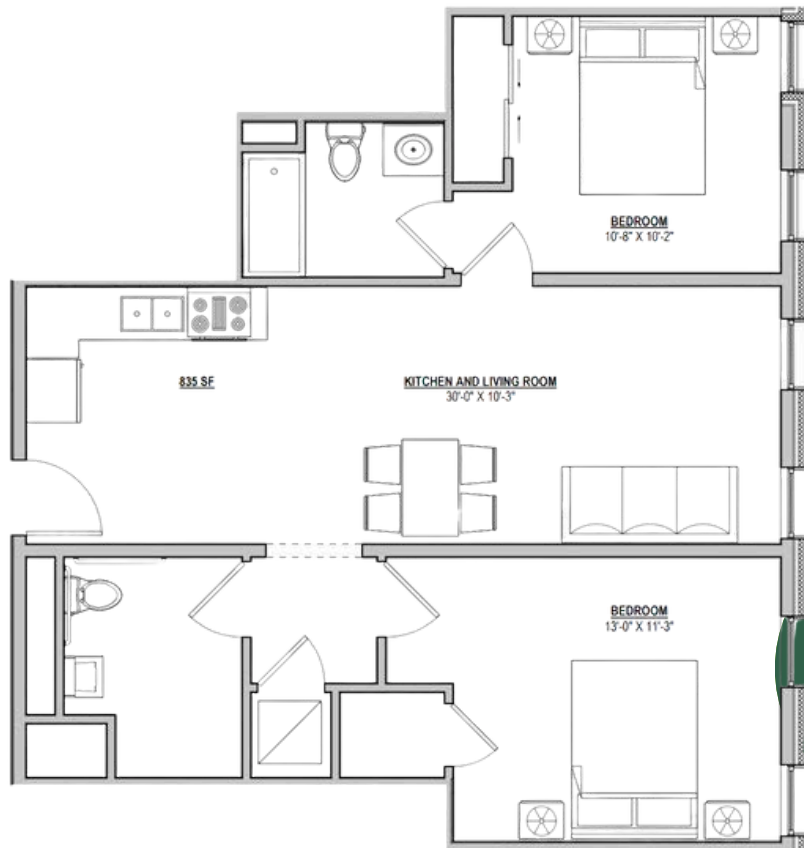
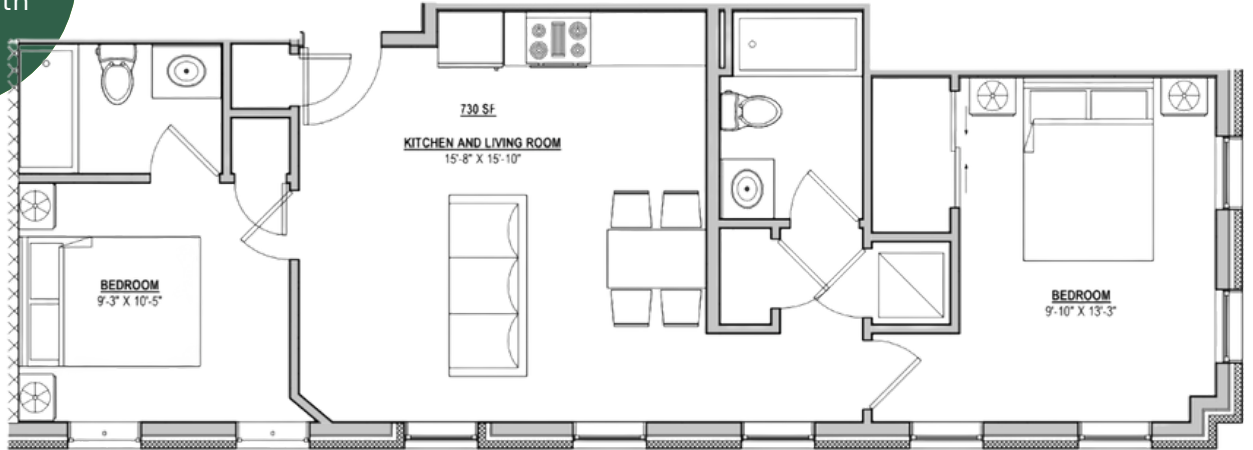


1 BED

1 bed, 1 bath

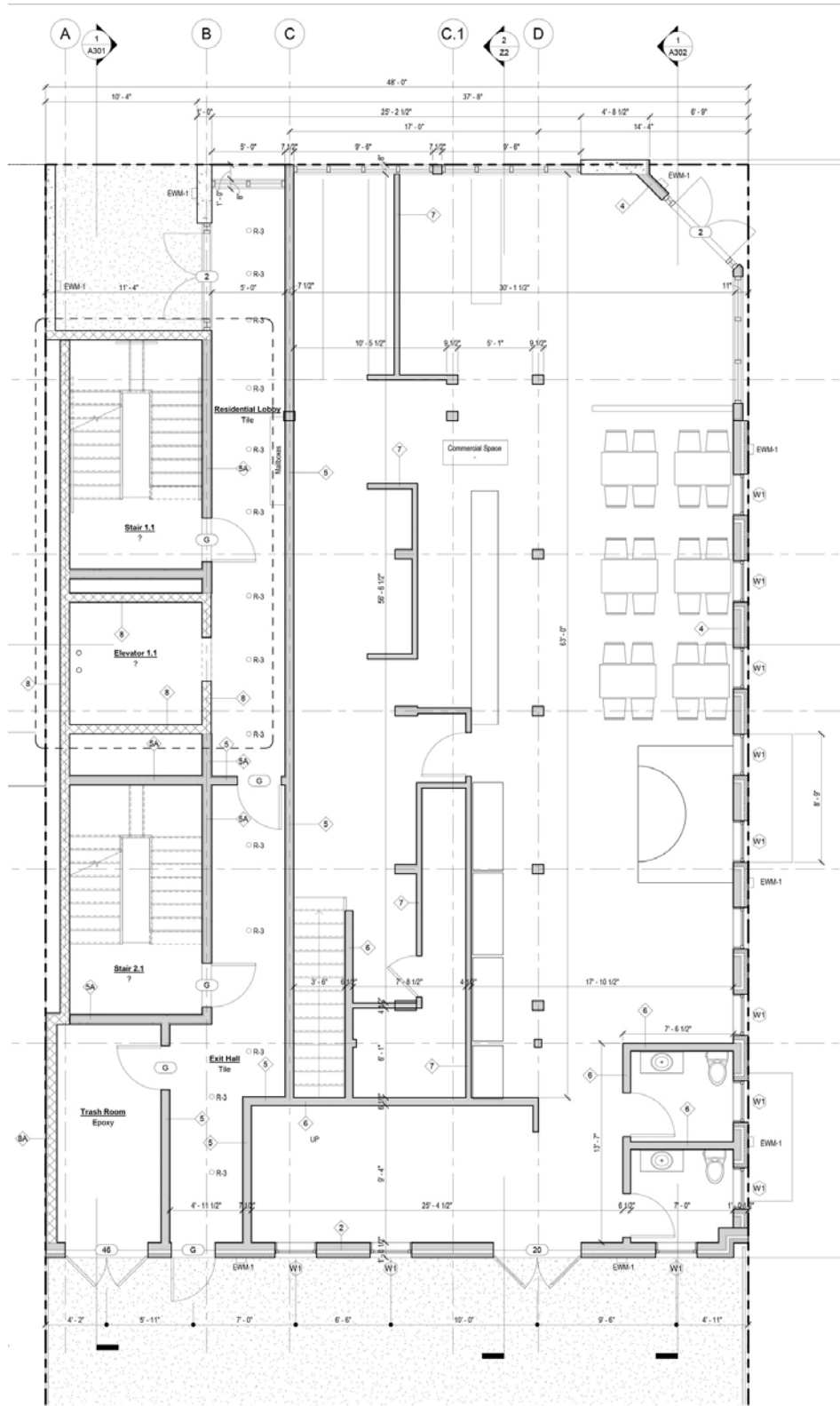
2 BED FLOORPLANS

2 BED
2 bed, 2 bath

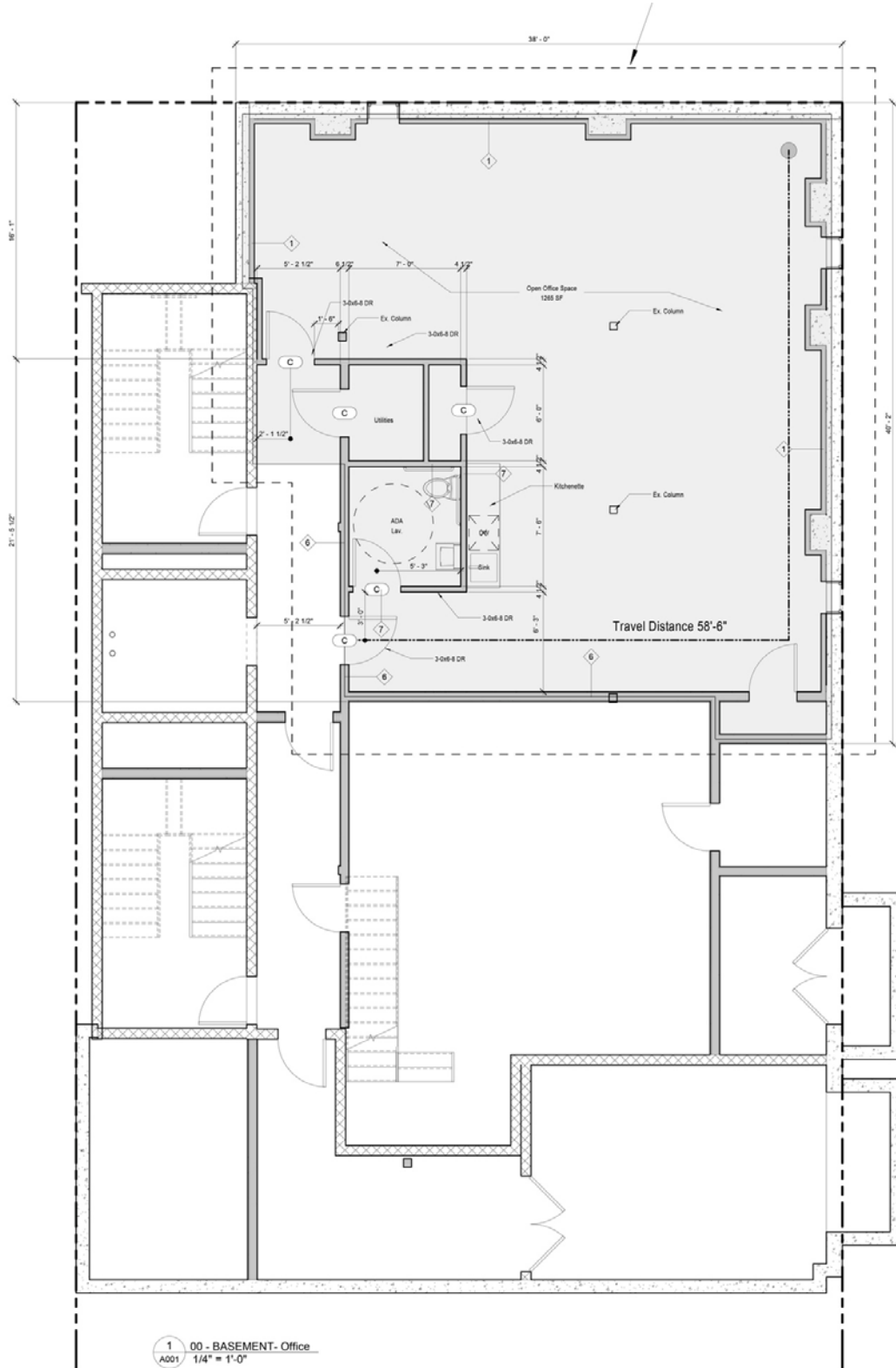


2 BED
2 bed, 2 bath

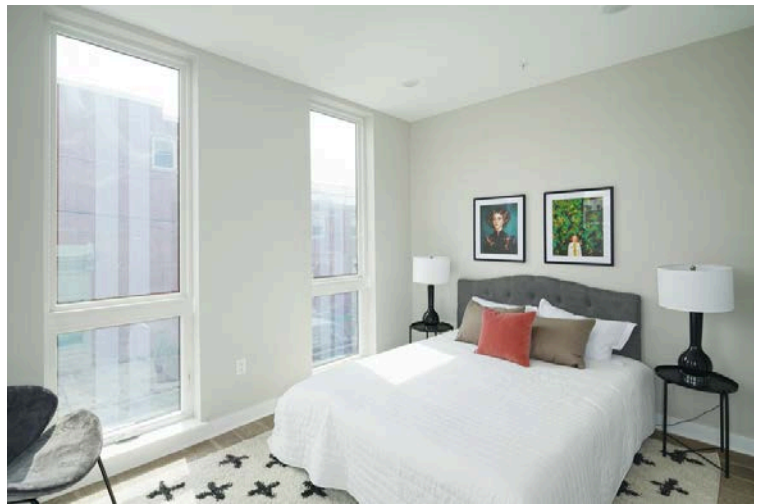
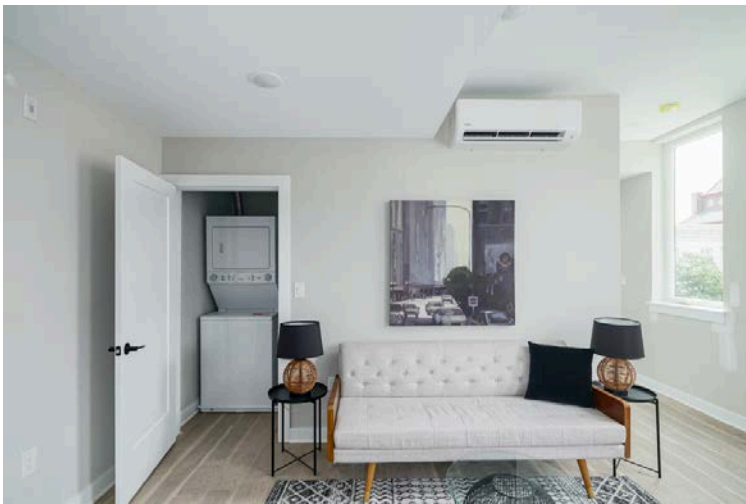
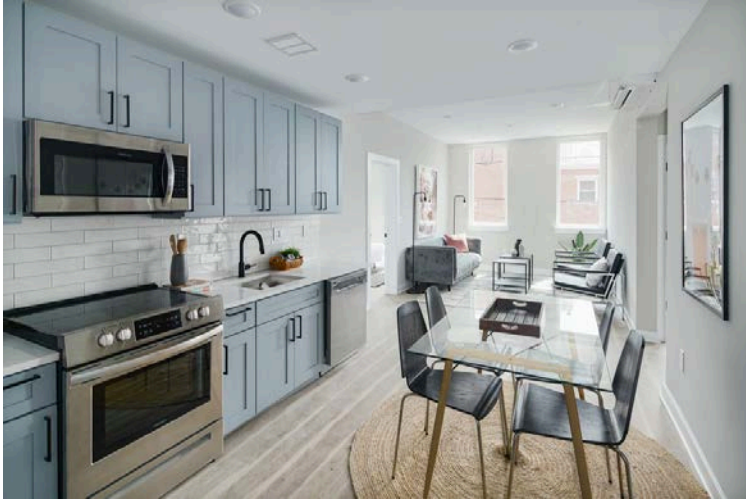
1st Fl Commercial



Ground Floor Commercial







Invest in Philly!

Philadelphia Continues to GROW

According to the most recent US census, Philadelphia has grown 5% over the past 10 years, with employment growing 1.17% year-over-year. The economy in Philadelphia is “one of the most diverse in the country”, with it being an epicenter for financial services, healthcare, biotechnology, IT, food processing, and oil refining. Additionally, Philadelphia houses 6 international airports, 3 major interstate highways, a major port for UPS, and is located in between the major cities of New York City and Washington, DC.

If you are focusing on buying investment rental properties, Philadelphia is most likely the perfect place for you. The percentage of Philadelphia renters keep growing, while home prices are some of the most affordable in the United States—making this an ideal city for real estate investment properties or buying a home.

If you decide to invest in one of the most affordable cities in the country, no expense is spared when it comes to quality of life. With a 3% below national average cost of living, there are plenty of outdoor activities, nightlife and entertainment, dining options, and historical destinations at your fingertips.

If you're a sports fan, you will definitely NEVER get bored of Philadelphia. This city is one of the only cities in the country with four major sports teams—Philadelphia Eagles, Philadelphia 76ers, Philadelphia Phillies, and Philadelphia Flyers.



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