



STELLA STREET PORTFOLIO

PHILADELPHIA, PA 19134

**OFFERING
MEMORANDUM**

PHILLY 
CRE • ADVISORS





FOR MORE INFORMATION, CONTACT US:



PCREA.COM



Eric Dvotsky
Realtor
267.243.4652
eric.dvotsky@foxroach.com



Jason Rabinovich, Esq.
Associate Broker
412.965.8859
jason@phillyhomeadvisors.com



DISCLAIMER

The following Offering Memorandum (OM) has been prepared by Fox & Roach LP for the purpose of providing general information about the residential/commercial property portfolio located on Stella Street, Philadelphia, PA 19134. The information provided in this OM has been obtained from sources believed to be reliable but is not guaranteed as to its accuracy or completeness. Interested parties are advised to conduct their own due diligence and verify all information contained herein, including but not limited to, the physical condition of the property, zoning laws, building codes, environmental issues, and any other matters that may be relevant to their decision to purchase the property.

This OM is not an offer to sell, nor a solicitation of an offer to buy, any securities or investment products. Any offering will be made solely by the delivery of the final Private Placement Memorandum (PPM) to accredited investors who meet certain eligibility requirements, and only in jurisdictions where such an offer or solicitation is lawful.

This OM is confidential and is intended solely for the use of the intended recipient(s). Any reproduction or distribution of this OM, in whole or in part, without the prior written consent of Fox & Roach LP is strictly prohibited. Any investment in the property involves risks, and prospective investors should carefully consider all risk factors before making any investment decision.

By accepting this OM, you acknowledge and agree that you will not, directly or indirectly, disclose or use any information contained herein except for the sole purpose of evaluating a potential investment in the property. Neither Fox & Roach LP nor any of its affiliates, officers, directors, employees, or agents shall be liable for any errors or omissions in the information contained herein, or for any actions taken in reliance thereon.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	5
PRICING BREAKDOWN	6
RESIDENTIAL OVERVIEW	7
RESIDENTIAL FINANCIAL OVERVIEW	
PHOTOS	
MARKET COMPARABLES	
UPCOMING DEVELOPMENTS	11
COMPLETED DEVELOPMENTS	12
NEIGHBORHOOD PROFILE	13
TRANSPORTATION & AMENITIES	14

Philly CRE Advisors is pleased to present a rare portfolio opportunity on the 1900 block of E Stella Street, offering strong in-place cash flow, clear rental upside, and the unique ability to control nearly an entire cul-de-sac block within a rapidly evolving River Wards submarket. Nestled just northeast of Fishtown and the emerging Port Richmond riverfront, the location benefits from the spillover demand created by Fishtown's rapid transformation into one of Philadelphia's most sought-after live-work-play neighborhoods, with its acclaimed dining, nightlife, and creative office scene drawing renters steadily northward.

Assembled and carefully maintained over 45 years by a single family owner, the portfolio consists of 14 fully occupied single-family homes situated on a quiet, low-traffic block that dead-ends at an elementary school. This setting has consistently attracted long-term tenants and supports stable occupancy with minimal turnover, while offering a more affordable alternative to Fishtown and Port Richmond for renters who still want convenient access to I-95, Center City, and the nearby riverfront.

Current rents are below market relative to comparable renovated product in the surrounding Port Richmond, Harrowgate, and greater Fishtown-adjacent areas, presenting a clear opportunity for organic growth through lease renewals and turnover without the need for heavy capital investment. As pricing and rents in core Fishtown continue to climb, this pocket is well positioned to capture renters seeking value just outside the neighborhood's core, supporting continued rent growth and compressed vacancy over time.

The surrounding neighborhood continues to see steady momentum, driven by ongoing redevelopment across the River Wards, expansion from Port Richmond and Fishtown, and continued investment along the Kensington and Tioga corridors. Public and private initiatives, including infrastructure improvements, adaptive reuse of former industrial buildings, and new residential development, are contributing to rising demand, improved streetscapes, and long-term appreciation as the Fishtown/Port Richmond energy pushes deeper into adjacent blocks.

With all properties located on a single block, the portfolio benefits from operational efficiency, ease of management, and a level of control that is rarely available in Philadelphia. For investors seeking scale near Fishtown's growth engine but at a more attractive basis, this offering presents a compelling opportunity to secure stabilized cash flow today and capitalize on continued neighborhood evolution and rent upside in a supply-constrained urban market.

HIGHLIGHTS

- Portfolio of 14 fully occupied single-family homes on a quiet cul-de-sac block, offering centralized management and near "block control" just northeast of Fishtown.
- Strong in-place cash flow with below-market rents relative to nearby Fishtown, Port Richmond, and Harrowgate stock, providing meaningful upside through renewals and natural turnover.
- Walkable, neighborhood-oriented setting that dead-ends at an elementary school, attracting long-term tenants who value proximity to Fishtown's amenities at a more affordable price point.
- Located within the broader River Wards growth corridor, benefiting from ongoing redevelopment and investment radiating out from Fishtown, Port Richmond, and the Kensington/Tioga corridors.
- Rare chance to acquire scale on a single block near one of Philadelphia's most dynamic submarkets, with operational efficiency today and clear long-term value-add and appreciation potential.





PROJECT INFORMATION

\$2,100,000

OFFERING PRICE

8.03%

CURRENT CAP RATE

\$168,613

CURRENT NET INCOME

9.66%

POTENTIAL CAP RATE WITHOUT CAPITAL IMPROVEMENTS

FINANCIAL SUMMARY

RENT ROLL SUMMARY

ADDRESS	UNIT TYPE	CURRENT RENT	PRO-FORMA RENT	TAXES
1931 E Stella St	3 Bed 1.5 Bath	\$1,500.00	\$1,750.00	\$1,221.00
1933 E Stella St	4 Bed 2.5 Bath	\$1,695.00	\$1,800.00	\$1,221.00
1935 E Stella St	2 Bed 1 Bath	\$1,400.00	\$1,500.00	\$1,221.00
1937 E Stella St	3 Bed 1 Bath	\$1,200.00	\$1,650.00	\$1,383.00
1941 E Stella St	2 Bed 1 Bath	\$1,025.00	\$1,500.00	\$1,362.00
1943 E Stella St	4 Bed 1.5 Bath	\$1,650.00	\$1,800.00	\$1,306.00
1949 E Stella St	4 Bed 2 Bath	\$1,650.00	\$1,800.00	\$1,312.00
1951 E Stella St	3 Bed 1.5 Bath	\$1,500.00	\$1,800.00	\$1,267.00
1953 E Stella St	3 Bed 1.5 Bath	\$1,800.00	\$1,800.00	\$1,296.00
1955 E Stella St	3 Bed 1.5 Bath	\$1,525.00	\$1,800.00	\$1,267.00
1957 E Stella St	3 Bed 2.5 Bath	\$1,400.00	\$1,800.00	\$1,286.00
1959 E Stella St	3 Bed 1.5 Bath	\$1,500.00	\$1,800.00	\$1,277.00
1960 E Stella St	3 Bed 1.5 Bath	\$1,450.00	\$1,800.00	\$1,435.00
1961 E Stella St	3 Bed 1.5 Bath	\$1,600.00	\$1,800.00	\$1,333.00
TOTAL/AVERAGES		\$20,895.00	\$24,400.00	\$18,187.00

ESTIMATED OPERATING STATEMENT

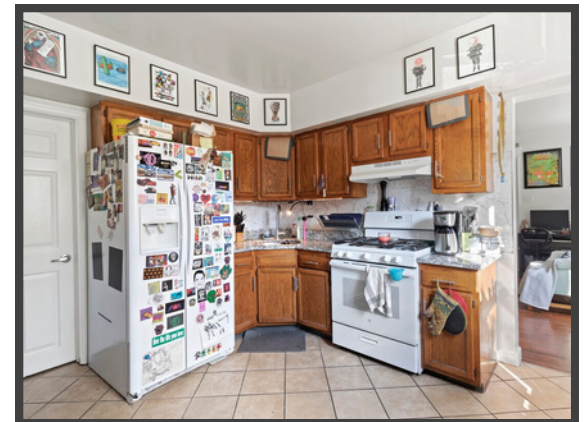
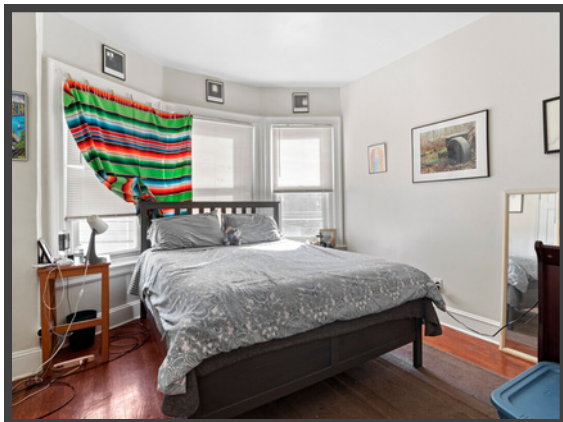
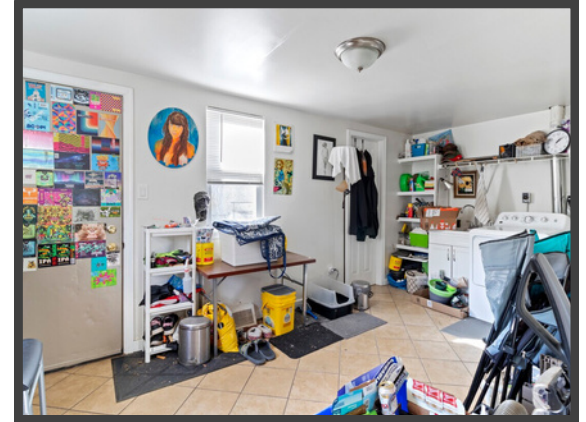
INCOME	ANNUAL	UNIT	PRO-FORMA	UNIT
Gross Potential Rent	\$250,740	\$17,910	\$292,800	\$20,914
Vacancy	5% (\$12,537)	(\$896)	(\$17,568)	(\$1,255)
Effective Gross Income	\$238,203	\$17,015	\$275,232	\$19,659
EXPENSES				
Net Real Estate Taxes	\$18,187	\$1,299	\$18,187	\$1,299
Insurance	\$19,600	\$1,400	\$19,600	\$1,400
Repairs & Maintenance	6% \$15,044	\$1,075	\$17,568	\$1,255
Snow Removal	\$1,500	\$107	\$1,500	\$107
Licensing	\$966	\$64	\$966	\$64
Turn Over	5% \$12,537	\$896	\$14,640	\$1,046
Management Fee	6% \$14,292	\$1,021	\$17,568	\$1,255
Total Expenses	\$82,127	\$5,866	\$90,029	\$6,431
Expenses as % of EGI	32.75%		30.75%	
Net Operating Income	\$168,613	\$12,044	\$202,771	\$14,484

Return Highlights

	Current	Pro-Forma
Purchase Price	\$2,100,000	\$2,100,000
Cap Rate	8.03%	9.66%
NOI	\$168,613	\$202,771
Price/Unit	\$150,000.00	\$150,000.00
Cash on cash return	6.67%	13.18%
Debt Service	\$133,581.27	\$133,581.27
Cash Flow After Debt	\$35,032	\$69,190
DSCR	1.26	1.52

Based on 25% down, 7% interest,
and 25-year amortization.

RESIDENTIAL PORTFOLIO PHOTOS



SINGLE FAMILY HOME SALES

Property	Final Sale Price	Date Closed	Price Per SqFt	SqFt Total Bed, Bath	Condition	
1912 E Cambria St	\$135,000.00	03/21/2025	\$83.20	1,622 4 Bed, 1.5 Bath	Needs Improvement	0.8 mi
1913 Hart Lane	\$163,000.00	09/12/2025	\$138.61	1,176 3 Bed, 1 Bath	Good	0.8 mi
2021 E Cambria St	\$180,000.00	09/25/2025	\$127.18	1,409 4 Bed, 1.5 Bath	Good	0.8 mi
2816 Emerald St	\$175,000.00	01/16/2026	\$127.75	1,376 3 Bed, 1 Bath	Good	0.6 mi

1912 E Cambria St



1913 Hart Lane



2020 E Cambria St

2816 Emerald St

UPCOMING DEVELOPMENTS

DEVELOPMENT MOMENTUM



SOMERSET STATION

Riverwards Group describes Somerset Station as a 535-unit residential community spanning the Somerset/Tulip corridor, positioned to “change the landscape” of the area.



I-95 RECONSTRUCTION/ INTERCHANGE IMPROVEMENTS

PennDOT’s long-term I-95 rebuild continues through the Kensington–Fishtown–Port Richmond area, supporting improved access and long-term infrastructure investment along the corridor.



2001 LEHIGH

6-story mixed-use, 146 units, 2 ground-floor commercial spaces, 54 below-grade parking spaces. Commercial permit issued Feb 2026.



COMPLETED DEVELOPMENTS

Recently Completed Development Driving Area Growth



1807 E HUNTINGDON ST

38,000 SQFT SPACE - Adapted into a four-story property featuring a mix of apartments and commercial space. The project will produce 80 new apartments



2315 N FRONT ST

Recently completed five-story, 63 unit mixed-use development. Situated on the East side of the block between Jasper & East York streets and spans 59,172 Sq Ft

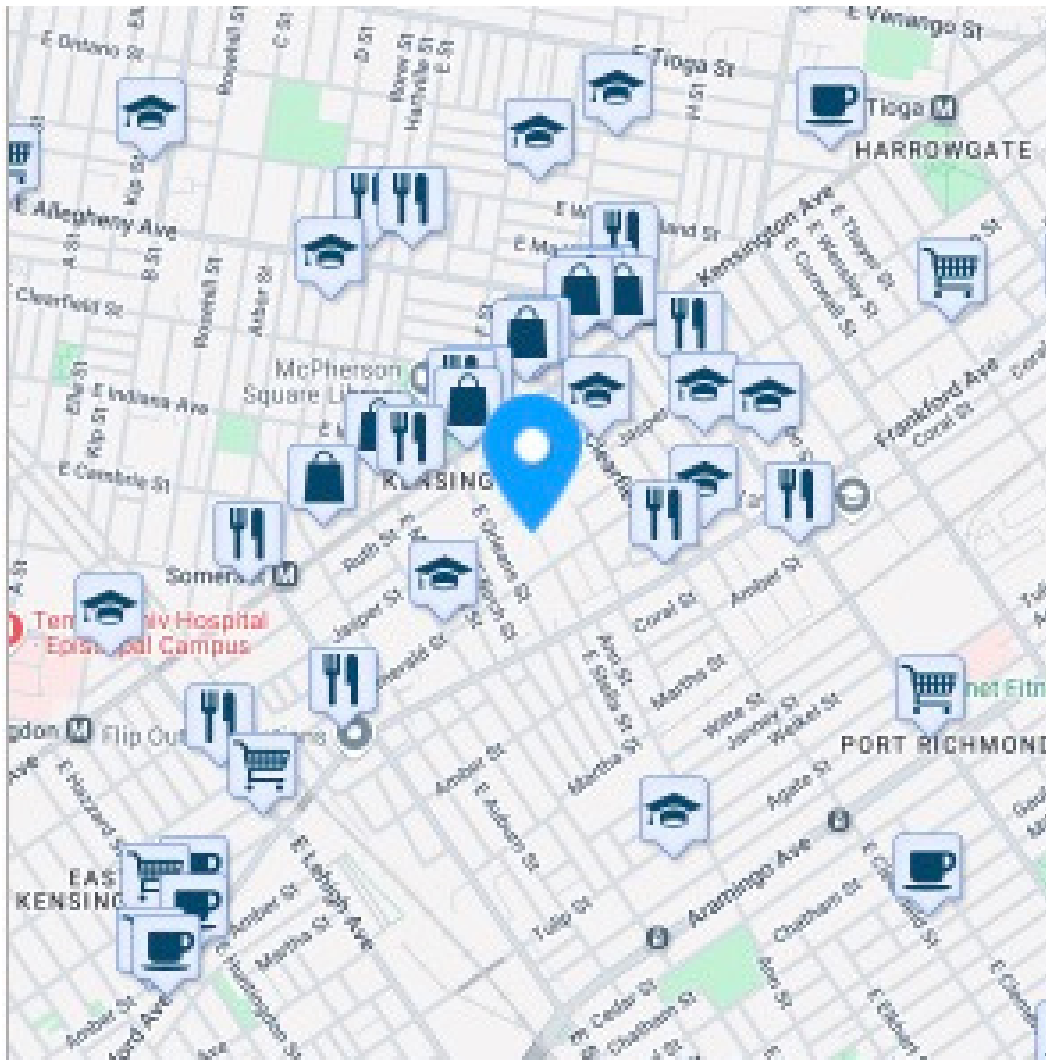


1901-19 EAST YORK STREET

A project spanning 115,293 SqFt situated on the eastern corner of the intersection of East York and Jasper Streets. This project will feature ground level retail, balconies, 27 parking spaces, and a green roof with skyline views.



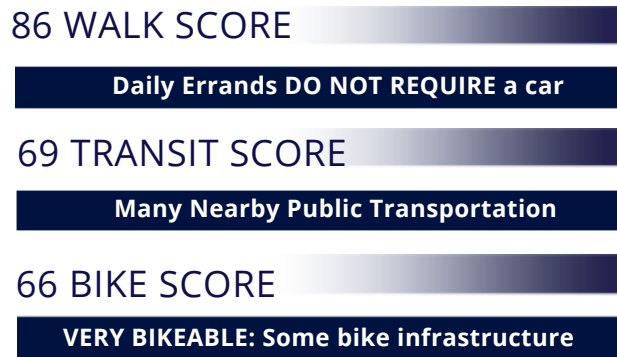
STELLA ST
PORTFOLIO



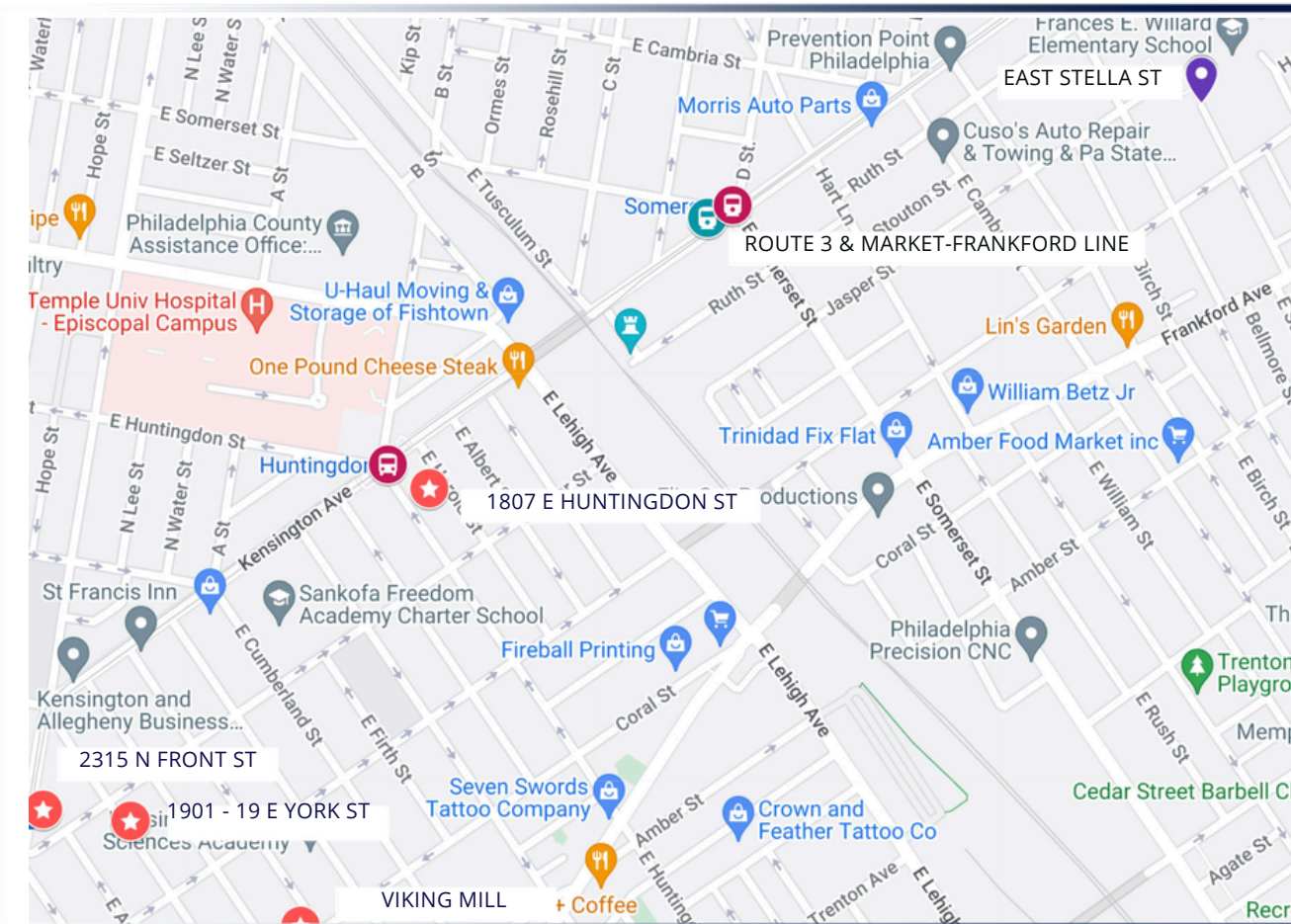
NEIGHBORHOOD HIGHLIGHTS

- Minutes from Temple University Hospital
- Right next France E. Willard Elementary School, Conwell Middle School
- Near Lewis Elkin Elementary, John H. Webster School, Visitation BVM Catholic School & John B. Stetson Charter School
- 10 min from I-95 highway access
- 5 min train ride to Fishtown’s dining and nightlife
- Quick Access to major roads Frankford Ave, Allegheny Ave and Kensington Ave

NEARBY UNIVERSITY & HOSPITALS



TRANSPORTATION & AMENITIES



GROCERY

- M&R Super Market (0.2 mi)
- Wilmary Grocery (0.3 mi)

MEDICAL CENTER

- Temple University Hospital (0.3 mi)
- Kensington Hospital (1.3mi)

SHOPPING CENTER

- Imperial Plaza (1.2 mi)
- Aramingo Plaza (1.5mi)

AIRPORT

- Philadelphia Airport (13.7 mi)

SEPTA BUS: Route 3
Route 5
Route 60

SEPTA SUBWAY : MARKET-FRANKFORD LINE

REGIONAL RAIL: SUBURBAN STATION

TROLLEY: Route 15

8 MIN

Drive for Highway Access TO I-95

PHILLY

CRE • ADVISORS

