

SPECIAL PURPOSE FOR SALE

EDUCATIONAL INSTITUTION TENANT

926 West Sedgley Avenue, Philadelphia, PA 19140



PROPERTY DESCRIPTION

This offering includes a tenant with one hundred triple net lease in place.

Philadelphia Department of education Will begin lease payments on July 1, 2020 with an annual increase that will yield a revenue close to \$900,000 a year triple net in year five. The building was fully rehabbed for its former tenants all systems and mechanicals are in excellent working order. This is an absolute triple net lease where the tenant reimburses landlord for water and sewer, insurance, all taxes, all utilities and all maintenance.

PROPERTY HIGHLIGHTS

- .5 miles to Temple's medical campus
- Easy access to SEPTA bus & subway lines
- Long term tenant
- Single tenant occupancy
- Two parking lots
- Elevator

OFFERING SUMMARY

Sale Price:	\$10,800,000
Lot Size:	39,430 SF
Building Size:	46,965 SF
NOI:	\$864,000.00
Cap Rate:	8.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	951	4,910	22,026
Total Population	2,603	13,016	58,254
Average HH Income	\$49,027	\$42,738	\$43,199

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Building Name	Educational Institution Tenant
Property Type	Special Purpose
Property Subtype	School
APN	0.61 AC
Building Size	46,965 SF
Lot Size	39,430 SF

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- .5 miles to Temple's medical campus
- Easy access to SEPTA bus & subway lines
- Long term tenant
- Single tenant occupancy
- Two parking lots
- Elevator
- Absolute NNN

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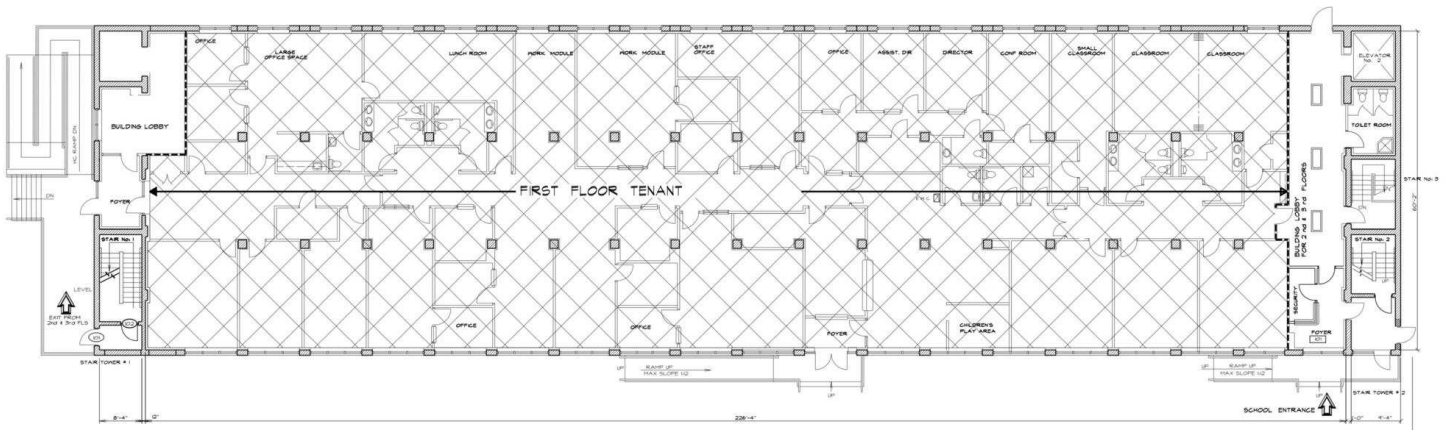
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GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0" FILE: NAL-108-03 PLANS-0142002
 0 5 10 15 20

<p>FLOOR PLAN J. PAUL & ASSOC. INC. 1701 WEST LEHIGH AVE., PHILADELPHIA, PA. 19132 PROJECT: TRUE SCIENCE ACADEMY CS SECOND AND THIRD FLOORS 926 WEST SEDGLEY AVE., PHILADELPHIA, PA. 19140</p>		<p>BLITZ ARCHITECTURAL GROUP, PC ARCHITECTS 444 NORTH THIRD STREET, SUITE C-10 PHILADELPHIA, PENNSYLVANIA, 19123 215-627-4483 FAX NO 215-627-6730</p>	<table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS		NO.	DATE DESCRIPTION									<p>SCALE: 1/8" = 1'-0" DATE: 02/14/08 COM. NO.: 20101 DRAWING NO.: A-1.1</p>
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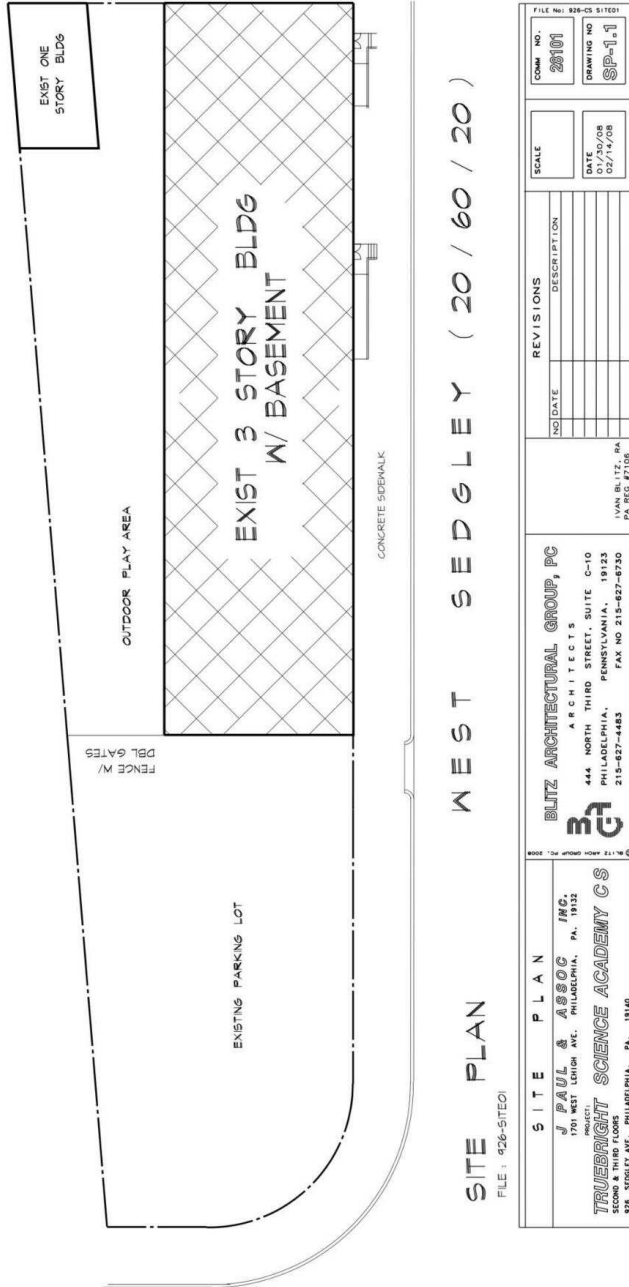
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S I T E P L A N J PAUL & ASSOC INC. 1701 WEST LINDEN AVE., PHILADELPHIA, PA. 19132 PH: 215-381-1100 FAX: 215-381-1101 TRUEBRIGHT SCIENCE ACADEMY CS 818 SEDGLEY AVE., PHILADELPHIA, PA., 19140		BLITZ ARCHITECTURAL GROUP, PC A R C H I T E C T S 444 NORTH THIRD STREET, SUITE C-10 PHILADELPHIA, PENNSYLVANIA, 19123 215-627-4483 FAX NO 215-627-6730 VAN DUSEN BLVD. PHILADELPHIA, PA. 19106	
FILE NO. 926-SITEC1 COM. NO. 2801 DRAWING NO. SP-1.0	SCALE DATE: 02/14/08	REVISIONS NO. DATE DESCRIPTION	DATE: 02/14/08 DRAWING NO. SP-1.0

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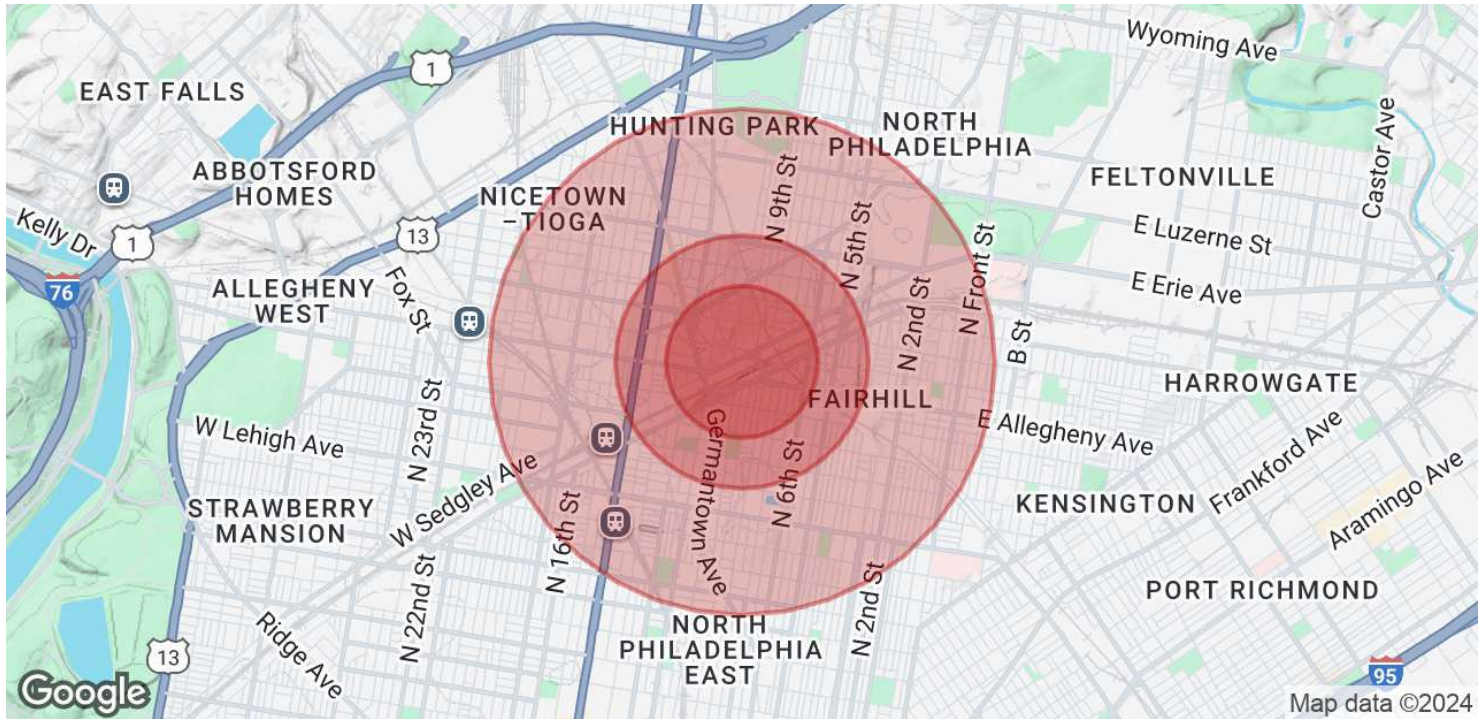
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,603	13,016	58,254
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	951	4,910	22,026
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$49,027	\$42,738	\$43,199
Average House Value	\$104,688	\$118,171	\$131,368

Demographics data derived from AlphaMap

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INVESTMENT OVERVIEW

Price	\$10,800,000
Price per SF	\$230
GRM	12.5
CAP Rate	8%
Cash-on-Cash Return (yr 1)	8%
Total Return (yr 1)	\$864,000

OPERATING DATA

Gross Scheduled Income	\$864,000
Total Scheduled Income	\$864,000
Gross Income	\$864,000
Net Operating Income	\$864,000
Pre-Tax Cash Flow	\$864,000

FINANCING DATA

Down Payment	\$10,800,000
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INCOME SUMMARY

Vacancy Cost \$0

GROSS INCOME \$864,000

EXPENSES SUMMARY

OPERATING EXPENSES \$0

NET OPERATING INCOME \$864,000

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