

6200 Germantown Ave

PHILADELPHIA, PA 19144



OFFERING MEMORANDUM





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Philly CRE Advisors is proud to present 6200 Germantown Avenue, a rare investment opportunity situated in the heart of Germantown's rapidly transforming corridor. This six-unit mixed-use property offers tremendous value-add potential and is currently configured with five spacious one-bedroom apartments and a bi-level commercial space, perfect for a café, coffee shop, or boutique retail concept. Renovation work is already underway, providing the next owner with a head start on completing the project and capturing strong upside upon stabilization. The property benefits from excellent visibility along Germantown Avenue, and as a corner building, it enjoys abundant natural light, making the residential units especially desirable once finished. Positioned amid significant neighborhood growth, 6200 Germantown Avenue sits steps from major redevelopment projects, including the historic Germantown High School transformation into The Annex, new mixed-use infill buildings along the 6200 block, and the ongoing Wayne Junction revitalization, all of which are driving residential demand and strengthening local retail fundamentals. This is a rare opportunity to complete a value-add project, lease the apartments at market rates, and activate the commercial space within one of Northwest Philadelphia's most dynamic redevelopment corridors. Property is being sold as-is.



PROPERTY INFORMATION

\$650,000

OFFERING PRICE

7.88%

PROJECTED CAP RATE

\$78,805

PROJECTED ANNUAL GROSS INCOME

HIGHLIGHTS

- Six-Unit Mixed-Use Property
- Prime Corner Location on Germantown Ave
- Surrounded By Major
Redevelopment Projects
- High-Growth Investment Opportunity
- Prime High Traffic Location



FINANCIAL SUMMARY

ESTIMATED PRICING SUMMARY

Pricing Highlights

Price	Cap Rate
\$1,000,000	7.88%

ESTIMATED RENT ROLL SUMMARY

		PHA
UNIT	UNIT TYPE	RENT
1	Commercial	\$1,200
2	2 Rear (1 Bed + Den & 1 Bath)	\$1,375
3	3 Front (1 Bed / 1 Bath)	\$1,295
4	4 Rear (1 Bed / 1 Bath)	\$1,250
5	5 Front (1 Bed / 1 Bath)	\$1,295
6	6 Front (1 Bed / 1 Bath)	\$1,350
TOTAL		\$7,765

ESTIMATED OPERATING STATEMENT

		Pro-Forma	
INCOME		ANNUAL	UNIT
Gross Potential Rent		\$93,180	\$13,311
Vacancy	3%	\$2,795	\$932
Effective Gross Income		\$95,975	\$13,711
Utility Income	\$50 Per Res Unit	\$3,000	\$429
Total Effective Gross Income		\$98,975	\$14,139
EXPENSES			
Property Taxes		\$4,215	\$602
Insurance		\$5,400	\$771
Common Area Electric		\$600	\$86
Water		\$3,600	\$514
Repairs & Maintenance	6%	\$5,591	\$799
Licenses & Permits		\$765	\$255
Total Expenses		\$20,171	\$2,882
Expenses as % of EGI		20.38%	
Net Operating Income		\$78,805	\$11,258

Purchase price reflects both the acquisition cost of the property and the total estimated cost of full renovation.

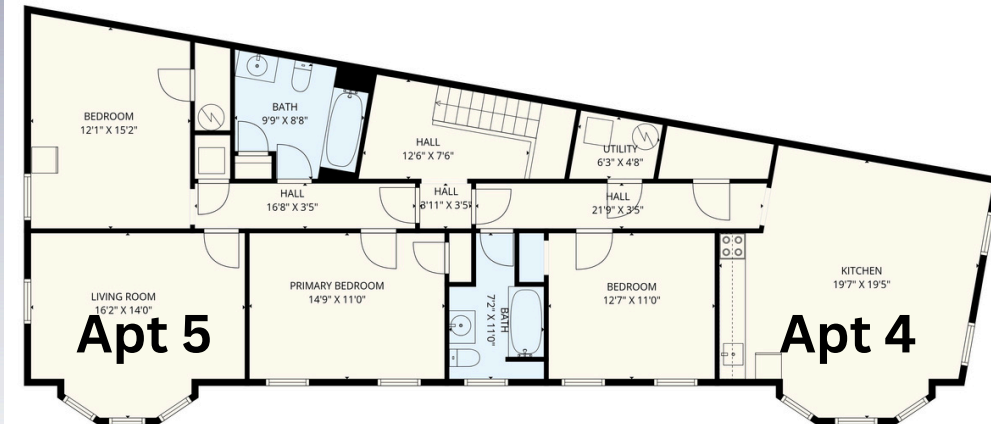
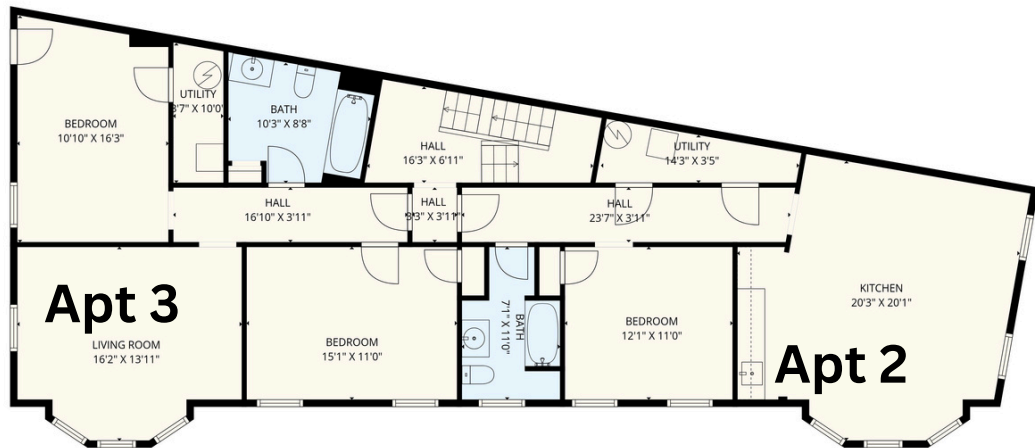
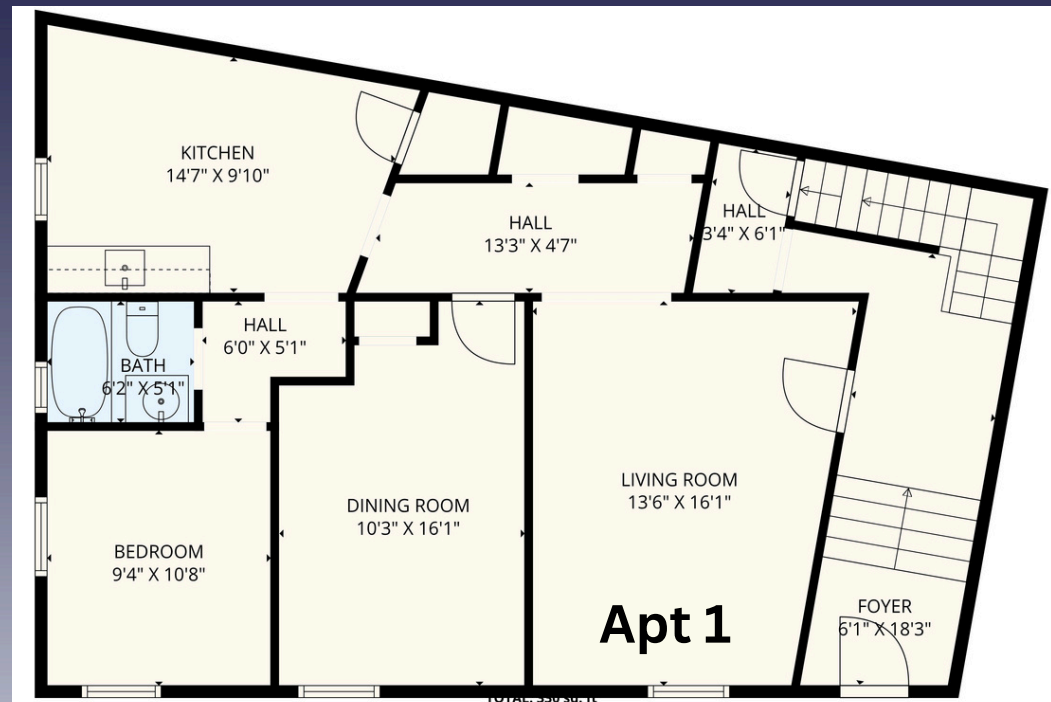


6206 Germantown Ave

INTERIOR PHOTOS



FLOOR PLANS



GERMANTOWN

Germantown in Philadelphia is an appealing neighborhood for real estate investors, offering a mix of historic charm, cultural significance, and growth potential. Known for its rich Revolutionary War history and preserved colonial architecture, Germantown attracts both residents and tourists, creating opportunities for property appreciation and rental income. The area is experiencing revitalization, with new businesses, cafes, and community projects enhancing its appeal. Affordable property prices compared to other parts of Philadelphia make Germantown attractive to investors looking to capitalize on its upward trajectory while contributing to the preservation of a neighborhood with deep roots and a vibrant, diverse community.

Walk Score
84

Very Walkable

Most errands can be accomplished on foot.

Transit Score
62

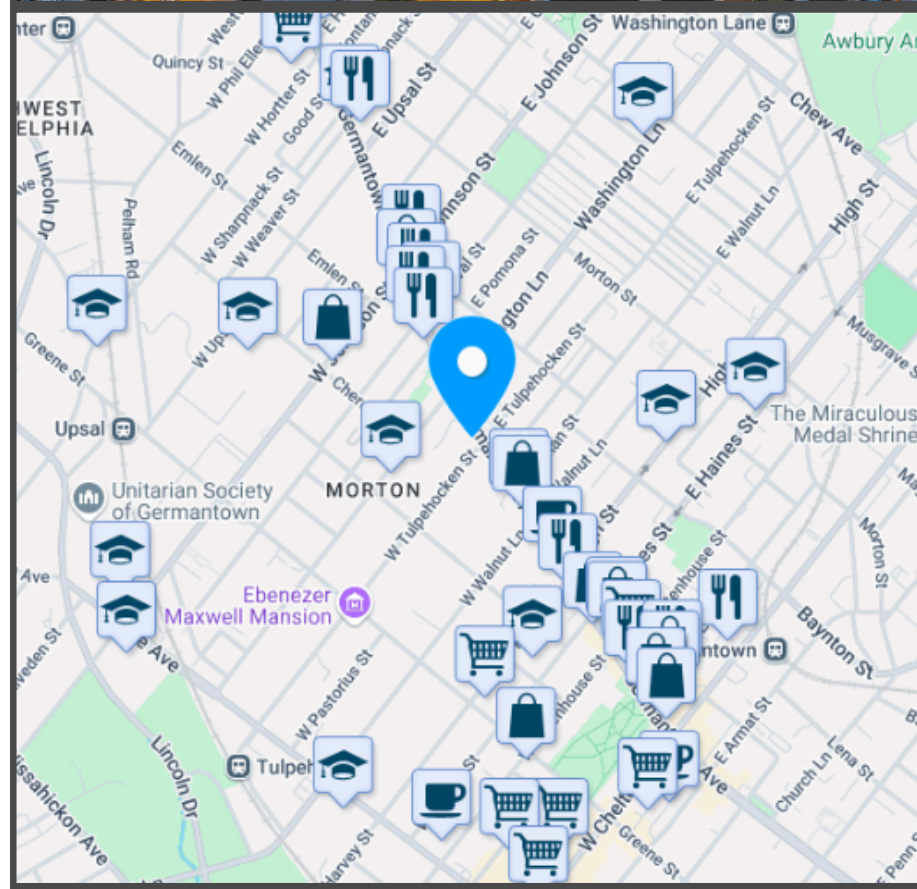
Good Transit

Many nearby public transportation options.

Bike Score
48

Somewhat Bikeable

Minimal bike infrastructure.



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