

# SDG|RE



212 Catharine Street. | Philadelphia, PA 19147

OFFERING MEMORANDUM

WWW.SDG-RE.COM

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# 01 | LISTING DESCRIPTION

## SUMMARY

212 Catharine Street is a fully occupied 7-unit multifamily building situated in the heart of Queen Village, one of Philadelphia's most desirable neighborhoods. This trophy asset offers a rare opportunity to acquire a stabilized investment property in an irreplaceable location directly adjacent to Shot Tower Recreation Center—a neighborhood park that adds unique value and long-term tenant appeal. The property boasts a classic façade, well-maintained interiors, and strong in-place cash flow. With a diverse unit mix and unbeatable walkability to neighborhood dining, retail, and transit, 212 Catherine is a standout addition to any investment portfolio. Ideal for investors seeking generational quality in a core Philadelphia submarket.



## Deal Highlights

- Queens Village
- Meredith School Catchment
- Meticulously Rehabbed
- Trophy Investment
- **ASKING \$2,625,000**

## Building Highlights

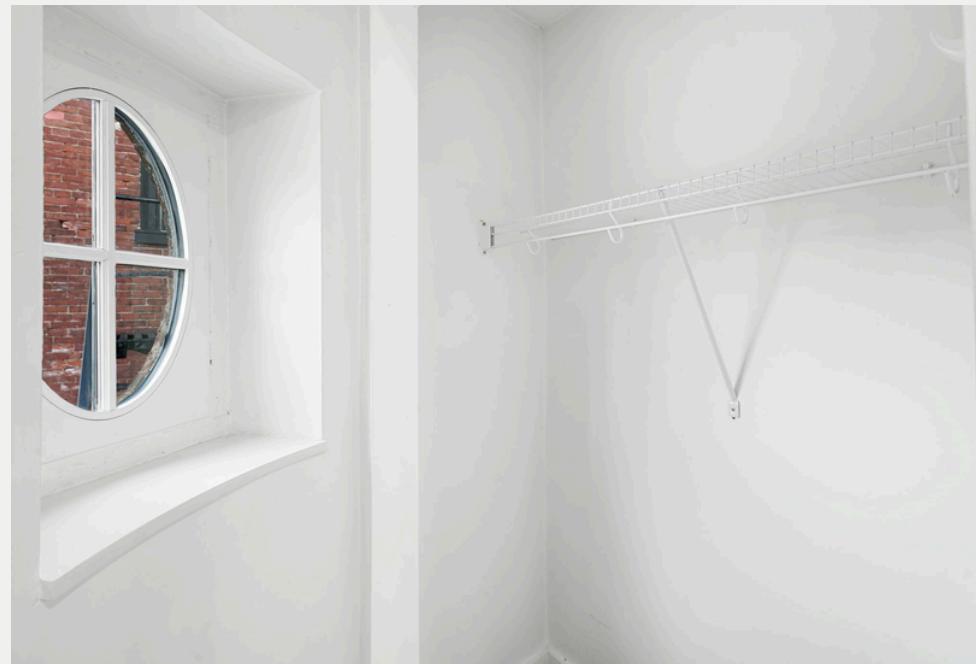
- 7 Residential Units
- Strong Cash Flow
- On Mario Lanza Park
- Lot Size: 2,950 sqft
- Zoned RM-1



This impeccably renovated multi-family property is a rare find, offering superior craftsmanship, high-end finishes, and unmatched attention to detail. If you are an investor seeking strong rental potential, this property delivers on all fronts.

Located in the highly desirable Meredith School Catchment, this property benefits from one of Philadelphia's most desirable public schools, an incredible draw for tenants and a major asset for long-term value. With its prime location, stunning renovations, and outstanding investment potential, this multi-family gem is an opportunity you don't want to miss!

## 01 | LISTING DESCRIPTION

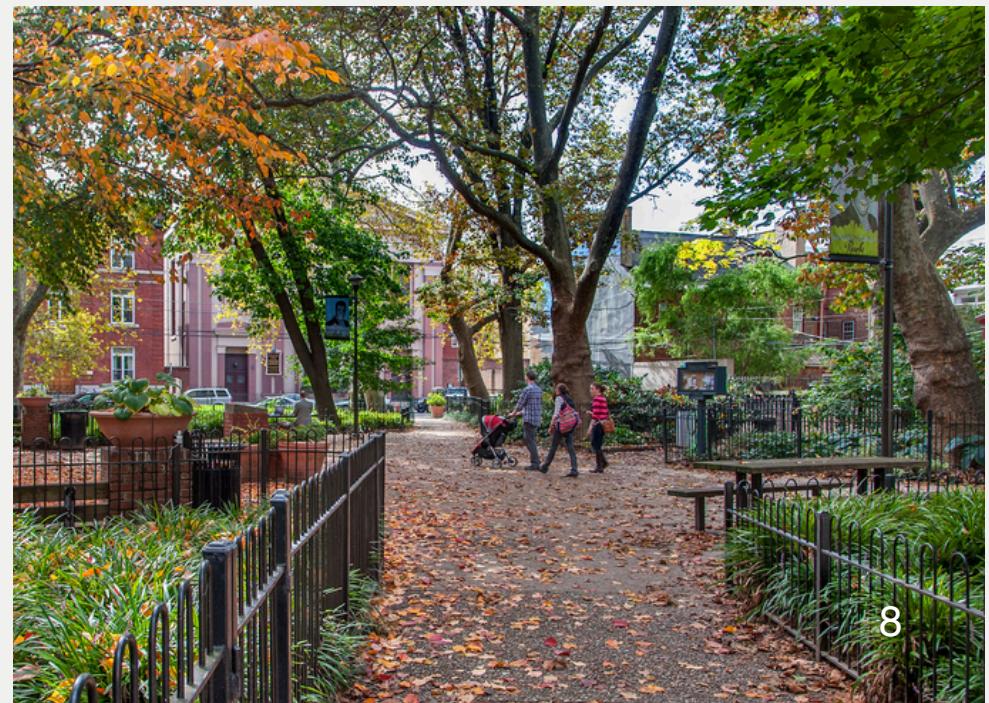


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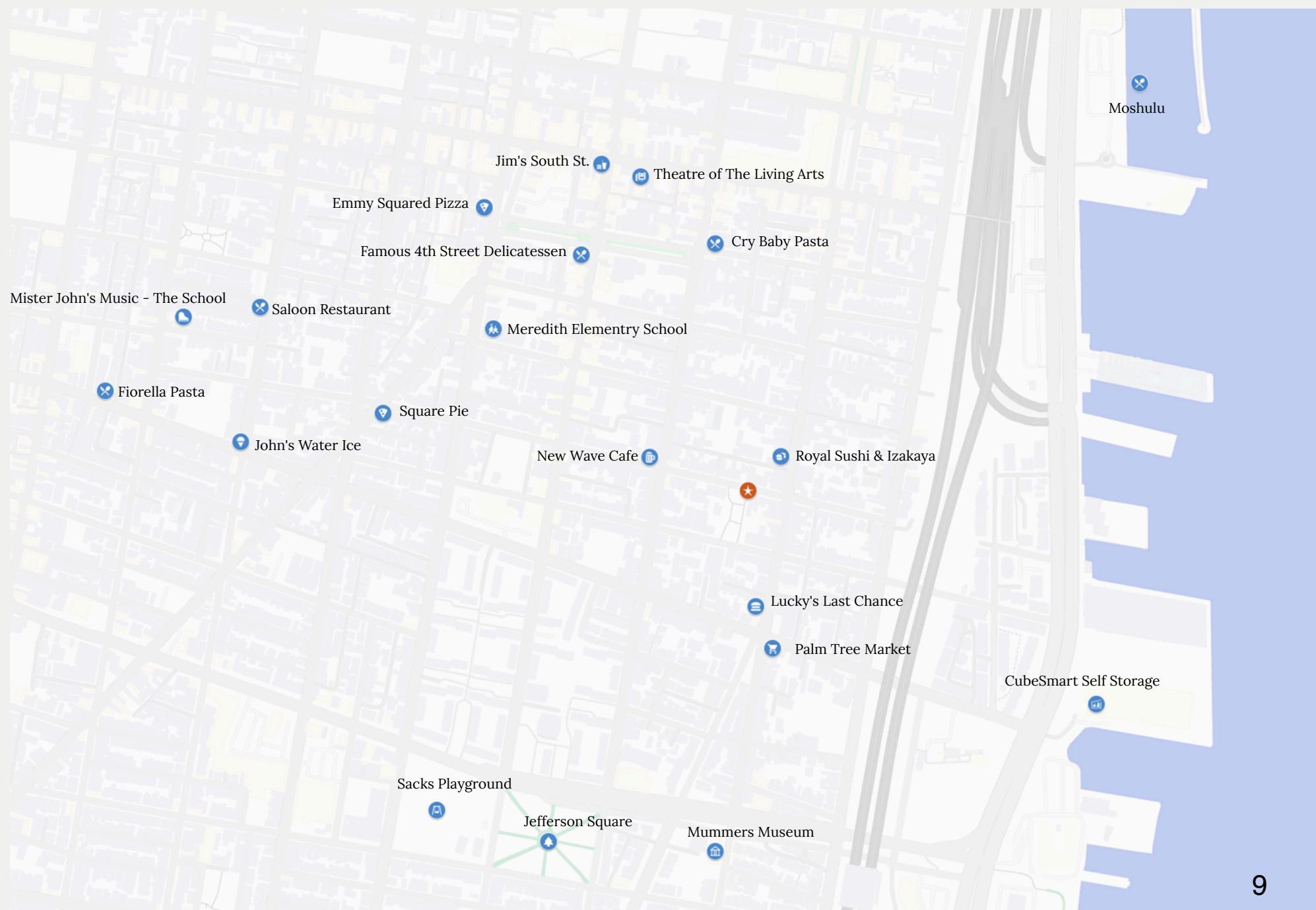


## NEIGHBORHOOD SUMMARY

Though it's home to some of the oldest residences in Philadelphia, Queen Village simmers with modern energy, making it an ideal neighborhood for visitors who love to keep their fashion, food and fun low-key and local. A homey, welcoming tangle of narrow blocks, attractive architecture and mature trees, the area began as a working-class suburb. It eventually folded into the city proper in the mid-1800s. This unique history, coupled with its prime waterfront location and the old-time aesthetic charm, helps Queen Village stand out as one of Philly's most stable and stirring pockets of city life. Queen Village is extremely accessible and navigable by foot and bicycle, a perk not lost on residents particular about dining, drinking and shopping close to home.



## Location Map



# 02 | FINANCIALS

# FINANCIAL SUMMARY

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
<b>INCOME:</b>										
Gross Rents	183,900	193,095	202,750	212,887	223,532	234,708	246,444	258,766	271,704	285,289
Other Income	5,400	5,670	5,954	6,251	6,564	6,892	7,237	7,598	7,978	8,377
Less: Vacancy	(9,195)	(9,655)	(10,137)	(10,644)	(11,177)	(11,735)	(12,322)	(12,938)	(13,585)	(14,264)
<b>Gross Income</b>	<b>180,105</b>	<b>189,110</b>	<b>198,566</b>	<b>208,494</b>	<b>218,919</b>	<b>229,865</b>	<b>241,358</b>	<b>253,426</b>	<b>266,097</b>	<b>279,402</b>
<b>EXPENSES:</b>										
Insurance	9,975	10,274	10,582	10,900	11,227	11,564	11,911	12,268	12,636	13,015
Real Estate Taxes (Abated Value)	8,249	8,496	8,751	9,014	9,284	9,563	9,850	10,145	10,450	10,763
Operating Expenses	4,900	5,047	5,198	5,354	5,515	5,680	5,851	6,026	6,207	6,393
Management Fee	9,195	9,456	9,739	10,031	10,332	10,642	10,962	11,290	11,629	11,978
<b>Total Operating Expenses</b>	<b>32,319</b>	<b>33,273</b>	<b>34,271</b>	<b>35,300</b>	<b>36,359</b>	<b>37,449</b>	<b>38,573</b>	<b>39,730</b>	<b>40,922</b>	<b>42,150</b>
<b>NET OPERATING INCOME</b>	<b>147,786</b>	<b>155,837</b>	<b>164,294</b>	<b>173,194</b>	<b>182,560</b>	<b>192,415</b>	<b>202,785</b>	<b>213,696</b>	<b>225,175</b>	<b>237,252</b>
<b>DEBT SERVICE:</b>										
First Mortgage	123,268	123,268	123,268	123,268	123,268	123,268	123,268	123,268	123,268	123,268
<b>TOTAL DEBT SERVICE</b>	<b>123,268</b>									
<b>NET CASH FLOW</b>	<b>24,518</b>	<b>32,569</b>	<b>41,027</b>	<b>49,927</b>	<b>59,293</b>	<b>69,148</b>	<b>79,518</b>	<b>90,428</b>	<b>101,908</b>	<b>113,985</b>
<b>DEBT COVERAGE RATIO</b>	<b>1.20</b>	<b>1.26</b>	<b>1.33</b>	<b>1.41</b>	<b>1.48</b>	<b>1.56</b>	<b>1.65</b>	<b>1.73</b>	<b>1.83</b>	<b>1.92</b>

## Operating Assumptions

Management Fee:	5%
Annual Vacancy Rate	5%
Rent Escalation	5%
Expense Escalation	3%

## Debt Service Calculations

Principal	1,837,500
Rate	5.36%
Amort Term	360
Annual Debt Service	123,268

ASKING: \$2,625,000

Cap Rate at Asking: 5.6%

## FINANCIAL SUMMARY

Unit	Status	Beds/Baths	Rent
1	Current	2.0/2.0	\$2,150.00
2	Current	2.0/2.0	\$2,515.00
3	Current	2.0/2.0	\$2,195.00
4	Current	2.0/1.0	\$2,095.00
5	Current	2.0/1.0	\$2,270.00
6	Current	2.0/1.0	\$2,050.00
7	Current	2.0/1.0	<u>\$2,050.00</u>
		<b>TOTAL</b>	<b>15.325.00</b>

Stabilized Proforma Profit & Loss Estimates		
<u>Annual</u>		
<b>Income</b>		
	Gross Rent	\$183,900.00
	Vacancy (5%)	<u>-\$9,195.00</u>
	Effective Gross Income	\$174,705.00
 <b>Other Income</b>		
	Pet Income (\$100/mo 1 unit)	\$1,200.00
	Water & Sewer (\$50/mo per unit)	\$4,200.00
	 Total Other Income	 \$5,400.00
	 <b>Total Income</b>	 <b>\$180,105.00</b>
 <b>Expenses</b>		
	Re Taxes	\$ 8,249.00
	Insurance	\$ 9,975.00
	Maintenance	\$ 2,100.00
	Management 5%	\$ 9,195.00
	Fees/Licenses	\$ 700.00
	Utilities	\$ 1,400.00
	Trash	\$ 700.00
	 Total Expenses	 \$ 32,319
	 <b>NOI</b>	 <b>\$ 147,786</b>

# 03 | THE TEAM

# Meet the Team



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