

SDG|RE



212 Catharine Street. | Philadelphia, PA 19147

OFFERING MEMORANDUM

WWW.SDG-RE.COM

609-335-4016

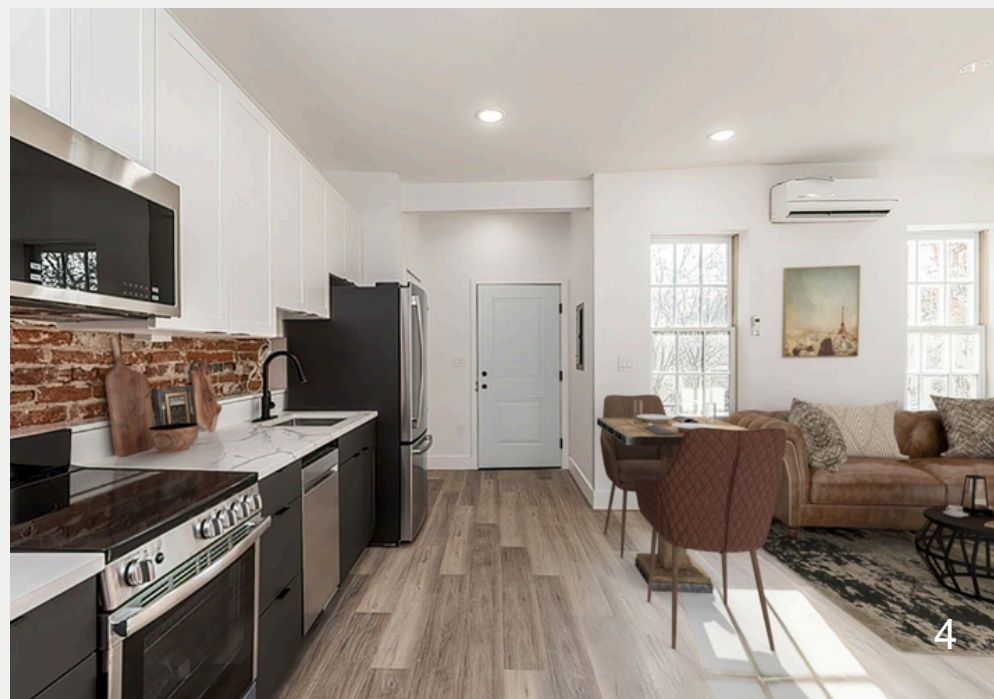
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01 | LISTING DESCRIPTION

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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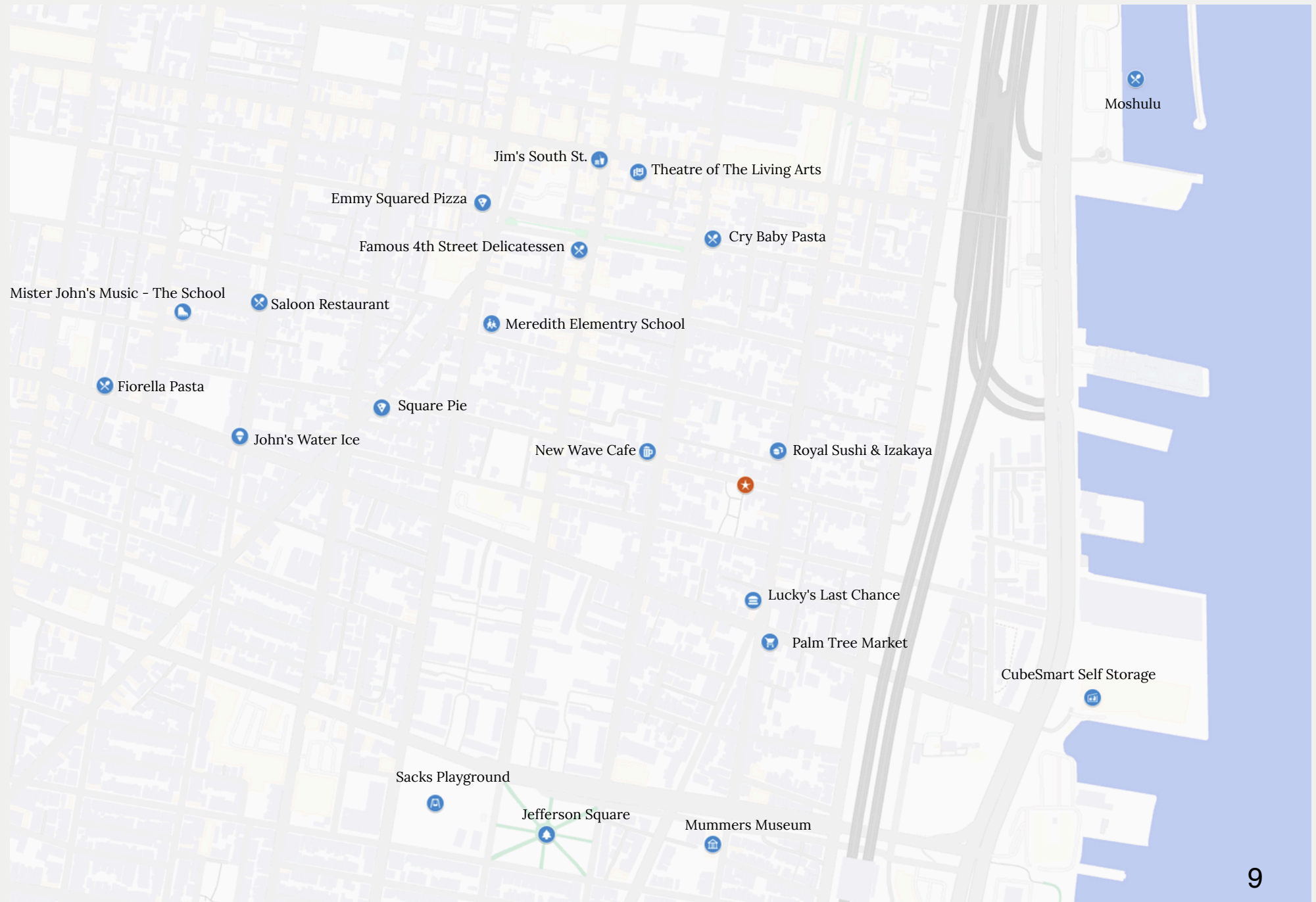


NEIGHBORHOOD SUMMARY

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
INCOME:										
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)
Gross Income	180,105	189,110	198,566	208,494	218,919	229,865	241,358	253,426	266,097	279,402
EXPENSES:										
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
Total Operating Expenses	32,319	33,273	34,271	35,300	36,359	37,449	38,573	39,730	40,922	42,150
NET OPERATING INCOME	147,786	155,837	164,294	173,194	182,560	192,415	202,785	213,696	225,175	237,252
DEBT SERVICE:										
First Mortgage	123,268	123,268	123,268	123,268	123,268	123,268	123,268	123,268	123,268	123,268
TOTAL DEBT SERVICE	123,268	123,268	123,268	123,268	123,268	123,268	123,268	123,268	123,268	123,268
NET CASH FLOW	24,518	32,569	41,027	49,927	59,293	69,148	79,518	90,428	101,908	113,985
DEBT COVERAGE RATIO	1.20	1.26	1.33	1.41	1.48	1.56	1.65	1.73	1.83	1.92

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	\$2,050.00
TOTAL			15,325.00

Stabilized Proforma Profit & Loss Estimates

	<u>Annual</u>
<u>Income</u>	
Gross Rent	\$183,900.00
Vacancy (5%)	-\$9,195.00
Effective Gross Income	\$174,705.00
Other Income	
Pet Income (\$100/mo 1 unit)	\$1,200.00
Water & Sewer (\$50/mo per unit)	\$4,200.00
Total Other Income	\$5,400.00
Total Income	\$180,105.00

Expenses

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

NOI	\$ 147,786
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03 | THE TEAM

Meet the Team



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