

COMPASS RE

25 - Property West Philadelphia Portfolio Offering Memorandum

Fantastic Investment Opportunity

25 Single-family Properties

Current NOI is \$217,753

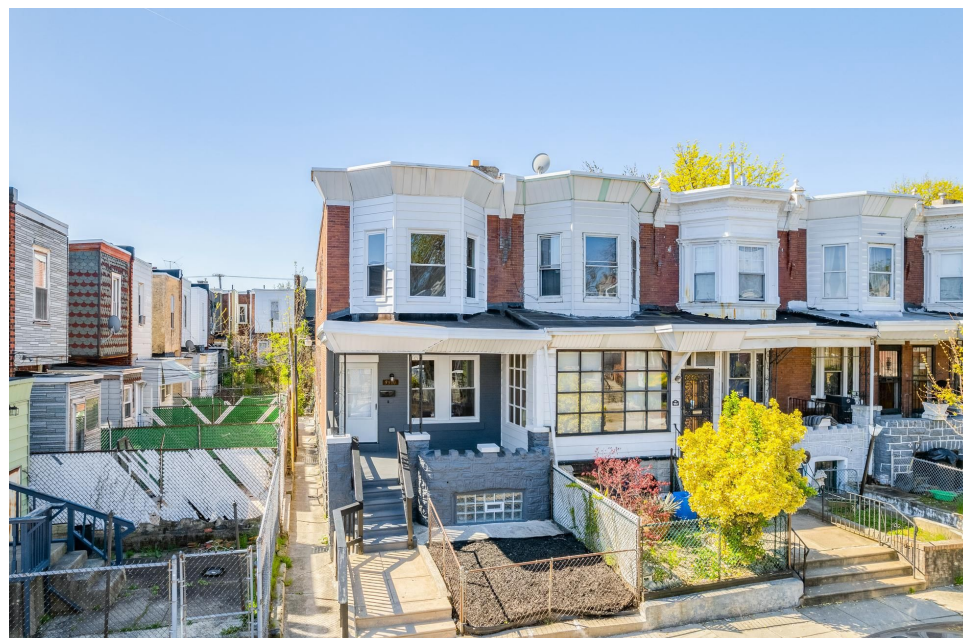
Professionally Managed Package | **\$3,750,000**

A fantastic opportunity to acquire a premium and well managed portfolio of 25 single-family properties centered in and around the burgeoning Cobbs Creek neighborhood in West Philadelphia.

All 25 parcels (21 are occupied and 4 are vacant), are situated in a tight geographic area ideal for management and enhanced economies of scale. In a red hot neighborhood with some under-valued rents and significant capital appreciation opportunity.

If desired, enjoy the flexibility to improve and/or spin-off certain assets and hold the rest. Professionally managed package (property manager can remain, at buyer's option). These 25 townhomes present an advantageous investment opportunity in a rapidly improving West Philadelphia neighborhood, close to amenities, public transportation, Cobbs Creek Trail, and other developments.

Inclusive of those developments is a \$65 million commitment by the city of Philadelphia, The Cobbs Creek Foundation, and The TGR Foundation (founded by Tiger Woods) to revamp the existing golf course (Philadelphia's oldest course), enhance the public space, and create an educational campus for local youth. The Cobbs Creek Environmental Center has also planned significant improvements. NOTE--24 three-bedroom homes and 1 four-bedroom home.





25-Property West Philadelphia Portfolio Financials

PROPERTY ADDRESS	Monthly Rent Received	Annual Rental Income	2025 Tax Amount	2024 Insurance Premium	Maintenance	Annual Management Fees (8%)	Annual Delinquencies/Vacancies (5%)*
1410 N Hirst Street	\$1,495	\$17,940	\$1,580.00	\$735	\$500	\$1,435.20	\$897.00
1633 N 60th Street	\$1,241	\$14,892	\$2,093.00	\$655	\$500	\$1,191.36	\$744.60
1847 S 54th Street	\$1,250	\$15,000	\$1,494.00	\$617	\$500	\$1,200	\$750.00
516 S 59th Street	\$1,595	\$19,140	\$1,891.00	\$786	\$500	\$1,531.20	\$957.00
5355 Irving Street	\$1,795	\$21,540	\$2,325.00	\$808	\$500	\$1,723.20	\$1,077.00
5513 Irving Street	\$1,005	\$12,060	\$2,111.00	\$824	\$500	\$964.80	\$603.00
5542 Larchwood Avenue	\$1,425	\$17,100	\$3,558.00	\$561	\$500	\$1,368	\$855.00
5624 Rodman Street	\$1,173	\$14,076	\$1,866.00	\$627	\$500	\$1,126.08	\$703.80
5639 Montrose Street	\$1,300	\$15,600	\$1,068.00	\$593	\$500	\$1,248	\$780
5642 Broomall Street	\$1,150	\$13,800	\$1,496.00	\$786	\$500	\$1,104	\$690.00
5717 Addison Street (Vacant)			\$2,156.00	\$770	\$500	\$1,056	\$660
5731 Rodman Street	\$1,180	\$14,160	\$1,631.00	\$627	\$500	\$1,132.80	\$708
5734 Rodman Street	\$1,177	\$14,124	\$2,005.00	\$605	\$500	\$1,129.92	\$706.20
5745 Addison Street (Vacant)			\$2,116.00	\$640	\$500	\$1,255.68	\$784.80
5752 Pemberton Street	\$1,150	\$13,800	\$2,035.00	\$640	\$500	\$1,104	\$690.00
5757 Walton Street	\$1,350	\$16,200	\$2,003.00	\$593	\$500	\$1,296	\$810.00
5787 Stewart Street	\$1,200	\$14,400	\$1,684.00	\$605	\$500	\$1,296	\$810.00
5816 Washington Avenue	\$1,368	\$16,416	\$1,590.00	\$630	\$500	\$1,313.28	\$820.80
5908 Christian Street (Vacant)			\$2,443.00	\$785	\$500	\$1,291.20	\$807.00
5910 Webster Street	\$1,795	\$21,540	\$2,352.00	\$605	\$500	\$1,728	\$1,080
6021 Christian Street	\$1,452	\$17,424	\$3,015.00	\$786	\$500	\$1,393.92	\$871.20
6037 Irving Street	\$1,091	\$13,092	\$1,732.00	\$605	\$500	\$1,047.36	\$654.60
6111 Irving Street	\$1,225	\$14,700	\$1,144.00	\$767	\$500	\$1,176	\$735.00
6137 Locust Street (Vacant)			\$2,019.00	\$618	\$500	\$1,392	\$870.00
629 N Frazier Street	\$1,550	\$18,600	\$1,562.00	\$627	\$500	\$1,488	\$930.00
Totals:	\$27,967	\$335,604	\$48,969.00	\$16,895.00	\$12,500	\$31,992.00	\$19,995.00

*Delinquencies are estimated. Were actually higher during the pandemic due to regulations in place, which have since expired.

West Philadelphia 25 Property Package



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Legend



CITY BLOCK
TEAM

1. 1410 N Hirst Street
2. 1633 N 60th Street
3. 1847 S 54th Street
4. 516 S 59th Street
5. 5355 Irving Street
6. 5513 Irving Street
7. 5542 Larchwood Avenue
8. 5624 Rodman Street
9. 5639 Montrose Street
10. 5642 Broomall Street
11. 5717 Addison Street
12. 5731 Rodman Street
13. 5734 Rodman Street
14. 5745 Addison Street
15. 5752 Pemberton Street
16. 5757 Walton Street
17. 5787 Stewart Street
18. 5816 Washington Avenue
19. 5908 Christian Street
20. 5910 Webster Street
21. 6021 Christian Street
22. 6037 Irving Street
23. 6111 Irving Street
24. 6137 Locust Street
25. 629 N Frazier Street

THE CIRCUIT TRAILS

COBBS CREEK TRAIL

East Coast Greenway

Philadelphia and Delaware County, Pennsylvania

ACCESS

Public Transit:

SEPTA Market-Frankford Line
63rd Street Station

SEPTA Trolley
Route 13 to 65th Street Route 34 to 61st Street

SEPTA Bus
Routes 31, 21, 42, 60, and 108

Bicycle

There are currently no off-road bicycle trails linking with the Cobbs Creek Trail and 58th Street Greenway, except for a short completed section of the Schuylkill River Trail in Bartram's Garden.

Numerous streets with bicycle lanes link to the Cobbs Creek Trail and the 58th Street Greenway.

Vehicle Parking

Parking is available on many local streets along the entire trail corridor.



OVERVIEW

General Characteristics:

- Trail length: 3.7 miles
- Smooth asphalt path with one steep hill
- Very few street crossings: Ideal for families with children
- The trail is part of Cobbs Creek Park, which was built in 1911 to protect Cobbs Creek.
- Cobbs Creek Park was designed as a tree-lined parkway running through several attractive neighborhoods.
- The Cobbs Creek Trail connects several historic and educational sites that trail users can visit.

History and Future

The Cobbs Creek Trail was developed following the completion of the Fairmount Park Commission's Trail Master Plan for Cobbs Creek Park in 2001. This plan was prepared with considerable resident and user input. In 2013, the 58th Street Greenway opened to link the Cobbs Creek Trail to Historic Bartram's Garden on the Schuylkill River.

Plans are underway to extend the north end of the trail to the city limit at City Avenue where it will continue as the Forge to Refuge Trail. The south end of the trail will extend to link with the John Heinz National Wildlife Refuge trail system. These plans will connect Cobb's Creek to many of the Circuit Trails, including the Schuylkill River Trail, the Chester Valley Trail, and the East Coast Greenway.

THE CIRCUIT TRAILS

COBBS CREEK TRAIL

East Coast Greenway

Philadelphia and Delaware County, Pennsylvania

SPECIAL AMENITIES

From the Trail you can access the 58th Street Greenway, an off-road bike and pedestrian path.

The 58th Street Greenway leads to historic Bartram's Gardens and the Schuylkill River Trail.

The former Cobbs Creek Stable, built in the 1930's, has been repurposed as the Cobbs Creek Environmental Education Center.

The Trail crosses two historic parkway bridges, one into Delaware County, and one back to Philadelphia. The bridges connect two parts of the historic Mt. Moriah Cemetery, which extends on both side of the creek valley.

The Cobbs Creek Golf Course, at 7400 Landsdowne Ave, is the site of the first public golf course in the Greater Philadelphia area and today houses two 18-hole courses and an historic clubhouse.

Restaurants and cafes are accessible at two intersections along the trail: Market St. in Millbourne (North) and Woodland Ave. and 65th St. (South). Both locations offer a variety of international foods.



TRIP IDEAS

Nature Explorer Excursion

Go south on the trail from the 63rd St. Station of the Market-Frankford Line.

Follow signs to the Cobbs Creek Community Environmental Education Center (CCCEEC) at 700 Cobbs Creek Parkway (www.cobbscreekenvironmentalcenter.org)

After exploring CCCEEC, continue south and take the 58th Street Greenway to Bartram's Gardens. Here you will find the only wetlands on the Lower Schuylkill River. Plan a visit around one of the Gardens' Family Discovery Days (www.bartramsgarden.org).

History Adventure

Go north on the trail from 70th Street and Cobbs Creek Parkway.

Attend a restoration event at the historic Mount Moriah Cemetery. Events are posted at www.friendsofmountmoriahcemetery.org.

Continue north and take the 58th Street Greenway to Bartram's Gardens.

Tour the National Historic Landmark house and garden, built by John Bartram in 1728.

Local Flavor Walking Loop (3 hours)

Take the Market Frankford Line to Millbourne and enjoy lunch on Market Street.

Take the trail south to the 58th Street Greenway.

Follow the Greenway to Woodland Avenue, and grab a dessert at one of the many international restaurants.

Take the 36 trolley back to the Market-Frankford Line

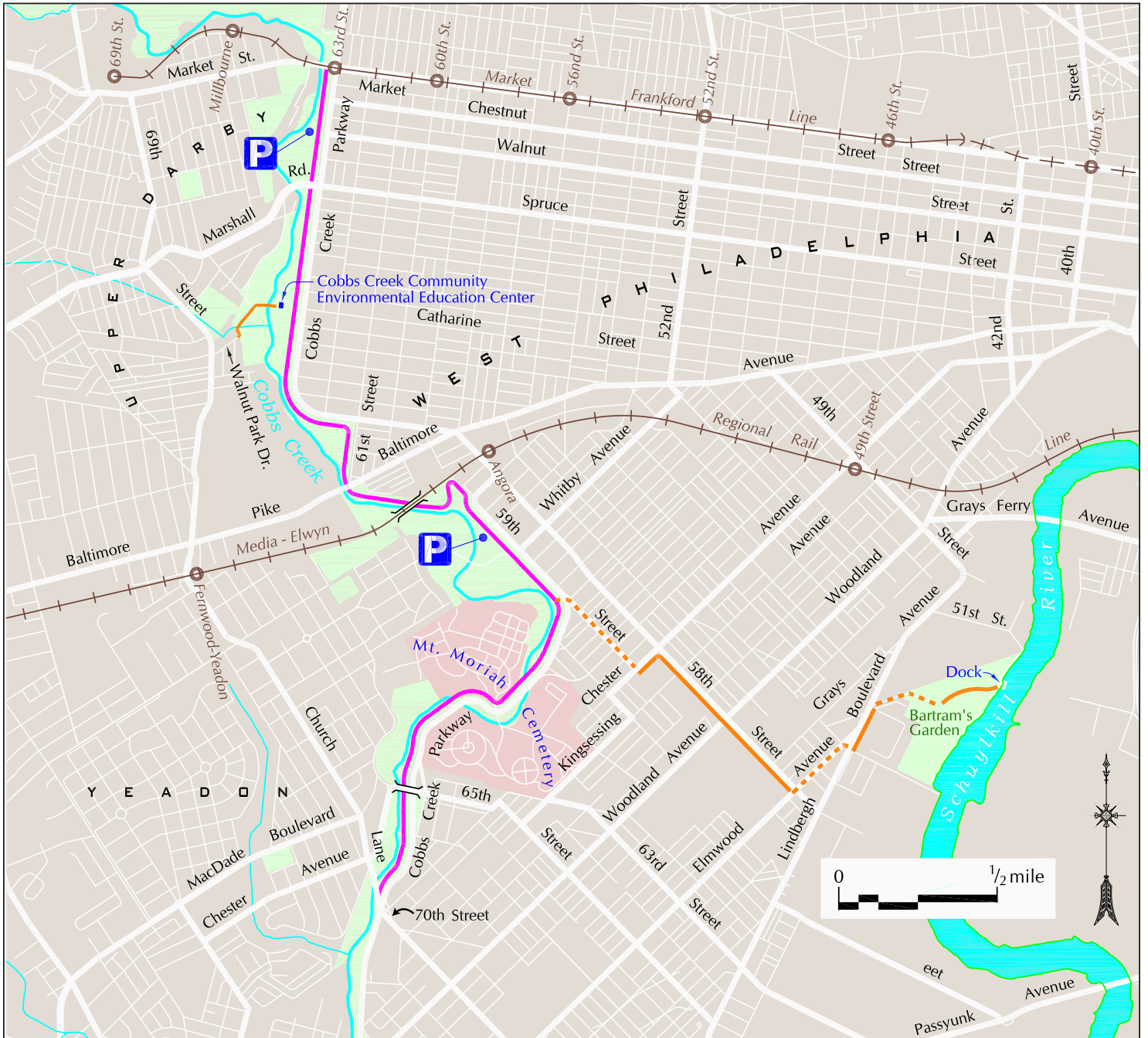
**THE
CIRCUIT
TRAILS**

COBBS CREEK TRAIL

East Coast Greenway

Philadelphia and Delaware County, Pennsylvania

TRAIL MAP



At-a-Glance:

- Premium, fully occupied and well managed portfolio of 25 single-family properties
- In a red hot neighborhood with some under-valued rents. Superb capital appreciation potential
- Situated in a tight geographic area ideal for management and enhanced economies of scale
- Current NOI is \$217,753
- **2025 Property Taxes: \$48,969 (Source: Property.phila.gov)**



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