



## MULTIFAMILY PROPERTY FOR SALE

**11,360 SF on 0.31 Acres**

809 Diamond Street  
Philadelphia, PA 19122





# PROPERTY DETAILS

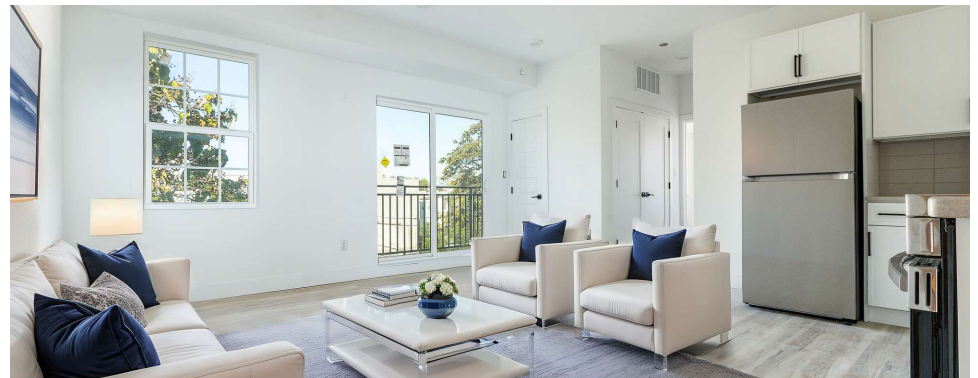
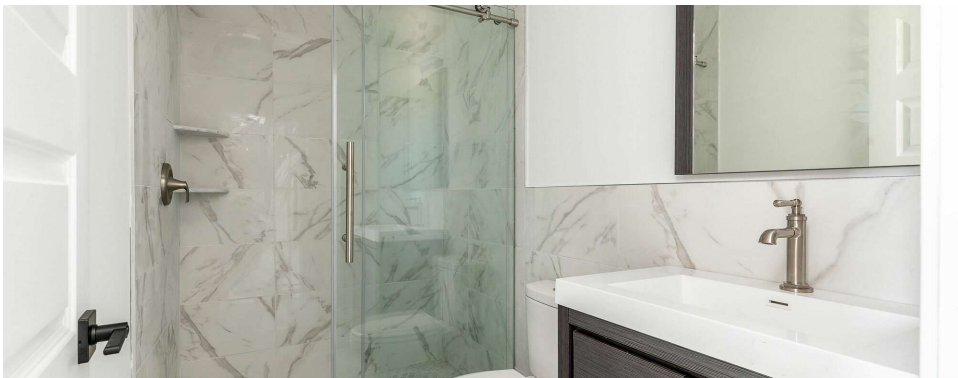
## PROPERTY HIGHLIGHTS

- 11,360 SF on 0.31 Acres
- CMX-2 Zoning (City of Philadelphia)
- This brand-new 11-unit multifamily building offers modern design, a mix of 1-, 2-, and 3-bedroom units, and select apartments with private balconies. Residents enjoy a spacious rooftop deck with city views, all in a prime location near Temple University and public transit.
- 809 Diamond Street is ideally located in a rapidly transforming section of North Philadelphia, just steps from Temple University. The neighborhood is experiencing a surge of new residential and mixed-use development, bringing modern housing, vibrant retail, and fresh energy to the community. Diamond Street itself carries historic charm with classic architecture while welcoming a wave of high-quality infill projects that strengthen the streetscape. Residents enjoy excellent walkability, strong public transit connections, and close proximity to restaurants, coffee shops, and everyday conveniences.





## ADDITIONAL PHOTOS



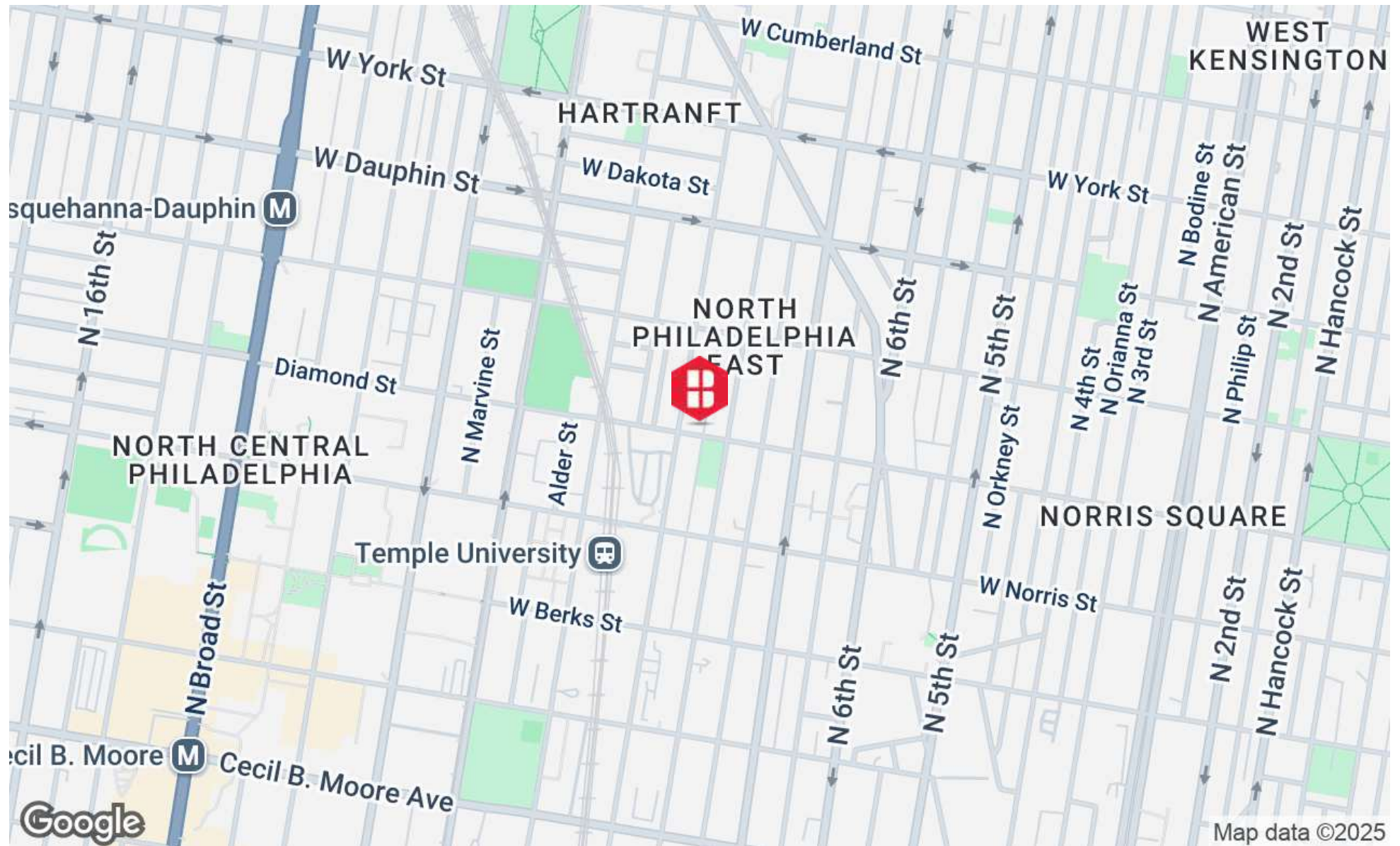
# PRO-FORMA

## CASHFLOW

ADDRESS: 809 Diamond St.					FIRST MORTGAGE		
					INTEREST RATE:		
					AMORTIZATION MOS: 300		
					BEGIN AMORT YR: 1		
<b>INCOME</b>					Value	Cap Rate	PPU
	Bedrooms / Bathrooms	UNITS	MONTHLY	ANNUAL	\$2,795,000	7.11%	\$254,091
Unit 101 (2bd + Den)	2.5 / 2	1	\$2,300	\$27,600			
Unit 102 (3 bed)**	3 / 2	1	\$2,400	\$28,800			
Unit 201	2 / 1	1	\$1,850	\$22,200			
Unit 202**	1 / 1	1	\$1,550	\$18,600			
Unit 203	1 / 1	1	\$1,600	\$19,200			
Unit 301	2 / 1	1	\$1,850	\$22,200			
Unit 302**	1 / 1	1	\$1,550	\$18,600			
Unit 303	1 / 1	1	\$1,600	\$19,200			
Unit 401	2 / 1	1	\$1,850	\$22,200			
Unit 402	1 / 1	1	\$1,550	\$18,600			
Unit 403	1 / 1	1	\$1,600	\$19,200			
TOTAL			\$19,700	\$236,400			
MISC. INCOME (Storage)			\$550	\$6,600			
TOTAL INCOME			\$20,250	\$243,000			
ASSUMED VACANCY			5%	\$1,013	\$12,150		
EGI			\$19,238	\$230,850			
<b>EXPENSES</b>					ANNUALLY	MONTHLY	PER UNIT
							% OF EGI
Taxes	10 year abatement	\$3,000	\$250	\$273	9.34%		
Insurance		\$6,500	\$542	\$591	20.23%		
Repairs & Maintenance		\$2,500	\$208	\$227	7.78%		
Leasing		\$10,125	\$844	\$920	31.52%		
Prop Mgmt		\$6,000	\$500	\$545	18.68%		
Utilities (non-rub)		\$2,000	\$167	\$182	6.64%		
TOTAL		\$30,125	\$2,510	\$2,739	94.19%		
RESERVES		\$2,000	\$167	\$182	6.23%		
TOTAL EXPENSES		\$32,125	\$2,677	\$2,920	100.41%		
NOI		\$198,725	\$16,560	\$18,066			
DEBT SERVICE							



# LOCATION MAP



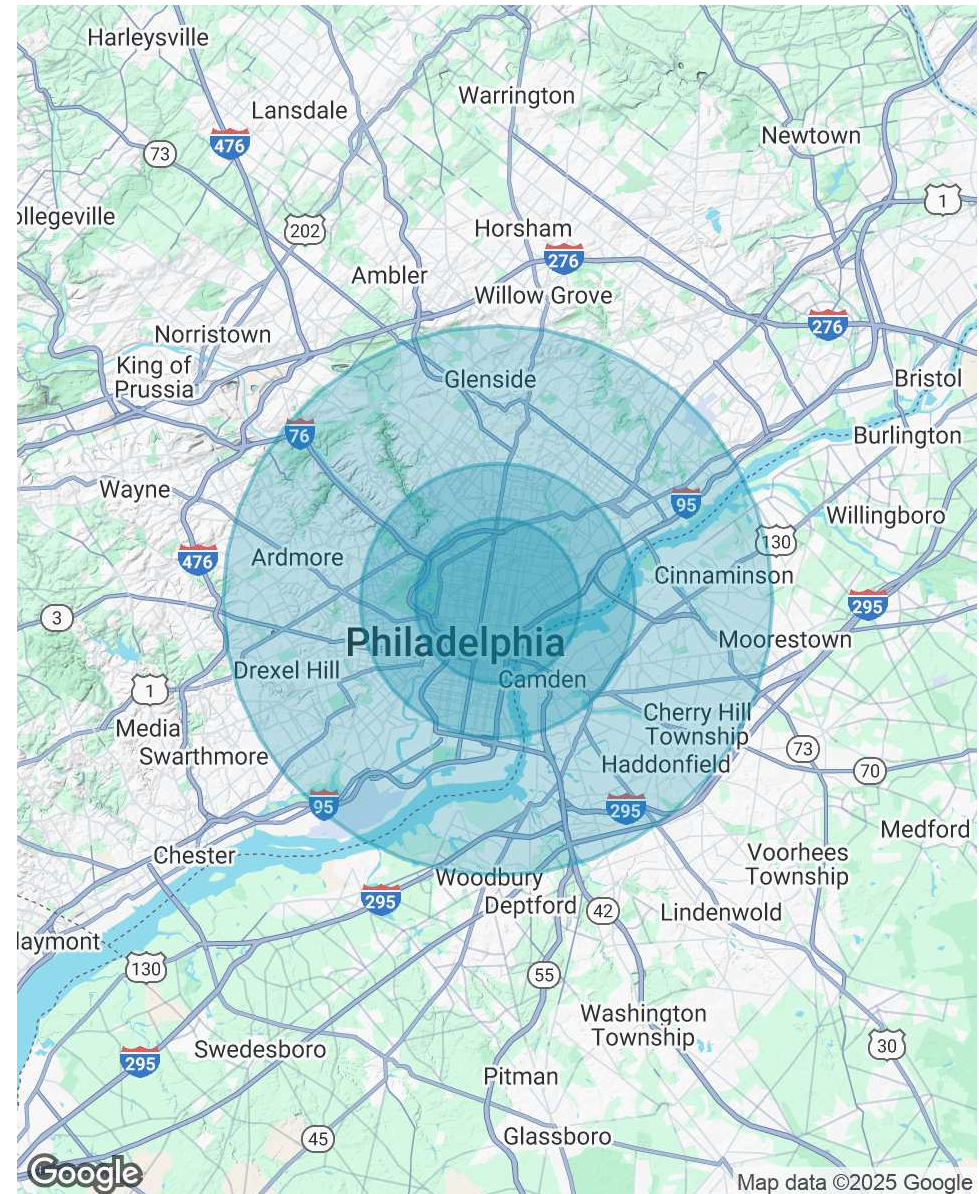


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	443,956	1,006,635	2,265,894
Average Age	37	38	39
Average Age (Male)	37	37	38
Average Age (Female)	38	38	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	196,094	423,057	910,911
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$86,246	\$82,538	\$96,186
Average House Value	\$359,770	\$325,784	\$325,095

*Demographics data derived from AlphaMap*



## PRIMARY CONTACTS



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