



**4441 ELIZABETH ST.  
PHILADELPHIA, PA 19124**

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COMMERCIAL

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# PROPERTY SUMMARY

4441 ELIZABETH ST.,  
PHILADELPHIA, PA 19124

**MULTI-FAMILY**  
Property Type

**2,808 SF**  
Building Total SF

**PHILADELPHIA**  
County

**8,166 SF**  
Lot Size

**RM1**  
Zoning Code

**3**      **4**  
Stories      Units

## OVERVIEW

Located in the lively Frankford section of Philadelphia, this four-unit building sits on an expansive 8,166 square foot lot, offering ample space for residents. With a finished basement capable of accommodating another unit, there's potential for expansion and increased rental income. The area is known for its historic charm, diverse community, and convenient access to amenities such as dining and shopping. Residents also benefit from excellent transportation links, enhancing connectivity throughout the city. This property represents an enticing investment opportunity, combining comfort, convenience, and growth potential in a bustling urban setting.



# PRICING



**\$399,000**  
Price

**\$99,750**  
Price/Unit

**8.27%**  
Cap Rate

**10.43%**  
Market  
Cap Rate

# RENT ROLL

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Unit	Type	Status	<b>CURRENT</b> Rent/Unit	<b>MARKET</b> Rent/Unit
1	2BD/1BA	Occupied	\$ 1,200	\$ 1,400
2	1BR/1BA	Occupied	\$ 900	\$ 1,050
3	1BR/1BA	Occupied	\$ 1,050	\$ 1,050
4	1BR/1BA	Occupied	\$ 745	\$ 1,050

# OPERATING STATEMENT

	Annual	Unit	Annual	Unit
<b>Income</b>	<b>CURRENT</b>		<b>MARKET</b>	
<b>Multifamily</b>				
Gross Potential Rent (Resi)	\$54,600	\$13,650	\$54,600	\$13,650
Loss / Gain to Lease (Resi)	-\$7,860	-\$1,965		
Gross Scheduled Rent (Resi)	\$46,740	\$11,685	\$54,600	\$13,650
Water Fee			\$1,200	\$300
Other			\$400	\$100
Vacancy (Resi) (5%)	-\$2,337	-\$584	-\$2,730	-\$683
<b>Total Effective Gross Income</b>	<b>\$44,403</b>	<b>\$11,101</b>	<b>\$53,470</b>	<b>\$13,368</b>
<b>Expenses</b>				
Real Estate Taxes	\$1,663	\$416	\$1,663	\$416
Insurance	\$2,500	\$625	\$2,500	\$625
Electric	\$300	\$75	\$300	\$75
Water & Sewer	\$1,680	\$420	\$1,680	\$420
Repairs & Maintenance	\$2,000	\$500	\$2,000	\$500
Refuse Collection	\$500	\$125	\$500	\$125
General & Administrative	\$300	\$75	\$300	\$75
Licensing	\$252	\$63	\$252	\$63
<b>Management Fee</b>	<b>\$2,220</b>	<b>\$555</b>	<b>\$2,674</b>	<b>\$668</b>
<b>Total Expenses</b>	<b>\$11,415</b>	<b>\$2,854</b>	<b>\$11,869</b>	<b>\$2,967</b>
Expenses as % of EGI	26%		22%	

















# PHILADELPHIA

## PHILADELPHIA DEMOGRAPHICS

SOURCE: [point2homes.com](https://www.point2homes.com) / Philadelphia, PA Demographics

**1,596,865**

Total Population

**34.8**

Median Age

**646,608**

Total Households

**\$77,454**

Average Household Income

## OVERVIEW

Nestled in the vibrant city of Philadelphia, the Frankford submarket offers a prime location for commercial real estate ventures. Situated in the northeastern part of the city, Frankford boasts excellent accessibility with proximity to major transportation arteries, including Interstate 95 and public transit routes. This dynamic neighborhood is characterized by its diverse mix of businesses, from local retailers to industrial warehouses, making it an attractive destination for entrepreneurs and investors alike. With its rich history and ongoing revitalization efforts, Frankford presents an exciting opportunity for businesses looking to thrive in a dynamic urban environment.





Frankford, Philadelphia is a vibrant area filled with various activities, events, and places to explore. Here's a list of some of the activities and events you might find in and around the city:

**Frankford First Fridays:** A monthly event featuring art exhibits, live music, and local vendors, providing a platform for artists and artisans to showcase their work.

**Frankford Farmer's Market:** A bustling market offering fresh produce, artisanal foods, and handmade crafts from local vendors, providing a vibrant community gathering space.

**Historic Frankford Tours:** Guided tours exploring the rich history and architectural heritage of Frankford, including landmarks like the historic Frankford Arsenal and the Grand Army of the Republic Museum.

**Frankford Cultural Festivals:** Annual cultural festivals celebrating the diverse heritage of the neighborhood, featuring music, dance, food, and activities for all ages.

**Frankford Avenue Arts Walk:** A self-guided tour showcasing the vibrant arts scene along Frankford Avenue, with galleries, studios, and public art installations to explore.

**Community Clean-up Events:** Volunteer opportunities to beautify and improve the neighborhood through litter clean-ups, tree plantings, and neighborhood beautification projects.

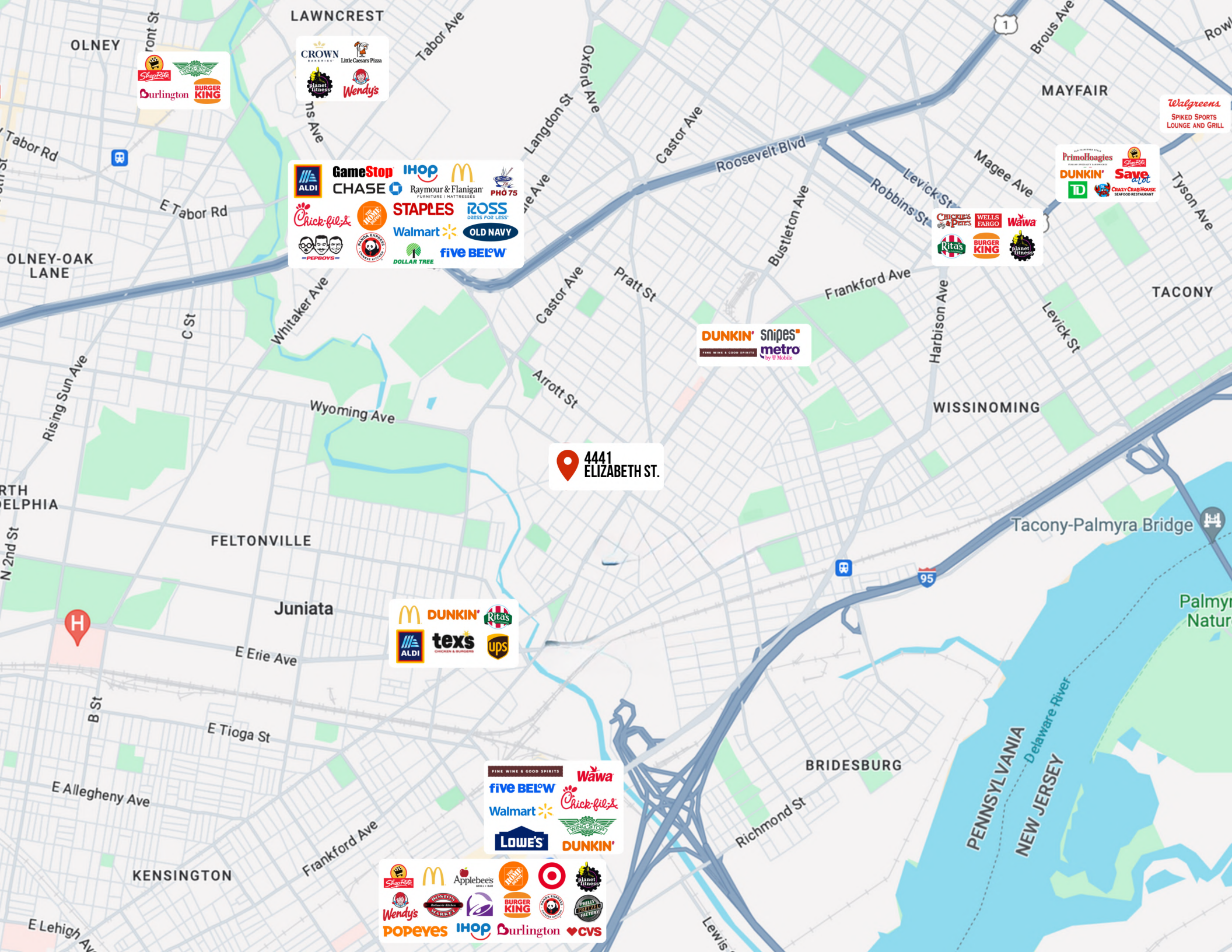
**Frankford Public Library Events:** A variety of programs and events hosted by the Frankford Branch of the Free Library of Philadelphia, including storytimes, book clubs, and workshops for all ages.

**Local Sports Leagues and Recreation Centers:** Opportunities to participate in recreational sports leagues, fitness classes, and community events at local parks and recreation centers.

**Frankford Historical Society Lectures:** Educational lectures and presentations on the history and heritage of Frankford, offering insights into the neighborhood's past and its significance in Philadelphia's development.

**Frankford Community Block Parties:** Seasonal block parties and street festivals bringing neighbors together for food, music, games, and camaraderie, fostering a sense of community spirit and connection.





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