3402 Tampa St & 257 E Elkhart St, Philadelphia, PA 19134



Price: \$180,000

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Package Deal in Kensington!

This is a portfolio sale featuring two tenant-occupied properties being sold AS-IS for \$180,000. Both tenants are on month-to-month leases, giving the buyer flexibility to either keep the tenants for steady rental income or deliver the properties vacant at settlement. This package includes 3402 Tampa St (2-bed, 1-bath, 728 sqft) and 257 E Elkhart St (3-bed, 1-bath, 924 sqft). Together, they generate \$18,600 annually, with tenants covering all utilities. "3402 Tampa St": \$8,400/year, "257 E Elkhart St": \$10,200/year. Both tenants have a reliable payment history, offering immediate cash flow with room for rent adjustments to align with market rates.

Situated in the Kensington-Port Richmond area, these properties benefit from their proximity to grocery stores, public transportation, and major highways such as I-95 and Aramingo Ave. The surrounding neighborhood is gaining momentum, driven by development and growth



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Target Realty 612-36 Washington Ave Unit 1 Philadelphia, PA 19147

spilling over from popular areas like Fishtown and Northern Liberties. This creates strong demand for rentals, ensuring a stable tenant pool and future appreciation potential. The homes are located within walking distance of restaurants, markets, and local shops, adding to the area's appeal.

Both properties are currently rented below market value, offering an excellent value-add opportunity for investors. Options include raising rents, repositioning the properties, or enrolling in Section 8 housing programs. This package provides long-term cash flow with minimal upfront effort and offers a pathway to higher returns through strategic updates. Whether you're looking to hold and rent or add value through improvements, this portfolio is a solid investment in a promising Philadelphia neighborhood.

Total Gross Income: \$18,600 annually

Cap Rate: 8% (estimated)

Occupancy: Tenant-occupied with flexibility—tenants can either remain or vacate prior to settlement, based on buyer preference

Condition: Well-maintained, Selling AS-IS

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Property Photos



3402 Tampa St & 257 E Elkhart St, Philadelphia, PA 19134

Property Photos



257 E Elkhart St



3402 Tampa St

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Location

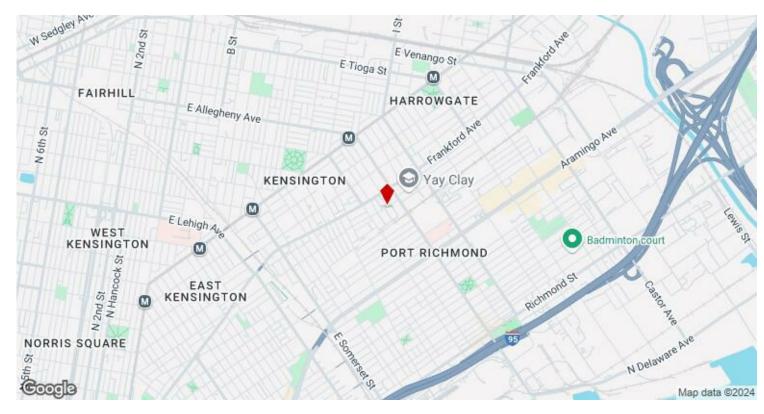


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3	 B OF PROPERTY If Property is sold, Landlord will give Tenant in writing: If Property is sold, Landlord will give Tenant in writing: Notice that the Security Deposit has been given to the new landlord, who will be responsible for it. The name. address and phone number of the new landlord and where rentis to be paid, if Known. The name. address and phone number of the new landlord and where rentis to be paid, if Known. The name. address and phone number of the new landlord dwhere rentis to be paid, if Known. The name. address and phone number of the new landlord and where rents the new landlord. Tenant agrees that Landlord may transfer Tenant's Security Deposit and advanced rent to the new landlord. Landlord's responsibilities to Tenant under this Lease end after the Property has been sold and the Lease transferred to a new landlord Landlord's responsibilities to Tenant under this Lease or any Renewal Term, Landlord has the right to terminate this Lease in fr Landlord sells the Property during the Lease or any Renewal Term. Tenant is not entitled to any payment of damages. Landlord gives at least days written notice to Tenant. Tenant is not entitled to any payment of damages. 	 TENANT ENDING LEASE EARLY Tenant may end this Lease and move out of the Property before the End Date of the Lease or any Renewal Term only with written permission of Landlord, and only if: (A) Tenant gives Landlord a least <u>days</u> days written notice, AND (B) Tenant gives Landlord a Termination fee of <u>the End Date of the Lease</u>, any Renewal Term, or until a new tenant is approved by (C) Tenant continues to pay all rent until the End Date of the Lease, or any Renewal Term, or until a new tenant is approved by Landlord an ew lease takes effect, whichever happens first. ABANDONMENT (A) If Tenant abandons Property while Reat is due and unpaid, Landlord has the right to take possession of the Property immediately adandored property. Landlord will have the right to remove and dispose of any abandoned property in any manner determined by Landlord Tenant will pay for the cost of removal and disposal of abandoned property. 	ENDING LEASE LANDLORD REMEDIES IF TENANT BREACHES LEASE (A) If Tenant breaches Lease for any reason, Landlord's remedies may include any or all of the following: 1. Taking possession of the Property by going to court to exict Tenant. Tenant agrees to pay Landlord's legal fees and reasonable costs, including the cost for Landlord or Landlord's agent to exict Tenant. Tenant agrees to pay Landlord's legal fees and reasonable costs, including the cost for Landlord or Landlord's agent to exict Tenant. Tenant agrees to gamish Tenant's tenant for rents, damages and unpaid charges, and for rents and charges for the rest of the Lease term. If Landlord wink (gets a money judgment against Tenant), Landlord may use the court process to gamish Tenant's wages and ake Tenant's personal goods, furniture, motor vehicles and money, in banks. (B) If Tenant breaches Lease for any reason, Landlord can begin eviction proceedings without written notice. TENANT WAIVES OR GIVES UP TENANT'S RIGHT TO A NOTICE TO MOVE OUT UNLESS A DIFFERENT NOTICE PERIOD IS STATED HERE:	URANCE AND RELEASE Tonant understands that Landord's insurance does not cover Tenant, Tenant's property, or Tenant's guests. Tenant is advised to obtain property and liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while on the Property. property and liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while on the Property insurance and S	 (B) If the Property is severely damaged or destroyed for any reason: Tenant may continue to live on the livable part of the Property and pay a reduced rent as agreed to by Tenani and Landlord until the damages are repared, OR If the law does not allow Tenant to live on the Property, this lease is ended. If the additional of the law does not allow Tenant to live on the Property, this lease is ended. If the set is ended, Landlord will return any unused security deposit or advanced rent to Tenant. (D) If Tenant's family, or Tenant's guests cause damage by fire or by other means, this Lease will remain in effect and will continue to not any other means. 	 (C) Tenant initial all that are true: (C) Tenant initial all that are true: (C) Tenant has received the pamphlet Protect Your Family From Lead in Your Home. (D) Landlord and Tenant has received all records and reports that Landlord listed in paragraph 20 (A) and (B) above. (D) Landlord and Tenant certify, by signing this Lease, that the information given is true to the best of their knowledge. (D) Landlord and Tenant certify. Landlord's agent immediately notify Landlord or Landlord's agent of any condition in the Property to the property of the property
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Page 5 of 7	5-14-18 5-14-18	ion. If all the Property is any unused Security Property. The rights , the morigage lender THAT IF THERE THAT IF THERE his Lease during the his Lease during the dge rectipt of the aatory information

renant(s)	18 Phone 2159178348 Fax: Phone: 19 Phone 2159178348 Fax: RENTAL TERM 20 4. START AND END DATES OF LEASE (also called "Term") , at $(\geq \cdot_{OC} - \cdot_{OC} + \cdot_{OC} - \cdot_{OC} - \cdot_{OC} + \cdot_{OC} - \cdot_{OC} -$	Each Co-signer is individually responsible for all obligations of this Lease, not have the right to occupy the Property as a Tenant without the Landlord's p 3. LANDLORD CONTACT INFORMATION <u>Rental Payments:</u> Payable to: <u>romulo p jalosjos</u> ,	 called "Tenant," for the Property located at 3402 TAWPA ST. PHULA., PA 19124 called "Property" Each Tenant is individually responsible for all obligations of this Lease, including rent, late fees, damages and other costs Co-SIGNERS Co-Signers: 	1 I. This LEASE, dated OCT. 1, 2021 isbetween LANDLORD(S) Remulo P Jalosjos A A A A A A A A A A A A A A A A A A A	RESIDENTIAL LEASE
Landlord(s)	RENTAL TERM f^{at} $f \geq i_{OC} (D M)$ a.m./p.m. f^{at} Term") , at $f \geq i_{OC} (D M)$ a.m./p.m. a term of month/month a.m./p.m. (also called the at the end of any Renewal Term unless: a term of f any Renewal Term unless: month/month (also called the end of any Renewal Term, OR	including rent, late fees, damages and other costs. Co-signers do nior written permission. <u>Maintenance Requests:</u> Contact: <u>romulo p jalosjos 2nd</u>	19124 grent, late fees, damages and other costs.	DLORD(S) MATOS Q. I. J. I. M. J.	SE

14. G	33 34 35 36 36 36 37 36 37 36 37 37 38 37 38 37 37	29 6. 30 31 32 33
tenant(s) A. A. Iandiord(s) R.C.	Next. Failure toget that all payments will be applied against oursanding. Addition against the current Ren due. for any payment is received against oursanding. Addition against oursanding Against	RENT (A) Rent is due in advance, without demand, on or before the <u>first</u> day of each month. S 700.00 (B) The total Rent due cach month is:

tenant(s) B. H.	 TERANT'S CARE OF PROPERTY (A) Terant will: Keyn be Property dean and set: Keyn be Property dean and set: Dispose of all trash, gats age and any other waste materials as required by Landlord and the law. Dispose of all trash, gats age and any other waste materials as required by Landlord and the law. Terant will can be from door without giving the Landlord a copy of the keyn. Terant will can be from door without giving the Landlord as copy of the keyn. Change locks on the front door without giving the Landlord as copy of the keyn. Keyn by Terant will can be front door without giving the Landlord as copy of the keyn. Change locks on the property, such as painting or remediating, without the wortten permission of Landlord Teranat agrees that any changes of the property or common area. Destroy, demage of chart regards and or capporty or common area. Destroy, demage of chart regards and or capport on low or the property or common area. Bertor, many antercance or regards on the Property or common area. Bertor, many and the low of the property or common area. Destroy, demage of a paynets of the property or common area. Bertor, and any other governetist made will being to the Landlord. Landlord may matteriance or regards of any part of the Property, unless charted below. Teranat will not keep or allow any pert of the Property, unless charted below. Teranat will now keep or allow any pert of the Property, and es are attrached. No Caultards with permets. No KED KETECTORS AND FIRE PROFINCION SYSTEMS Madderd by an antake decrease in the Property and common areas a retached. No Landlord as the and Regulations. If any the provide addreds within a first lease with the summaring these starts between the property mainten and the property. Teranat will meridiately the teranse detectors. Madderd by an analter the based	Landlord Tenant Pays Scooking Gas Cooking Gas Scooking Gas Electricity Heat Cold Water Cold Water Cold Water Scover Maintenance Contract Comments:
landlord(s) R S	Is as required by Landlord and the law. heating, ventilation or other facilities or appliances on the Property. any potentially harmful health or environmental conditions. any potentially harmful health or environmental conditions. It is on the Property. the on the Property. ander areas. so otherwise stated in the Rules and Regulations, if any. agrees that this Lease remains the same with the new landlord. Tenant agrees that indiced. agrees that this Lease remains the same with the new landlord and another person) the Property or any part of the Property without moles checked below. ording to the terms of the attached Rules and Regulations. reas are attached. Yes No tLase. Tenant will maintain and regularly test smoke detectors. detector batteries or notify Landlord or Landlord's agent of any broken or detector batteries or other fire protection systems. PERTY BUILT BEFORE 1978 upply. voide information in this paragraph. voide information in this paragraph. areas Landlord must give Tenant any other information Landlord must about areas Landlord must give Tenant any other information Landlord has about areas Landlord must give Tenant any other information Landlord has about	Landlord Tenant pays Air Conditioning Cable Television Condominium Fee Parking Foe Maintenance of Common Areas Pest/Rodent Control Snow/Ice Removal Telephone Service WATEN - USAGE OW

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ter	200	25.	13	21.	
iant(S BOG		(B)		(C) (B)
tenant(s) BM	 Notice that the Security Deposit has been given to the new landlord, who will be responsible for it. Notice that the Security Deposit has been given to the new landlord and where rent is to be paid, if known. The name, address and phone number of the new landlord and where rent is to be paid, if known. Tenant agrees that Landlord may transfer Tenant's Security Deposit and advanced rent to the new landlord Tenant agrees that Landlord may transfer Tenant's Security Deposit and advanced rent to the new landlord Landlord's responsibilities to Tenant under this Lease or any Renewal Term, Landlord has the right if Landlord sells the Property during the Lease or any Renewal Term, Landlord has the right in days written notice to Tenant. Tenant is not entitled to any payment Landlord gives at least	 TENANT ENDING LEASE EARLY Tenant may end this Lease and move out of the Property before the End permission of Landlord, and only if: (A) Tenant gives Landlord at least (B) Tenant pays Landlord a Termination fee of	ENDING LEASE LANDLORD REMEDIES IF TENANT BREACHES LEASE (A) If Tenant breaches Lease for any reason, Landbord's remedies may include any or all of the following: 1 Taking possession of the Property by going to court to crict Tenant. Tenant agrees to pay Landlord's legal fees costs, including the cost for Landlord's remedies may include any or all of the following: 2. Filing a lawsuit against Tenant for rents, damages and unpaid charges, and for rents and charges for the rest of if Landlord wins (gets a money judgment against Tenant), Landlord may use the court process to garnish Tenant's personal goods, furniture, motor vehicles and money, in banks. 3. Keeping Tenant's Security Deposit to be applied against unpaid rent or damages, or both. B) If Tenant breaches Lease for any reason, Landlord can begin eviction proceedings without written notice. (B) If Tenant breaches Lease for any reason, Landlord can begin eviction proceedings without written notice. ITENANT WAIVES OR GIVES UP TENANT'S RIGHT TO A NOTICE TO MOVE OUT UNLESS A NOTICE PERIOD IS STATED HERE:		the lead-based paint and lead-based paint hazards. Landlord has no reports or records about lead-based paint Landlord has given Tenant all available records the property. List records and reports: Tenant has received the pamphlet Protect Your F
landlord(s) RD	 Notice that the Security Deposit has been given to the new landlord, who will be responsible for it. Notice that the Security Deposit has been given to the new landlord and where rent is to be paid, if known. The name, address and phone number of the new landlord and where rent is to be paid, if known. The name, address and phone number of the new landlord and where rent is to be paid, if known. Landlord's grees that Landlord may transfer Tenant's Security Deposit and advanced rent to the new landlord. Landlord's grees that Landlord may transfer Tenant's Security Deposit and advanced rent to the new landlord. Landlord's cells to Tenant under this Lease or any Renewal Term, Landlord has the right to terminate this Lease if I Landlord sells the Property during the Lease or any Renewal Ternant is not entitled to any payment of damages. Landlord gives at least days written notice to Tenant. Tenant is not entitled to any payment of damages. 	NANT ENDING LEASE EARLY and may end this Lease and move out of the Property before the End Date of the Lease or any Renewal Term only with written mission of Landlord, and only if: Terrant gives Landlord a Termination fee of days written notice, AND Terrant continues to pay all rent until the End Date of the Lease, or any Renewal Term, or until a new tenant is approved by Landlord and a new lease takes effect, whichever happens first. ANDONMENT If Tenant abandons Property while Rent is due and unpaid, Landlord has the right to take possession of the Property immediately and to rent the Property to another tenant. Any of Tenant's personal property or possessions remaining on the Property after Tenant moves out will be considered to be abandoned property. Landlord will have the right to remove and dispose of any abandoned property in any manner determined by Landlord Tenant will pay for the cost of removal and disposal of abandoned property. E. OF PROPERTY	ENDING LEASE mant breaches Lease for any reason, Landlord's remedies may include any or all of the following: rosts, including the cost for Landlord's remedies may include any or all of the following costs, including the cost for Landlord's remedies may include any or all of the following. Filing a lawsuit against Tenart for rents, damages and unpaid charges, and for rents and charges for the rest of the Lease term. Filing a lawsuit against Tenart for rents, damages and unpaid charges, and for rents and charges for the rest of the Lease term. If Landlord wins (gets a money) judgment against Tenant), Landlord may use the court process to garnish Tenant's wages and make Tenant's personal goods, furniture, motor vehicles and money, in banks. Keeping Tenant's Security Deposit to be applied against unpaid rent or damages, or both. Keeping Tenant's Security Deposit to be applied against written proceedings without written notice. Tant breaches Lease for any reason, Landlord can begin eviction proceedings without written notice. TANT WAIVES OR GIVES UP TENANT'S RIGHT TO A NOTICE TO MOVE OUT UNLESS A DIFFERENT ICE PERIOD IS STATED HERE:	 Arrest result in a received all records and reports that Landlord listed in paragraph 20 (B) above. Landlord and Tenant certify, by signing this Lease, that the information given is true to the best of their knowledge. TREUCTION OF PROPERTY Tenant will notify Landlord or Landlord's agent immediately if the Property is severely damaged or destroyed by fire or by any other cause. Tenant will immediately notify Landlord or Landlord's agent of any condition in the Property that could severely damage or destroy the Property. If the Property is severely damaged or destroyed for any reason: Tenant may continue to live on the livable part of the Property and pay a reduced rent as agreed to by Tenani and Landlord will return any unused security deposit or advanced rent to Tenant. If the law does not allow Tenant's guests cause damage by fire or by other means, this Lease will remain in effect and Tenant will continue to pay rent, even if Tenant's guests cause damage by fire or by other means, this Lease will remain in effect and Tenant will contain to protect Tenant, Tenant's property, or Tenant's guests. Tenant is advised to obtain property and liability insurance to protect Tenant, Tenant's property and Tenant's guests. Tenant is advised to obtain property and liability insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while on the Property. IFCHECKED, Tenant must have insurance to protect Tenant, Tenant's property and Tenant's guests who may be injured while proof insurance upon request, to a providing attorney be induced proof insurance upon request. Landlord is not legally responsible for any injury or damage to Tenant's family or Tenant's guests that occurs on the Property. Landlord is not legally responsible for any injury or damage to Tenant's family or Tenant's guests, including attorney's fees. 	the lead-based paint and lead-based paint hazards. Landlord has no reports or records about lead-based paint or lead-based paint hazards on the Property unless stated below: Landlord has given Tenant all available records and reports about lead-based paint or lead-based paint hazards on the property. List records and reports: Tenant has received the pamphlet Protect Your Family From Lead in Your Home. WH Tenant has received the pamphlet Protect Your Family From Lead in Your Home.

tenant(s)	WITNESS WITNESS WITNESS		 214 27. IF GOV ERNMENT TAKES PROPERTY (A) The government or other public authorit (B) If any part of the Property is taken by taken or is no longer usable, this Lease (C) No money paid to Landlord for the cond 220 28. TENANT HAS FEWER RICHTS THAN (C) No money paid to Landlord for the cond (C) No money paid to Landlord for the cond (C) No money paid to Landlord for the cond (C) No money paid to Landlord for the cond (C) No money paid to Landlord for the cond (C) No money paid to Landlord for the cond (C) No money paid to Landlord for the cond (C) No money paid to Landlord for the cond (C) No money paid to Landlord for the cond (C) No money paid to Landlord for the cond (C) No money paid to Landlord for the cond (C) No money paid to Landlord for the cond (C) No money paid to Landlord for the subscience (C) No money paid to Landlord in this Lease is they the fore and and the paint (s) and the subscience is they for the full waive the right to the eviction (L) Tenant (s) agree to waive tonant(s) (L) Tenant (s) agree to waive tonant(s) 229 NOTICE BEFORE SIGNING: If Tenant has le (L) Consumer Notice as adopted by the State Real (L) Standlord or Tenant and Tenant ackn (L) Standlord and Tenant ackn (L) Standlord and Tenant ackn
landiord(s) Page 5 of 7	CO-SIGNER DATE CO-SIGNER DATE CO-SIGNER DATE LANDLORD ROMULO I- JALOSJATE 207	TENANT Buch Martincz TENANT Buch Martincz DATE OCT-CI-ZO	 IF GOVERNMENT TAKES PROPERTY (A) The government or other public authority can take private property for public use. The taking is called condemnation.

RECEIPT	NO	RECEIPT	NO AUG. 29 20 24 RECEIVED FROM AND RE GIBSON + MARY. GONZALEZ \$ 1003.00 ONE THOUSAND FILE FOR RENT JUNES + JULY RBAT, LATE FOR 3 + WATER ACCOUNT CASH PAYMENT CASH PAYMENT CHECK BAL. DUE ODS. OD FOR CASA APP ALSO
R	BAL. DUE ORDER BY O ACCOSO OF VOO	2	BAL. DUE BY LOOS, OF TOR CASA ATT ALSO

< Messages 2:24 -X Your history **Dysheen Randall** renta y agua ♡ \$760 \$1,005.00 Aug 29, 2024 at 5:16 PM renta y agua + \$760 \checkmark Received + \$48.83 Agua renta + \$700 \$1,005.00 Cash #9M471XT Ben J + \$30 agua Dysheen Randall

Last 3-month Rent Payments