

NEWMARK

Derby Street Scattered Housing Portfolio

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*Not actual properties,
for illustrative purposes only*

Executive Summary

Introducing an exceptional investment opportunity in Delaware County: a robust portfolio of scattered housing that is 98% leased, showcasing strong and stable occupancy. This high occupancy percentage is a testament to the demand and desirability of these properties. With 75% of the houses recently upgraded, a substantial \$1.5 million has been invested in improvements, enhancing the overall quality and appeal of these properties. These upgrades not only modernize the homes but also increase their market appeal, ensuring they meet the demands of today's tenants while maintaining a competitive edge in the market.



The Delaware County rental market is thriving, driven by a growing population and a strong demand for quality housing options. The area benefits from a diverse economy, bolstered by a mix of industries that support steady job growth and economic resilience. Its strategic location provides easy access to major highways and transportation hubs, enhancing its connectivity to Philadelphia and surrounding areas, thus making it a prime location for commuters and businesses alike.

With rental rates steadily increasing, this portfolio offers a lucrative opportunity to adjust rents to meet market values, potentially boosting overall revenue. Given the current market dynamics and projected growth trends, there is a clear pathway



to enhance the profitability of this investment by aligning rental rates with the rising demand. The growth potential is further supported by the area's attractive amenities, quality schools, and community services, all of which contribute to a strong tenant retention rate.

As an investor, you can leverage this well-maintained and strategically positioned portfolio to secure a high return on investment in a resilient real estate environment. The combination of high occupancy, recent upgrades, and an advantageous location positions this portfolio as a standout opportunity for investors looking to capitalize on stable cash flow and long-term appreciation potential.



Portfolio Overview

This diverse portfolio features a range of housing units spread throughout Delaware County, offering attractive living options that cater to a variety of tenant needs. The portfolio includes three-bedroom, one-bath units, three-bedroom, two-bath units, and four-bedroom and one bath units. This variety provides flexibility and appeals to different family sizes and lifestyle preferences, ensuring strong market interest and tenant retention. Each unit is situated in desirable locations within Delaware County, benefiting from the area’s vibrant community, excellent amenities, and convenient access to major transportation routes.

UNITS	BEDROOMS	BATHROOMS	AVERAGE MONTHLY RENT
3	1	1	\$846
21	2	1	\$1,182
36	3	1	\$1,264
13	3	1.5	\$1,333
3	3	2	\$1,620
3	4	1	\$1,500
1	4	2	\$1,400

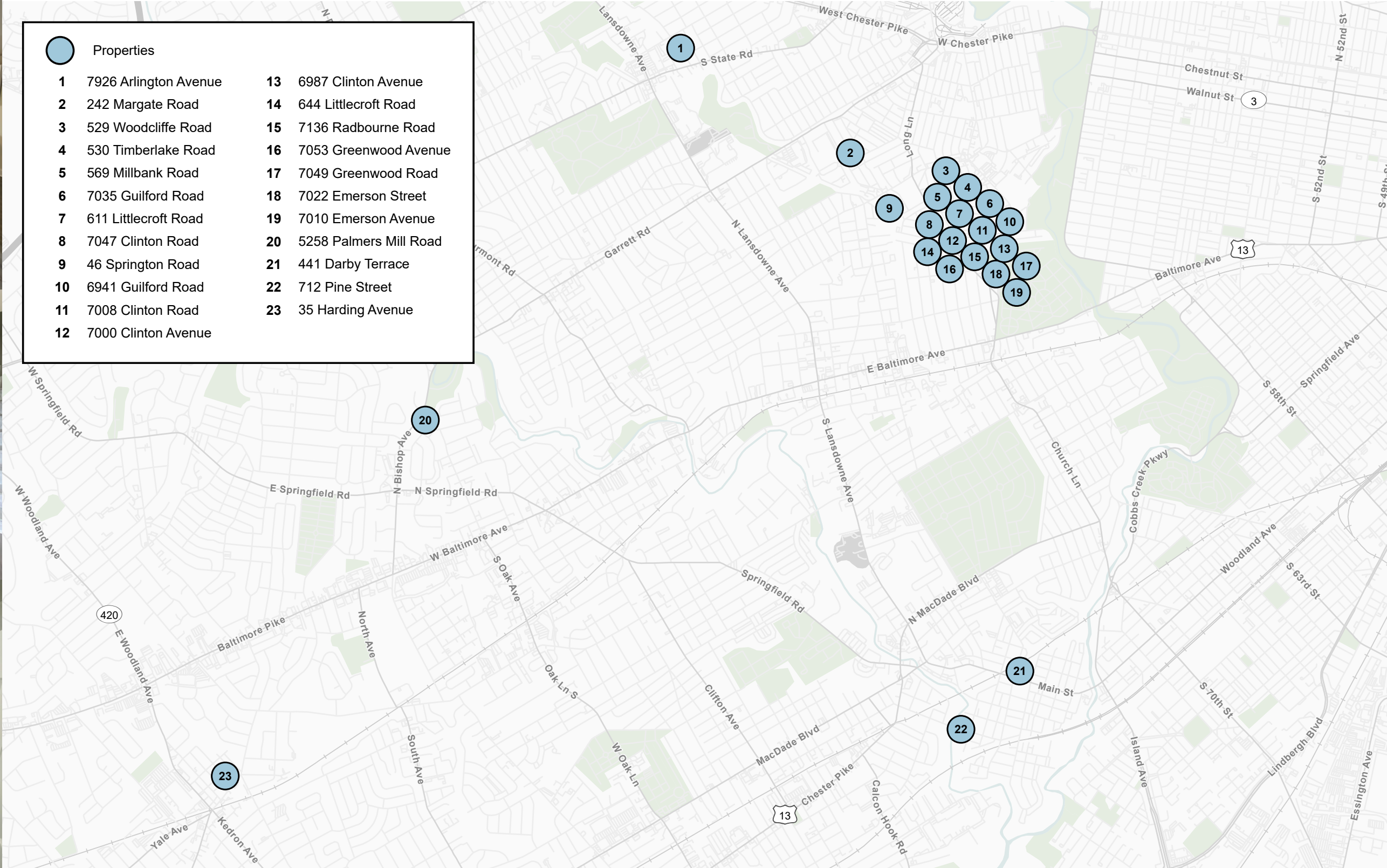
Current Occupancy- 98%

FINANCIAL OVERVIEW	
2024 Gross Income:	\$1,171,122
2024 Total Expense:	\$451,381
2024 Net Income:	\$719,741



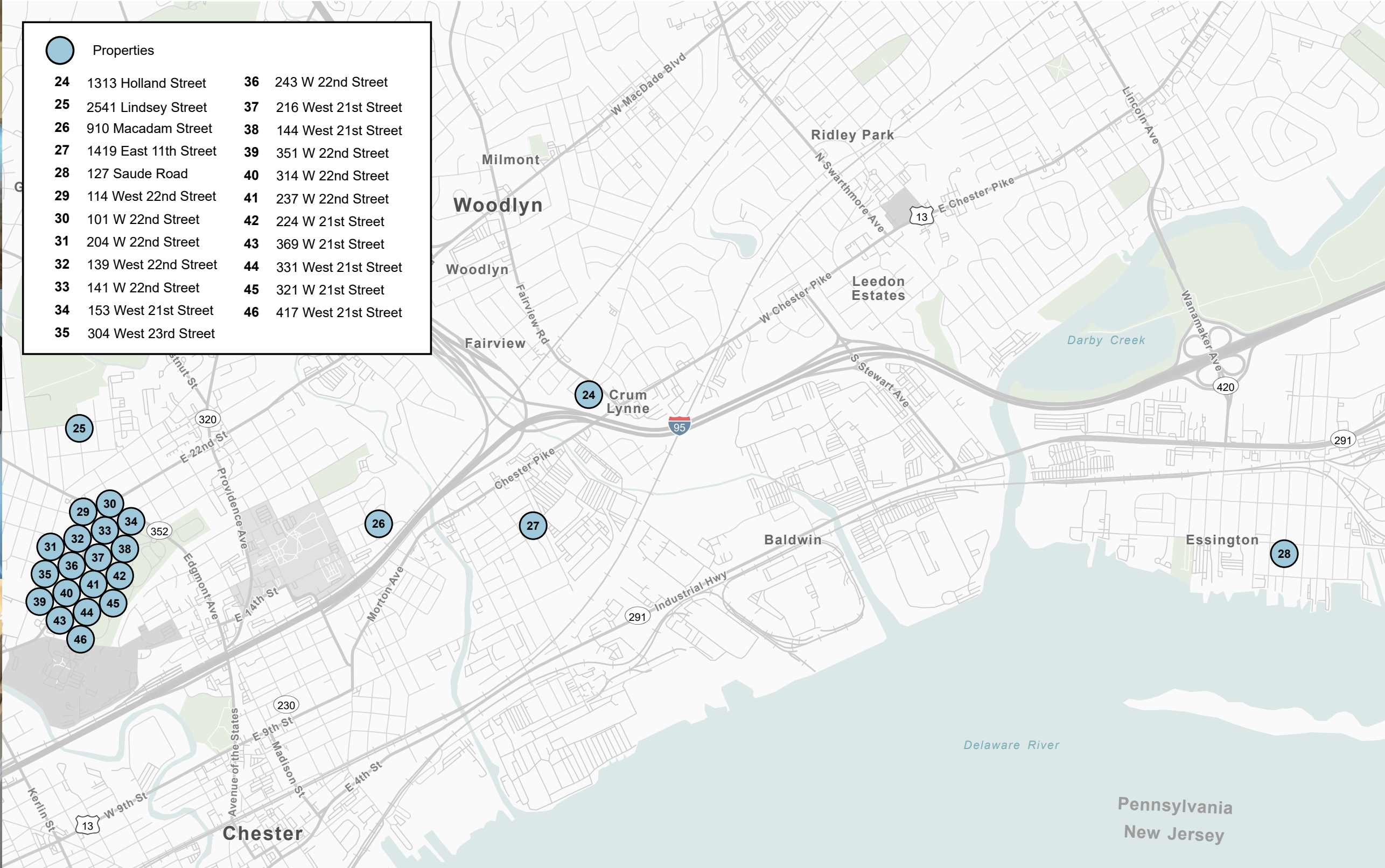


Properties	
1	7926 Arlington Avenue
2	242 Margate Road
3	529 Woodcliffe Road
4	530 Timberlake Road
5	569 Millbank Road
6	7035 Guilford Road
7	611 Littlecroft Road
8	7047 Clinton Road
9	46 Springton Road
10	6941 Guilford Road
11	7008 Clinton Road
12	7000 Clinton Avenue
13	6987 Clinton Avenue
14	644 Littlecroft Road
15	7136 Radbourne Road
16	7053 Greenwood Avenue
17	7049 Greenwood Road
18	7022 Emerson Street
19	7010 Emerson Avenue
20	5258 Palmers Mill Road
21	441 Darby Terrace
22	712 Pine Street
23	35 Harding Avenue






Properties			
24	1313 Holland Street	36	243 W 22nd Street
25	2541 Lindsey Street	37	216 West 21st Street
26	910 Macadam Street	38	144 West 21st Street
27	1419 East 11th Street	39	351 W 22nd Street
28	127 Saude Road	40	314 W 22nd Street
29	114 West 22nd Street	41	237 W 22nd Street
30	101 W 22nd Street	42	224 W 21st Street
31	204 W 22nd Street	43	369 W 21st Street
32	139 West 22nd Street	44	331 West 21st Street
33	141 W 22nd Street	45	321 W 21st Street
34	153 West 21st Street	46	417 West 21st Street
35	304 West 23rd Street		

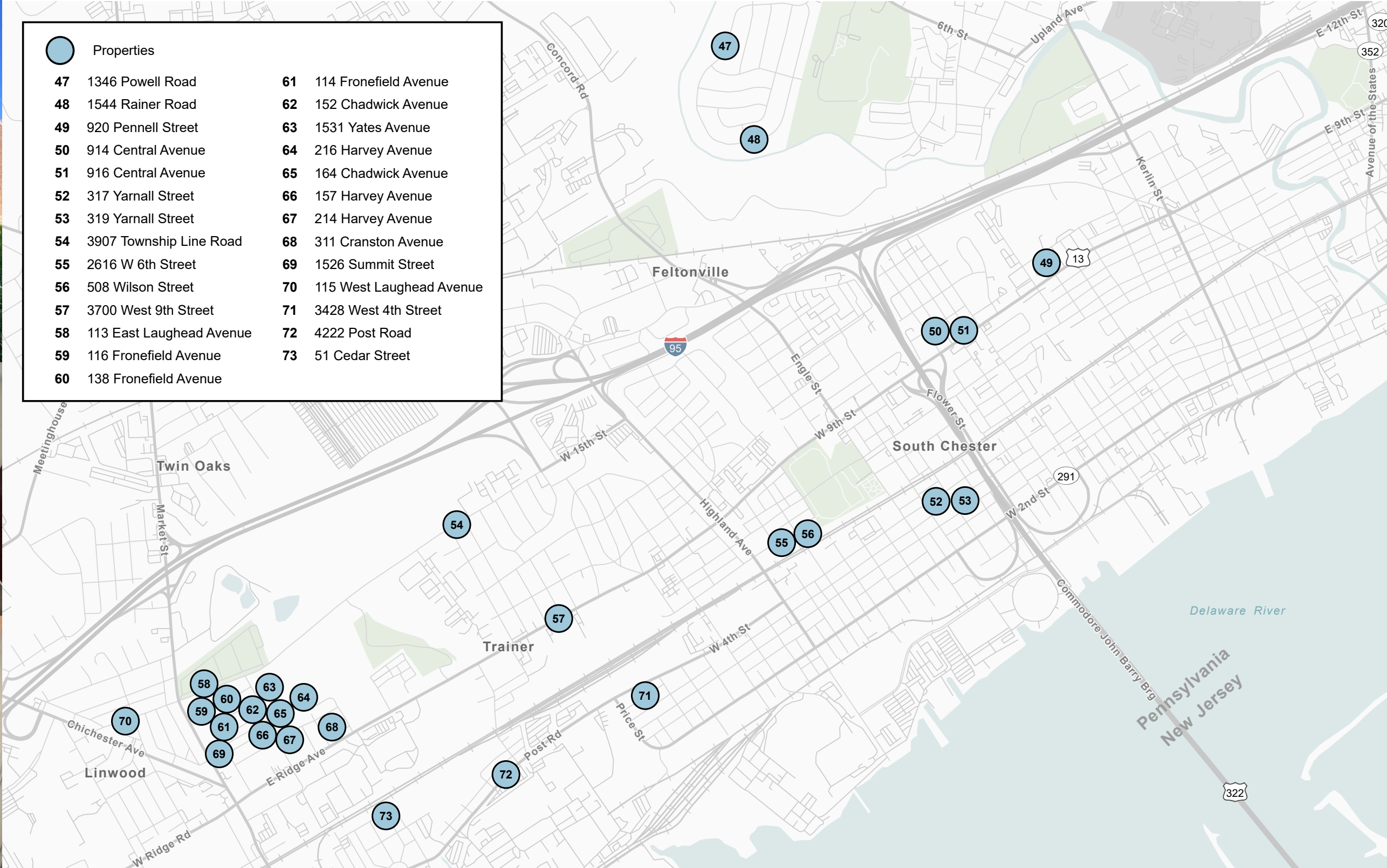






Properties

47	1346 Powell Road	61	114 Fronefield Avenue
48	1544 Rainer Road	62	152 Chadwick Avenue
49	920 Pennell Street	63	1531 Yates Avenue
50	914 Central Avenue	64	216 Harvey Avenue
51	916 Central Avenue	65	164 Chadwick Avenue
52	317 Yarnall Street	66	157 Harvey Avenue
53	319 Yarnall Street	67	214 Harvey Avenue
54	3907 Township Line Road	68	311 Cranston Avenue
55	2616 W 6th Street	69	1526 Summit Street
56	508 Wilson Street	70	115 West Laughead Avenue
57	3700 West 9th Street	71	3428 West 4th Street
58	113 East Laughead Avenue	72	4222 Post Road
59	116 Fronefield Avenue	73	51 Cedar Street
60	138 Fronefield Avenue		



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