

2122 N 17th ST

2122 N 17th STREET, PHILADELPHIA, PA 19121

OFFERING
MEMORANDUM



PHILLY
HOME ADVISORS



OFFERING MEMORANDUM
2122 N 17th STREET

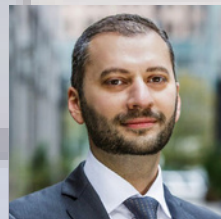
2122 N 17th STREET, PHILADELPHIA, PA 19121

www.phillyhomeadvisors.com

FOR MORE INFORMATION, CONTACT US:



Eric Dvotsky
Realtor
267 - 243 - 4652
edvotsky@gmail.com



Jason Rabinovich, Esq.
Associate Broker
412 - 965 - 8859
jason@phillyhomeadvisors.com



DISCLAIMER

The following Offering Memorandum (OM) has been prepared by Fox & Roach LP for the purpose of providing general information about the residential property located at 2122 N 17th Street, Philadelphia, PA 19104. The information provided in this OM

has been obtained from sources believed to be reliable but is not guaranteed as to its accuracy or completeness. Interested parties are advised to conduct their own due diligence and verify all information contained herein, including but not limited to, the physical condition of the property, zoning laws, building codes, environmental issues, and any other matters that may be relevant to their decision to purchase the property.

This OM is not an offer to sell, nor a solicitation of an offer to buy, any securities or investment products. Any offering will be made solely by the delivery of the final Private Placement Memorandum (PPM) to accredited investors who meet certain eligibility requirements, and only in jurisdictions where such an offer or solicitation is lawful.

This OM is confidential and is intended solely for the use of the intended recipient(s). Any reproduction or distribution of this OM, in whole or in part, without the prior written consent of Fox & Roach LP is strictly prohibited. Any investment in the property involves risks, and prospective investors should carefully consider all risk factors before making any investment decision.

By accepting this OM, you acknowledge and agree that you will not, directly or indirectly, disclose or use any information contained herein except for the sole purpose of evaluating a potential investment in the property. Neither Fox & Roach LP nor any of its affiliates, officers, directors, employees, or agents shall be liable for any errors or omissions in the information contained herein, or for any actions taken in reliance thereon.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	5
PROPERTY INFORMATION	6
NEIGHBORHOOD PROFILE	8
INTERIOR PHOTOS	9
FLOOR PLANS	10

Welcome to 2122 N 17th Street, where modern luxury meets unparalleled investment potential in the heart of Temple University. This impeccably crafted duplex presents two distinct living spaces: a sprawling 4-bedroom, 3-bathroom unit alongside a grand 6-bedroom, 5-bathroom unit, each offering an oasis of comfort and style. Tenants can experience the pinnacle of city living with multiple outdoor retreats, including a massive private rooftop deck that unveils panoramic skyline vistas, perfect for entertaining or simply soaking in the vibrant atmosphere. Inside, meticulous attention to detail is evident with sleek hardwood-like flooring, recessed lighting, and a state-of-the-art video intercom system ensuring both security and convenience. The kitchens serve as culinary sanctuaries, equipped with top-of-the-line stainless steel appliances, granite countertops, a garbage disposal, and a dishwasher, elevating every cooking endeavor into an artful experience. Abundant natural light floods each of the generously proportioned bedrooms, adorned with custom built-ins in select closets, providing ample storage solutions without sacrificing style. Tenant comfort is prioritized with in-unit laundry facilities, while utility management is streamlined with tenants responsible for electric charges and a nominal flat water fee of \$20 per person per month. With recent leases securing impressive monthly incomes of \$2,400 and \$3,400, and nearly six years remaining on the existing abatement, this property represents an enticing investment opportunity, poised to enrich any rental portfolio as a lucrative cash cow. Welcome to a living experience where luxury, convenience, and profitability converge seamlessly.

HIGHLIGHTS

- 2 Units | Total of 10 Bedrooms
- 6 Year Tax Abatement
- Premium Finishes
- Private Roof Deck, 2 Balconies, & Private Patio Space



PROPERTY INFORMATION

\$595,000

OFFERING PRICE

7.85%

PROFORMA CAP RATE

\$1,872

CURRENT ANNUAL TAXES

\$67,200

PREVIOUS ANNUAL RENT



FINANCIAL OVERVIEW

RENT ROLL SUMMARY

RESIDENTIAL RENT ROLL SUMMARY

				CURRENT	
	AVG UNIT SF	TOTAL UNITS	AVG RENT	AVG RSF	MONTHLY RENT
	1452.5	2	\$2,500	\$1.72	\$5,000
TOTAL/AVERAGES	1452.5	2	\$2,500	\$1.72	\$5,195

RENT ROLL

UNIT	UNIT TYPE	SF	PROFORMA		ADDITIONAL FEES*		
			RENT	RENT/SF	WATER		
1	4BD/3BA	1,237	\$2,200.00	\$1.78	\$75		Currently leased 5/31/25
2	6BD/5BA	1,668	\$2,800.00	\$1.68	\$120		
TOTAL/AVERAGES		2,905	\$5,000	\$1.72	\$195		

OPERATING STATEMENT

	PROFORMA	
	ANNUAL	UNIT
INCOME		
Gross Potential Rent	\$60,000	\$4,000
Gross Scheduled Rent	\$60,000	\$4,000
Vacancy	5% (\$3,000)	(\$200)
Effective Gross Income	\$57,000	\$3,800
Utility Income	\$2,340	\$156
Total Effective Gross Income	\$59,340	\$3,956
EXPENSES		
Net Real Estate Taxes	\$1,872	\$125
Insurance	\$2,400	\$160
Electric	\$480	\$32
Water & Sewer	\$1,440	\$96
Repairs & Maintenance	5% \$2,850	\$190
Refuse Collection	\$600	\$40
Licensing	\$130	\$9
Management Fee	5% \$2,850	\$190
Total Expenses	\$12,622	\$841
Expenses as % of EGI	21.27%	
Net Operating Income	\$46,718	\$3,115

Return Highlights

Purchase Price	\$595,000
Cap Rate	7.85%
NOI	\$46,718
Price/Unit	\$297,500.00

NEIGHBORHOOD PROFILE

UPCOMING DEVELOPMENTS



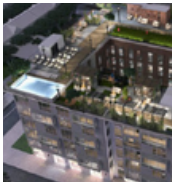
1807 E HUNTINGDON ST

38,000 SQFT SPACE - will be adapted into a four-story property featuring a mix of apartments and commercial space. The project will produce 80 new apartments



2315 N FRONT ST

is nearing completion at a five-story, 63 unit mixed-use development. Situated on the East side of the block between Jasper & East York streets and spans 59,172 SqFt



VIKING MILL

is a former warehouse on East Boston Street that was converted to studios and is now being turned into a 178 luxury apartment building



1901 - 19 EAST YORK STREET

is a project spanning 115,293 SqFt situated on the eastern corner of the intersection of East York and Jasper Streets. This project will feature ground level retail, balconies, 27 parking spaces and a green roof with skyline views.

93 WALK SCORE

Daily Errands DO NOT REQUIRE a car

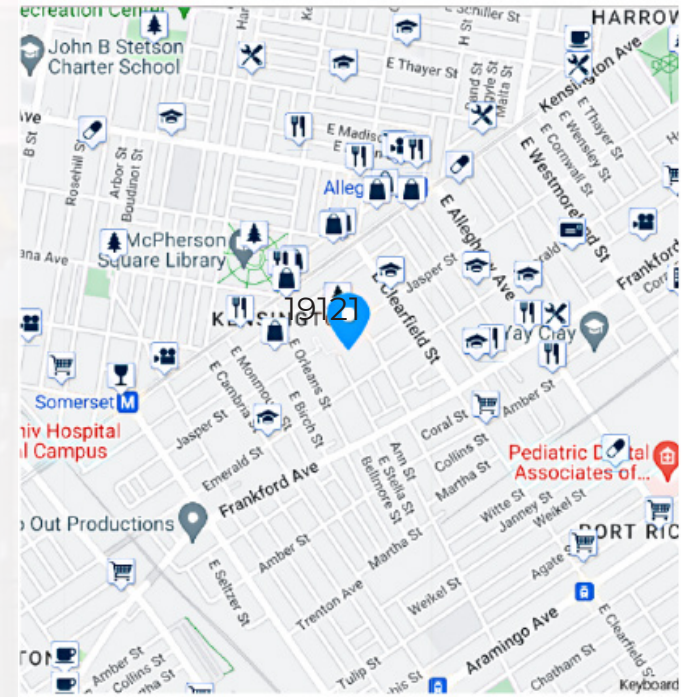
69 TRANSIT SCORE

Many Nearby Public Transportation

74 BIKE SCORE

VERY BIKEABLE: Some bike infrastructure

NEARBY UNIVERSITIES



NEIGHBORHOOD HIGHLIGHTS

- Minutes from Temple University Hospital
- Right next France E. Willard Elementary School, Conwell Middle School
- Near Lewis Elkin Elementary, John H. Webster School, Visitation BVM Catholic School & John B. Stetson Charter School
- 10 min from I-95 highway access
- 5 min train ride to Fishtown's dining and nightlife
- Quick Access to major roads Frankford Ave, Allegheny Ave and Kensington Ave

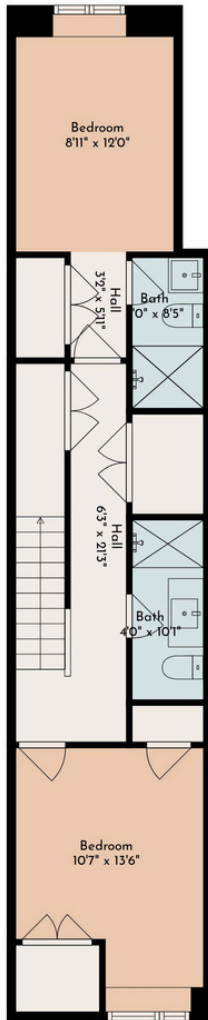
INTERIOR PHOTOS

2122 N 17th STREET

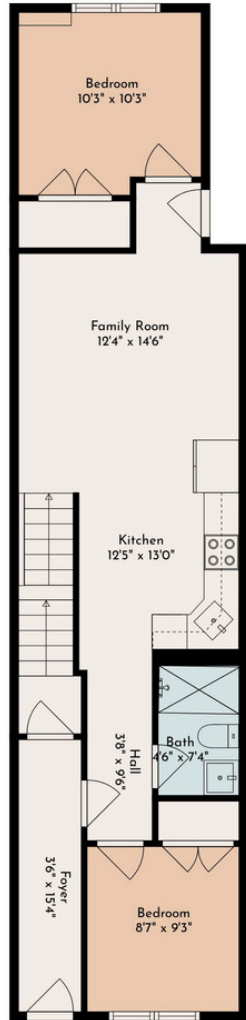


FLOOR PLANS

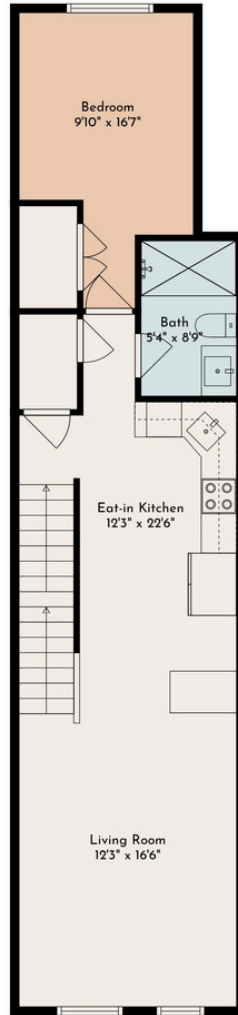
2122 N 17th STREET



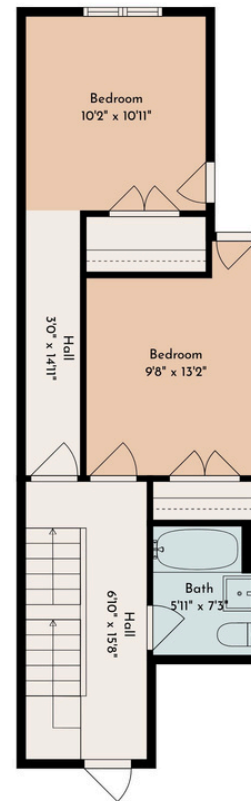
Floor 1



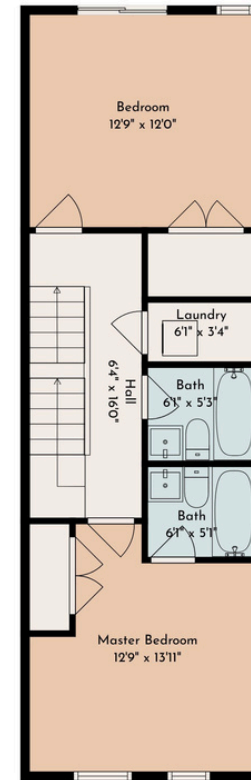
Floor 2



Floor 3



Floor 4



Floor 5

GROSS INTERNAL AREA
 FLOOR 1: 569 sq. ft, FLOOR 2: 668 sq. ft
 FLOOR 3: 652 sq. ft, FLOOR 4: 473 sq. ft
 FLOOR 5: 543 sq. ft
 TOTAL: 2906 sq. ft

PHILLY
HOME ADVISORS

