

# Philadelphia Family Housing Portfolio

83 Units | 284 Beds | 28 Properties



# The offering

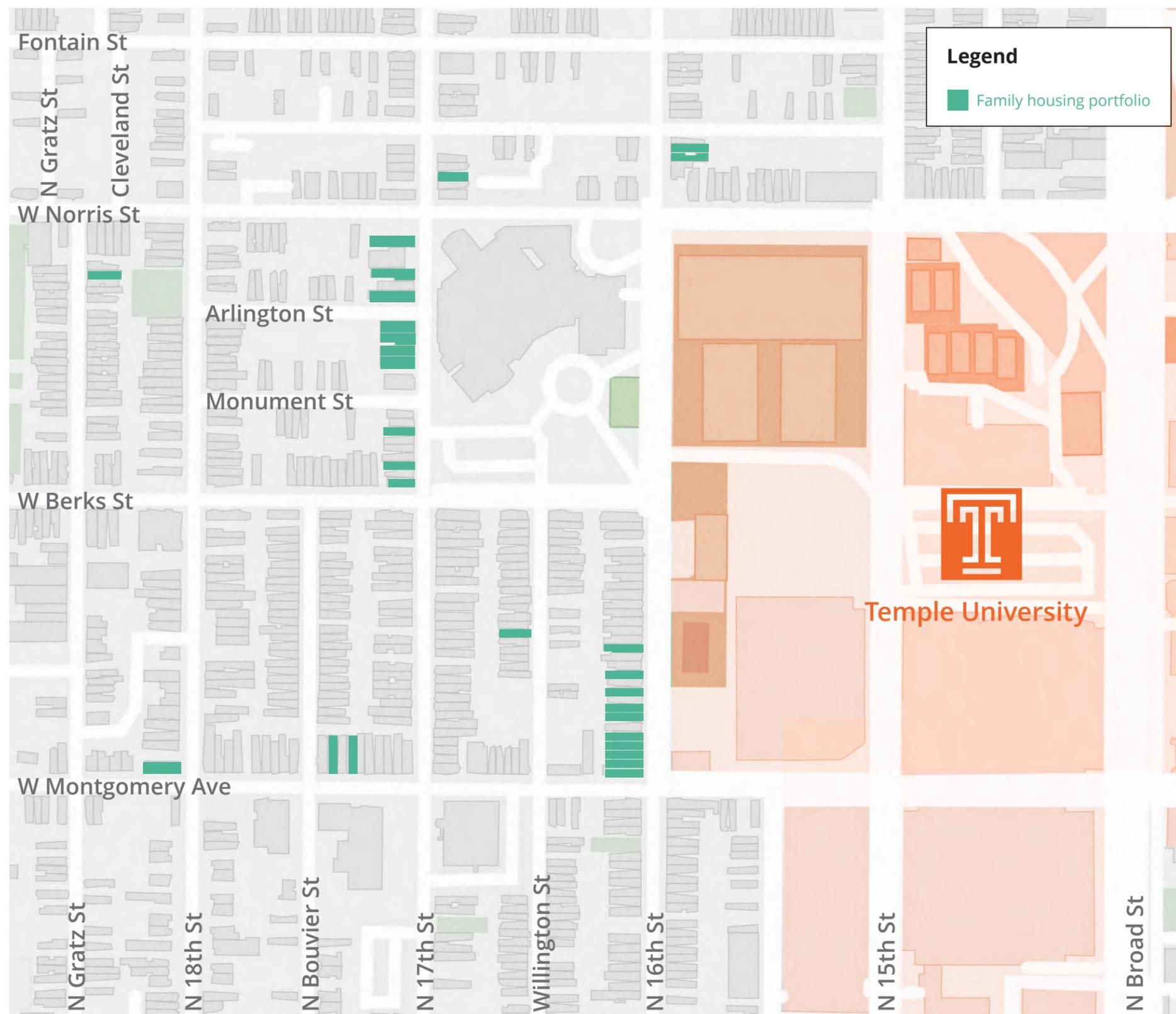
The Investment Sales Team of Avison Young is pleased to present qualified investors with the opportunity to acquire the Philadelphia Family Housing Portfolio. The portfolio comprises 83 units totaling 284 beds across 28 separate addresses in Philadelphia, PA. The individual properties range from one- to seven-bedroom units and are all located within a five-minute walk of one another, resulting in operational efficiencies, management economies of scale, and diversification among rental rates appealing to a broad renter base in the area.

In early 2024, the portfolio was repossessed by the lender, resulting in a period of severe mismanagement. Following repossession, the current owner has invested approximately \$1,500,000 in property improvements and repairs including new roofs, mechanical systems, portfolio wide electronic access keypads, and unit renovations. As a result, no near-term capital improvements are anticipated.

Despite the diverse unit mix, each unit features hardwood flooring, granite countertops, stainless steel appliances, contemporary cabinetry, and in-unit washers and dryers.

Overall, the Philadelphia Family Housing Portfolio offers a compelling opportunity to acquire meaningful scale at a significant discount to replacement cost, with in-place rents significantly below market for both student housing and affordable housing.

Portfolio summary	
Property Name	The Philadelphia Family Housing Portfolio
Addresses	28
Units	83
Beds	284
Occupancy	57.8%
Portfolio Class	Class B
Opportunity	Value-Add
Location	Philadelphia, PA



# Investment highlights



## Scale of the portfolio

The Philadelphia Family Housing Portfolio comprises 83 units, totaling 284 beds across 28 separate properties, with a unit mix ranging from one- to seven bedrooms. This scale and diversity allows for lower management expenses and the ability to attract a broad tenant base across multiple rental price points.



## Infill location

All properties in the Philadelphia Family Housing Portfolio are located within a five-minute walk of one another, creating a rare, contiguous student-oriented assemblage. The portfolio benefits from immediate access to mass transit along Broad Street, a key driver of demand for students working at Temple Hospital or in Center City. Additionally, the properties fall within Temple University's designated security coverage area and are monitored by Temple police, providing an enhanced level of safety for residents. Since Temple's 2023 Safety Audit by 21CP Solutions, overall crime rates in the area have continued to decline year over year.



## Value-add component

The Philadelphia Family Housing Portfolio offers a compelling value-add opportunity, with current occupancy at 57.8% and in-place rents well below market. The portfolio's average in-place rent of \$1,696 per unit is approximately 20.8% below neighboring student housing complexes, presenting a clear mark-to-market opportunity without the need for additional renovation or capital investment.

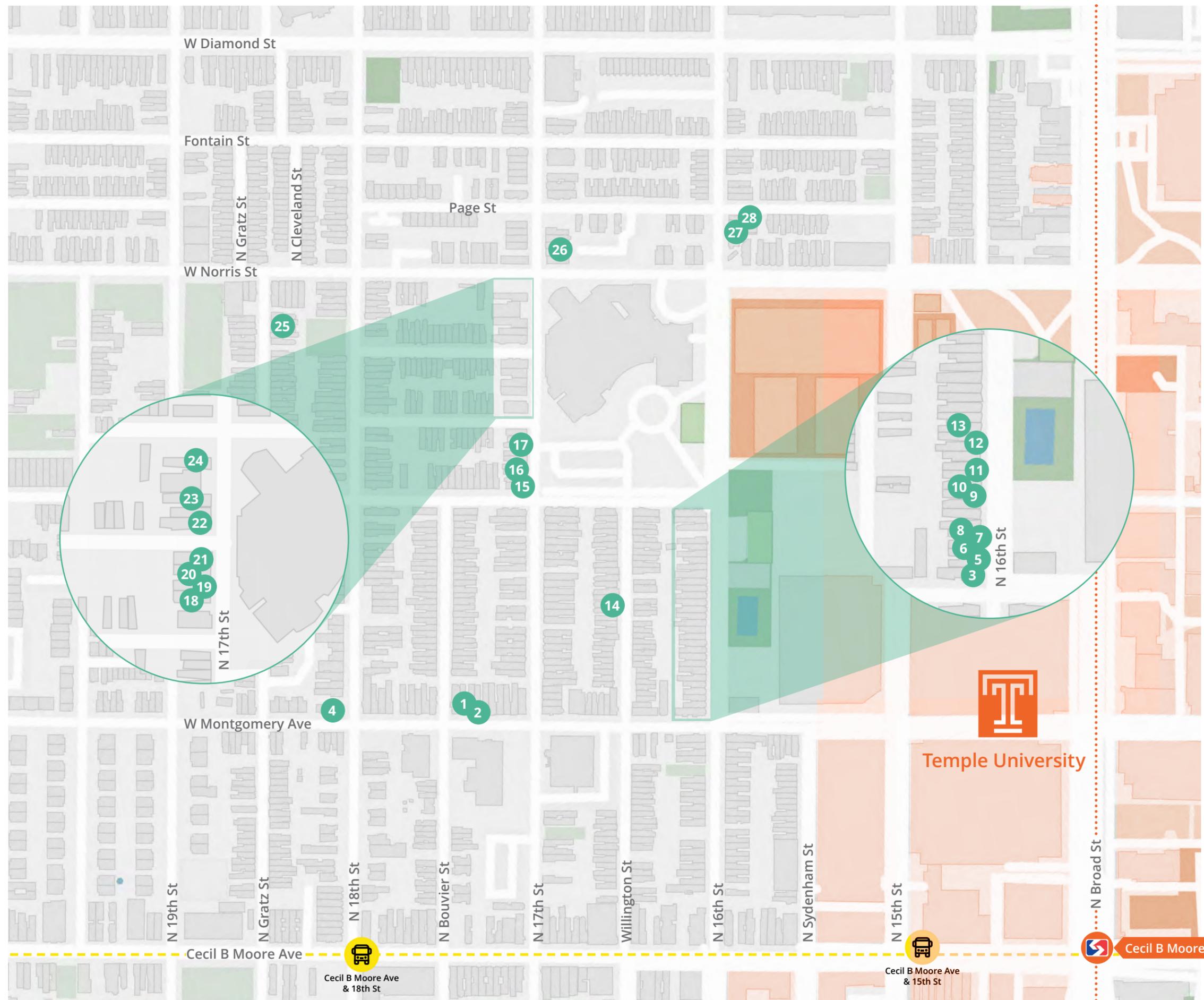


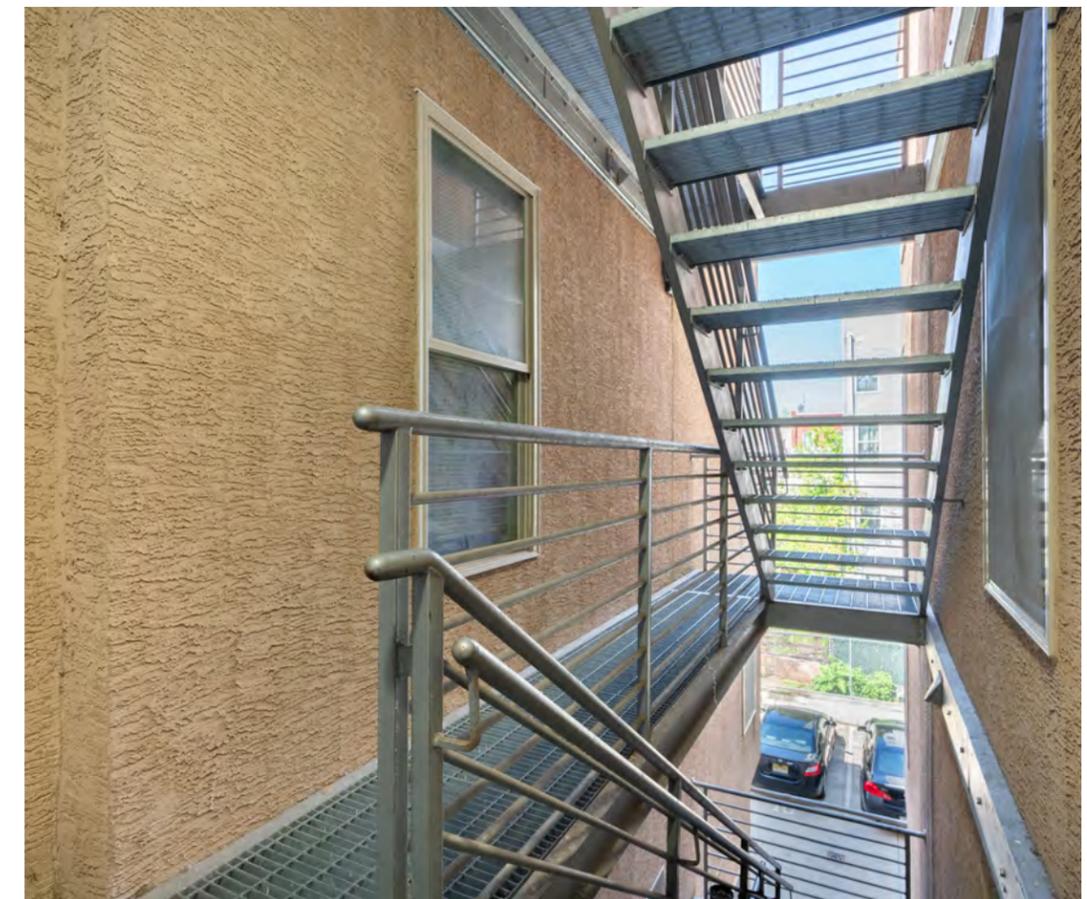
## Long-term optionality

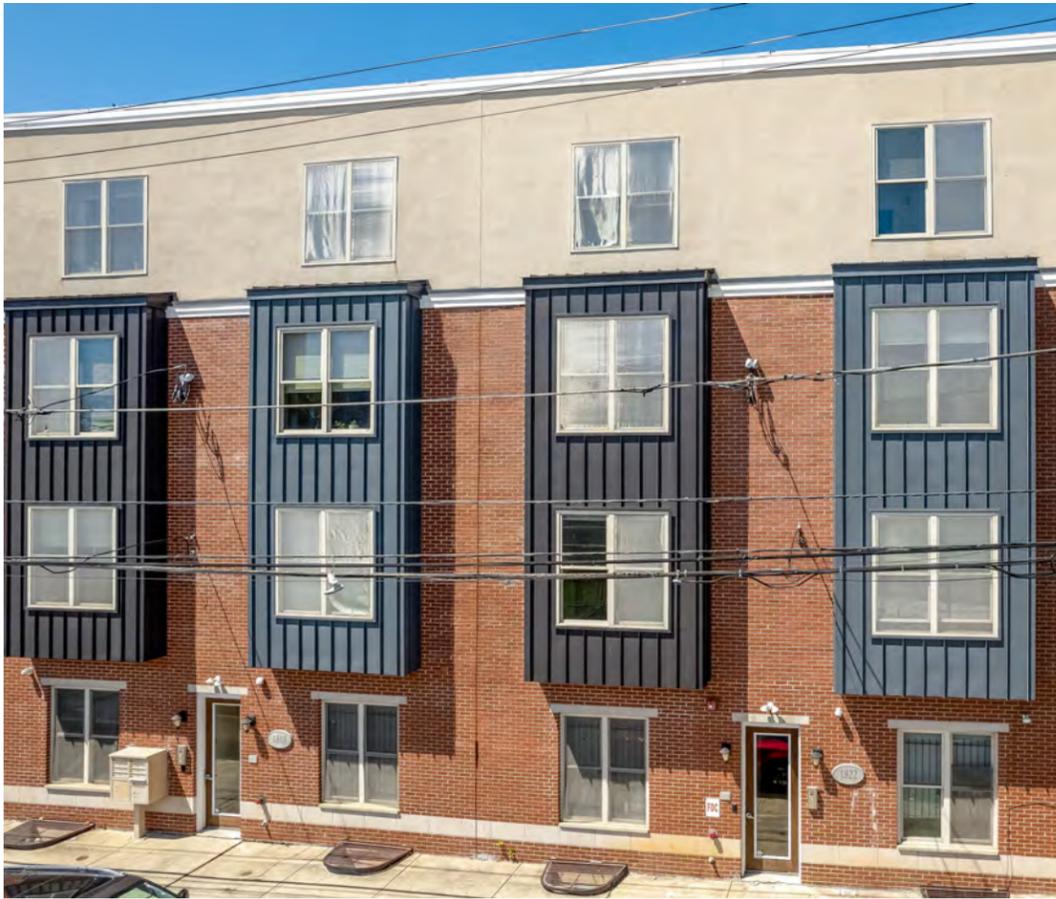
The portfolio's diverse unit mix and proximity to Broad Street and Temple University provide long-term optionality. A new owner may continue targeting student renters during peak leasing season or transition all or a portion of the portfolio to Section 8 housing. This strategy offers the potential to increase revenue, reduce marketing costs, and benefit from longer tenant tenures.

# Portfolio map

#	Properties
1	1711 W Montgomery Avenue
2	1713 W Montgomery Avenue
3	1800 N 16th Street
4	1800 N 18th Street
5	1802 N 16th Street
6	1804 N 16th Street
7	1806 N 16th Street
8	1808 N 16th Street
9	1812 N 16th Street
10	1814 N 16th Street
11	1818 N 16th Street
12	1822 N 16th Street
13	1828 N 16th Street
14	1828 Wilmington Street
15	1900 N 17th Street
16	1904 N 17th Street (PHA)
17	1912 N 17th Street
18	1922 N 17th Street
19	1924 N 17th Street
20	1926 N 17th Street
21	1928 N 17th Street
22	1930 N 17th Street
23	1934 N 17th Street
24	1940 N 17th Street
25	1951 N Gratz Street
26	2005 N 17th Street
27	2007 N 16th Street
28	2009 N 16th Street







# Temple University admissions and housing outlook

Since the COVID-19 pandemic, Temple University's overall enrollment has declined from a pre-pandemic total of 37,914 students in 2019 to 29,503 students in 2025. However, the university experienced a significant increase in first-year student enrollment in 2024, followed by the largest first-year class in its history in 2025 (5,379 students). Despite total enrollment remaining below historical levels, there is growing optimism that Temple University has turned a corner under President John Fry's leadership.

Currently, Temple-owned and -sponsored housing accounts for approximately 34% of student living accommodations—roughly in line with pre-COVID figures and serving as a benchmark for future student housing metrics. The following charts illustrate historic housing data at Temple University.

Enrollment	2019	2020	2021	2022	2023	2024	2025
Undergraduate	28,420	26,970	25,674	23,845	21,404	21,144	21,258
Graduate/professional	9,494	9,371	9,200	8,651	8,002	7,698	8,245
<b>Total enrollment</b>	<b>37,914</b>	<b>36,341</b>	<b>34,874</b>	<b>32,496</b>	<b>29,406</b>	<b>28,842</b>	<b>29,503</b>
Full-time	33,387	31,990	30,667	28,636	26,162	25,844	26,063
Part-time	4,527	4,351	4,207	3,860	3,244	2,998	3,440
Pa residents	25,876	25,039	23,615	21,447	18,908	17,889	18,161
Non-PA residents	12,038	11,302	11,259	11,049	10,498	10,953	11,342
Female	20,565	20,259	19,790	18,485	16,601	12,322	16,209
Male	17,117	15,995	15,007	13,951	12,746	15,815	12,570
Not specified	232	87	77	60	59	705	724

Incoming first-year students	2019	2020	2021	2022	2023	2024	2025
Applications	35,599	33,805	37,741	39,065	36,876	40,817	45,544
Admitted	21,375	24,144	27,283	31,096	30,571	32,838	37,857
Deposits	5,440	5,811	5,708	5,441	4,495	5,926	6,313
Enrolled	4,967	4,860	4,934	4,696	3,801	4,926	5,379

Fall housing analysis	2019	2020	2021	2022	2023	2024
Number of students occupying in non-tu owned/sponsored housing	9,644	9,382	3,779	8,815	9,533	8,905
Total student occupancy in temple owned and sponsored housing	5,398	2,719	4,176	4,610	4,231	4,685
Total number of students living on or near campus	15,042	12,101	7,955	13,425	13,764	13,590
% Of students living in tu owned/sponsored housing	36%	22%	52%	34%	31%	34%

## Offering price & procedure

The Philadelphia Family Housing Portfolio is offered for sale to qualified real estate investment entities. Interested investors should address all communications, inquiries, and requests for information to Avison Young. All inspections of the property must be arranged through Avison Young with appropriate notice.

Investors intending to purchase the property should put their proposed terms in Letter of Intent form and deliver to Avison Young by email. The seller will evaluate all offers based on factors such as economics, timing, terms, and the bidder's track record in closing similar transactions.

Neither Seller, nor Avison Young, nor any of their respective employees, agents, or principals, has made any representation or warranties, expressed or implied, as to the accuracy or completeness of this offering memorandum or contents. The analysis and validation of the information contained in the offering memorandum is entirely the responsibility of each prospective investor.

### For more information, please contact:

#### Adam Gillespie

Principal  
+1 610.276.3153  
+1 215.384.6040  
[adam.gillespie@avisonyoung.com](mailto:adam.gillespie@avisonyoung.com)

#### Ben Fabiszewski

Associate  
+1 610.557.0509  
+1 267.222.2023  
[ben.fabiszewski@avisonyoung.com](mailto:ben.fabiszewski@avisonyoung.com)



**AVISON  
YOUNG**