

THE COLUMBIA

2024 CONSTRUCTION
CLASS A 18-UNIT MULTI-FAMILY TAX-ABATED INVESTMENT
LOCATED IN AN OPPORTUNITY ZONE

2709-2715 Cecil B Moore Avenue | Philadelphia, Pennsylvania 19132
PRICE: \$4,500,000 | CAP RATE: 7.14%



In Association with ParaSell, Inc.
A Licensed Pennsylvania Broker #RB069068



DISCLAIMER

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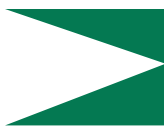
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INVESTMENT OVERVIEW

01



VITAL DATA

NET OPERATING INCOME	CURRENT OCCUPANCY	GROSS LEASABLE AREA (GLA)	LOT SIZE	YEAR BUILT
\$321,420	100%	14,424 SF	0.156 ACRES	2024

MAJOR AREA EMPLOYERS

- **TEMPLE UNIVERSITY**
A public research university hosting approximately 5,000 - 10,000 employees in academics, campus services, and student support
- **TEMPLE HEALTH / TEMPLE UNIVERSITY HEALTH SYSTEM**
The integrated academic health network, including Temple University Hospital (722 beds), employs thousands in clinical, support, and research roles
- **CHILDREN’S HOSPITAL OF PHILADELPHIA (CHOP)**
A nationally-renowned pediatric hospital with over 10,000 employees in Philadelphia
- **COMCAST CORPORATION**
Headquartered about five (5) miles away in Center City at Comcast Center. It is the nation’s largest cable/media company (approximately 100,000 employees globally), heavily recruiting and supporting Center City operations.
- **INDEPENDENCE BLUE CROSS (IBX)**
One of the largest health insurance providers in Pennsylvania, with headquarters in Philadelphia
- **ARAMARK**
Major provider of food services, facilities, and uniforms headquartered in Center City, with a large local workforce
- **THOMAS JEFFERSON UNIVERSITY & JEFFERSON HEALTH**
Academic medical institution with its main campus and flagship hospital in South Philly, with approximately 19,000 employees in the region
- **UNIVERSITY OF PENNSYLVANIA HEALTH SYSTEM (PENN MEDICINE)**
The city’s largest employer employs over 30,000 in research, clinical, and support roles and is within an easy commuting distance
- **DREXEL UNIVERSITY**
A major private research university in Philadelphia with regional influence and shared academic ecosystem. It currently has approximately 9,800 employees.



PROPERTY DESCRIPTION

Anchor Retail is proud to exclusively present this Class A investment asset for sale. The Columbia is located just steps from Temple University, offering high visibility and consistent tenant demand in a rapidly developing corridor. The property benefits from strong foot traffic, excellent public transit access, and proximity to major employers such as Temple Health. Surrounded by a diverse mix of national retailers, local eateries, and student housing. Ongoing neighborhood revitalization and institutional investment ensure long-term appreciation and stability.



INVESTMENT HIGHLIGHTS

- The Columbia is a new construction boutique 18-unit fully-occupied asset with a 10-year tax abatement which began in 2024
- Situated in the Brewerytown Historic District, known for its rich architectural heritage and proximity to Temple University
- Part of the Lower North Philadelphia Speculative Housing Historic District, reflecting ongoing urban renewal and investment in the area
- Amenities include: fitness center, elevator, private balconies, common roof terrace, bike room, smart lock technology, and in-unit washer/dryer combos
- Located in an Opportunity Zone

LIST PRICE: \$4,500,000

NOI: \$321,420

CAP: 7.14%



INVESTMENT OVERVIEW: Property Summary

LOCATION

Property Name	The Columbia
Address	2709-2715 Cecil B Moore Avenue Philadelphia, PA 19132
Neighborhood	Cecil B Moore

PARCEL

Parcel ID	881000993
Zoning	RM1 - Residential Multi-Family-1

TRANSPORTATION

Closest Bus Line	SEPTA 3
Nearest Stops	Cecil B Moore Ave & N 27th St eastbound and westbound

BUILDING

Square Feet	14,424
Stories	4
Year Built	2024
Structure Type	Apartments - Low Rise

LOT

Lot Square Feet	6,800
Lot Acres	0.156
Frontage	68'

UNIT MIX

1 Bed / 1 Bath	6 Units
2 Bed / 2 Bath	11 Units
3 Bed / 2 Bath	1 Unit
TOTAL	18 Units

BUILDING & PROPERTY AMENITIES

Elevator Access	Rooftop Lounge	Fitness Center
Private Outdoor Spaces	Security System	Package Room
Bike Room	Pet-friendly	Study Nook
Recycling Center		

UNIT AMENITIES

- State-of-the-Art appliances & fixtures
- Energy-efficient Lighting & Heating/Cooling Systems
- Ample Storage Space with Walk-in Closets, Built-in Shelving & Cabinets
- In-unit Washer/Dryer Combos





INVESTMENT OVERVIEW: Property Photos



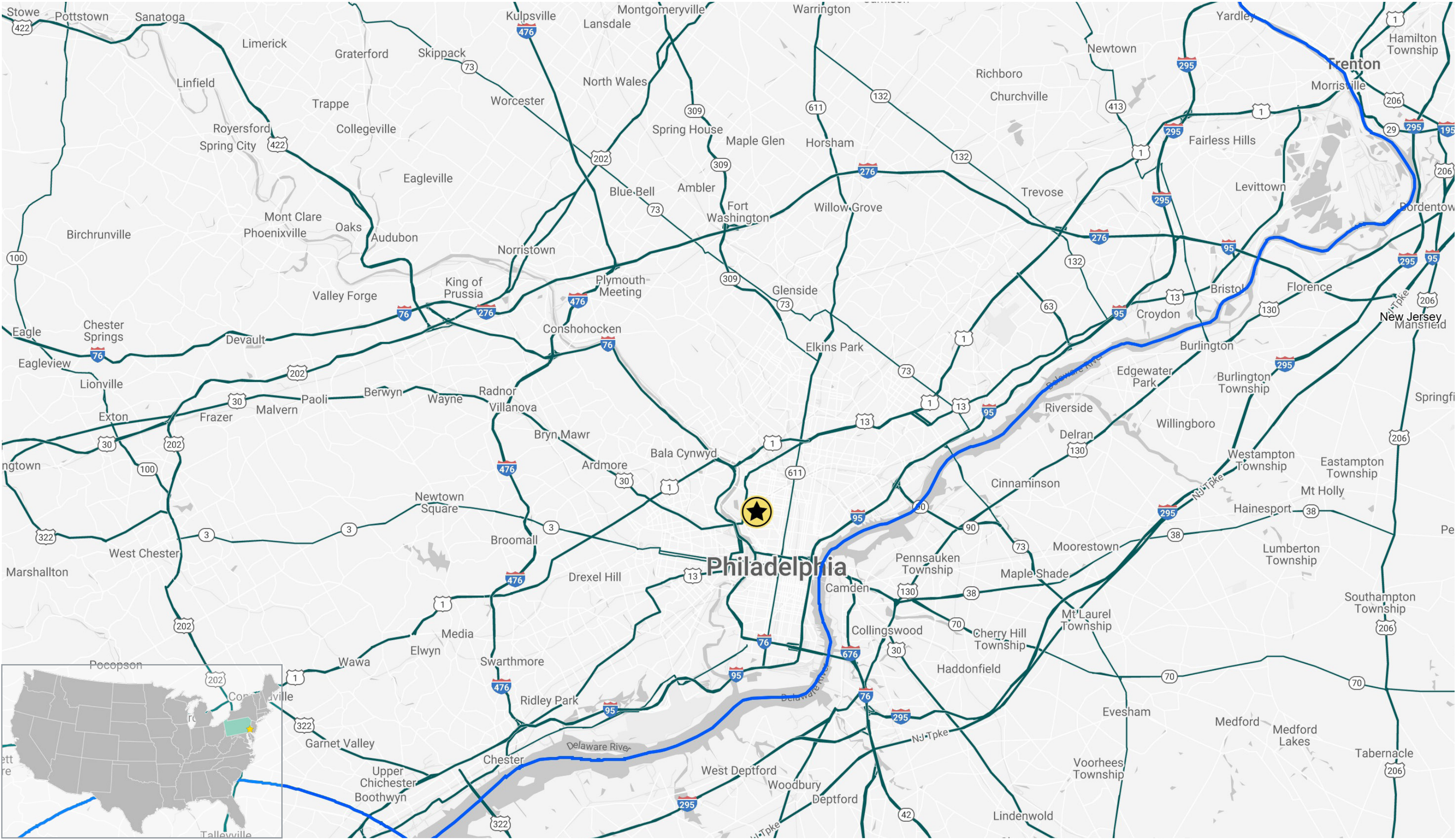


INVESTMENT OVERVIEW: Sample Units



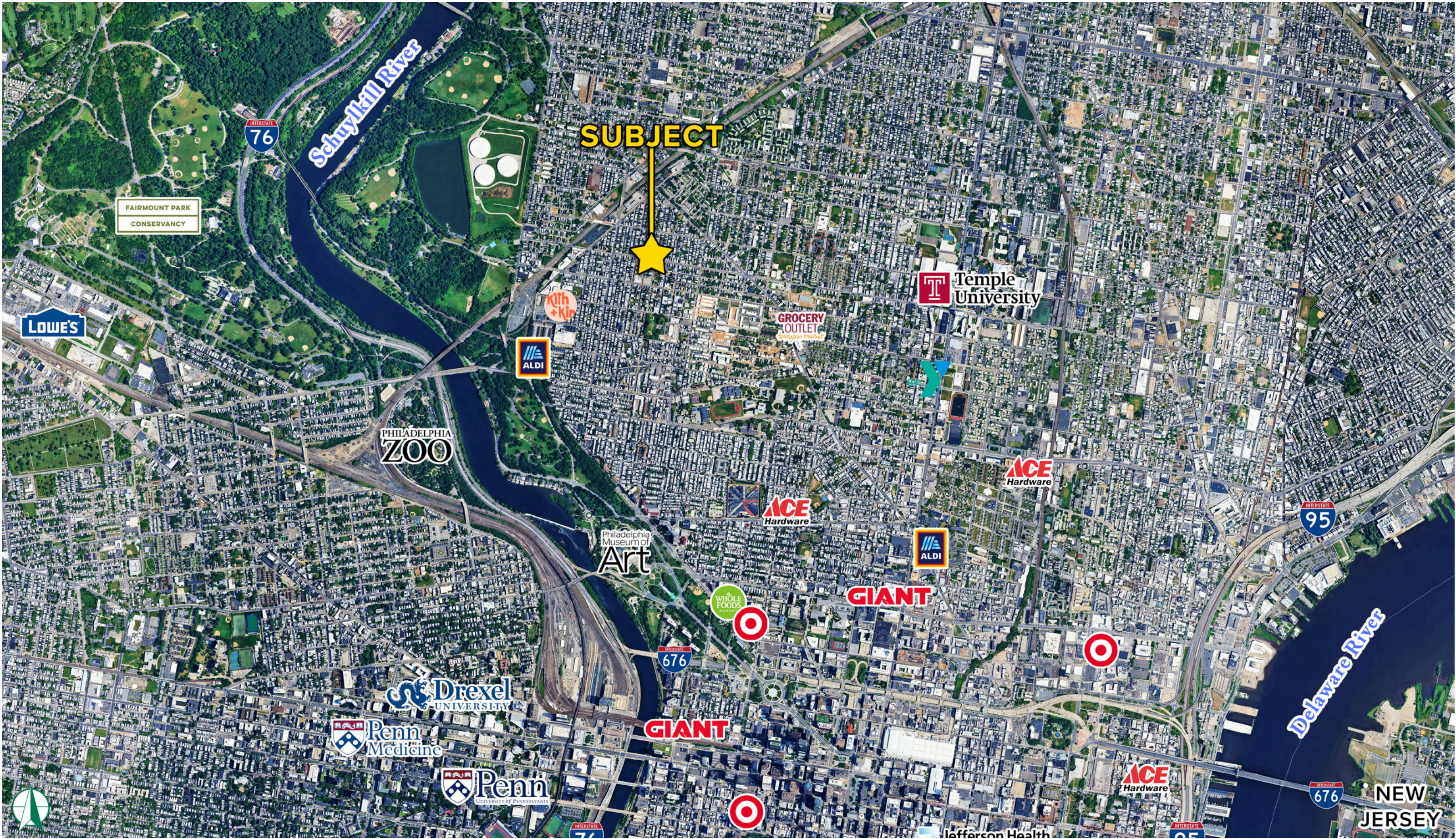


INVESTMENT OVERVIEW: Regional Map





INVESTMENT OVERVIEW: Market Aerial





INVESTMENT OVERVIEW: Property Aerials





FINANCIAL ANALYSIS

02



FINANCIAL ANALYSIS: Current Income/Expense Annualized

Bloomtown Holdings LLC	
2025 Annualized Income/Expense	
Distribution account	Total
Income	
Late Fee Income	8,972.85
Rental Income	368,592.00
Utilities From Tenant	14,100.00
Total for Income	\$391,664.85
Expenses	
1065-11 Repairs & maintenance	11,054.50
Cleaning Expense	3,039.00
Pest Control	1,246.56
Total for 1065-11 Repairs & maintenance	\$15,340.06
1065-14 Taxes and Licenses	0.00
Business licenses	1,242.00
Property taxes	3,601.68
Total for 1065-14 Taxes and Licenses	\$4,843.68
1065-21 Other Expenses	0.00
Advertising & marketing	333.39
Listing fees	79.00
Social media	125.08
Total for Advertising & marketing	\$537.47
Contract labor	5,400.00
Insurance	12,723.34
Legal & accounting services	0.00
Accounting fees	5,060.00
Legal fees	4,371.75
Total for Legal & accounting services	\$9,431.75
Meals	16.02
Office expenses	478.21
Software & apps	298.20
Total for Office expenses	\$776.41
Utilities	
Electricity	3,539.24
Phone service	2,524.87
Trash Collection Expense	5,095.00
Water & sewer	8,573.05
Total for Utilities	\$19,732.16
Management Fee (5% Rent)	\$19,583.24
Total for Expenses	\$70,244.77
Net Operating Income	\$321,420.08





Forecasted Financials									
	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34
Income									
Gross Potential Rent	\$ 371,350.00	\$ 382,491.00	\$ 393,965.00	\$ 405,784.00	\$ 417,958.00	\$ 430,496.00	\$ 443,411.00	\$ 456,714.00	\$ 470,415.00
Vacancy Loss	\$ (18,568.00)	\$ (19,125.00)	\$ (19,698.00)	\$ (20,289.00)	\$ (20,898.00)	\$ (21,525.00)	\$ (22,171.00)	\$ (22,836.00)	\$ (23,521.00)
Net Rental Income	\$ 352,783.00	\$ 363,366.00	\$ 374,267.00	\$ 385,495.00	\$ 397,060.00	\$ 408,972.00	\$ 421,241.00	\$ 433,878.00	\$ 446,894.00
Late Fee Income	\$ 6,953.00	\$ 7,162.00	\$ 7,377.00	\$ 7,598.00	\$ 7,826.00	\$ 8,061.00	\$ 8,303.00	\$ 8,552.00	\$ 8,808.00
Utilities From Tenant	\$ 10,692.00	\$ 11,013.00	\$ 11,343.00	\$ 11,684.00	\$ 12,034.00	\$ 12,395.00	\$ 12,767.00	\$ 13,150.00	\$ 13,545.00
Total Income	\$ 370,428.00	\$ 381,541.00	\$ 392,987.00	\$ 404,777.00	\$ 416,920.00	\$ 429,428.00	\$ 442,311.00	\$ 455,580.00	\$ 469,247.00
Expense									
Management Fee	\$ 11,113.00	\$ 11,446.00	\$ 11,790.00	\$ 12,143.00	\$ 12,508.00	\$ 12,883.00	\$ 13,269.00	\$ 13,667.00	\$ 14,077.00
Accounting	\$ 5,273.00	\$ 5,431.00	\$ 5,594.00	\$ 5,762.00	\$ 5,934.00	\$ 6,112.00	\$ 6,296.00	\$ 6,485.00	\$ 6,679.00
Adveristing & Marketing	\$ 637.00	\$ 656.00	\$ 676.00	\$ 696.00	\$ 717.00	\$ 738.00	\$ 761.00	\$ 783.00	\$ 807.00
Alarm Registration Fee	\$ 53.00	\$ 55.00	\$ 56.00	\$ 58.00	\$ 60.00	\$ 61.00	\$ 63.00	\$ 65.00	\$ 67.00
Contract Labot	\$ 6,949.00	\$ 7,157.00	\$ 7,372.00	\$ 7,593.00	\$ 7,821.00	\$ 80,506.00	\$ 8,297.00	\$ 8,546.00	\$ 8,803.00
Insurance	\$ 10,888.00	\$ 11,215.00	\$ 11,551.00	\$ 11,898.00	\$ 1,225.00	\$ 12,622.00	\$ 13,001.00	\$ 13,391.00	\$ 13,793.00
Repairs & Maintenance	\$ 8,783.00	\$ 9,047.00	\$ 9,318.00	\$ 8,598.00	\$ 9,886.00	\$ 10,182.00	\$ 10,488.00	\$ 10,802.00	\$ 11,126.00
Cleaning Expense	\$ 1,644.00	\$ 1,694.00	\$ 1,745.00	\$ 1,797.00	\$ 1,851.00	\$ 1,906.00	\$ 1,963.00	\$ 2,022.00	\$ 2,083.00
Pest Control	\$ 958.00	\$ 987.00	\$ 1,016.00	\$ 1,047.00	\$ 1,078.00	\$ 1,111.00	\$ 1,144.00	\$ 1,178.00	\$ 1,214.00
Property Taxes	\$ 4,452.00	\$ 4,586.00	\$ 4,723.00	\$ 4,865.00	\$ 5,011.00	\$ 5,161.00	\$ 5,316.00	\$ 5,476.00	\$ 5,640.00
Trash Collection Expense	\$ 4,910.00	\$ 5,058.00	\$ 5,209.00	\$ 5,366.00	\$ 5,527.00	\$ 5,692.00	\$ 5,863.00	\$ 6,039.00	\$ 6,220.00
Electricity	\$ 3,405.00	\$ 3,508.00	\$ 3,613.00	\$ 3,721.00	\$ 3,833.00	\$ 3,948.00	\$ 4,066.00	\$ 4,188.00	\$ 4,314.00
Phone Service	\$ 3,296.00	\$ 3,394.00	\$ 3,496.00	\$ 3,601.00	\$ 3,709.00	\$ 3,820.00	\$ 3,935.00	\$ 4,053.00	\$ 4,175.00
Water & Sewer	\$ 6,857.00	\$ 7,062.00	\$ 7,274.00	\$ 7,493.00	\$ 7,717.00	\$ 7,949.00	\$ 8,187.00	\$ 8,433.00	\$ 8,686.00
Total Expense	\$ 58,106.00	\$ 59,849.00	\$ 61,644.00	\$ 63,494.00	\$ 65,399.00	\$ 67,361.00	\$ 69,381.00	\$ 71,463.00	\$ 73,607.00
<i>OpEx Ratio</i>	16%	16%	16%	16%	16%	16%	16%	16%	16%
Net Operating Income	\$ 312,322.00	\$ 321,692.00	\$ 331,343.00	\$ 341,283.00	\$ 352,511.00	\$ 362,067.00	\$ 372,929.00	\$ 384,117.00	\$ 395,641.00



Unit Number	Lease End Date	Water Bill	Amount
101	03/01/2026	\$75.00	\$1,470.00
102	06/30/2026	\$50.00	\$1,800.00
104	04/01/2026	\$75.00	\$1,680.00
105	01/31/2027	\$75.00	\$1,470.00
201	03/01/2026	\$75.00	\$1,470.00
202	05/01/2027	\$75.00	\$1,890.00
203	03/01/2026	\$75.00	\$1,785.00
204	12/31/2025	\$50.00	\$1,942.50
205	12/31/2025	\$50.00	\$1,438.50
301	12/31/2025	\$50.00	\$1,400.00
302	06/30/2026	\$50.00	\$1,750.00
303	05/30/2027	\$50.00	\$1,785.00
304	03/01/2026	\$75.00	\$1,680.00
305	05/31/2027	\$75.00	\$1,540.00
401	06/30/2026	\$50.00	\$1,950.00
402	08/31/2026	\$50.00	\$2,200.00
403	03/01/2026	\$75.00	\$1,785.00
404	06/30/2026	\$50.00	\$1,680.00
		\$1,175.00	\$30,716.00





MARKET OVERVIEW

03



City of Philadelphia

- » As of the 2020 U.S. Census, Philadelphia's population was 1,603,797. The ninth-largest MSA in the country, the population of the Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA was 6,245,051 in the 2020 U.S. Census.
- » Home to nine (9) Fortune 500 and thirteen (13) Fortune 1000 companies
- » Attracting over 40 million visitors annually, tourism contributes over \$7 billion to Philly's local economy and supporting tens of thousands of jobs in multiple sectors, including hospitality, retail, and cultural.
- » A city of significant historical significance, Philadelphia is the nation's first World Heritage City and the birthplace of American democracy, where both the Declaration of Independence and U.S. Constitution were signed at Independence Hall.
- » Philadelphia is a city of many firsts, including the nation's first library, hospital, medical school, national capital, central bank, stock exchange, zoo, and business school.



THE ARTS

Philadelphia boasts a dynamic and diverse arts scene that extends far beyond its historical roots, encompassing a wide spectrum of visual arts, performing arts, public art, and a thriving independent creative community. Notable museums and galleries include: Philadelphia Museum of Art, Barnes Foundation, and the Institute of Contemporary Art. The city is also home to a leading ballet company, a critically-acclaimed opera company, art schools, and is the "Mural Capital of the World."



FOOD

The home of the Philly cheesesteak is also home to almost 50 restaurants and bars honored with James Beard Foundation Awards. In May 2025, Michelin Guide announced its expansion to Philadelphia, signifying a major recognition of the city's fine dining prowess. From the historic Reading Terminal Market to vibrant neighborhood corridors in Fishtown, East Passyunk, Old City, and the Italian market, the wide array of culinary experiences often blend old-school charm with trendy new eateries, showcasing the city's rich culinary fabric.



EVENTS

From the Mummers Parade on January 1 to one of the oldest and largest St Patrick's Day Parade, from one of the longest-running folk music festivals in the country to the Fringe Festival, there is no shortage of annual events in Philadelphia.

As the home of the birth of American democracy, the Independence Day celebration officially runs for 16 days, including family-friendly concerts, night markets, outdoor movie screenings, free entry to numerous museums, and numerous block parties. The celebration culminates with the fireworks over the Philadelphia Museum of Art.



OUTDOORS

Philadelphia's parks offer varied activities like camping, mountain biking and bouldering in spots like Wissahickon Valley Park or Tyler State Park. Its urban pathways along the Delaware River Trail and Schuylkill Banks Boardwalk are great for cyclists and runners alike. Sporty types can find everything from archery to skateboarding, and even stargazers can discover a dark haven on a secluded lakeside.



HISTORY

Much of the vibrant history of Philadelphia has been preserved. Two of the most important are Independence Hall, where the Declaration of Independence and U.S. Constitution were drafted and signed, and the Liberty Bell. Historic houses, museums, government buildings, churches, and cemeteries make up Independence National Historical Park, the "most historic square mile in America", seeing millions of visitors every year.



MUSIC

Philadelphia's vibrant rock, rap, jazz, and pop venues are located in neighborhoods all across the city, showcasing the world's most buzzed-about musicians. Established in 1900, The Philadelphia Orchestra is recognized as one of the world's most renowned symphony orchestras.



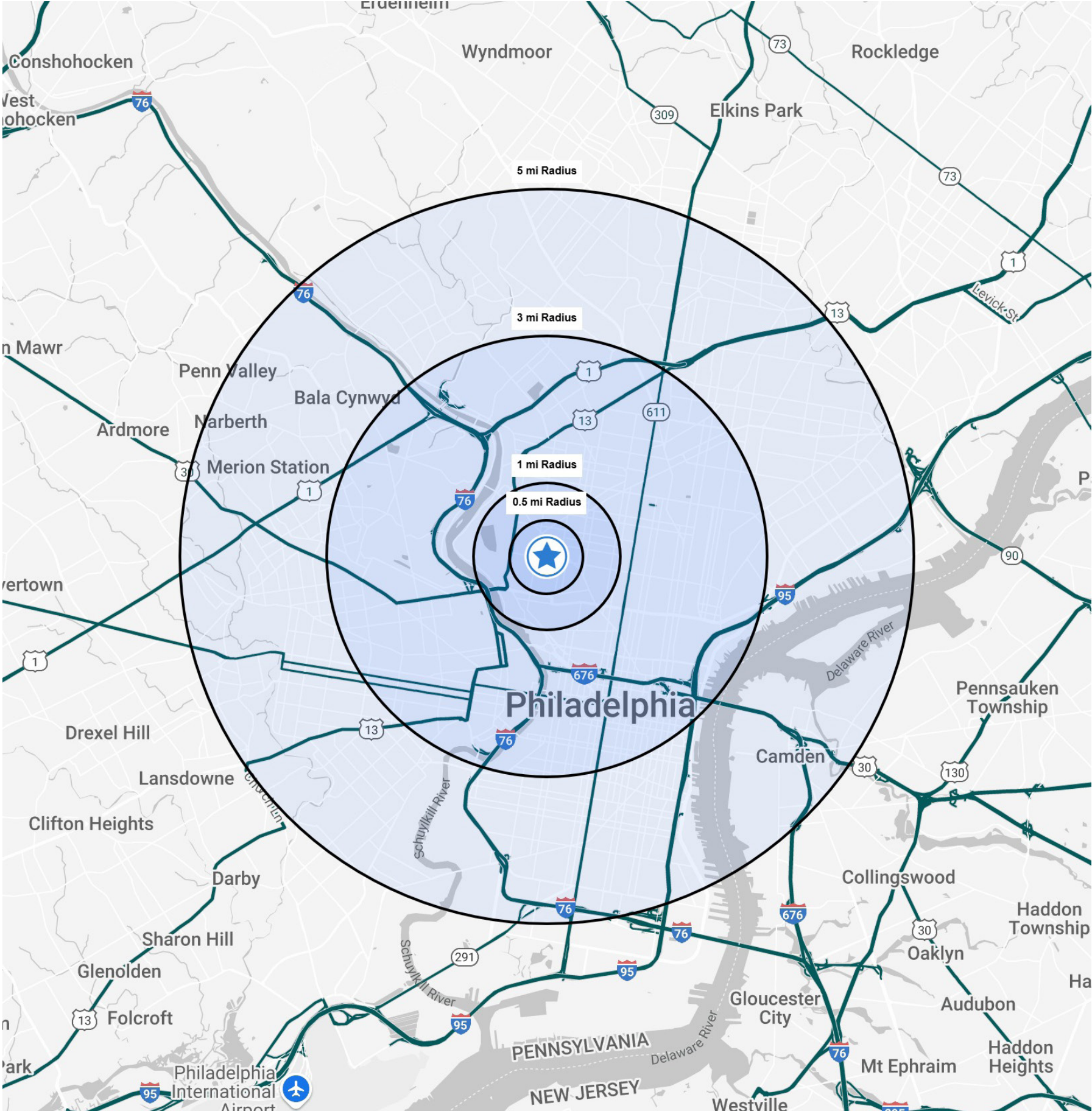
EDUCATION

The School District of Philadelphia, the state's largest, serves over 197,000 students across hundreds of schools including traditional public, charter, and alternative schools.

Philadelphia's higher education hub attracts students from around the globe. Over 20 non-profit 4-year institutions are contained within city limits, plus many more in the surrounding metropolitan area. Key institutions include the University of Pennsylvania, Drexel University, and Temple University.



MARKET OVERVIEW: Demographics



POPULATION		
1/2 Mile		18,939
1 Mile		57,430
3 Miles		493,112
5 Miles		1,115,885



NUMBER OF HOUSEHOLDS		
1/2 Mile		8,545
1 Mile		24,826
3 Miles		225,657
5 Miles		471,729



AVERAGE HOUSEHOLD INCOME		
1/2 Mile		\$73,779
1 Mile		\$88,061
3 Miles		\$108,063
5 Miles		\$100,899



NUMBER OF BUSINESSES		
1/2 Mile		408
1 Mile		1,251
3 Miles		26,113
5 Miles		46,796



NUMBER OF EMPLOYEES		
1/2 Mile		2,396
1 Mile		7,969
3 Miles		323,071
5 Miles		483,015



MEET THE TEAM

04

ARTHUR KAPLAN

Senior Vice President - Investment Sales



Arthur Kaplan is a Senior Vice President of Anchor Retail and established the Columbus office. A twelve (12) year veteran of the commercial real estate industry, his relevant experience is highly diverse, being involved on the analyst, debt underwriting, and investment sales sides. He has worked on land development as well as net lease, retail, industrial, office, and hotel acquisitions and dispositions on behalf of high net worth clients as well as large private and publicly-traded entities.

Prior to joining Anchor, Arthur managed the Kaplan Retail Advisors team within Marcus & Millichap for the past eight (8)-plus years, worked with Northstar Realty on single tenant and retail strip development, and served as Vice President of Real Estate at Schiff Capital in the mixed-use urban multi-family development sector.

Arthur attended Stanford University and graduated from The Ohio State University with a Bachelor of Science in Molecular Genetics, French, and a concentration in International Business.

He currently splits time between Ohio, New York, and Florida, with a portion of his time spent with charitable organizations, including being on the board of the FIDF Ohio Chapter and the After-School All-Stars, as well as being involved with the Ronald McDonald Foundation, Salvation Army, Homeless Families Foundation, and Operation Underground Railroad.



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NOTABLE CLIENTS



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COLUMBUS

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