

SDG|RE



1909 S Broad St. | Philadelphia, PA 19147

3 Res + 1 Comm | Light Value-Add | Fully Occupied

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01 | LISTING DESCRIPTION

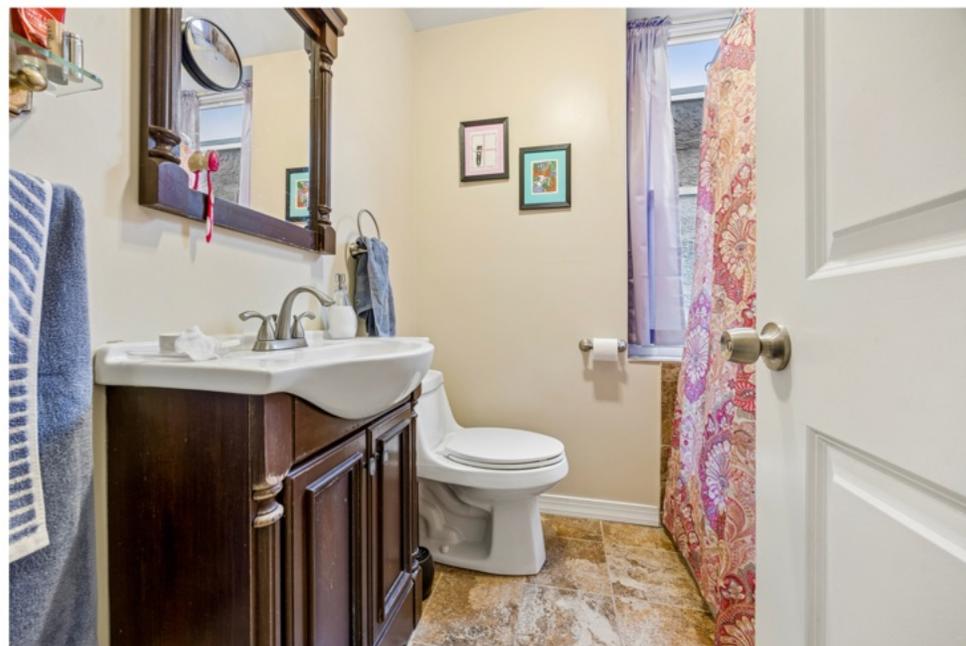
01 | LISTING DESCRIPTION

Situated along the South Broad Street corridor, 1909 S Broad St presents the opportunity to acquire a mixed-use property in a highly visible, transit-oriented location in South Philadelphia, generating total annual rental income of \$65,760.

The property consists of three residential units positioned above a street-level commercial space, providing a balanced blend of residential income and long-term commercial stability. The commercial space is leased through February 2031, offering durable in-place cash flow, while the residential units benefit from strong tenant demand driven by the surrounding neighborhood and proximity to transit.

Located just two blocks from the Broad Street Line, the property offers convenient access to Center City, Passyunk Square, and major employment hubs. The immediate area is anchored by some of South Philadelphia's most well-known dining destinations, including Barcelona Wine Bar, Hardena, Stogie Joe's, Le Virtù, and other established neighborhood staples, further enhancing the appeal for both residents and retail users.

Ongoing investment along the Broad Street corridor continues to support long-term demand and appreciation. With stable commercial income, residential upside, and an irreplaceable location, 1909 S Broad St is well positioned for investors seeking a mixed-use asset in one of South Philadelphia's most active and established corridors.



ASKING - \$645,000

Building Highlights

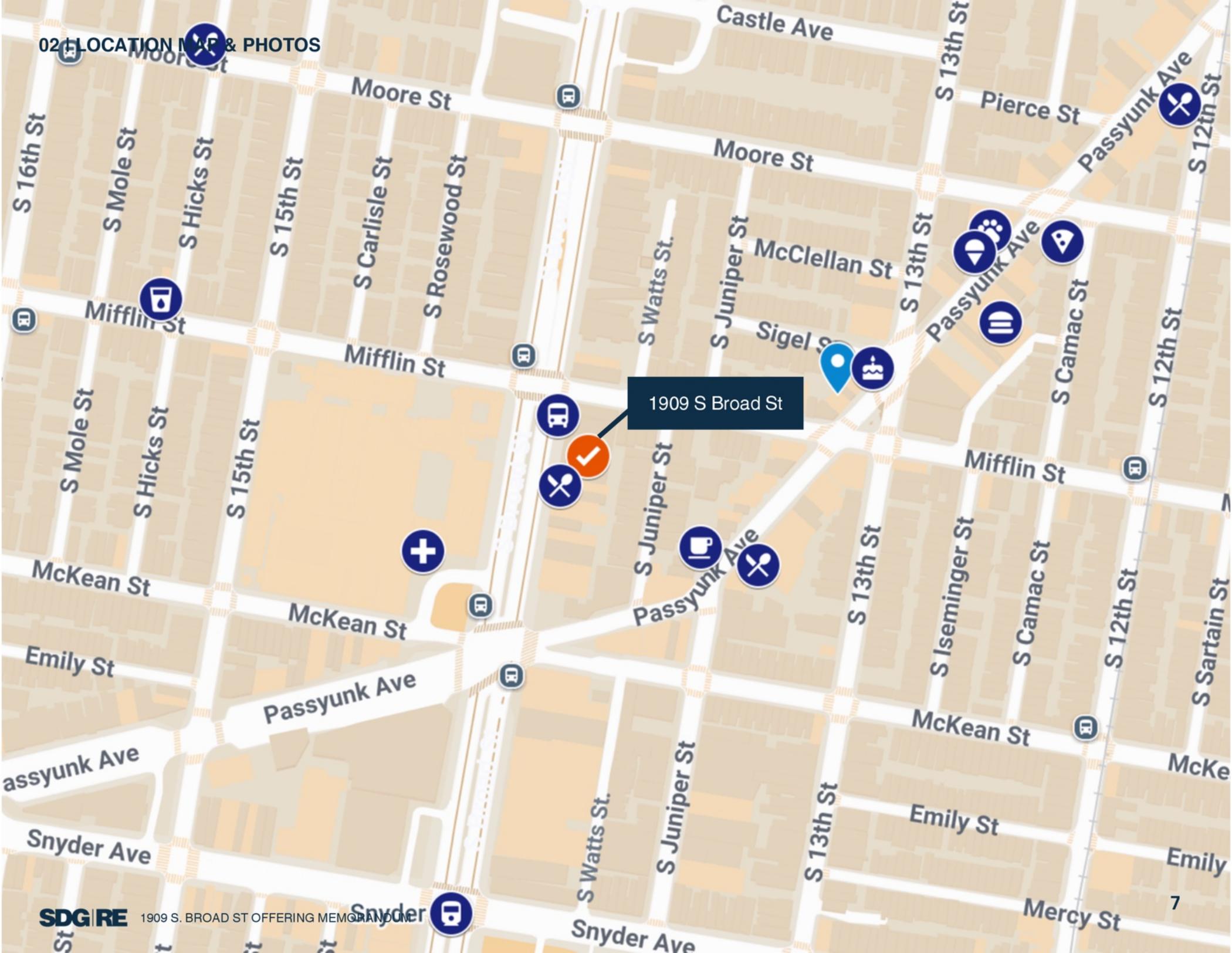
- 4 Units
 - 3 Res + 1 Comm
- Fully Occupied
- Light Value Add
- 3,311 SF Abv Grade

Deal Highlights

- \$46,061 NOI
- 6.07% Cap
- 1.14 DSCR (70% LTV @ 6.5%)
- 5-year Commercial Lease
 - Expire 2/28/31
- Fully Occupied



02 | LOCATION MAP & PHOTOS

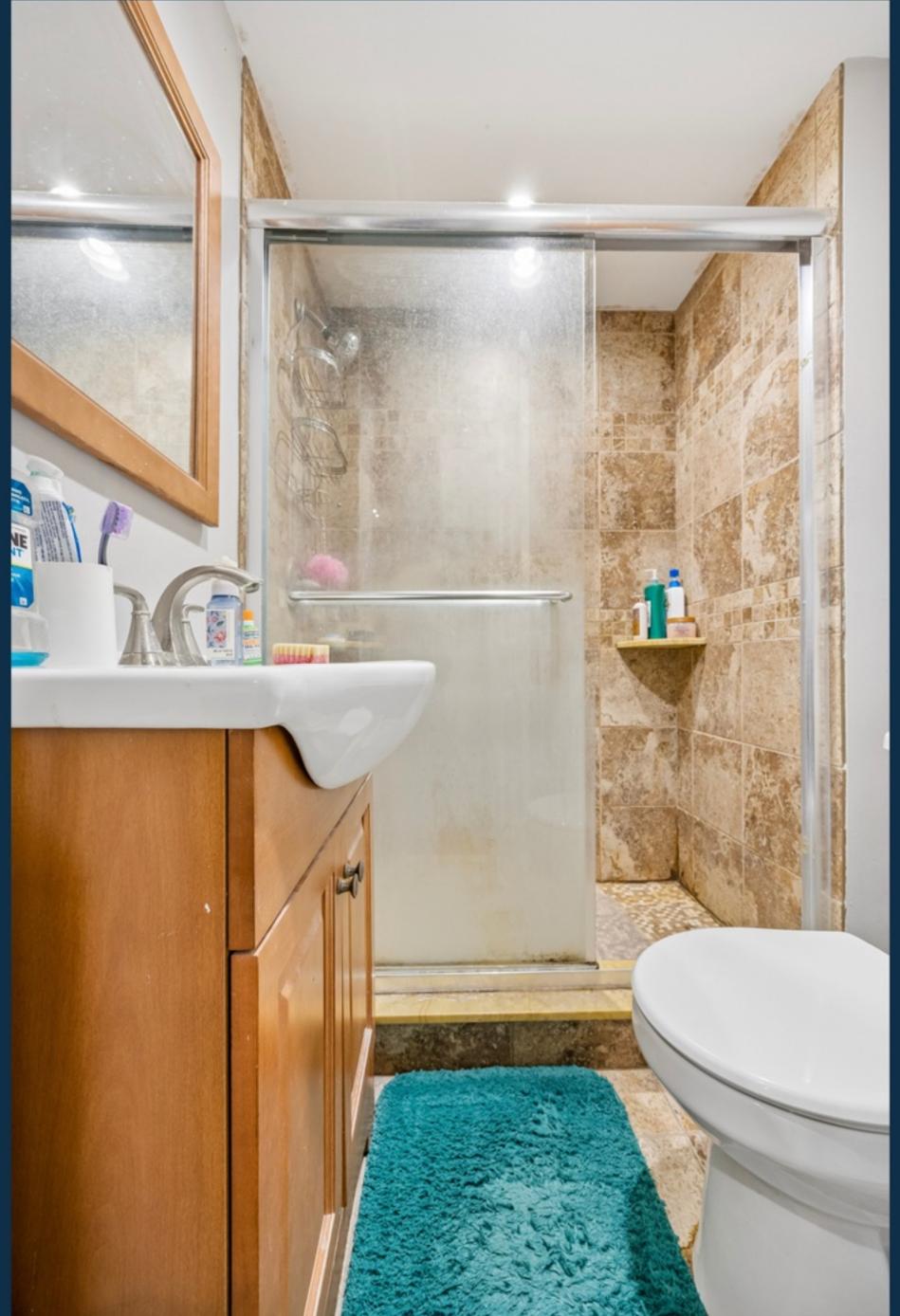


1909 S Broad St

02 | LOCATION MAP & PHOTOS



02 | LOCATION MAP & PHOTOS



03 | FINANCIALS

Stabilized Proforma Profit & Loss Summary

	<u>Annual</u>	<u>Per Unit</u>
<u>Income</u>		
Gross Potential Income		
Residential Rental Income	\$42,960.00	\$ 10,740
Commercial Rental Income	\$22,800.00	\$ 22,800
Parking Income	\$	-
Vacancy	-\$2,148.00	5%
Effective Gross Income	\$63,612.00	\$ 33,540
Other Income		
CAM Add Back	N/A	N/A
Water & Sewer (\$15/mo)	\$720.00	\$ 180
Total Other Income	\$720.00	\$ 180
Total Income	\$64,332.00	\$ 33,720
<u>Expenses</u>		
Insurance	\$2,573.28	\$ 643
Taxes	\$8,364.00	\$ 2,091
Management	\$2,573.28	\$ 643
Total	\$13,510.56	\$ 3,378
Janitorial	\$300.00	\$ 75
Water & Sewer	\$1,560.00	\$ 390
Electric Common Area	\$600.00	\$ 150
Trash Removal	\$500.00	\$ 125
Snow Removal	\$400.00	\$ 100
Fire Life Safety	\$500.00	\$ 125
Repairs/Maintenance/Turnover	\$1,200.00	\$ 300
Licenses & Permits & Meter Readings	\$200.00	\$ 50
Total	\$5,260.00	\$ 1,315
Total Operating Expenses	\$18,770.56	\$ 4,693
NOI	\$45,561.44	\$ 29,027

1909 S Broad St - As of: 02/05/26

Unit	BD/BA	Status	Rent
Commercial		Current	\$1,900.00
1R	2/1	Current	\$1,200.00
2F	2/1	Current	\$1,300.00
2R	2/1	Current	\$1,080.00
3 Res + 1 Comm		100% Occupied	\$5,480.00

Pro Forma Assumptions

Annual Income	\$ 64,332
Expenses	\$ 18,771
NOI	\$ 45,561
Cap Rate Value (6% Cap)	\$ 759,357
Mortgage (LTV 70%)	\$ 525,000
Equity	\$ 225,000
Debt Service @ 6.5%	\$ 39,820
Cash Flow	\$ 5,741
Cash on Cash	2.55%
DSCR	1.14
Cap Rate	6.07%

FINANCIAL SUMMARY

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
INCOME:										
Other Income	720	720	720	720	720	720	720	720	720	720
Residential Rents	42,960	44,464	46,020	47,631	49,298	51,023	52,809	54,657	56,570	58,550
Commercial Rent	22,800	23,598	24,424	25,279	26,164	27,079	28,027	29,008	30,023	31,074
Less: Vacancy	(2,148)	(3,439)	(3,558)	(3,681)	(3,809)	(3,941)	(4,078)	(4,219)	(4,366)	(4,517)
Gross Income	64,332	65,343	67,606	69,948	72,372	74,881	77,478	80,166	82,948	85,827

EXPENSES:										
Insurance	2,573	2,625	2,677	2,731	2,785	2,841	2,898	2,956	3,015	3,075
Real Estate Taxes	8,364	8,531	8,702	8,876	9,053	9,235	9,419	9,608	9,800	9,996
Operating Expenses	5,260	5,365	5,473	5,582	5,694	5,807	5,924	6,042	6,163	6,286
Management Fee	2,573	2,614	2,666	2,719	2,774	2,829	2,886	2,943	3,002	3,062
Total Operating Expenses	18,771	19,135	19,518	19,908	20,306	20,712	21,127	21,549	21,980	22,420
NET OPERATING INCOME	45,561	46,208	48,088	50,040	52,066	54,169	56,352	58,617	60,968	63,407

Debt Service	39,820	39,820	39,820	39,820	39,820	39,820	39,820	39,820	39,820	39,820
DSCR (Minimum 1.25)	1.14	1.16	1.21	1.26	1.31	1.36	1.42	1.47	1.53	1.59
10 Year Average DSCR	1.34									
Cash Flow	5,741	6,387	8,268	10,220	12,246	14,349	16,531	18,797	21,147	23,587
Yield	2.55%	2.84%	3.67%	4.54%	5.44%	6.38%	7.35%	8.35%	9.40%	10.48%
10 Year Average Yield	6.10%									

Operating Assumptions

Management	4.00%
Annual Vacancy Rate	5.00%
Rent Escalation	3.50%
Expense Escalation	2.00%
Discount Rate	5.00%

Debt Assumption

70% LTV	\$525,000.00
30% Equity	\$225,000.00
Interest Rate	6.50%
Amortization	360
Debt Service	\$ 39,820.29

Purchase Price
\$750,000.00

Cap Rate

Valuation

6.00%	759,357
6.50%	700,945
7.00%	650,878
7.50%	607,486

Asking Cap Rate	6.07%
Sale Price	750,000
PPU	\$187,500.00

04 | THE TEAM

Meet the Team



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