

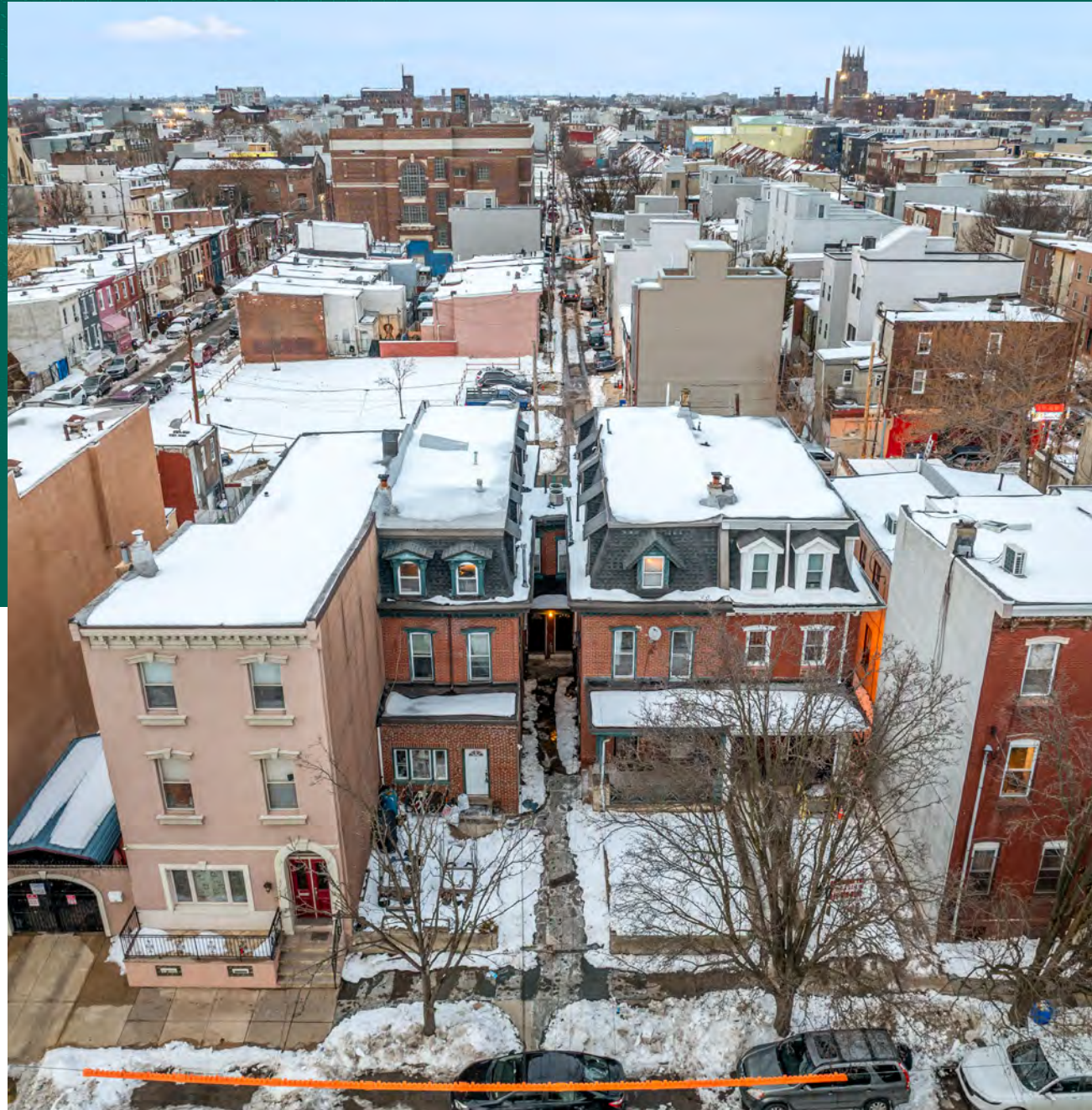
# 129-31

W SUSQUEHANNA  
AVENUE

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Philadelphia, PA 19122

10-UNIT MULTIFAMILY  
INVESTMENT



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# 129-31

W SUSQUEHANNA AVENUE

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- 02 Property Overview
- 03 Financial Overview

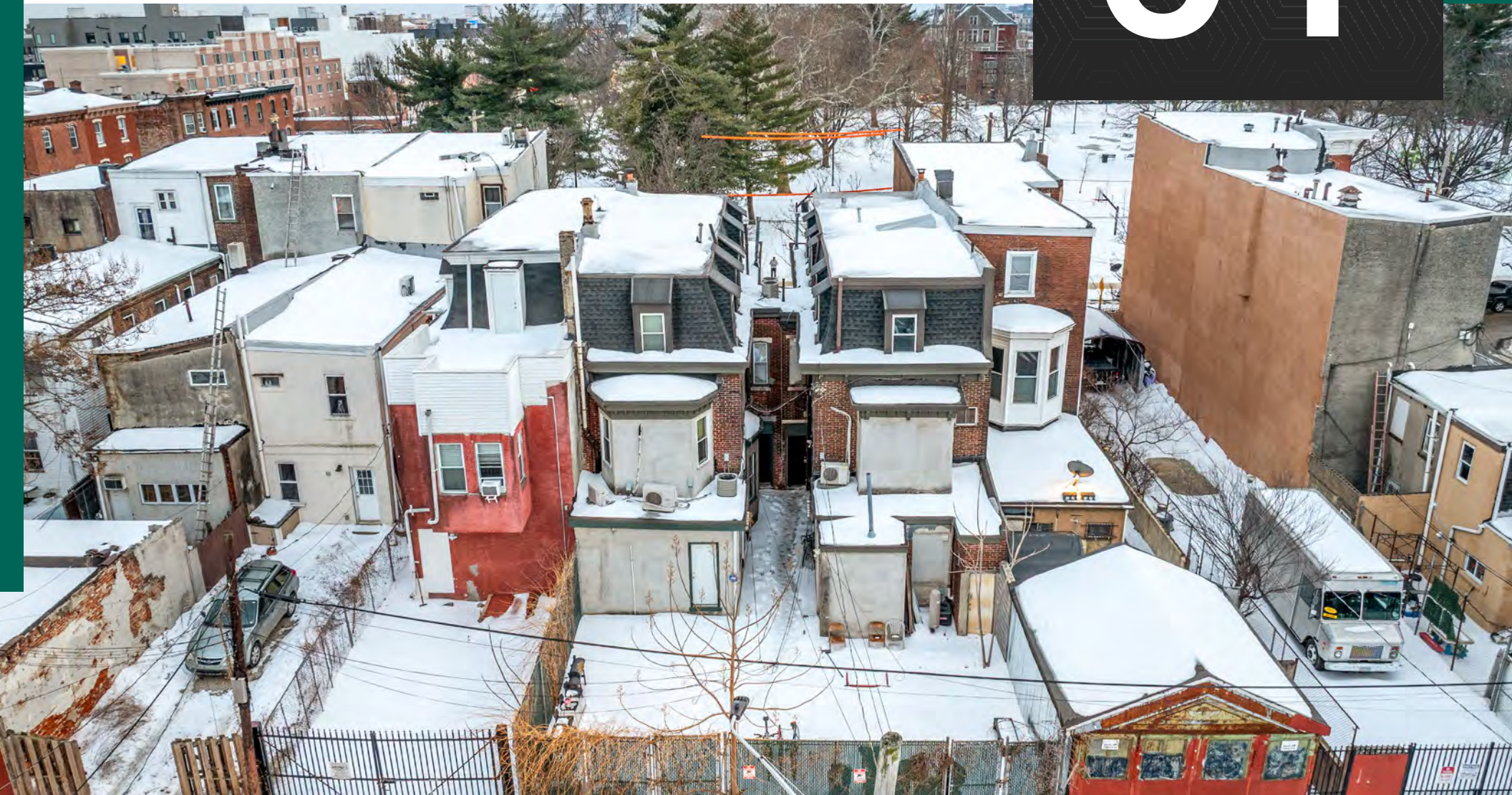


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# EXECUTIVE SUMMARY

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129 & 131 W Susquehanna Avenue is a stabilized 10-unit multifamily investment located directly on Norris Square Park in the Norris Square section of Philadelphia.

The property features a diversified unit mix and strong occupancy, generating consistent rental income with zero vacancy. At the offering price, the asset delivers an attractive going-in cap rate with additional upside through continued rent optimization, unit upgrade grades, and long-term market appreciation.

This opportunity is well-suited for both cash-flow-focused investors and value-oriented buyers seeking a stable asset in an improving Philadelphia submarket.



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PROPERTY  
**OVERVIEW**

02



## PROPERTY OVERVIEW

<b>Address</b>	129 & 131 W Susquehanna Avenue, Philadelphia, PA 19122
<b>Asset Type</b>	Multifamily
<b>Total Units</b>	10
<b>Unit Mix</b>	Studios, 1-Bedroom, and 2-Bedroom units
<b>Total Building Square footage</b>	5504 SF
<b>Occupancy</b>	Fully occupied

## UTILITIES & UNIT FEATURES

- Separately metered electric
- Centralized water and sewer
- Mix of studio, one-bedroom, and two-bedroom layouts
- Efficient unit configurations appealing to workforce renters
- Stable operating history with consistent collections



INVESTMENT HIGHLIGHTS



10-unit stabilized multifamily asset



Strong in-place income with 0% vacancy at underwriting



Attractive entry basis at \$120,000 per unit



Going-in cap rate of 7.05% on in-place NOI



Diversified unit mix supporting tenant demand



Ideal for long-term hold or leveraged cash-flow strategy



Located directly on and facing Norris Square Park



2 block away from Fishtown



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



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# FINANCIAL ANALYSIS

03



RENT ROLL

		Current		Potential	
		Rent	Rent / SF	Rent	Rent / SF
Unit	Unit Type	Month	Month	Month	Month
1F	1 Bedroom	\$800	\$0.00	\$800	\$0.00
1R	1 Bedroom/1 Full Bath	\$1,024	\$0.00	\$1,024	\$0.00
2F	1 Bedroom	\$1,160	\$0.00	\$1,160	\$0.00
2R	Studio Type	\$998	\$0.00	\$998	\$0.00
129 3	1 Bedroom	\$1,075	\$0.00	\$1,075	\$0.00
1F	1 Bedroom	\$1,255	\$0.00	\$1,255	\$0.00
1R	2 Bedroom/1 Full Bath	\$1,030	\$0.00	\$1,030	\$0.00
2F	1 Bedroom	\$1,270	\$0.00	\$1,270	\$0.00
2R	Studio Type	\$895	\$0.00	\$895	\$0.00
131 3	2 Bedroom/1 Full Bath	\$1,195	\$0.00	\$1,195	\$0.00
<b>Total</b>		<b>\$10,702</b>	<b>\$0.00</b>	<b>\$10,702</b>	<b>\$0.00</b>

OPERATING STATEMENT

INCOME	CURRENT		YEAR 1		PER UNIT	PER SF
Gross Potential Rent	128,424		134,845		13,485	0.00
Loss / Gain to Lease	0	0.0%	0		0	0.00
Gross Scheduled Rent	128,424		134,845		13,485	0.00
<b>Total Vacancy</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$0</b>	<b>\$0</b>
<b>Effective Rental Income</b>	<b>128,424</b>		<b>134,845</b>		<b>13,485</b>	<b>0.00</b>
Pet Fee	1,705		1,705		171	0.00
Water & Laundry Income	600		600		60	0.00
<b>Total Other Income</b>	<b>\$2,305</b>		<b>\$2,305</b>		<b>\$231</b>	<b>\$0.00</b>
<b>Effective Gross Income</b>	<b>\$130,729</b>		<b>\$137,150</b>		<b>\$13,715</b>	<b>\$0.00</b>
EXPENSES	CURRENT		YEAR 1		PER UNIT	PER SF
Real Estate Taxes	10,148		10,148		1,015	0.00
Insurance	10,000		10,000		1,000	0.00
Utilities - Electric	2,418		2,418		242	0.00
Utilities - Water & Sewer	752		752		75	0.00
Trash Removal	514		514		51	0.00
Repairs & Maintenance	7,690		7,690		769	0.00
Cleaning	4,902		4,902		490	0.00
Landscaping and Snow Removal	2,254		2,254		225	0.00
Alarm Monitoring/Inspection	601		601		60	0.00
General & Administrative	330		330		33	0.00
Management Fee	6,536	5.0%	6,858	5.0%	686	0.00
<b>Total Expenses</b>	<b>\$46,145</b>		<b>\$46,467</b>		<b>\$4,647</b>	<b>\$0.00</b>
<b>Expenses as % of EGI</b>	<b>35.3%</b>		<b>33.9%</b>			
<b>Net Operating Income</b>	<b>\$84,584</b>		<b>\$90,684</b>		<b>\$9,068</b>	<b>\$0.00</b>

PRICING DETAILS

SUMMARY		
<b>Price</b>	<b>\$1,200,000</b>	
Down Payment	\$360,000	30%
Number of Units	10	
Price Per Unit	\$120,000	
Price Per SqFt	\$0.00	
Rentable SqFt	0	
Lot Size	0.11 Acres	
Approx. Year Built	1925	

RETURNS	CURRENT	YEAR 1
<b>CAP Rate</b>	<b>7.05%</b>	<b>7.56%</b>
GRM	9.34	8.90
Cash-on-Cash	6.26%	7.95%
Debt Coverage Ratio	1.36	1.46

FINANCING	1ST LOAN
Loan Amount	\$840,000
Loan Type	New
Interest Rate	6.25%
Amortization	30 Years
Year Due	2030

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
10	Apartments	0	\$1,070	\$1,070

## DEBT FINANCING

	New Loan
Loan Name/Type*	Conventional
Origination Date	August-2025
LTV	70.0%
Loan Balance	\$840,000
Interest Rate	6.25%
Term (Years)	5 Years
Maturity Date	July-2030
Amortization Period (Years)	30 Years
Loan Constant	7.39%
Annual Debt Service Payment (P&I only)	(\$62,064)
Equity	\$360,000
Outstanding Loan Balance at Maturity	\$784,033
Term Remaining (Months)	60 Months

In addition to investment sales advisory, Trophy Commercial Real Estate provides integrated debt placement and capital markets advisory services for multifamily acquisitions.

Trophy can assist qualified buyers in sourcing and structuring acquisition and refinance debt tailored to the property's operating profile, leverage objectives, and hold strategy. Our team maintains active relationships with:

- Local and regional banks
- Credit unions
- Agency and agency-adjacent lenders
- Debt funds and bridge lenders
- Private balance-sheet lenders

#### POTENTIAL PARAMETERS (SUBJECT TO CREDIT APPROVAL)



**Loan-to-Value:**  
65%–75%



**Amortization:**  
25–30 years



**Term:**  
5–10 years



**Interest Rate:**  
Market-based, fixed, or floating  
options available



Non-recourse or limited  
recourse options, depending on  
structure

Trophy's capital markets platform allows buyers to evaluate multiple financing options in parallel, optimize proceeds, and reduce execution risk during the acquisition process. Debt advisory services are available as an optional enhancement and are coordinated alongside the transaction timeline to ensure smooth closing.

For purchasers seeking a one-stop execution platform — combining investment sales expertise with capital markets access — Trophy is positioned to deliver a streamlined and efficient transaction.

## MARKET POSITIONING

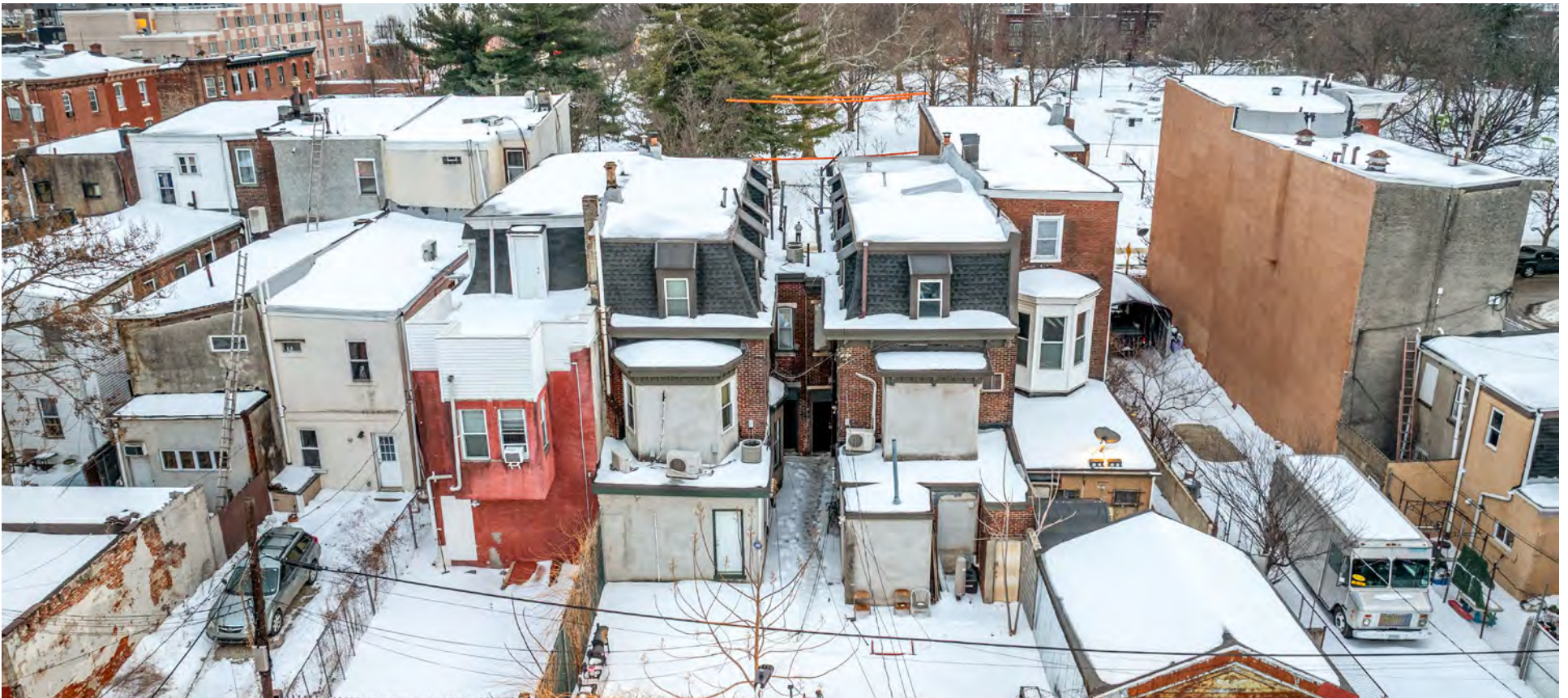
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129 W Susquehanna Avenue is positioned in a high-demand rental corridor in Norris Square, facing Norris Square Park, supported by strong workforce housing fundamentals and a limited supply of comparable stabilized multifamily assets.

The property's unit mix, pricing, and income profile make it competitive relative to nearby offerings, while providing investors with exposure to long-term neighborhood improvement and rental growth trends.

## OFFERING PROCEDURE

Property tours are available by appointment only through Trophy Commercial Real Estate. Non-binding Letters of Intent are requested.





# 129-31

W SUSQUEHANNA AVENUE

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