1230 N Marshall St

PHILADELPHIA, PA 19122



OFFERING MEMORANDUM

PHILLY
CRE • ADVISORS

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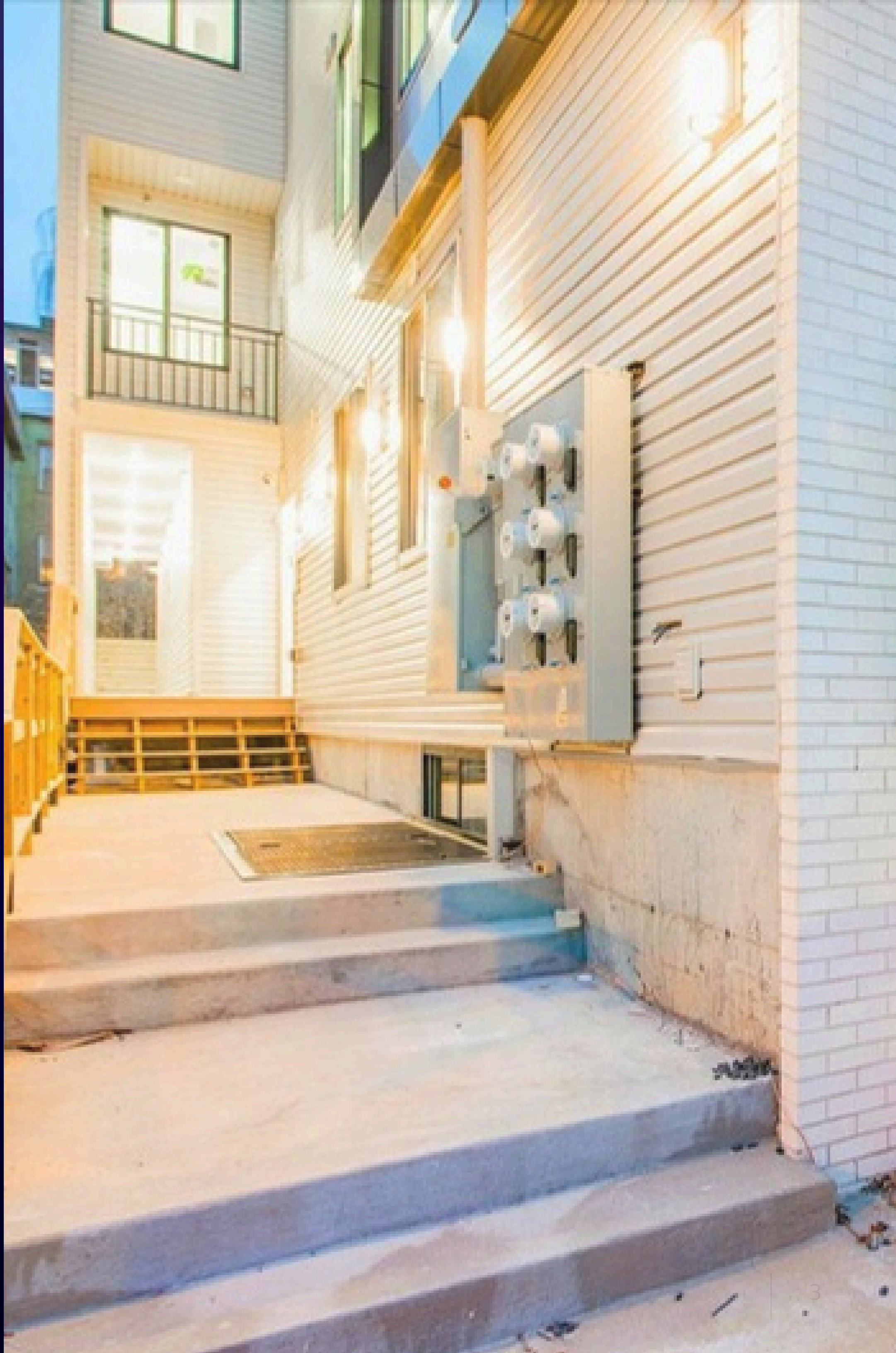


TABLE OF CONTENTS

EXECUTIVE SUMMARY

Philly CRE is pleased to present 1230 N Marshall Street, a newly constructed, fully occupied six-unit multifamily asset in the heart of Olde Kensington, just steps from Girard Avenue and moments from Fishtown and Northern Liberties. Built in 2024, this boutique property offers investors a rare opportunity to acquire a stabilized, low-maintenance asset with high in-place income and long-term appreciation potential in one of Philadelphia's fastest-growing corridors. The property is ideally positioned within walking distance to Girard Station on the Market-Frankford Line and surrounded by multiple SEPTA bus routes along Girard Avenue, providing seamless access to Center City, University City, and beyond. Residents benefit from a highly walkable location with immediate access to the vibrant dining, retail, and nightlife scenes of Olde Kensington, Fishtown, and Northern Liberties, driving consistent rental demand from young professionals. The unit mix includes two studio units, three one-bedroom units, and one two-bedroom, two-bathroom unit, all thoughtfully designed with modern layouts that maximize efficiency and tenant appeal. Unlike many competing multifamily assets in the area, the property is fully occupied with strong in-place market-rate tenancy and no PHA-backed leases, offering investors a traditional private-pay tenant profile with significant long-term rental upside and flexibility. Constructed with high-end finishes throughout, each unit features modern kitchens, updated bathrooms, and well-proportioned layouts tailored to today's renter. All units are separately metered and equipped with individual mechanical systems, allowing for streamlined management and reduced landlord expenses, and each unit includes an in-unit washer and dryer to further enhance tenant convenience and retention. Further strengthening the investment profile, the property benefits from its original full ten-year tax abatement with approximately eight years remaining, significantly reducing operating expenses and boosting overall returns. At the current asking price of $1,370,000, the asset delivers a 7.08 percent cap rate, a 4.99 percent cash-on-cash return, and a DSCR of 1.21 based on in-place income, with an NOI of $97,049 and projected annual cash flow after debt of $17,077, positioning investors for immediate yield with additional upside as rents continue to grow in this evolving submarket. Located within a Qualified Opportunity Zone, 1230 N Marshall Street may also provide additional tax advantages for investors focused on long-term wealth creation. This is an exceptional opportunity to acquire a turnkey, income-producing asset in one of Philadelphia's strongest and fastest-appreciating rental markets.

PROPERTY INFORMATION

$1,370,000

OFFERING PRICE

7.08%

CAP RATE

$97,049

NET OPERATING INCOME

HIGHLIGHTS

- 2024 New Construction Multifamily Asset in Olde Kensington
- Fully Occupied with Strong Market-Rate Tenancy
- 7.08% Cap Rate | $97K+ NOI | 1.21 DSCR
- ~8 Years Remaining on Full 10-Year Tax Abatement
- Steps from Girard Ave, Fishtown & Northern Liberties
- Separately Metered Units with Individual Mechanical Systems

FINANCIAL SUMMARY

RENT ROLL SUMMARY

		LEASE END DATE	TOTAL RENT
UNIT	UNIT TYPE	EXP. DATE	RENT
1F	1B/1B	7/14/26	$1,437.00
1R	1B/D/2B	5/11/26	$1,800.00
2F	0B/1B	7/14/2026	$1,450.00
2R	1B/1B	10/31/26	$1,700.00
3F	0B/1B	10/31/26	$1,425.00
3R	1B/1B	7/31/26	$1,800.00
TOTAL			**$9,612**

OPERATING STATEMENT

	CURRENT	
INCOME	**ANNUAL**	**UNIT**
Gross Potential Rent	$115,344	$19,224
Utility Income	$2,760	$460
Total Effective Gross Income	$118,104	$19,684
EXPENSES		
Real Estate Taxes	$3,303.86	$551
Electric	$500.00	$83
Water/Sewer	$1,900.00	$317
Insurance	$5,064.00	$844
Fire Alarm	$506.00	$84
Trash	$3,600.00	$600
Rental License	$414.00	$69
Repairs (5%)	$5,767.20	$961
Total Expenses	**$21,055**	**$3,509**
Expenses as % of EGI	17.83%	
Net Operating Income	**$97,049**	**$13,864**

PRICING SUMMARY

Pricing Highlights

Price	**Cap Rate**
$1,370,000	7.08%

Return Highlights

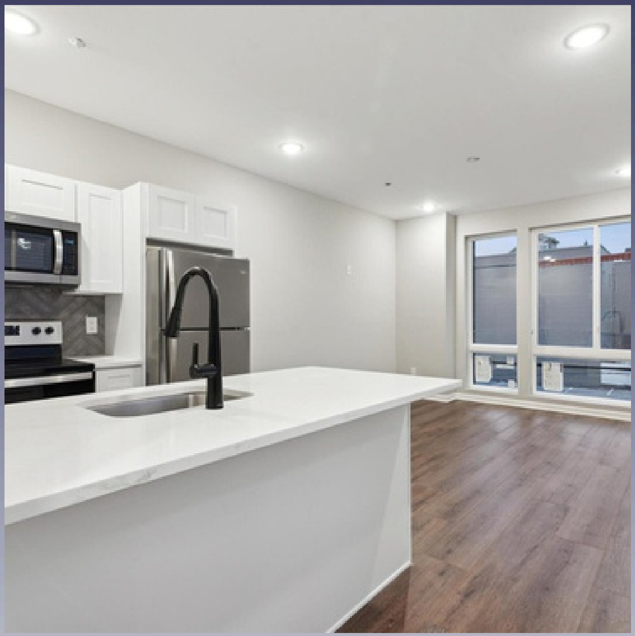
	Current
Purchase Price	$1,370,000
Cap Rate	7.08%
Cash on Cash Return	4.99%
Cash Flow After Debt	$17,077
NOI	$97,049

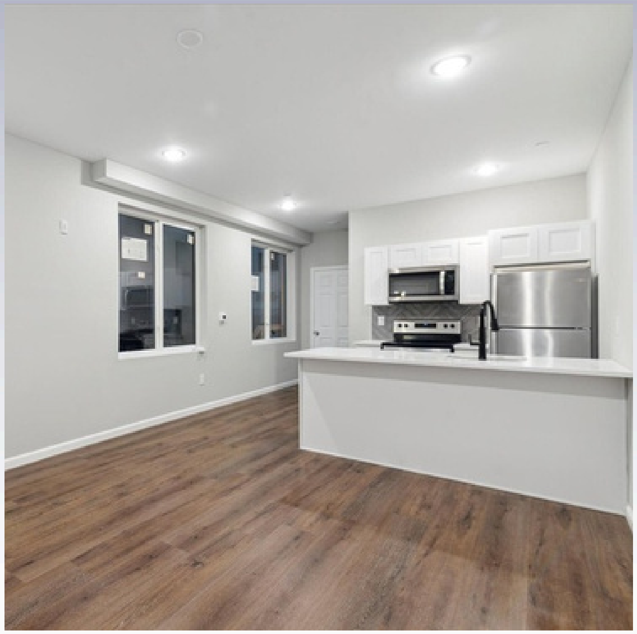
Financing Highlights

	Current
Loan Type	Acquisition
Interest Rate	6.75%
LTV	75%
Amortization	25 years
Term	10 years
Down Payment	$342,500
Loan Amount	$1,027,500
Debt Service	$79,972
DSCR	1.21

1230 North Marshall Street

INTERIOR PHOTOS





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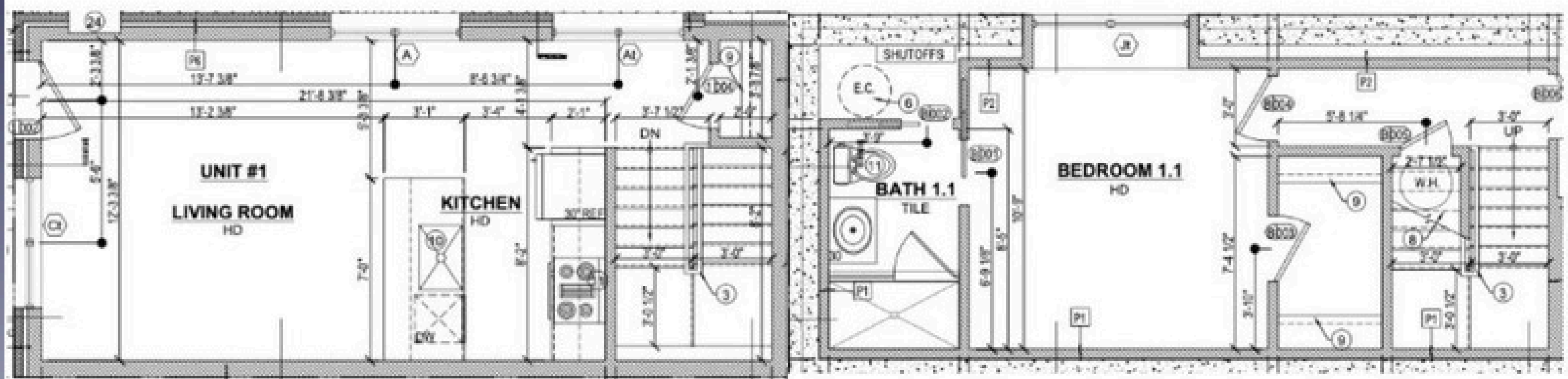
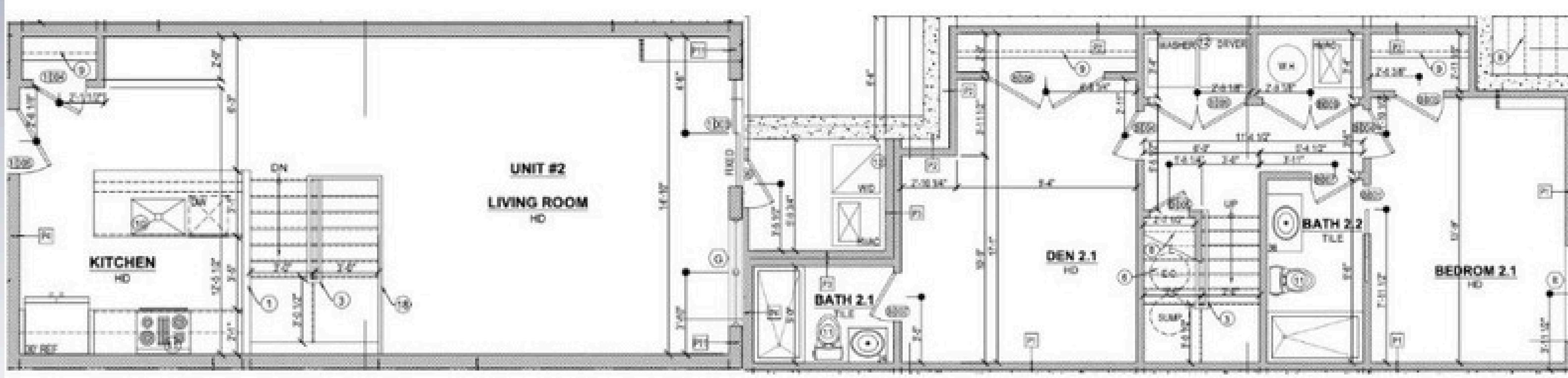
FLOOR PLANS





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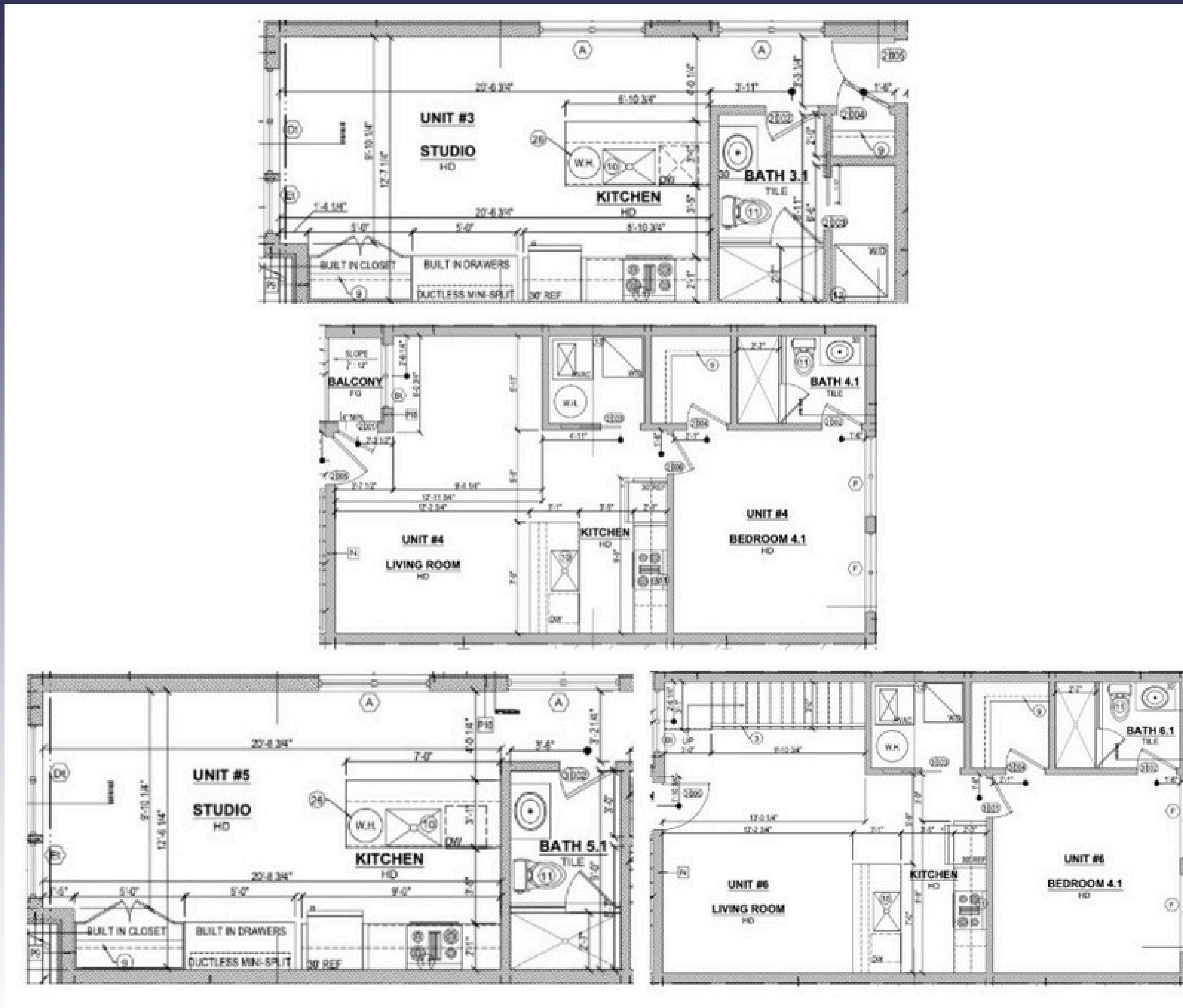
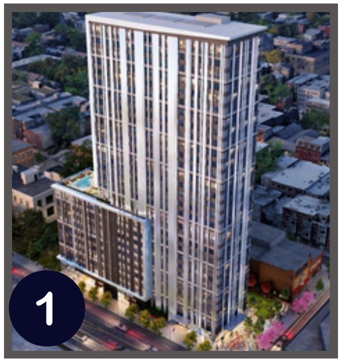


UPCOMING DEVELOPMENTS

MAJOR PROJECTS DRIVING DEMAND IN & AROUND UNIVERSITY CITY



Temple University Planned Residence Hall (Broad & Norris)

Planned new residence hall near Broad & Norris to increase on-campus housing and reduce reliance on off-campus rentals, strengthening long-term rental demand stability

Pipeline of Large Scale Mixed Use Development Nearby

A 200 unit mixed use project at 1625–35 N 5th Street is planned with residential units, commercial space, and community oriented amenities, further densifying the corridor and driving long term rent growth and neighborhood activation

Temple University New Campus Development Plan

Temple University has announced a long-term campus expansion plan, including new student housing, STEM facilities, and enhanced campus infrastructure, driving sustained growth and investment in the surrounding neighborhood

Temple University (Avenue North & The Edge)

Ongoing mixed-use developments along North Broad, including projects like Avenue North, continue to introduce student housing, retail, and entertainment uses directly adjacent to Temple's campus

UPCOMING DEVELOPMENT & NEIGHBORHOOD MOMENTUM

- **Temple University Planned Residence Hall (Broad & Norris)**: New student housing development aimed at increasing on-campus capacity and reducing off-campus supply pressure, supporting long-term rental demand in the surrounding area
- **Pipeline of Large Scale Mixed Use Development Nearby:** A 200 unit mixed use project at 1625–35 N 5th Street is planned with residential units, commercial space, and community oriented amenities, further densifying the corridor and driving long term rent growth and neighborhood activation
- **Temple University Campus Expansion Plan**: Ongoing institutional investment including new academic buildings, infrastructure improvements, and long-term campus growth initiatives driving sustained neighborhood development
- **Avenue North & The Edge (Temple University)**: Mixed-use redevelopment along North Broad Street featuring student housing, retail, and amenities, transforming the corridor into a vibrant, walkable destination

NEIGHBORHOOD PROFILE

Olde Kensington

Walk Score 91 — **Walker's Paradise**
Daily errands do not require a car.

Transit Score 76 — **Excellent Transit**
Transit is convenient for most trips.

Bike Score 76 — **Very Bikeable**
Biking is convenient for most trips.

NEARBY HOSPITALS

Shriners Hospitals for Children™

TEMPLE HEALTH

TRANSPORTATION & AMENITIES

- Close proximity to Temple University, a major driver of rental demand and neighborhood growth
- Nearby schools include Mastery Charter School, Clymer Elementary, Julia de Burgos Elementary School, and Kensington High School
- Convenient access to the Broad Street Line for direct Center City connectivity
- 5–7 minutes to Girard Avenue and North Broad Street
- Surrounded by ongoing development and positioned between Olde Kensington and Norris Square, offering strong long-term upside
- Quick access to Center City Philadelphia and I-95, making commuting convenient for tenants and residents

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COMMSERVICES