

# 601

N 39TH STREET

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Philadelphia, PA 19104

**3-UNIT MIXED-USE  
MULTIFAMILY PROPERTY**



CONFIDENTIAL OFFERING MEMORANDUM



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N 39TH STREET

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- 02 Property Overview
- 03 Financial Overview

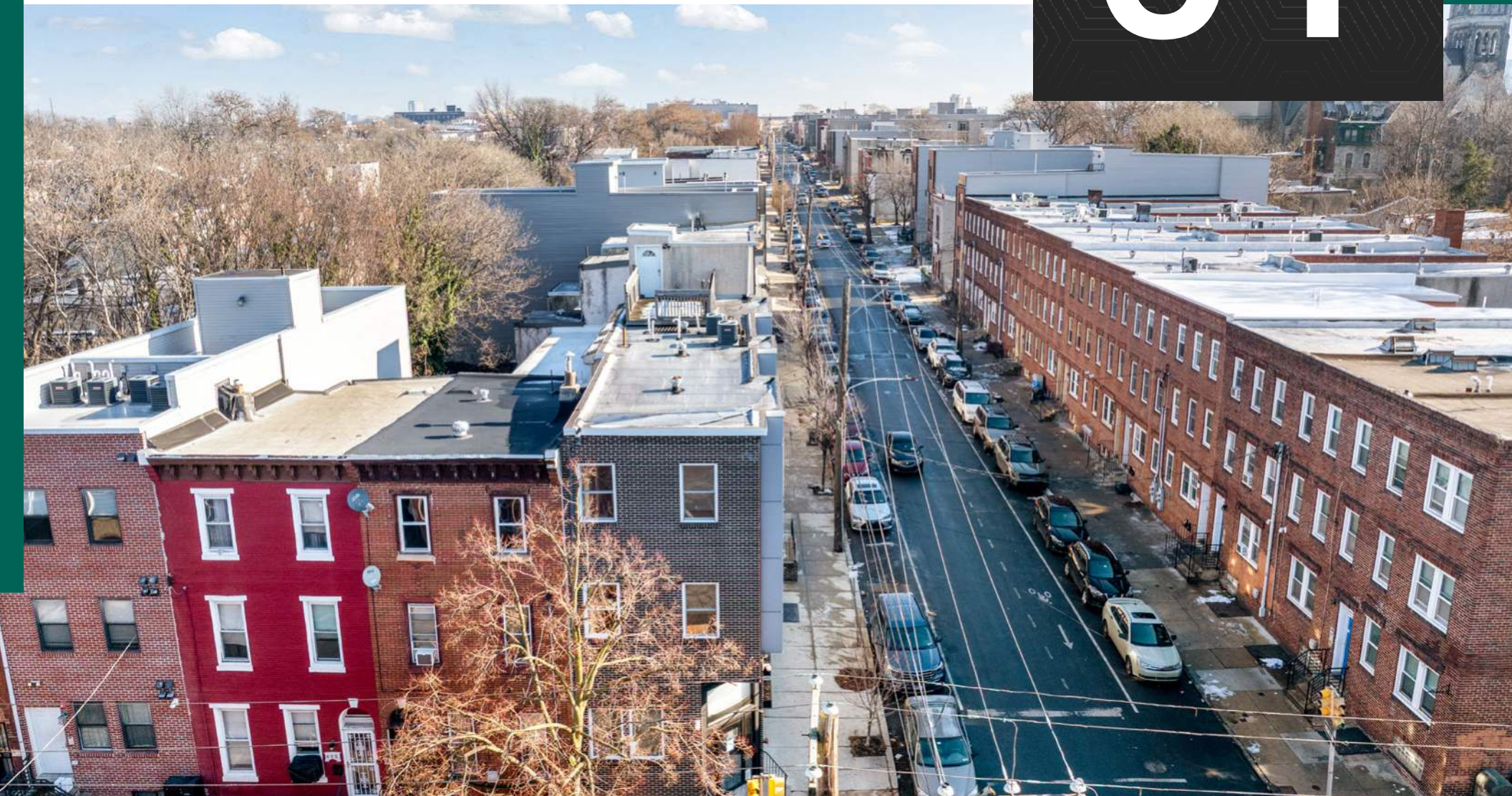
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# EXECUTIVE SUMMARY

01

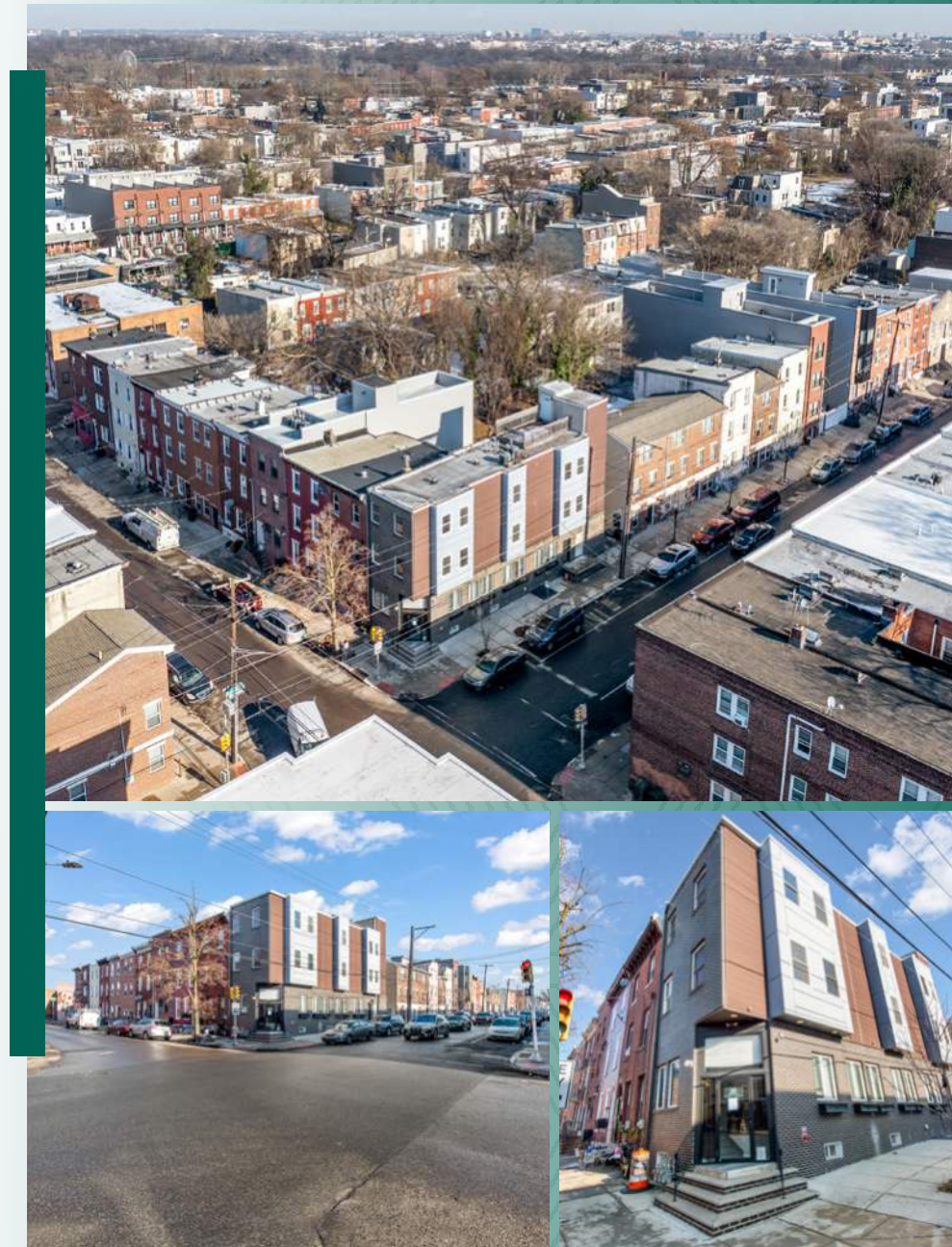




## EXECUTIVE SUMMARY

Trophy Commercial Real Estate, LLC is pleased to present the exclusive offering of 601 N 39th Street, a fully vacant mixed-use multifamily property located in Philadelphia, PA 19104. The property consists of three units totaling approximately 3,600 rentable square feet, including two three-bedroom apartments and one ground-floor commercial space on the corner of 39th street and Haverford Ave.

The asset is being offered vacant, providing an investor with immediate control over leasing strategy, tenant mix, and rental positioning. All income, expense, and return metrics presented herein are pro forma and based on market-supported assumptions. At the price of \$725,000, the property is projected to generate a pro forma Net Operating Income of approximately \$46,284, representing a projected cap rate of 6.38% upon stabilization.

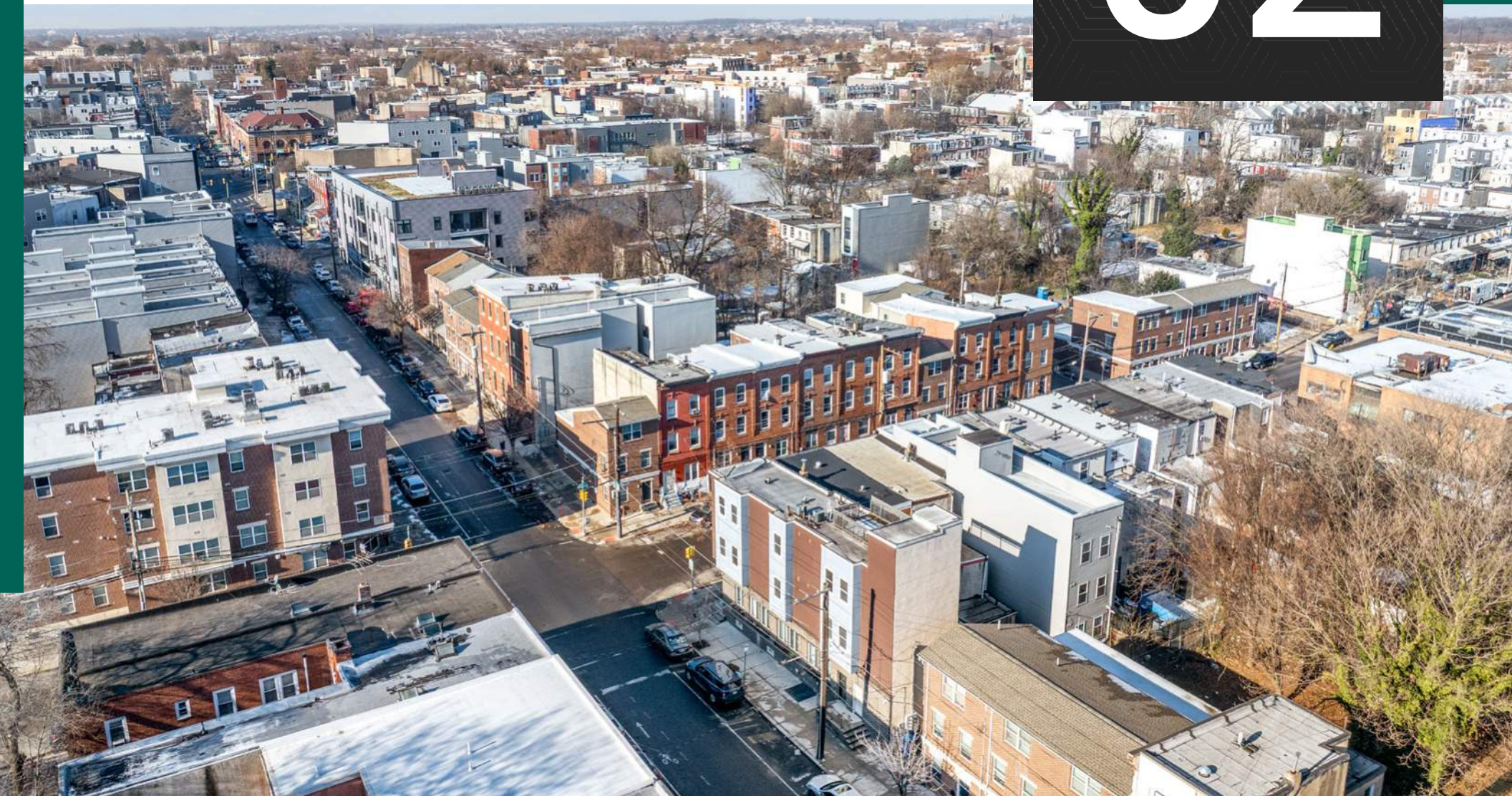




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# PROPERTY OVERVIEW

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PROPERTY OVERVIEW

Address	601 N 39th Street, Philadelphia, PA 19104
Asset Type	Mixed-Use Multifamily
Units	3 (2 Residential   1 Commercial)
Rentable Area	3,600 SF
Average Unit Size	1,200 SF
Projected Average Monthly Rent	\$1,750
Year Built	2020
Current Status	Fully Vacant
Electric	PECO
Gas	PGW
Heat	Gas
Utilities	All utilities are separately metered





### MIXED-USE CONFIGURATION

Two residential units and one commercial unit provide income diversification.



### MODERN CONSTRUCTION

Built in 2020, limiting near-term capital expenditure requirements.



### EFFICIENT EXPENSE ASSUMPTIONS

Pro forma expenses estimated at 22.7% of EGI, in line with comparable assets.



### FULLY VACANT ASSET

Delivered vacant, allowing for immediate lease-up and repositioning.



### PRO FORMA INCOME PROFILE

Financial metrics reflect market-based assumptions and projected stabilized performance.



### PRIME WEST PHILADELPHIA LOCATION

Proximity to universities, employment centers, and public transportation.











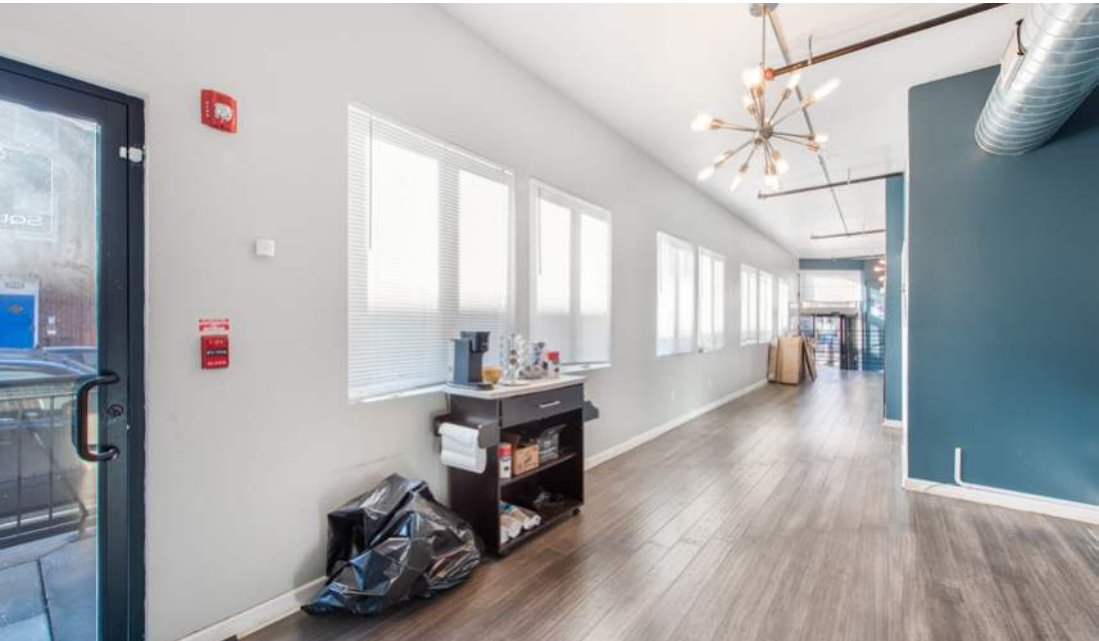
## PROPERTY PHOTOS

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PROPERTY PHOTOS





PROPERTY PHOTOS

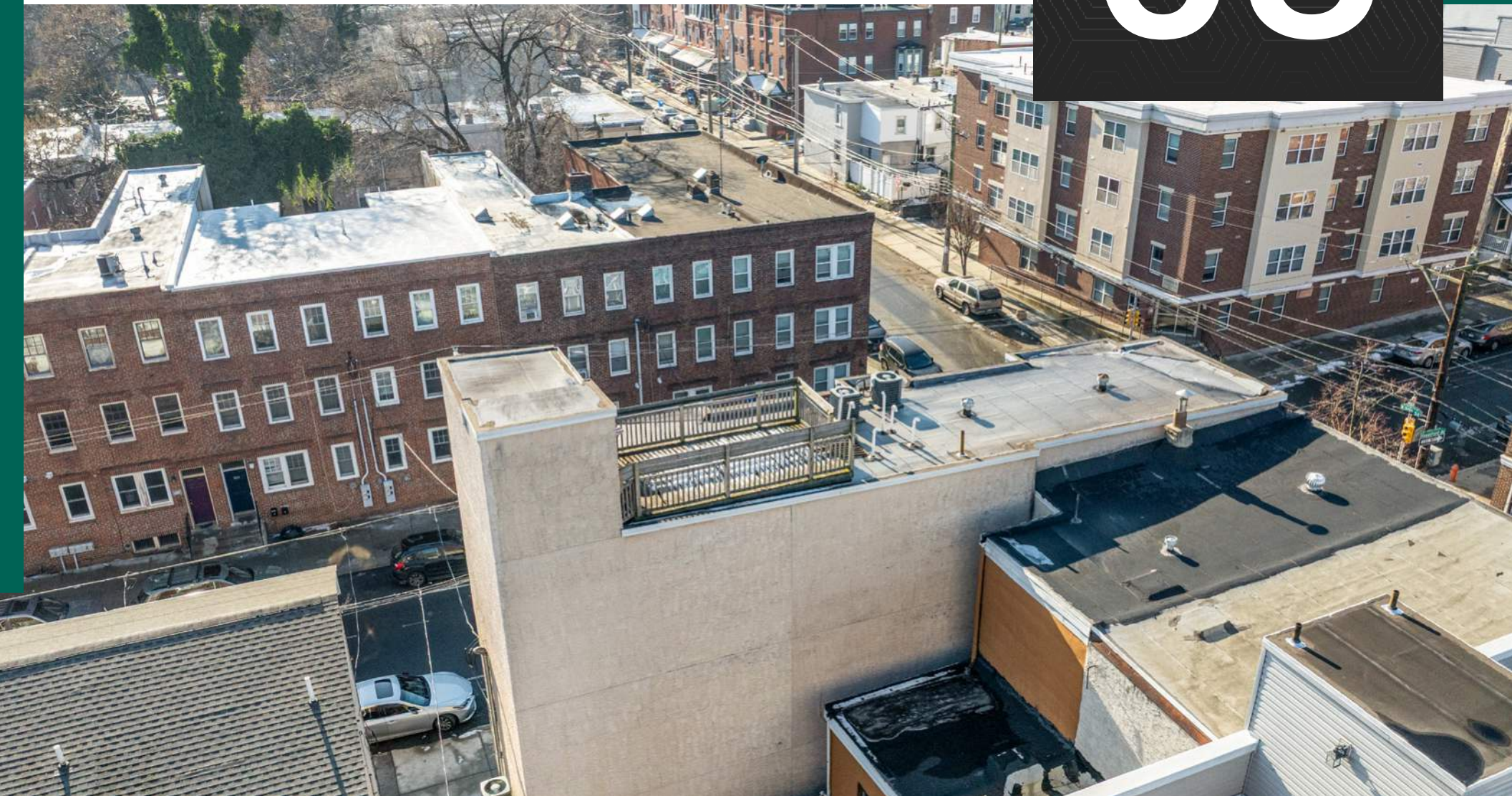




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# FINANCIAL ANALYSIS

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RENT ROLL

			Current	Current	Scheduled	Scheduled
		Square	Rent /	Rent / SF/	Rent /	Rent / SF/
Unit	Unit Type	Feet	Month	Month	Month	Month
1	Commercial	1,800	\$1,800	\$1.00	\$1,800	\$1.00
2	3BA/1BA	900	\$1,800	\$2.00	\$1,800	\$2.00
3	3BA/1BA	900	\$1,800	\$2.00	\$1,800	\$2.00
Total		3,600	\$5,400	\$1.50	\$5,400	\$1.50



# OPERATING STATEMENT

INCOME	CURRENT		YEAR 1		PER UNIT	PER SF
Gross Potential Rent	64,800		68,040		22,680	18.90
Physical Vacancy	(3,240)	5.0%	(3,402)	5.0%	(1,134)	(0.95)
<b>Total Vacancy</b>	<b>(\$3,240)</b>	<b>5.0%</b>	<b>(\$3,402)</b>	<b>5.0%</b>	<b>(\$1,134)</b>	<b>(\$1)</b>
<b>Effective Gross Income</b>	<b>\$61,560</b>		<b>\$64,638</b>		<b>\$21,546</b>	<b>\$17.96</b>

EXPENSES	CURRENT		YEAR 1		PER UNIT	PER SF
Real Estate Taxes	646		646		215	0.18
Insurance	3,000		3,000		1,000	0.83
Utilities - Electric	480		480		160	0.13
Utilities - Water & Sewer	3,840		3,840		1,280	1.07
Trash Removal	500		500		167	0.14
Repairs & Maintenance	1,800		1,800		600	0.50
Landscaping	100		100		33	0.03
General & Administrative	207		207		69	0.06
Management Fee	3,078	5.0%	3,232	5.0%	1,077	0.90
<b>Total Expenses</b>	<b>\$13,651</b>		<b>\$13,805</b>		<b>\$4,602</b>	<b>\$3.83</b>
<b>Expenses as % of EGI</b>	<b>22.2%</b>		<b>21.4%</b>			
<b>Net Operating Income</b>	<b>\$47,909</b>		<b>\$50,833</b>		<b>\$16,944</b>	<b>\$14.12</b>

PRICING DETAILS

SUMMARY				
Price			\$725,000	
Down Payment			\$217,500	30%
Number of Units			3	
Price Per Unit			\$241,667	
Price Per SqFt			\$201.39	
Rentable SqFt			3,600	
Lot Size			0.03 Acres	
Approx. Year Built			2020	
RETURNS			CURRENT	YEAR 1
CAP Rate			6.61%	7.01%
GRM			11.19	10.66
Cash-on-Cash			4.33%	5.67%
Debt Coverage Ratio			1.24	1.32
FINANCING				1ST LOAN
Loan Amount				\$507,500
Loan Type				New
Interest Rate				6.50%
Amortization				30 Years
Year Due				2030
# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
3	Unit	1,200	\$1,800	\$1,800



Pro Forma Gross Scheduled Rent:	\$63,000
Vacancy Allowance (5%):	(\$3,150)
Pro Forma Effective Gross Income:	\$59,850
Pro Forma Operating Expenses:	\$13,566 (22.7% of EGI)
Pro Forma Net Operating Income:	\$46,284

PRICING & PRO FORMA RETURNS

Asking Price:	\$725,000
Price Per Unit:	\$241,667
Price Per SF:	\$268.52
Projected Cap Rate:	6.38%
Projected GRM:	10.96
Projected Cash-on-Cash Return:	3.58% (levered, Year 1)
Projected Debt Coverage Ratio:	1.20x

601 N 39th Street represents an opportunity to acquire a small-balance, vacant mixed-use property in a supply-constrained urban submarket. The vacant delivery provides flexibility for investors to execute a leasing strategy aligned with current market conditions, while modern construction and efficient design support long-term durability.

## INVESTMENT STRATEGY

This offering is well-suited for investors seeking:



A vacant asset with  
near-term lease-up  
potential



Control over tenant  
selection and rent  
positioning



Small-scale mixed-use  
exposure in an urban  
infill location



Stabilization upside  
through lease-up and  
potential refinance or sale









Property tours are available by appointment only through Trophy Commercial Real Estate. Interested parties are encouraged to submit non-binding Letters of Intent outlining purchase price, proposed timeline, and source of funds.





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