

90

EAST JOHNSON STREET

Philadelphia, PA 19144





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EAST JOHNSON STREET

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EXECUTIVE SUMMARY

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CASH-FLOWING MULTIFAMILY OPPORTUNITY

Trophy Commercial Real Estate is pleased to present 90 East Johnson Street, a fully stabilized 7-unit multifamily property in Germantown. The building features a mix of 1-bedroom and 3-bedroom units with efficient layouts and durable finishes. In addition to consistent in-place income, the property sits on an oversized 11,309 SF lot that offers potential for subdivision and new construction of an additional single-family home or duplex (buyer to verify). With minimal capital needs, strong tenant demand, and long-term upside through land value, this is a compelling opportunity in one of Philadelphia's most active submarkets.

With in-place monthly income of \$9,344 and minimal operating expenses, the asset delivers a CAP rate of 7.81% and projected Year 1 return of 9.16%. The current ownership has maintained high occupancy and minimal turnover, positioning the asset as a plug-and-play opportunity for both private and institutional investors.

Importantly, the property features no immediate capital needs, preserving investor yield and eliminating operational friction.

Located within walking distance of SEPTA transit, Germantown Avenue retail, and other lifestyle amenities, the site benefits from excellent connectivity and neighborhood demand drivers.

Trophy Commercial has been engaged to market the asset for sale and identify qualified buyers on behalf of ownership. We welcome inquiries from investors seeking stabilized, cash-flowing real estate in one of Philadelphia's most dynamic rental corridors.



PROPERTY OVERVIEW

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PROPERTY OVERVIEW

CATEGORY	DETAIL
Address	90 East Johnson Street, Philadelphia, PA 19144
Zoning	Residential
Total Units	7
Unit Mix	(5) 1BD/1BA, (2) 3BD/1BA
Building Size	±7,380 SF
Lot Area	±11,309 SF
Stories	3
Construction Type	Masonry/Frame
Renovation Status	Recently Renovated
Parking	Street Parking Available
Transit Access	Walking distance to SEPTA bus and rail lines
Nearby Amenities	Germantown Ave retail, schools, parks, dining



CATEGORY	DETAIL
Property Name	90 East Johnson Street
Location	Germantown, Philadelphia, PA
Asset Type	Multifamily
Total Units	7
Unit Mix	(5) 1BD/1BA, (2) 3BD/1BA
Stories	3
Zoning	Residential
Building Size	±7,380 SF
Lot Size	±11,309 SF
Occupancy	100% Stabilized
Construction Type	Masonry/Frame
Transit Access	Walkable to SEPTA transit and retail

Asking Price \$1,067,500





LOCATION OVERVIEW

03



LOCATION OVERVIEW

Germantown is one of Philadelphia's most historic and culturally vibrant neighborhoods, currently undergoing a renaissance driven by ongoing reinvestment, institutional presence, and improving public infrastructure. The area's walkable streets, access to transit, and mix of historic charm with modern development make it increasingly attractive to both renters and investors.

90 East Johnson Street benefits from a prime location within Germantown—just steps from Germantown Avenue's commercial corridor and a short walk to multiple SEPTA bus and regional rail lines. The neighborhood's continued growth is supported by its proximity to major employment nodes, educational institutions, and lifestyle amenities.

NEIGHBORHOOD DEMAND IS DRIVEN BY:



Walkable access to Germantown Avenue retail and dining corridor



Direct SEPTA access with quick connections to Center City



Strong rental demand from both working professionals and families



10-minute drive to East Falls, Mt. Airy, and other growing neighborhoods



Close proximity to La Salle University, Drexel School of Medicine, and Einstein Medical Center



INVESTMENT HIGHLIGHTS



Fully leased with \$9,344/month
in rental income



Modern layouts, newer mechanicals,
and low operating expenses



CAP Rate of 7.81% in-place
with 9.16% projected in Year 1



Cash-on-Cash Return of
8.80% (Year 1, 30% down)



Strong demand for both 1BR and 3BR
units supports long-term rent growth



Oversized lot may allow for subdivision and
ground-up construction (buyer to verify)



Walking distance to SEPTA, retail
corridors, and Germantown Avenue



AMENITY PACKAGE



Secure entry access with tenant intercom system



Efficient open-concept layouts in all units



Newer mechanical systems for energy efficiency and reliability



On-site laundry facilities for tenant convenience



Street parking available with ample public transit nearby



Close proximity to public parks and green spaces



Walkable access to Germantown Avenue shops, cafes, and services



Transit-connected location for easy commutes to Center City



Situated near major institutions like La Salle University and Einstein Medical Center



Recently renovated interiors with modern kitchen and bath finishes



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



FINANCIAL ANALYSIS

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RENT ROLL SUMMARY

Unit	Type	Size (SF)	Monthly Rent
1E	1BD / 1BA	650 SF	\$1,026
1W	1BD / 1BA	650 SF	\$1,150
2F	3BD / 1BA	900 SF	\$1,706
2R	1BD / 1BA	650 SF	\$1,155
3F	3BD / 1BA	900 SF	\$1,800
3R	1BD / 1BA	650 SF	\$1,313
1RR	1BD / 1BA	650 SF	\$1,195
Total	—	5,050 SF	\$9,344 / mo

OPERATING DATA

INCOME		CURRENT		YEAR 1
Gross Scheduled Rent		\$112,131		\$131,664
Less: Vacancy/Deductions	4.0%	\$4,485	5.0%	\$6,583
Total Effective Rental Income		\$107,646		\$125,081
Other Income		\$500		\$3,000
Effective Gross Income		\$108,146		\$128,081
Less: Expenses	22.9%	\$24,755	20.1%	\$25,752
Net Operating Income		\$83,391		\$102,329
Cash Flow		\$83,391		\$102,329
Debt Service		\$63,712		\$63,712
Net Cash Flow After Debt Service	8.807%	\$28,180	13.29%	\$42,547
Principal Reduction		\$8,756		\$9,319
Total Return	11.53%	\$36,936	16.20%	\$51,867

EXPENSES		CURRENT		YEAR 1
Real Estate Taxes		\$5,193		\$5,193
Insurance		\$3,600		\$3,600
Utilities		\$4,200		\$4,200
Trash Removal		\$1,200		\$1,200
Repairs & Maintenance		\$3,500		\$3,500
General & Administrative		\$455		\$455
Misc. Expenses		\$1,200		\$1,200
Management Fee		\$5,407		\$6,404
Total Expenses		\$24,755		\$25,752
Expenses/Unit		\$3,536		\$3,679
Expenses/SF		\$4.90		\$5.10

SUMMARY			
Price		\$1,067,500	
Down Payment		\$320,250	30%
Number of Units		7	
Price Per Unit		\$152,500	
Price Per SqFt		\$211.39	
Rentable SqFt		5,050	
Lot Size		0.25 Acres	
Approx. Year Built		2022	

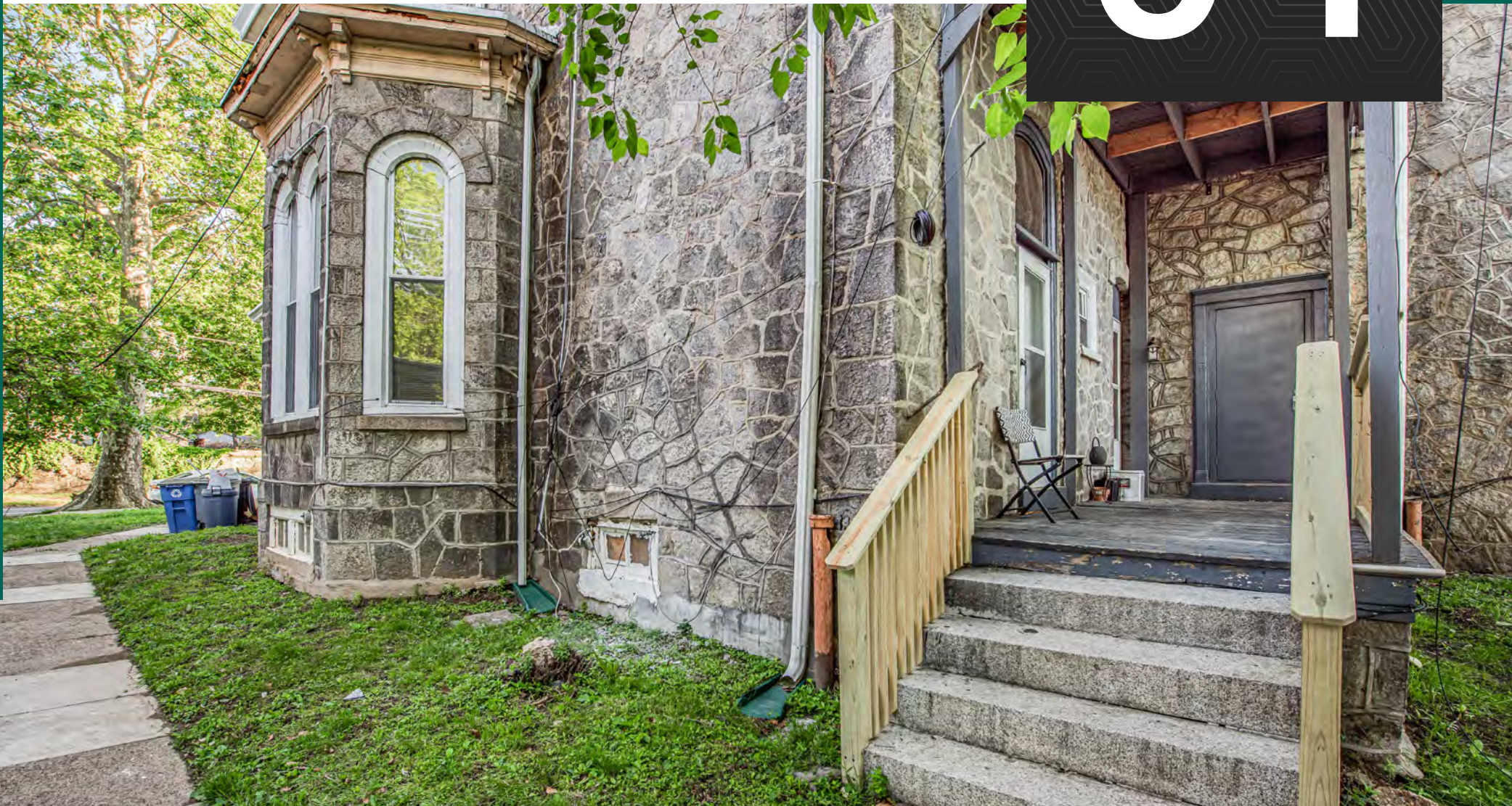
RETURNS		CURRENT	YEAR 1
CAP Rate		7.81%	9.16%
GRM		9.52	8.43
Cash-on-Cash		8.80%	13.29%
Debt Coverage Ratio		1.51	1.77

FINANCING		1ST LOAN
Loan Amount		\$747,250
Loan Type		New
Interest Rate		6.25%
Amortization		30 Years
Year Due		2030

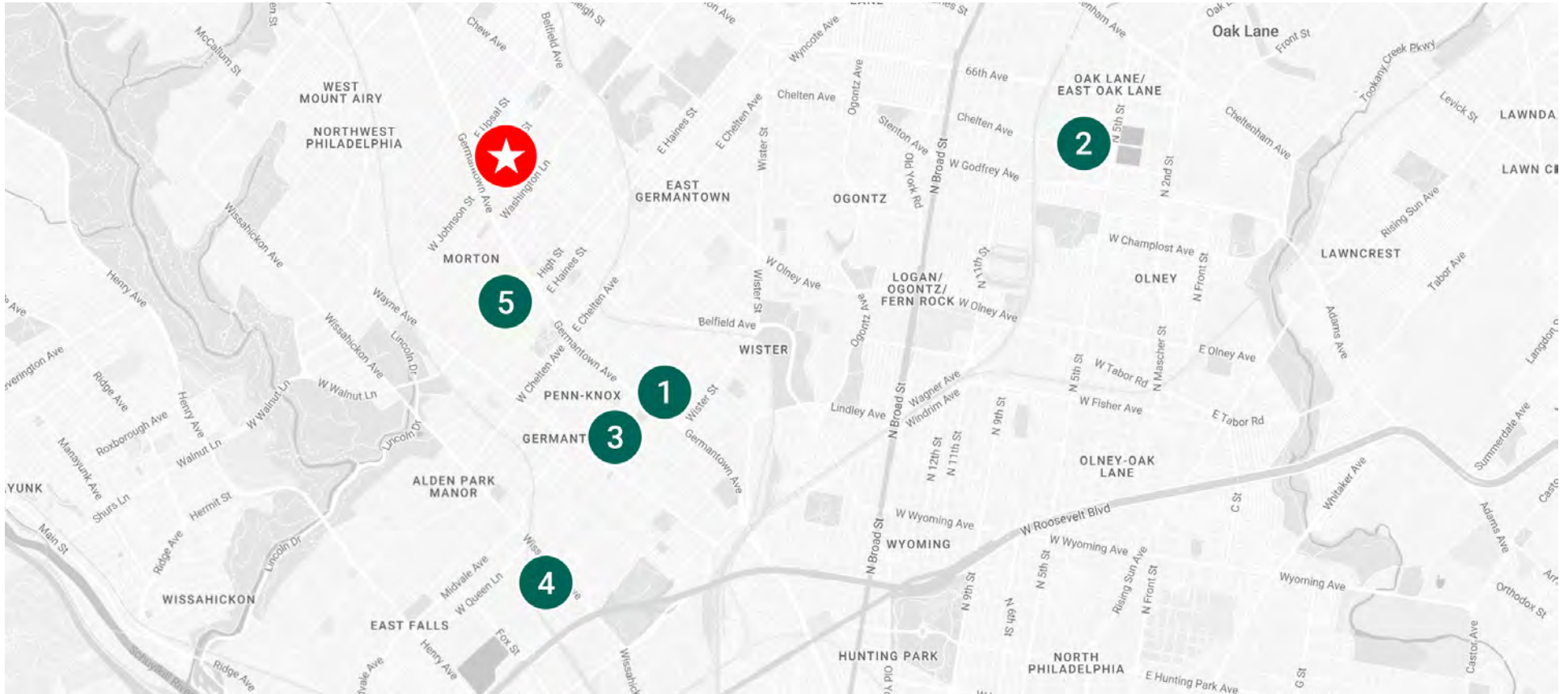
# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
7	Apartments	721	\$1,335	\$1,507

COMPARABLES

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RENT COMPARABLES MAP



	Property Address	Unit Type	Unit Size (SF)	Monthly Rent	Rent/SF
★	90 E Johnson St (Subject)	1BD/1BA	650 SF	\$1,150 avg	\$1.77
1	5217 Germantown Ave	1BD/1BA	625 SF	\$1,200	\$1.92
2	601 W Cheltenham Ave	1BD/1BA	700 SF	\$1,250	\$1.79
3	124 W Queen Ln	1BD/1BA	675 SF	\$1,175	\$1.74
4	5100 Wissahickon Ave	3BD/1BA	950 SF	\$1,825	\$1.92
5	142 W Walnut Ln	3BD/1BA	925 SF	\$1,750	\$1.89

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