



MIXED USE PROPERTY FOR SALE

185 1 GERMANTOWN AVE

Philadelphia, PA 19122

DEAL TEAM

1851 Germantown Ave | Philadelphia, PA 19122

MIXED USE PROPERTY FOR SALE



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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

1851-57 Germantown Avenue | Philadelphia, PA
Turnkey 2019 Mixed-Use Investment | 8% Cap Rate | Tax
Abatement Through 2029

Built in 2019 and still benefiting from Philadelphia's 10-year tax abatement, this CMX-2 mixed-use property delivers stable, long-term cash flow in a fast-improving section of North Philadelphia. The building includes one street-level commercial tenant (a daycare) and six residential condo-grade units above, all fully leased with strong in-place tenants.

With an in-place NOI of \$188,000 and an asking price of \$2,250,000, the asset offers investors a 8% cap rate on actual income. The structure and finishes are modern, minimizing near-term maintenance and reducing ownership expense. The property sits along Germantown Avenue's active redevelopment corridor—near new multifamily, community, and retail projects—positioning it for continued appreciation as the neighborhood matures.

This is a strong plug-and-play opportunity for investors seeking stabilized income with upside when full taxes phase in, in one of Philadelphia's most rapidly evolving corridors.

OFFERING SUMMARY

| | |
|-------------------------|-------------|
| Sale Price: | \$2,250,000 |
| Number of Units: | 7 |
| Lot Size: | 3,896 SF |
| Building Size: | 10,404 SF |
| Zoning: | CMX-2 |

HIGHLIGHTS

2019 Construction – Modern systems and finishes

100% Occupied – One commercial + six residential tenants

CMX-2 Zoning – Flexible future use potential

Tax Abatement through 2029 – Exceptional near-term yield

Net Income: \$188,000 | Price: \$2,250,000 | Cap Rate: 8%

PHOTOS

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RENT ROLL

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| SUITE | BD/BA | BASE RENT | BASE RENT PSF | LEASE START | LEASE END | ANNUAL INCREASES | SECURITY DEPOSIT | NOTES |
|-------|---------|----------------------|---------------|-------------|------------|------------------|------------------|--|
| 1 | 2bd 2ba | \$ 2,675.00 | | 3/1/2024 | 2/28/2027 | | \$ 2,500 | Two (2) year options to extend |
| 2 | 1bd 1ba | \$ 2,150.00 | | 3/1/2024 | 2/28/2027 | | \$ 2,500 | Two (2) year options to extend |
| 3 | 2bd 2ba | \$ 2,300.00 | | 4/15/2021 | 2/28/2026 | | \$ 2,300 | Annual extension options |
| 4 | 2bd 2ba | \$ 2,000.00 | | 6/1/2025 | 5/31/2026 | | | |
| 5 | 2bd 2ba | \$ 2,200.00 | | 4/15/2022 | 9/14/2026 | 4% | \$ 2,200 | 12-24 month renewal option at 5% increase |
| 6 | 1bd 1ba | \$ 1,995.00 | | 12/1/2022 | 11/30/2026 | 4% | \$ 1,995 | |
| COMM | 3870 | \$ 5,062.00 | \$15.70 | 5/1/2022 | 4/31/2027 | 4% | \$ 4,500 | 50% of CAM and Property Tax, 5 year option |
| | | \$ 18,382.00 | | | | | | |
| | | \$ 220,584.00 | | | | | | |

INCOME STATEMENT

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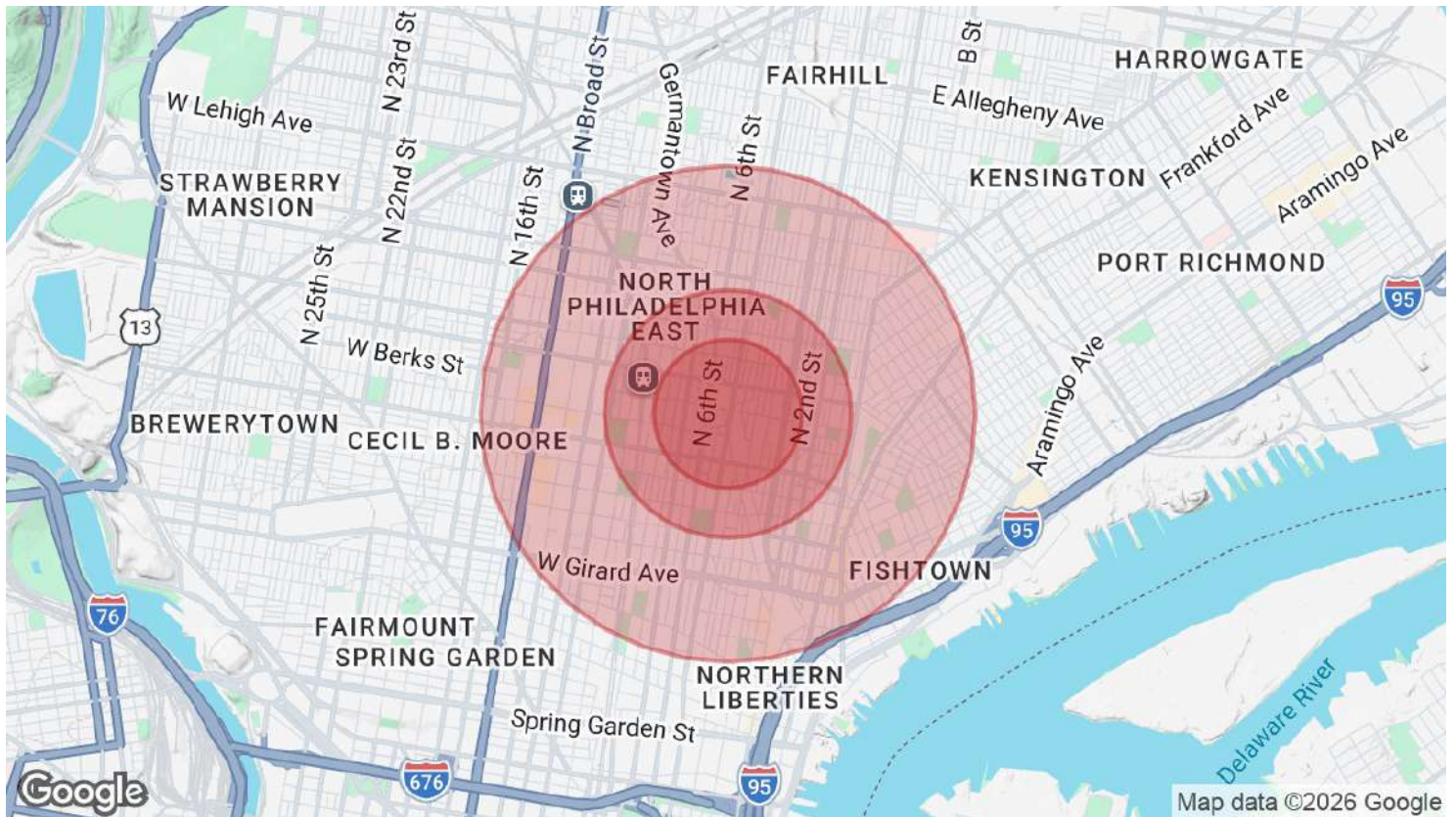
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| | | |
|--|---------------|-----------------------------------|
| Commercial | \$ 60,744.00 | |
| Residential | \$ 159,840.00 | |
| Total Rental Income | \$ 220,584.00 | |
| | | |
| Expense (based on T12) | | |
| Cleaning and Janitorial Expense | \$ 3,430.00 | |
| Insurance Expense | \$ 10,358.20 | |
| Property Tax | \$ 1,972.18 | <i>10 year abatement in place</i> |
| Repairs and Maintenance | \$ 5,165.38 | |
| Fire Alarm | \$ 600.00 | |
| Trash Removal / Dumpsters | \$ 4,104.00 | |
| Cable/TV | \$ 3,878.58 | |
| Electric | \$ 3,511.82 | |
| Total Expense | \$ 33,063.34 | |
| | | |
| Net Income | \$ 187,520.66 | |

DEMOGRAPHICS MAP & REPORT

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POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 4,443 | 14,667 | 72,893 |
| Average Age | 35 | 35 | 34 |
| Average Age (Male) | 33 | 34 | 33 |
| Average Age (Female) | 36 | 36 | 34 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,859 | 6,240 | 27,742 |
| # of Persons per HH | 2.4 | 2.4 | 2.6 |
| Average HH Income | \$61,273 | \$77,782 | \$86,282 |
| Average House Value | \$302,426 | \$330,369 | \$373,507 |

2020 American Community Survey (ACS)

FINANCING AVAILABLE

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FINANCING METRICS

| | |
|---------------------|----------|
| Down Payment | 25% |
| Loan-to-Value | 75% |
| Loan Term | 10 Years |
| Amortization | 25 Years |
| Origination Fee | .5 - 1% |
| Est. Interest Rate | 6.15% |
| Pre-payment Penalty | None |

TO DISCUSS FINANCING OPTIONS

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Note: Estimated Closing Costs/Fees will include but are not limited to Environmental, Appraisal, Title Insurance, and Other Standard Costs. Financing may be available for these items.

**This is a sample rate used for illustration purposes. Individualized, formal rate quotes are dependent on many credit/underwriting factors. Terms and conditions apply. Loans are subject to SBA or USDA terms and bank approval. This flyer does not represent a commitment to lend.*