

american commons

265-99 W. Berks Street
Philadelphia, PA 19122

O P P O R T U N I T Y Z O N E



THE OFFERING

Rockland Capital, LLC is pleased to present the opportunity to purchase a fee simple interest in both 265-99 W. Berks Street and 272 W. Norris Street. Combined, these parcels make up an approximately 131,248 square-foot, 3+ acre development site located in the Fishtown/South Kensington neighborhood of Philadelphia.

This area has witnessed explosive growth over the last several years, and is continuing to following this upward trend as it continues to be one of the most desirable submarkets in Philadelphia.



Rockland Capital, LLC
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Disclaimer

ALL RENDERINGS/PICTURES SHOWN ARE STRICTLY FOR ILLUSTRATION PURPOSES ONLY. Rockland Capital, LLC, and Seller make no representations in any way as to their viability or accuracy.

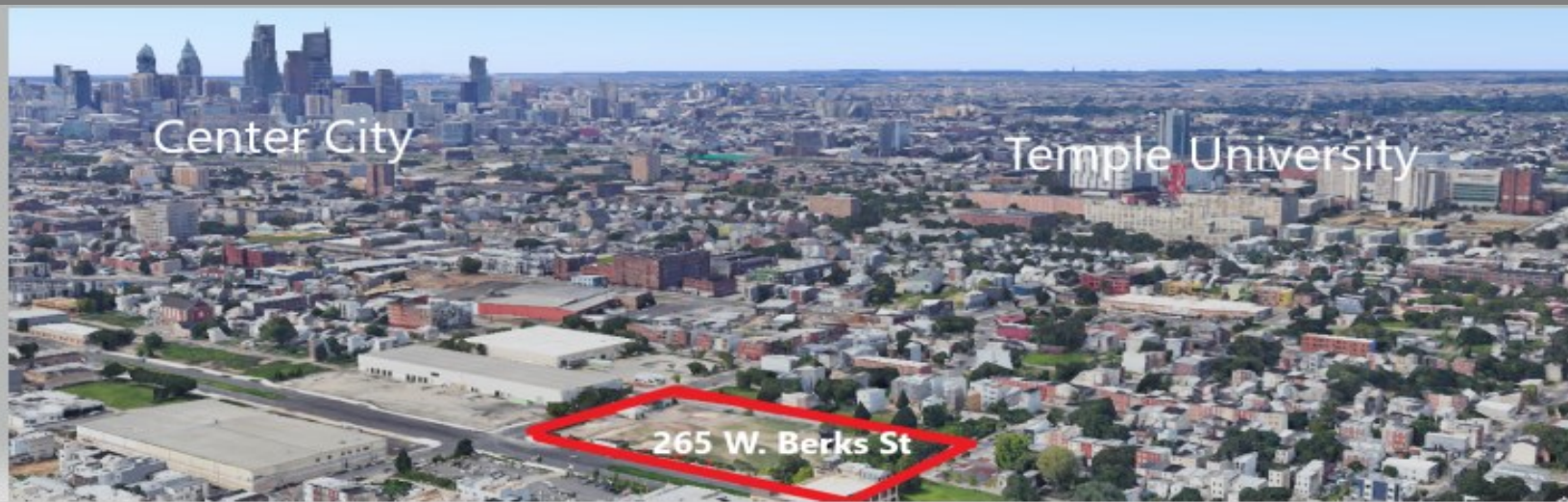
Please be advised to read this Disclaimer carefully prior to making use of, reading, or accessing, this Offering Memorandum (“Memorandum”), or any other information or documents supplied in connection with the property located at 265-99 W. Berks and 272. W. Norris Street, Philadelphia, PA 19122 (“Property”).

This Memorandum shall not constitute an offer to sell the Property. A sale of the Property shall only take place upon the execution of an Agreement of Sale that has been signed by Buyer and Seller and all conditions and contingencies contained in the Agreement of Sale have been satisfied prior to settlement. Neither Rockland Capital, LLC, nor any other third parties have been authorized to give any information other than what has been provided in the Memorandum. Notwithstanding the foregoing, Rockland Capital, LLC does not make any representation as to the completeness or accuracy of the pictures, renderings, and information contained in the Memorandum or the value or performance of the Property either past, present or future. The information contained in the Memorandum shall not be relied upon as a promise or representation as to any condition, value or performance of the Property. Rockland Capital, LLC and its owners, members, shareholders, managers, employees, agents and affiliates expressly disclaim any and all liability for any and all representations, either express or implied, arising from any statements, warranties, representations or information provided in the Memorandum or from the omission of any such representations, statements, warranties or information from the Memorandum. It is the sole responsibility of any recipient of the Memorandum to verify the information contained therein and to conduct the proper due diligence concerning the Property. Qualified prospective purchasers of the Property shall be afforded an opportunity to conduct inspections of the Property. It is expected that such qualified purchasers shall conduct any and all inspections and evaluations of the Property deemed necessary by them. Rockland Capital, LLC and Seller reserve the right, at their sole discretion, to reject any and all expressions of interest concerning the Property from third parties, including the termination of any ongoing discussions and/or negotiations. The Memorandum is subject to withdraw, cancellation or modification by Rockland Capital, LLC or Seller at any time. Seller shall have no legal obligation to any party that has received or reviewed the Memorandum unless and until a written Agreement of Sale has been fully executed, delivered and approved by Seller and Seller’s counsel; and all contingencies and/or conditions to Seller’s obligation to settle have been satis-



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NOW OFFERED AT \$14.95M

COMBINED OT SIZE:

131,248sf +/-

CURRENT USE:

FENCED VACANT LOT WITH SMALL OUTBUILDINGS

OPA NUMBERS:

884590810 and 884343600

TRANSPORTATION:

< 1/3 mile Berks Station on Market-Frankford Line

< 1/2 mile to Regional Rail Temple Station

Numerous local bus routes as well as close proximity to Rt.95.

FRONTAGE:

- 490ft on N. American
- 490ft on N. 3rd Street
- 267ft on W. Berks Street
- 264ft on W. Norris Street

ZONING:

- ICMX zoning



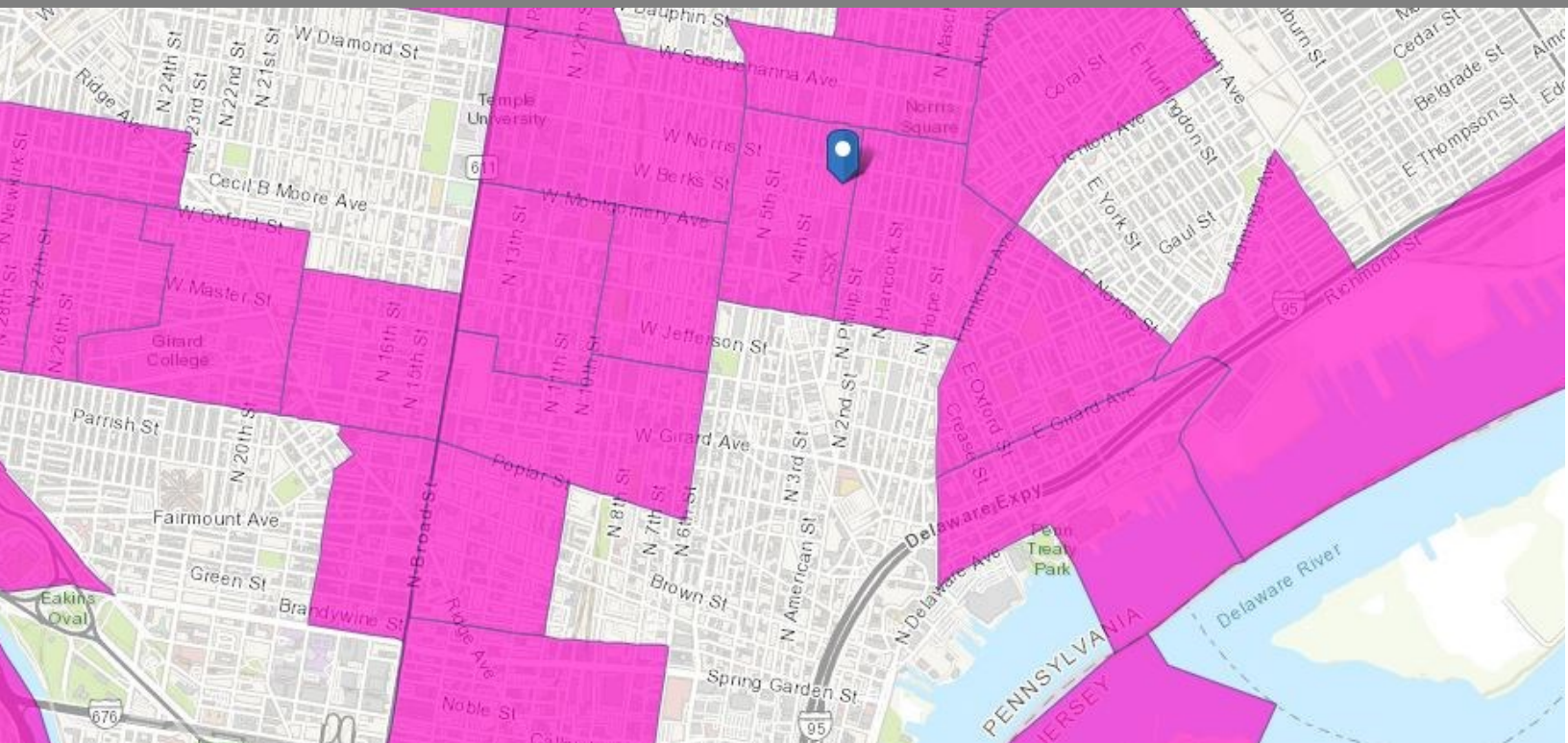
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QUALIFIED OPPORTUNITY ZONE

Qualified Opportunity Zones offer tax benefits to business or individual investors who can elect to temporarily defer tax on capital gains if they timely invest those gain amounts in a Qualified Opportunity Fund (QOF). Investors can defer tax on the invested gain amounts until the date they sell or exchange the QOF investment, or Dec. 31, 2026, whichever is earlier.

The length of time the taxpayer holds the QOF investment determines the tax benefits they receive.

- If the investor holds the QOF investment for at least five years, the basis of the QOF investment increases by 10% of the deferred gain.
- If the investor holds the QOF investment for at least seven years, the basis of the QOF investment increases to 15% of the deferred gain.
- If the investor holds the investment in the QOF for at least 10 years, the investor is eligible to elect to adjust the basis of the QOF investment to its fair market value on the date that the QOF investment is sold or exchanged.



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