

121

W CUMBERLAND
STREET

Philadelphia, PA 19133

11-UNIT MULTIFAMILY
PROPERTY



CONFIDENTIAL OFFERING MEMORANDUM



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W CUMBERLAND STREET

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EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

Trophy Commercial Real Estate is excited to present 121 W Cumberland Street, an 11-unit multifamily property in the rapidly revitalizing Hartranft neighborhood of Philadelphia. The property provides investors the chance to acquire a cash-flowing, stabilized asset with solid in-place rents and low operating expenses.

The building includes nine 2-bedroom units and two 3-bedroom units, totaling approximately 9,372 rentable square feet. It provides steady income with an attractive projected return profile. With average rents of around \$1,609 per unit and a diverse unit mix appealing to families and shared housing, the property is well-positioned for sustained rental demand.

At the projected purchase price of \$2,300,000, the property provides investors with a 7.29% cap rate, strong cash flow, and a projected 7.05% cash-on-cash return, making it an attractive opportunity for those seeking stabilized yield in a growing Philadelphia submarket.



PROPERTY
OVERVIEW

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PROPERTY OVERVIEW

121 W Cumberland Street is a three-story multifamily building with 11 residential units in North Philadelphia. The property offers efficient layouts and high tenant demand due to affordability and its close proximity to major employment centers, transit, and local retail.

The building's unit mix is primarily two-bedroom apartments, which are a desirable option for roommates, families, and workforce-housing tenants. This variety of tenant demand helps maintain high occupancy and consistent rent collections.

The property offers consistent in-place cash flow and strong rental performance, making it an attractive investment for investors looking for stable income with potential for long-term rental growth. Property is in year 5 of the full 10-year tax abatement.



PROPERTY OVERVIEW

Address	121 W Cumberland Street, Philadelphia, PA 19133
Asset Type	Multifamily
Total Units	11
Unit Mix	9 Two-Bedroom Units 2 Three-Bedroom Units
Rentable Square Footage	9,372 SF
Average Rent	\$1,609 per unit

UTILITIES & UNIT FEATURES

Utilities and operational responsibilities include:

- Electric – Tenant Paid
- Water & Sewer – Tenant Paid

UNIT FEATURES

- Spacious 2-bedroom and 3-bedroom layouts
- Modern multifamily construction
- Efficient floor plans
- Strong rental demand for family-sized units





STABILIZED 11-UNIT MULTIFAMILY ASSET

Well-performing apartment building with stable occupancy and strong in-place income.



ATTRACTIVE YIELD PROFILE

Projected 7.29% cap rate at the \$2,300,000 offering price.



STRONG CASH FLOW

Projected \$48,663 annual cash flow after debt service.



FAMILY-ORIENTED UNIT MIX

Nine 2BR units and two 3BR units provide broad tenant demand.



STRONG AVERAGE RENT

Average monthly rent of approximately \$1,609 per unit.



EFFICIENT EXPENSE RATIO

Operating expenses represent only 20.9% of effective gross income.



PHILADELPHIA WORKFORCE HOUSING DEMAND

Continued demand for affordable multifamily housing supports long-term occupancy.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



FINANCIAL ANALYSIS

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RENT ROLL

			Current		Potential	
		Square	Rent	Rent / SF	Rent	Rent / SF
Unit	Unit Type	Feet	Month	Month	Month	Month
Unit 101	3BD/3BA	1,172	\$1,675	\$1.43	\$1,675	\$1.43
Unit 102	2BD/2BA	725	\$1,475	\$2.03	\$1,475	\$2.03
Unit 103	2BD/2BA	691	\$1,817	\$2.63	\$1,817	\$2.63
Unit 104	3BD/3BA	824	\$1,979	\$2.40	\$1,979	\$2.40
Unit 105	2BD/2BA	608	\$1,500	\$2.47	\$1,500	\$2.47
Unit 201	2BD/2BA	856	\$1,450	\$1.69	\$1,450	\$1.69
Unit 202	2BD/2BA	800	\$1,450	\$1.81	\$1,450	\$1.81
Unit 203	2BD/2BA	1,020	\$1,601	\$1.57	\$1,601	\$1.57
Unit 301	2BD/2BA	856	\$1,500	\$1.75	\$1,500	\$1.75
Unit 302	2BD/2BA	800	\$1,654	\$2.07	\$1,654	\$2.07
Unit 303	2BD/2BA	1,020	\$1,595	\$1.56	\$1,595	\$1.56
Total		9,372	\$17,696	\$1.89	\$17,696	\$1.89

OPERATING STATEMENT

INCOME	CURRENT		YEAR 1		PER UNIT	PER SF
Gross Scheduled Rent	212,354		212,352		19,305	22.66
Physical Vacancy	(10,618)	5.0%	(10,618)	5.0%	(965)	(1.13)
Total Vacancy	(\$10,618)	5.0%	(\$10,618)	5.0%	(\$965)	(\$1)
Effective Rental Income	201,736		201,734		18,339	21.53
Water Bill	10,200		10,200		927	1.09
Total Other Income	\$10,200		\$10,200		\$927	\$1.09
Effective Gross Income	\$211,936		\$211,934		\$19,267	\$22.61

EXPENSES	CURRENT		YEAR 1		PER UNIT	PER SF
Real Estate Taxes	2,563		2,563		233	0.27
Insurance	7,934		7,934		721	0.85
Utilities - Electric	2,050		2,050		186	0.22
Utilities - Water & Sewer	5,025		5,025		457	0.54
Trash Removal	5,071		5,071		461	0.54
Repairs & Maintenance	8,250		8,250		750	0.88
Licensing	693		693		63	0.07
Contract Services	2,134		2,134		194	0.23
Management Fee	10,597	5.0%	10,597	5.0%	963	1.13
Total Expenses	\$44,317		\$44,317		\$4,029	\$4.73
Expenses as % of EGI	20.9%		20.9%			
Net Operating Income	\$167,619		\$167,618		\$15,238	\$17.88

PRICING DETAILS

SUMMARY		
Price	\$2,300,000	
Down Payment	\$690,000	30%
Number of Units	11	
Price Per Unit	\$209,091	
Price Per SqFt	\$245.41	
Rentable SqFt	9,372	
Lot Size	4,968 SF	
Approx. Year Built	2020	

RETURNS	CURRENT	YEAR 1
CAP Rate	7.29%	7.29%
GRM	10.83	10.83
Cash-on-Cash	7.05%	7.05%
Debt Coverage Ratio	1.41	1.41

FINANCING	1ST LOAN
Loan Amount	\$1,610,000
Loan Type	New
Interest Rate	6.25%
Amortization	30 Years
Year Due	2030

DEBT FINANCING

	New Loan
Loan Name/Type*	January-2026
Origination Date	70.0%
LTV	\$1,610,000
Loan Balance	6.25%
Interest Rate	5 Years
Term (Years)	December-2030
Maturity Date	0 Months
Interest Only Period (Months)	30 Years
Amortization Period (Years)	7.39%
Loan Constant	(\$118,957)
Annual Debt Service Payment (P&I only)	\$690,000
Equity	\$1,502,730
Outstanding Loan Balance at Maturity	60 Months

In addition to investment sales advisory, Trophy Commercial Real Estate provides integrated debt placement and capital markets advisory services for multifamily acquisitions.

Trophy can assist qualified buyers in sourcing and structuring acquisition and refinance debt tailored to the property's operating profile, leverage objectives, and hold strategy. Our team maintains active relationships with:

- Local and regional banks
- Credit unions
- Agency and agency-adjacent lenders
- Debt funds and bridge lenders
- Private balance-sheet lenders

POTENTIAL PARAMETERS (SUBJECT TO CREDIT APPROVAL)



Loan-to-Value:
65%–75%



Amortization:
25–30 years



Term:
5–10 years



Interest Rate:
Market-based, fixed, or floating
options available



Non-recourse or limited
recourse options, depending on
structure

Trophy's capital markets platform allows buyers to evaluate multiple financing options in parallel, optimize proceeds, and reduce execution risk during the acquisition process. Debt advisory services are available as an optional enhancement and are coordinated alongside the transaction timeline to ensure smooth closing.

For purchasers seeking a one-stop execution platform — combining investment sales expertise with capital markets access — Trophy is positioned to deliver a streamlined and efficient transaction.

MARKET POSITIONING

121 W Cumberland Street is located in the Hartranft neighborhood of North Philadelphia, an area experiencing ongoing residential investment and population growth due to affordability and proximity to Center City.

The property is located near major transit routes and employment hubs, providing residents with easy access to public transportation, neighborhood retail, and nearby commercial areas.

Philadelphia's robust renter population, along with ongoing demand for affordable housing options, sustains long-term occupancy and rental growth for well-maintained multifamily properties like 121 W Cumberland Street.

OFFERING PROCEDURE

Property tours are available by appointment only through Trophy Commercial Real Estate. Non-binding Letters of Intent are requested.





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