

# JOHN JORDAN HOUSE, A CONDOMINIUM

239 RACE STREET  
PHILADELPHIA, PA 19106  
Zoned CMX-3

## P&L

Unit	#Bed/Bath	City Est, Value	Real Est Taxes	Sq. Ft.	Current under market Rents	Lease Expires	COMPARABLE PROJECTED RENTS
A	1bd 1bth	\$269,700.00	\$3,613.00	780	\$1,750.00	8/31/2026	\$ 2,000.00
B *	2bd 1.5bth	\$406,200.00	\$3,540.00	1422	\$2,100.00	M2M 60 Days Notice	\$ 2,700.00
C *	3bd 2bth	\$373,800.00	\$5,031.00	1272	\$3,000.00	5/31/2027	\$ 3,000.00
D *	2bd 1bth	\$304,400.00	\$4,138.00	966	\$2,500.00	4/30/2027	\$ 2,500.00
E *	1bd 1bth	\$244,100.00	\$3,270.00	720	\$1,350.00	8/31/2026	\$ 2,000.00 + Office
E Office	office				\$400	5/31/2026	\$600.00
Cellar				735			
			\$19,592.00	5895	<b>\$11,100.00</b>		<b>\$12,200.00</b>

Sq Ft does not include Unit A deck, Unit B deck, Unit C Courtyard, Unit D deck and common areas

Expenses 2025	
Real Estate Taxes	\$19,560.00
Maintenance	\$5,500.00
Utilities	\$2,800.00
Insurance	\$11,200.00
Licenses	\$345.00
	<b>\$39,405.00</b>

All units have had HVAC Systems replaced within last few years.  
Building was roofed within last 2 years.  
Painted building wood trim 2 years ago.  
All unit's water heaters have been replaced within last few years

Unit B building manager low rent  
Unit D 30+ year tenant  
Office was rented for \$650.00