



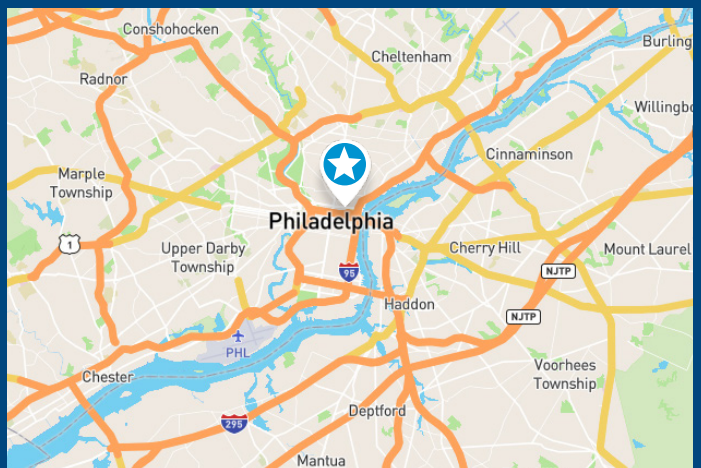
FOR SALE

311 AND 313 MARKET STREET

Philadelphia, Pennsylvania

PROPERTY FEATURES

- > Superior Market Street location and opportunity to enter outstanding market
- > Income producing with existing retail and residential leases
- > Value Add opportunity via residential units and 2nd floor of 311 Market
- > Pro Forma Gross Income \$211,800
- > Offering Price Reduced to: \$2,850,000



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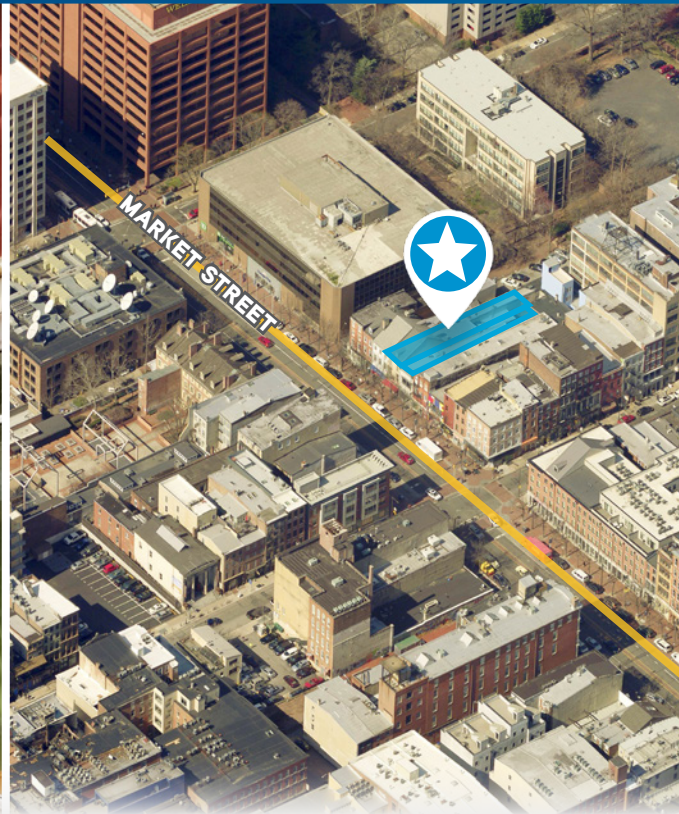
311 MARKET STREET

	# of Units	Monthly Income In Place Rent	Annual Income In Place Rent	Proforma Income
	1 CHARLIES (ground floor)	\$4,500	\$54,000	\$54,000
	1 HOBBY Owner (upper floor)	\$0.00	\$0.00	\$36,000.000
		\$4,500	\$54,000	\$90,000.000
			Annual Expenses	
Real Estate Taxes		50% reimbursed by tenant	\$9,344.46	
Misc. (CCD)		100% reimbursed by tenant	\$475.00	
Misc. (U+O)		100% reimbursed by tenant	-	
Building Insurance		50% reimbursed by tenant	\$2,396.00	
Water		Reimburse by Tenant	TNT billed by LL	
		311 \$52.76 PWD;		
		313 \$52.76 PWD;		
Electric		separate meter	TNT billed by LL	
Gas		separate meter	TNT billed by LL	

313 MARKET STREET

	# of Units	Monthly Income In Place Rent	Annual Income In Place Rent	Proforma Income
	1 SWISS HAUS (Ground Floor)	\$5,250.00	\$63,000	\$63,000
	1 3 Bedroom Apt (2nd floor)	\$1,800.00	\$21,600.00	\$30,000.00
	1 2 Bedroom Apt (3rd floor)	\$1,700.00	\$20,400.00	\$28,800.00
		\$8,750	\$105,000	\$121,800.000
			Annual Expenses	
Real Estate Taxes		50% reimbursed by tenant	\$14,001.85	
Misc. (CCD)		100% reimbursed by tenant	\$711.00	
Misc. (U+O)		100% reimbursed by tenant	-	
Building Insurance		50% reimbursed by tenant	\$4,435.00	
Water		TNT billed by LL	TNT billed by LL	
Electric		separate meter	TNT billed by LL	
Gas		separate meter	TNT billed by LL	

311 & 313 MARKET STREET | OLD CITY | PHILADELPHIA



WITHIN 1 MILE

48,654
people

26,006
households

\$111,077
average HHI

WITHIN 3 MILES

456,629
people

192,479
households

\$74,747
average HHI

WITHIN 5 MILES

906,266
people

357,603
households

\$61,725
average HHI

WALK SCORE:

96
Walker's Paradise

TRANSIT SCORE:

100
Rider's Paradise

BIKE SCORE:

97
Biker's Paradise

DESCRIPTION

- 311 and 313 Market Street are Philadelphia Registered Historic Places positioned on the original major arterial route planned by Benjamin Franklin
- The buildings are situated on adjoining properties in long-standing Old City
- Located in an excellent active site in the oldest neighborhood of Philadelphia with proximity to many popular historic landmarks. The community is diverse and vibrant with convenience beyond compare, and surrounded by apartments, condominiums, restaurants, art galleries and shops and is a quick walk to waterfront. There is superb access to I-95 and Delaware Ave and to New Jersey via Benjamin Franklin Bridge.

311 MARKET

APN 882504800

LAND SF 2,346

BUILDING SF 4,321

ZONING CMX-3

TAXES \$9,372

STORIES Two

FRONTAGE 17.25

HISTORICAL 1900

USE Store/Office

TENANT RENTS
1st Floor: \$4,500/mo NNN
2nd Floor: Owner \$0/mo - Value Add

313 MARKET

APN 882504900

LAND SF 2,360

BUILDING SF 4,859

ZONING CMX-3

TAXES \$14,712

STORIES Three and a half

FRONTAGE 17.33

HISTORICAL 1900

USE Office/Store/Apartment

TENANT RENTS
1st Floor: \$5,250/mo NNN
2nd Floor: Apartment \$1,800/mo
3rd Floor: Apartment \$1,700/mo