Great investment opportunity close to Temple University!

2307 N Park Ave is a spacious property consisting of 4 newly renovated units totaling 8 bedrooms and 4 bathrooms. This building has great income potential given the size, location and proximity to Temple University which would make it ideal for student housing.

Each apartment is equipped with hardwood floors throughout, new stainless steel appliances, ample closet space and great lighting. The layouts consist of: 2(Three bedroom's) 1(studio ) and 1(one bedroom).

The building will be delivered vacant so investors can choose and qualify their own tenants. Given the low real estate taxes and carrying cost; rental income will yield an 11% return once completed rented out. Ideal investment for current and long term hold.

Property Overview

<table>
<thead>
<tr>
<th>Cross Streets</th>
<th>Between West Dauphin Street and West York Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>AnnualTaxes: 2020</td>
<td>$3,151</td>
</tr>
<tr>
<td>Lot/Grid</td>
<td>145/8017E5</td>
</tr>
<tr>
<td>Zoning</td>
<td>RM1</td>
</tr>
<tr>
<td>Lot Area</td>
<td>1,712 SQ FT</td>
</tr>
<tr>
<td>Lot Dimensions</td>
<td>16 x 107</td>
</tr>
<tr>
<td>Building SQ FT</td>
<td>2,934</td>
</tr>
<tr>
<td>Total Rooms</td>
<td>8</td>
</tr>
</tbody>
</table>

Asking Price: $499,000
**PROJECTED RENT ROLL**

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Beds</th>
<th>Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1 (backyard access)</td>
<td>3BR/1BA</td>
<td>$1,900.00</td>
</tr>
<tr>
<td>#2</td>
<td>Studio</td>
<td>$800.00</td>
</tr>
<tr>
<td>#3</td>
<td>1BR/1BA</td>
<td>$950.00</td>
</tr>
<tr>
<td>#4</td>
<td>3BR/1BA</td>
<td>$1,800.00</td>
</tr>
</tbody>
</table>

**EXPENSES**

- Real Estate Taxes (2020) $3,151.00
- Insurance $3,000.00
- Maintenance $2,800.00
- Electric $1,000.00
- Water/Sewer $2,000.00

**TOTAL EXPENSES:** $11,951.00

**NOI:** $53,449.00

**CAP RATE:** 10.71%
Location Overview

2307 N Park Avenue

Temple University

PROPERTY PHOTOS
2350 N Park Avenue  
Sq ft: 2,922  
Units: 3  
Close Price: $435,000  
Date: 3/23/2020

1820 W Berks  
Sq ft: 2,656  
Units: 3  
Close Price: $500,000  
Date: 10/31/2019

2120 N Uber Street  
Sq ft: 2,068  
Units: 3  
Close Price: $410,000  
Date: 3/31/2020

2233 N Camac  
Sq ft: 2,976  
Units: 2  
Close Price: $485,000  
Date: 12/31/2019

2211 N Camac  
Sq ft: 2,988  
Units: 2  
Close Price: $439,000  
Date: 2/8/2020

Sold Price Per Sq ft Avg: $169.05  
Avg closed pricing: $453,800