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THE PREMIER BROKER FOR MULTI-FAMILY PROPERTIES

NATIONAL CONNECTIONS • LOCAL REPRESENTATION

ARGYLE COURT

MONTGOMERY COUNTY

Ardmore, PA • Lower Merion Township

40 Apartments *Plus* 3-Story + 3-Unit Mansion House



VALUE ADD OPPORTUNITY

**Well Maintained With
Long-Term Ownership**

PrestigeGroup.com

ARGYLE COURT EXECUTIVE SUMMARY

Prestige Group Is Proud To Present This Exclusive Offering

“Argyle Court”

126 Argyle Road, 30 Linwood Avenue, Ardmore, PA 19003

**MONTGOMERY COUNTY
Lower Merion Township**

Argyle Court, a 40-unit apartment property located in the heart of Philadelphia's famous Main Line in Ardmore, PA. Argyle Court, built during the late 1920's, is conveniently situated on a 1.64 acre corner lot that contains an apartment building (40 units), a Victorian-style home (3 units) and over a half acre of open land located behind the apartment building.

Argyle Court is located along Philadelphia's Main Line (The most affluent suburban address) Within walking distance to the SEPTA R-5 Regional Rail and Ardmore Amtrak Station with direct connections to Philadelphia. This Main Line location provides its residents a high quality of life and a quick commute to work. With easy access to Interstate 476, residents are minutes away from both King of Prussia and Center City Philadelphia and the Schuylkill Expressway.

Argyle Court is within walking distance to the restaurants and shopping of Lancaster Avenue and Suburban Square which feature high-end first class dining and retail shopping such as J. Crew, Coach, Williams-Sonoma and Apple. Demographics within a 1 mile radius of the property are very strong with an Median 2024 Estimated Household Income of \$121,097 and an Median 2024 Estimated Housing Value of \$478,232.

Argyle Court presents a rare opportunity to acquire a spectacular “Main Line” apartment property. Given the location and the quality of apartments offered at Argyle Court, the current in-place rents appear to be at least \$250 per month below market. A new owner could increase rents substantially as renewal or turnover occurs without doing any significant renovations to the interior of the apartments and still maintain an occupancy level in the mid to upper 90’s. If a new owner decided to renovate the interior apartments with new kitchens and baths, the rents could be increased \$250 to \$350 per month.

ARGYLE COURT INCOME AND EXPENSE

INCOME	2024/2025	2025/2026 Proforma
Monthly Rental	\$ 742,080	\$ 886,440
TOTAL	\$ 742,080	\$ 886,440

EXPENSES

Sewer Tax	\$ 8,917	\$ 9,363
Water	\$ 19,623	\$ 20,604
Insurance	\$ 12,431	\$ 13,053
Supplies	\$ 7,824	\$ 8,215
Repairs / Maintenance	\$ 12,000	\$ 12,600
Public Electric	\$ 15,189	\$ 15,948
Landscaping /Snow Removal	\$ 4,280	\$ 4,494
Management / Commissions	\$ 28,393	\$ 29,813
Real Estate Tax (2025)	\$ 117,940	\$ 123,837
Trash Removal	\$ 3,499	\$ 3,674
Licenses & Township Tax	\$ 728	\$ 764
Fees / Legal	\$ 933	\$ 980
Janitorial	\$ 3,236	\$ 3,398
TOTAL	\$ 234,993	\$ 246,743
NET INCOME	\$ 507,087	\$ 639,697

ARGYLE COURT RENT ROLL

Unit	Unit Type	Current Rent	Proforma Rent*
A1	1BR/2BA/DR/DEN	\$ 1,315	\$ 1,700
A2	1BR/DR	\$ 1,495	\$ 1,600
A3	2BR SM/FP	\$ 1,620	\$ 2,000
A4	2BR SM/FP	\$ 1,600	\$ 2,000
A5	1BR/EAT-IN KIT	\$ 1,425	\$ 1,500
A6	1BR/EAT-IN KIT	\$ 1,000	\$ 1,500
A7	1BR SM/EAT-IN KIT	\$ 1,235	\$ 1,600
A8	1BR/EAT-IN KIT	\$ 1,340	\$ 1,500
A9	1BR/EAT-IN KIT	\$ 1,395	\$ 1,500
A10	1BR/EAT-IN KIT	\$ 1,650	\$ 1,500
A11	2BR/1BA/DR/FP	\$ 1,675	\$ 2,000
A11X	STUDIO	\$ 535	\$ 1,000
A12	2BR/1BA/DR/FP	\$ 1,260	\$ 2,000
A12X	STUDIO	\$ 550	\$ 1,000
B1	1BR/2BA/DR/FP	\$ 1,710	\$ 1,800
B2	1BR/DR	\$ 1,540	\$ 1,700
B3	2BR SM/FP	\$ 1,650	\$ 2,000
B4	2BR SM/FP	\$ 1,695	\$ 2,000
B5	1BR/EAT-IN KIT	\$ 1,295	\$ 1,500
B6	1BR/EAT-IN KIT	\$ 1,525	\$ 1,700
B7	1BR SM/EAT-IN KIT	\$ 1,235	\$ 1,500
B8	1BR SM/EAT-IN KIT	\$ 1,300	\$ 1,500

Unit	Unit Type	Current Rent	Proforma Rent*
B9	1BR/EAT-IN KIT	\$ 1,470	\$ 1,700
B10	1BR/EAT-IN KIT	\$ 1,365	\$ 1,500
B11	1BR/2BA/DR/DEN	\$ 1,190	\$ 1,500
B11X	STUDIO	\$ 1,115	\$ 1,200
B12	2BR/2BA/DR/DEN/FP	\$ 1,310	\$ 2,100
C1	1BR/2BA/DR/DEN	\$ 1,755	\$ 1,800
C2	1BR/DR	\$ 1,400	\$ 1,500
C3	2BR SM/FP	\$ 1,275	\$ 2,000
C4	2BR SM/FP	\$ 1,575	\$ 2,000
C5	1BR/EAT-IN KIT	\$ 1,125	\$ 1,500
C6	1BR/EAT-IN KIT	\$ 1,450	\$ 1,500
C7	1BR SM/EAT-IN KIT	\$ 1,345	\$ 1,500
C8	1BR SM/EAT-IN KIT	\$ 1,000	\$ 1,500
C9	1BR/EAT-IN KIT	\$ 1,395	\$ 1,500
C10	1BR/EAT-IN KIT	\$ 1,210	\$ 1,500
C11	2BR/2BA/DR/DEN/FP	\$ 1,625	\$ 2,100
C11X	STUDIO	\$ 1,000	\$ 1,100
C12	2BR/2BA/DR/DEN/FP	\$ 1,410	\$ 2,100
Hse FL 1	2BR/2BA/DR/DEN/FP	\$ 2,175	\$ 2,200
Hse FL 2	2BR/2BA/DR/DEN/FP	\$ 1,795	\$ 2,100
Hse FL 3	2BR/2BA/DR/DEN/FP	\$ 2,340	\$ 2,400
Laundry	Laundry	\$ 1,470	\$ 1,470
MONTHLY TOTAL		\$ 61,840	\$ 73,870
YEARLY TOTAL		\$742,080	\$886,440

*With moderate upgrades of kitchen and bath, all rents should be able to increase by \$250 to \$350.

Unit Type	# of Units
Studio	4
1 BR / 1 BA	21
1 BR / 2 BA	4
2 BR / 1 BA	8
2 BR / 2 BA	6
TOTAL APTS	43

ARGYLE COURT RENT COMPARABLES

				Property Size		Asking Rent Per Month Per Unit				
Property Name/Address		Rating	Yr Built	Units	Avg Unit SF	Studio	1 Bed	2 Bed	3 Bed	Rent/SF
1	The Square 110 Sibley Ave	★★★★★	2016	46	1,028	-	\$2,158	\$3,147	\$3,738	\$3.00
2	The Athens Apartments 11-15 E Athens Ave	★★★★★	2014	48	880	-	\$1,963	\$2,605	-	\$2.63
3	Ardglen Gardens 16 W Montgomery Ave	★★★★★	1962	21	855	-	\$1,857	\$2,436	-	\$2.37
4	Merioneth Apartments 20 W Montgomery Ave	★★★★★	1962	21	721	\$1,350	\$1,695	\$2,805	-	\$2.31
5	101 Mill Creek Road Apar... 101 Millcreek Rd	★★★★★	1963	39	736	\$1,295	\$1,575	\$1,971	-	\$2.19
6	Montgomery Plaza Apart... 120 E Montgomery Ave	★★★★★	1964	65	1,225	-	-	\$2,584	\$3,096	\$2.17
7	170 Lakeside Apartments 170 Lakeside Rd	★★★★★	1975	45	808	\$1,526	\$1,876	\$1,685	-	\$2.15
	Argyle Court 126 Argyle Rd	★★★☆☆	1920	42	864	-	\$1,413	\$2,039	\$2,661	\$2.12
8	Oakwynne House 1209 W Wynnewood Rd	★★★★★	1964	84	1,078	-	\$1,807	\$2,038	-	\$1.80
9	St. George's Apartments 115-119 Millcreek Rd	★★★★★	1930	62	929	\$1,199	\$1,483	\$1,827	\$1,913	\$1.74
10	Wynnewood House 300 E Lancaster Ave	★★★★★	1956	64	1,659	-	\$2,338	\$2,700	\$3,509	\$1.69

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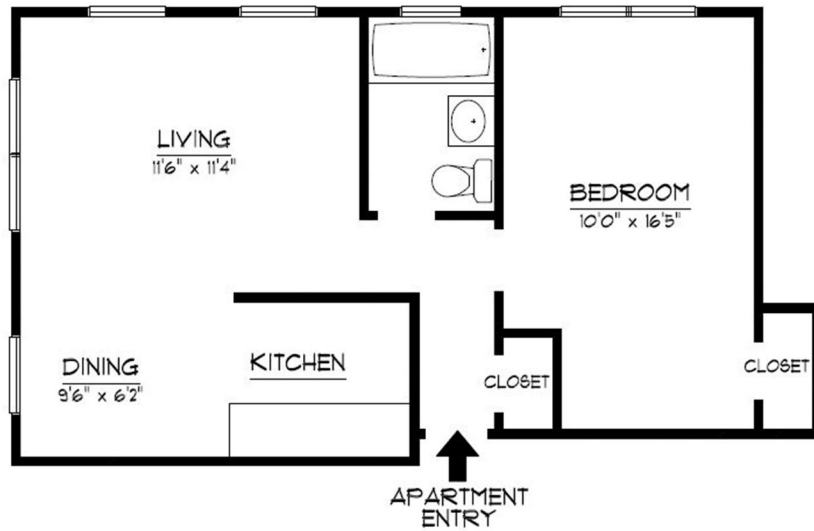
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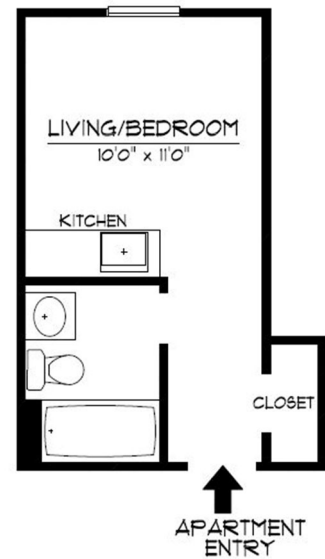
Premier Multi-Family Property Broker

ARGYLE COURT FLOOR PLANS

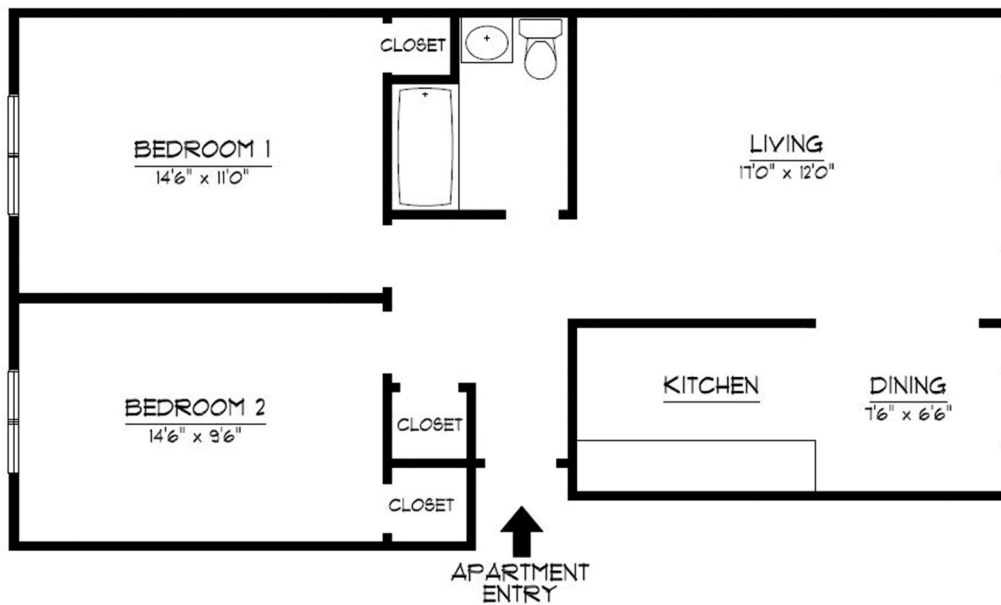
1 BEDROOM APARTMENT



STUDIO APARTMENT



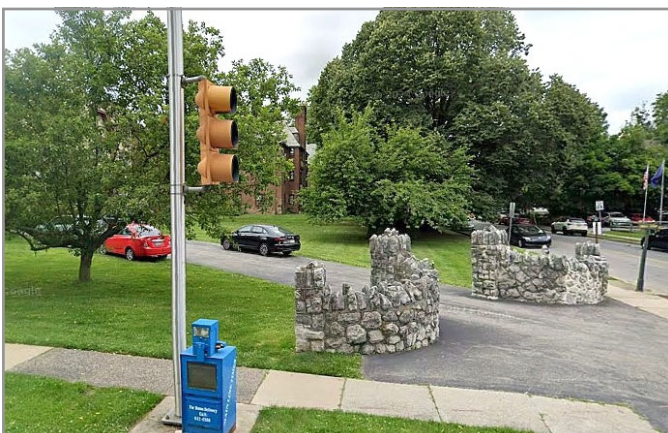
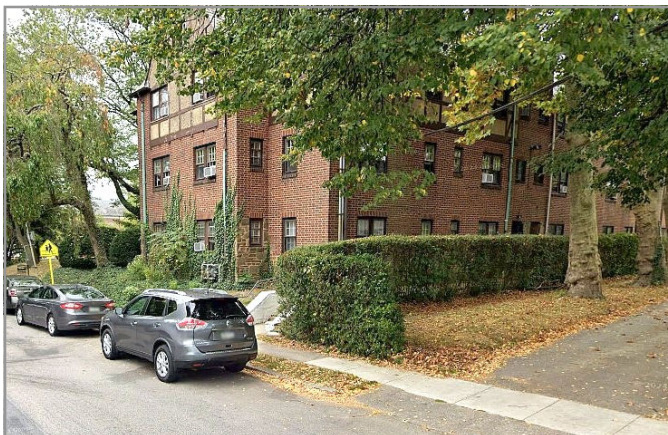
2 BEDROOM APARTMENT



ARGYLE COURT BUILDING FOOTPRINT



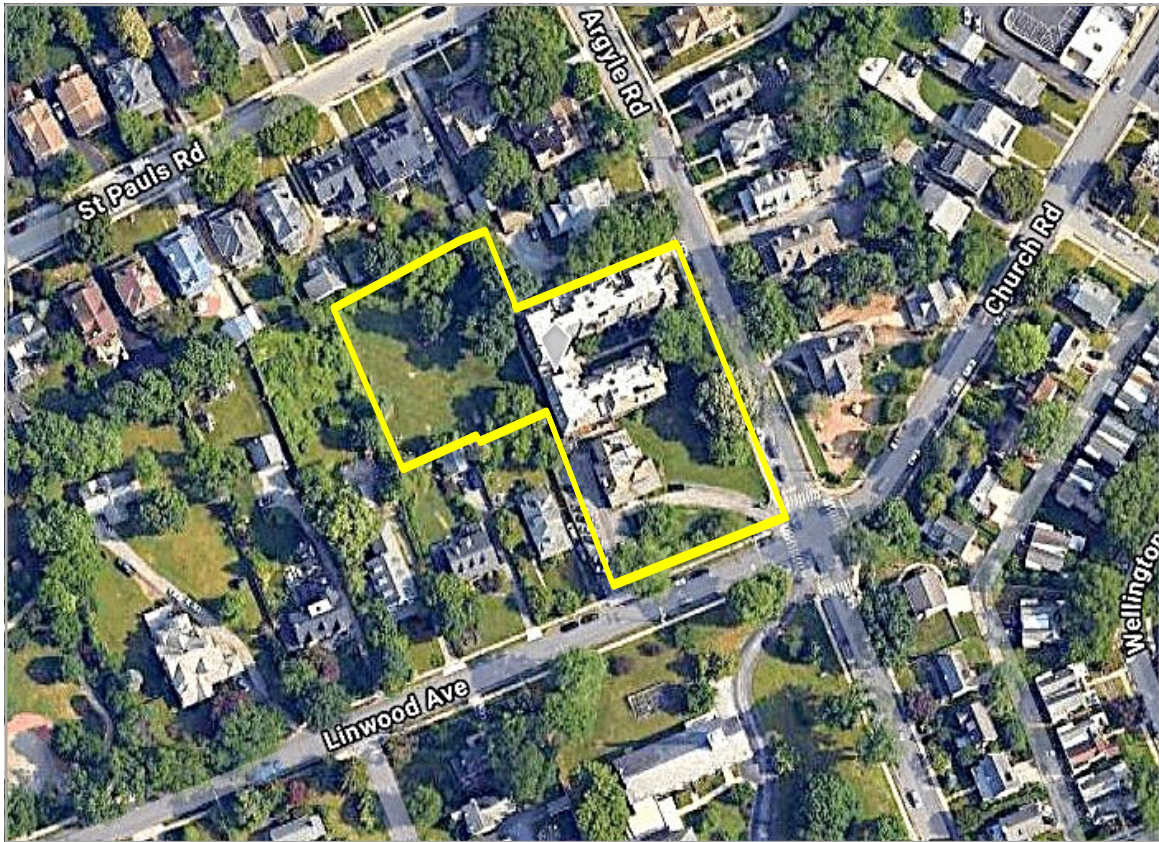
ARGYLE COURT PHOTOGRAPHS



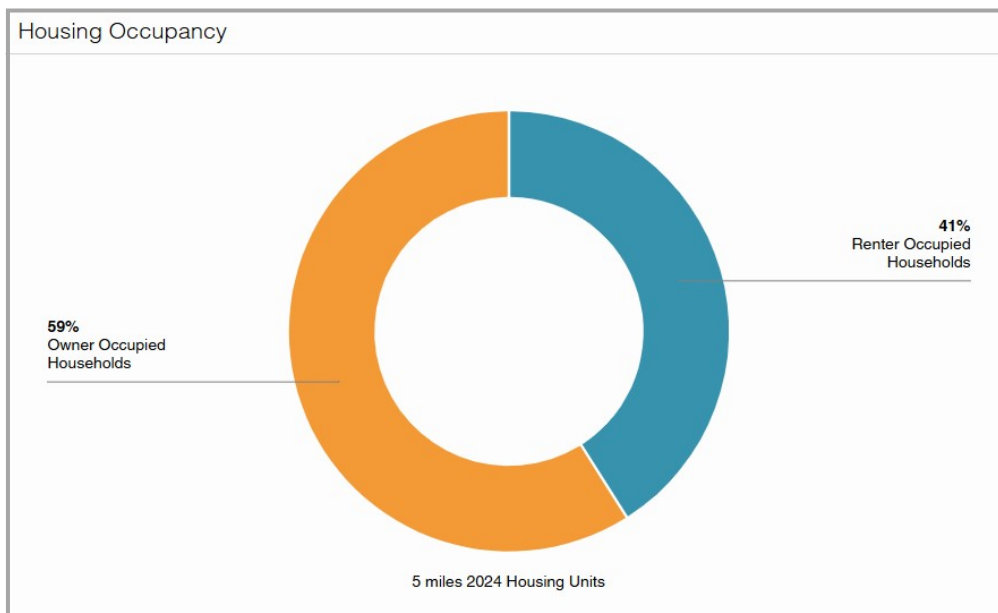
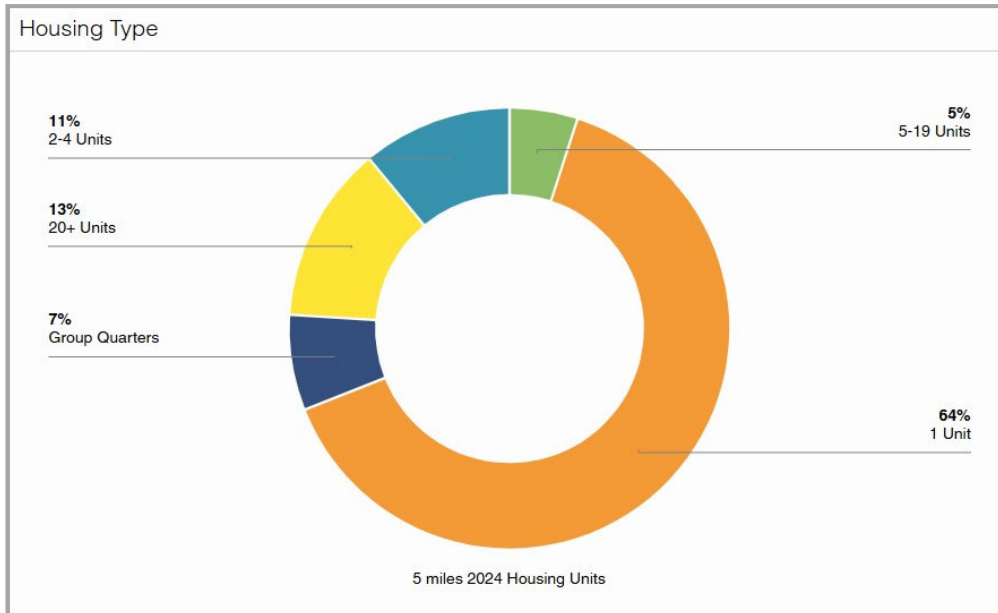
ARGYLE COURT PHOTOGRAPHS



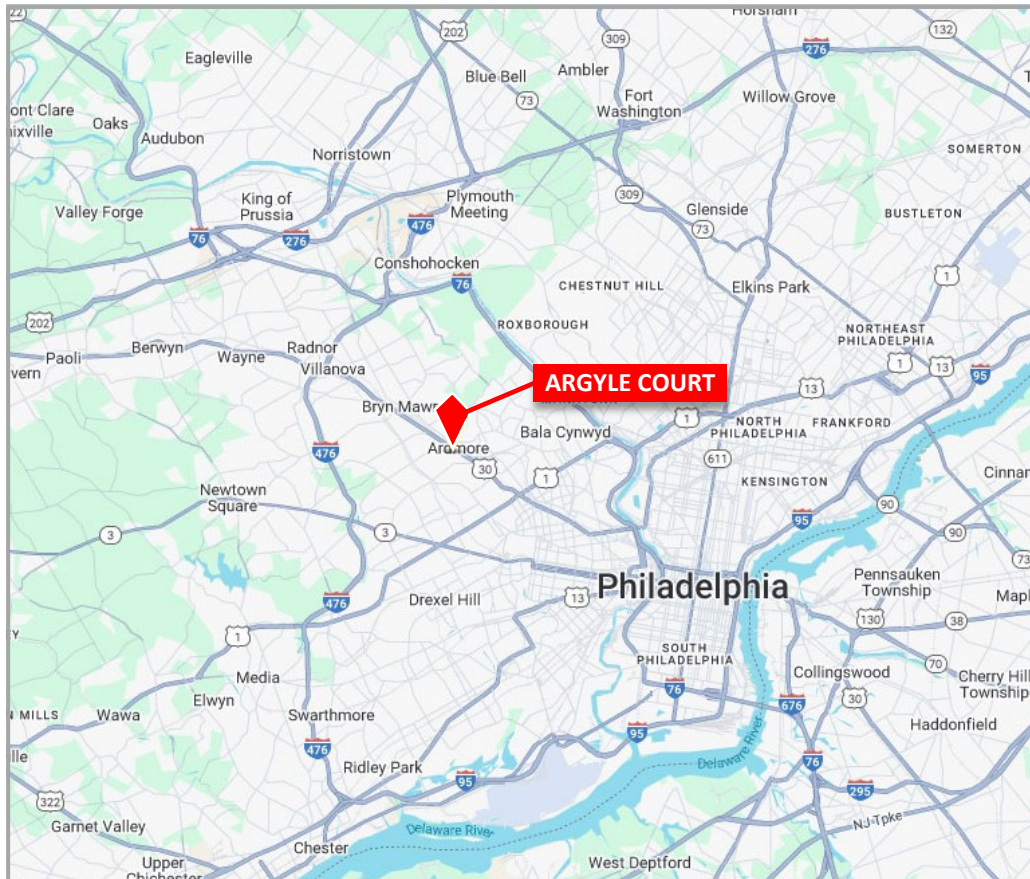
ARGYLE COURT TAX MAP



ARGYLE COURT DEMOGRAPHICS



ARGYLE COURT MAPS



ARGYLE COURT CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 126 ARGYLE ROAD, ARDMORE, PA 19003

This Offering Memorandum has been prepared by Prestige Group (hereafter known as Prestige) and, does not purport to be all-inclusive. All projections have been developed by Prestige, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige or the Owners, and therefore are subject to variation. Prestige, Owners and its employees disclaim any and all liability for inaccuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made and we expect prospective purchasers to exercise due diligence to verify all information.

The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity making an offer to purchase the Property unless and until a written agreement of sale for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel. Prestige is not authorized to make any representations or agreements on behalf of Owners.

By accepting this Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you) without the prior written authorization of the Owners or Prestige (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige.

In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige. In the event that Buyer violates this Agreement, both Prestige and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of this property to a third party and this third party or the Buyer purchases the above Property without Prestige, then Buyer in addition to the remedies specified herein, will responsible for the payment of Prestige's commission.

Buyer acknowledges that they are working with Prestige as Exclusive Broker and Buyers are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner or Owner's Employees directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige.

Prestige, understands and acknowledges that if the Potential Buyer is a "publicly traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Transaction may be material non-public information about Potential Buyer. Prestige, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

Should Buyer purchase the subject property, Buyer is in agreement to compensate Prestige Group two percent (2%) of gross purchase price at the time of closing.

ACKNOWLEDGED, AGREED AND ACCEPTED this _____ day of _____, 2025, by

Buyer's Signature

Buyers Company (Print)

Buyer's Name (Print)

Buyer's Email Address (Print)

Buyer's Mailing Address (Print)

Buyer's Cell Number (Print)

Buyer's Office Number

Buyer's Fax Number

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