

GREAT INVESTMENT OPPORTUNITY!

822-24 N Broad Street, Philadelphia
\$2,295,000

9 Apartments + Bar/Restaurant



ANNUAL RENTAL INCOME	
Apartment Units	\$ 132,600
Restaurant / Bar	88,200
Total Income	\$ 220,800
ANNUAL OPERATING EXPENSES	
Real Estate Taxes: 2017	\$ 9,360
Insurance (Building)	3,229
Water / Sewer	960
Electric	240
Repairs / Maintenance	1,800
Licenses & Permits	450
Total Expenses	\$ 16,039
NET OPERATING INCOME	\$ 204,761

Unit#	Description	Mo Rent
1BS	2 Bdr/2 Bath	\$ 1,500
1BN	2 Bdr/2 Bath	\$ 1,500
2A	3 Bdr/1 Bath	\$ 1,300
2B	3 Bdr/1 Bath	\$ 1,500
2C	Studio	\$ 650
2D	Studio	\$ 700
3A	3 Bdr/1 Bath	\$ 1,300
3B	3 Bdr/1 Bath	\$ 1,300
3C	3 Bdr/1 Bath	\$ 1,300
Bar/ Restaurant	4,000 sf	\$ 7,350
TOTAL		\$ 18,400

CALL FOR A NO OBLIGATION ANALYSIS OF YOUR REAL ESTATE!

Jon Mirsky
Vice President

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Serving Pennsylvania, New Jersey & Delaware

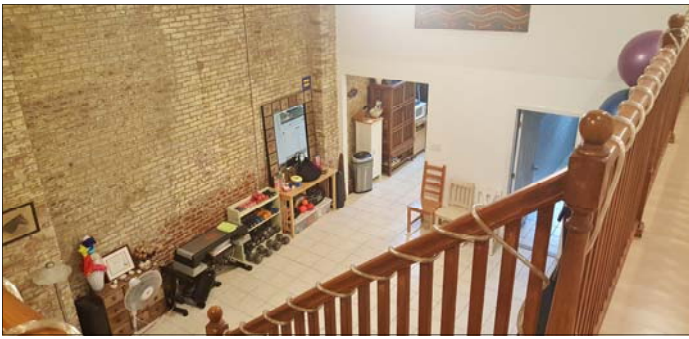
- 9 Apartments + 4,000+/- sf bar/restaurant
- Tenants pay electric and gas, separately metered
- 11,200+/- sf building on .24 acre lot
- Zoned C-4, Mixed use
- 40 ft of frontage on Broad Street
- Located between Temple University Main Campus and City Hall
- Just over a block away from The Divine Lorraine Hotel and Opera House renovations



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NEED FINANCING?
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This Information is Deemed Accurate Though Subject to Errors and Omissions