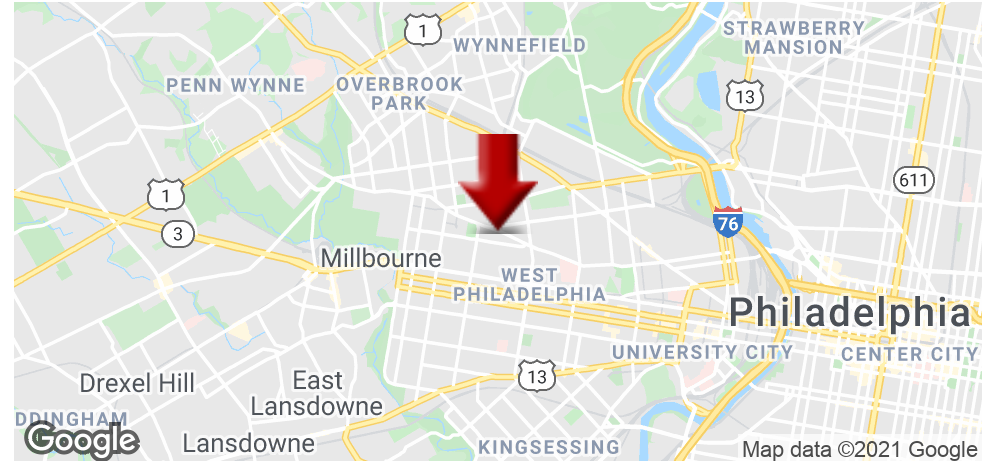


LAND FOR SALE

5500 HAVERFORD AVE

5500 Haverford Ave, Philadelphia, PA 19139



OFFERING SUMMARY

SALE PRICE:	\$525,000
LOT SIZE:	12,867 SF
ZONING:	CA1 - RSA5
PRICE / SF:	\$40.80

PROPERTY OVERVIEW

Total of 12,867sf of land in West Philadelphia zone CA-1 / RSA5. Proposed use to Build 34 Apartment Units, no plans or permits in hand. All due diligence the responsibility of the purchaser.

The prior building was damaged in a building fire and the existing structure was demolished.

Assumptions

- 34 800sf Apartments @ \$1,100 per month rents
- Sub 20% Expense Ratio with Philadelphia Tax Abatement
- Projected NOI: \$370,000
- Stabilized Value: \$5,300,000 @ 7% Cap Rate

PROPERTY HIGHLIGHTS

- Clear and Vacant Lot
- Signalized Corner Location
- High demand for rental units
- Easy access to Center City and i76

KW COMMERCIAL
2401 Walnut Street,
6/F
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BEAU MCGETTIGAN
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bmack@kwcommercial.com

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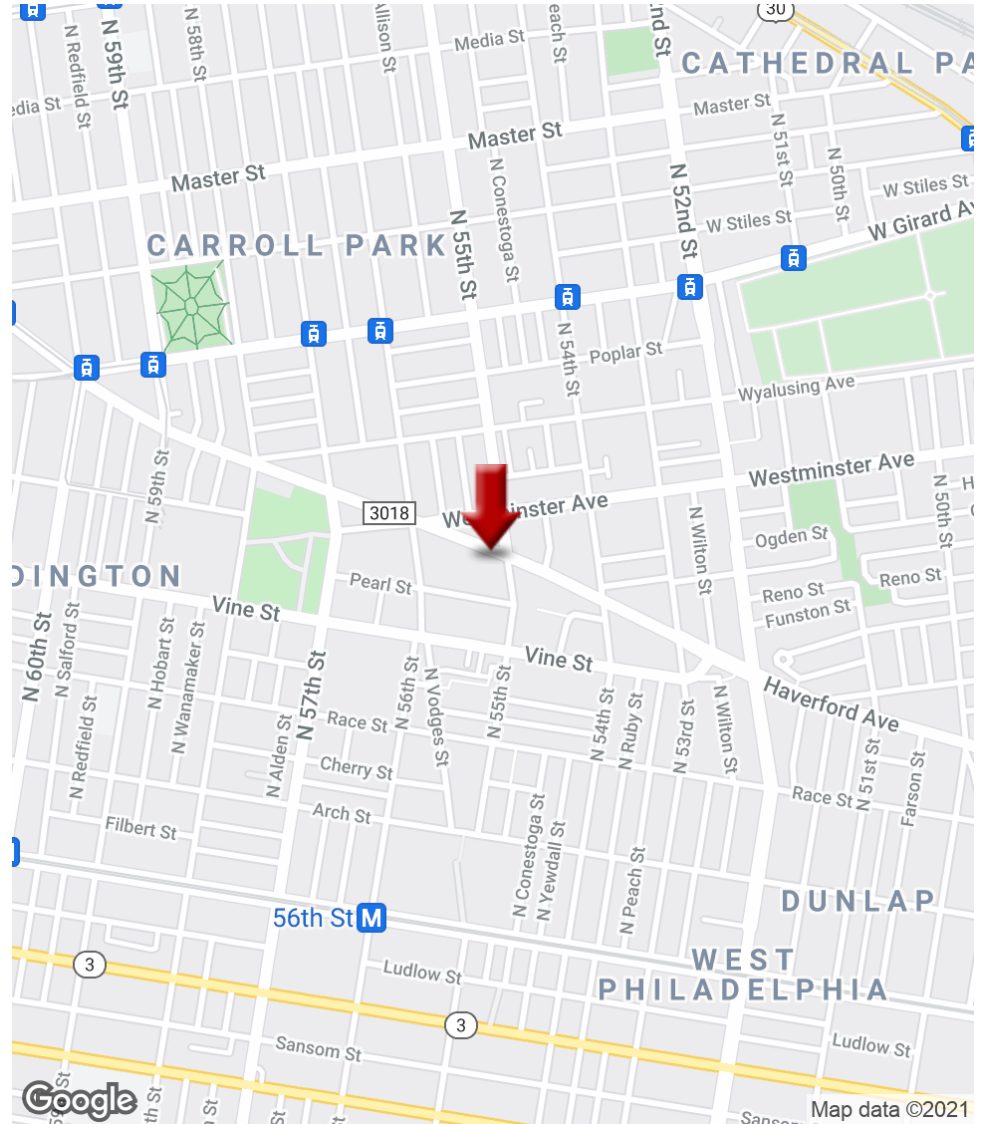
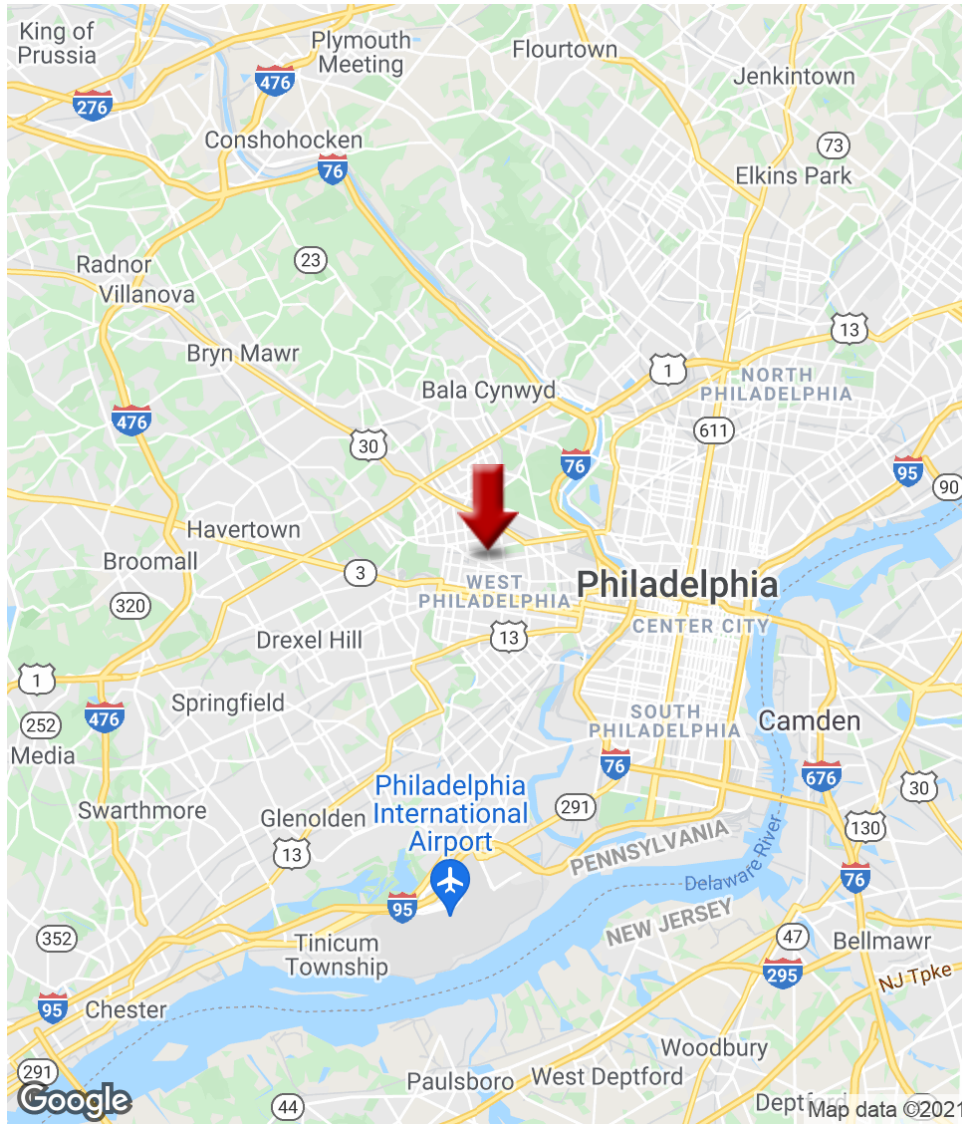
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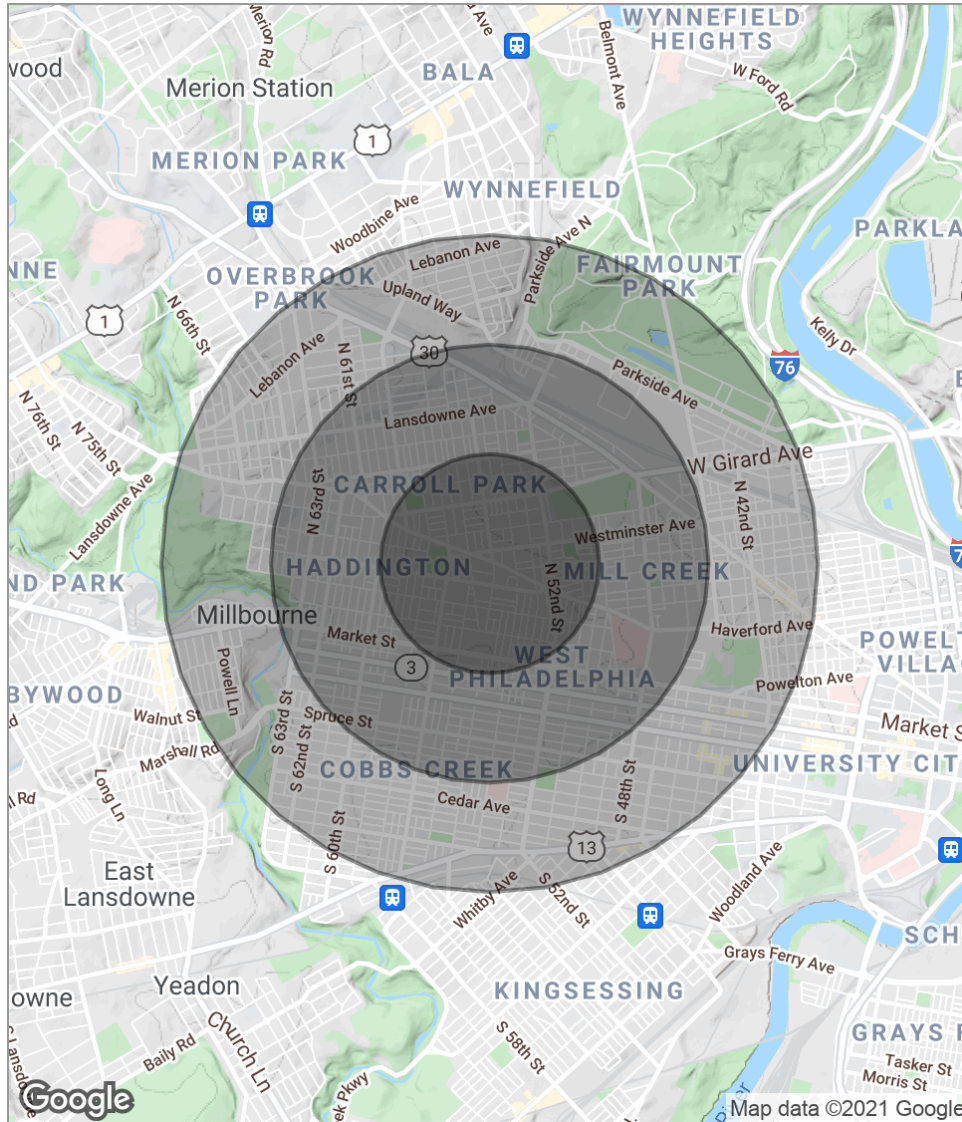
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	18,651	69,925	144,618
Median Age	32.6	34.8	34.7
Median Age (Male)	31.2	30.7	30.7
Median Age (Female)	34.4	37.7	37.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	7,184	26,843	55,715
# Of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$29,247	\$34,057	\$37,609
Average House Value	\$87,855	\$85,673	\$90,048

** Demographic data derived from 2010 US Census*

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