SDG|RE

2417 Cecil B Moore Ave | Philadelphia, PA

Triplex | Fully Leased | QOZ

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01 | LISTING DESCRIPTION

Fully Renovated Triplex with Strong Cashflow and Tax Advantages

Welcome to 2417 Cecil B Moore Avenue, a fully leased 3-unit apartment building just down the street from Girard College.

The property underwent a full renovation in 2020, and each of the three 2-bedroom units is equipped with in-unit washers and dryers, offering modern finishes and everyday convenience for residents. With 6 years remaining on the tax abatement, the property produces an NOI of $40,344 and a 7.34% cap rate, providing steady performance and attractive returns. Additionally, the building is located in a Qualified Opportunity Zone, presenting potential long-term tax advantages for eligible buyers.

This property is an excellent fit for an owner-occupant buyer seeking to offset living expenses with rental income or for an investor looking for a well-positioned, low-maintenance asset with reliable cashflow.

2417 Cecil B Moore Ave delivers both stability and upside in a fully updated, turn-key property.

ASKING - $550,000

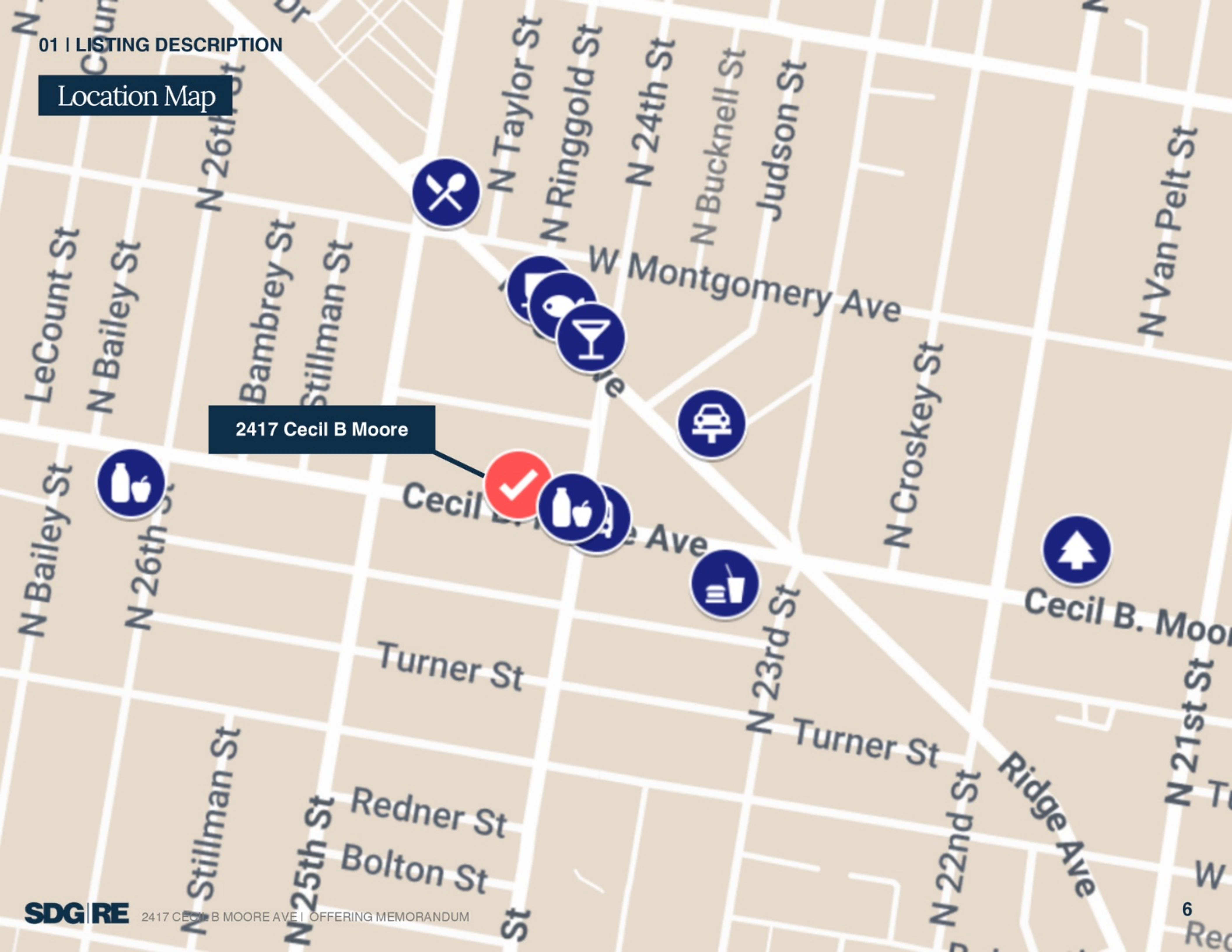
Building Highlights

- 3 Residential Units
- Abv Grade: 2,232 sqft
- Lot Size: 16 x 80
- Zoned RM-1
- Qualified Opportunity Zone

Deal Highlights

- $40,344 NOI
- 7.34% Cap
- 1.38 DSCR (70% LTV @ 6.5% rate)
- 6 Years Remaining on Abatement
- 6.75% Cash on Cash
- Fully Occupied

Location Map



02 | FINANCIALS

$550,000.00

2417 Cecil B Moore Ave
Proforma Profit & Loss Summary

		Annual
Income		
Gross Potential Income		
Rental Income	$	51,600
Water Reimbursement	$	2,160
Vacancy	$	(2,580)
Effective Gross Income	$	51,180
Expenses		
Insurance	$	1,983
Taxes	$	1,406
Water & Sewer	$	1,200
Electric Common Area	$	600
Trash Removal (Public)	$	-
Snow Removal	$	400
Fire Life Safety	$	500
Repairs/Maintenance/Turnover	$	2,400
Licenses and Permits	$	300
Management	$	2,047
Total Expenses	**$**	**10,836**
NOI	**$**	**40,344**

RENT ROLL: 2417 Cecil B Moore Ave

Unit	BD/BA	Status	Rent
Unit 1	2/2.00	Current	1,585.00
Unit 2	2/1.00	Current	1,420.00
Unit 3	2/1.00	Current	1,295.00
3 Units			**4,300.00**

Pro Forma Assumptions		
Annual Rent	$	53,760
Expenses	$	10,836
NOI	$	40,344
Cap Rate Value (6% Cap)	$	620,679
Mortgage (LTV 70%)	$	385,000
Equity	$	165,000
Debt Service at 6.5%	$	29,202
Cash Flow	$	11,143
Cash on Cash		6.75%
DSCR		1.38
Cap Rate		7.34%

$550,000.00

2417 Cecil B Moore Ave

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
INCOME:										
Residential Rents	53,760	55,373	57,034	58,745	60,507	62,323	64,192	66,118	68,102	70,145
Less: Vacancy	(2,580)	(2,657)	(2,737)	(2,819)	(2,904)	(2,991)	(3,081)	(3,173)	(3,268)	(3,366)
Gross Income	51,180	52,715	54,297	55,926	57,604	59,332	61,112	62,945	64,833	66,778
EXPENSES:										
Insurance	1,983	2,042	2,104	2,167	2,232	2,299	2,368	2,439	2,512	2,587
Real Estate Taxes	1,406	1,448	1,491	1,536	1,582	7,699	7,699	7,699	7,699	7,699
Operating Expenses	5,400	5,562	5,729	5,901	6,078	6,260	6,448	6,641	6,841	7,046
Management Fee	2,047	2,109	2,172	2,237	2,304	2,373	2,444	2,518	2,593	2,671
Total Operating Expenses	10,836	11,161	11,496	11,841	12,196	18,631	18,959	19,297	19,645	20,003
NET OPERATING INCOME	40,344	41,554	42,801	44,085	45,408	40,700	42,152	43,648	45,188	46,775
DEBT SERVICE:										
First Mortgage	29,202	29,202	29,202	29,202	29,202	29,202	29,202	29,202	29,202	29,202
TOTAL DEBT SERVICE	29,202	29,202	29,202	29,202	29,202	29,202	29,202	29,202	29,202	29,202
NET CASH FLOW	11,143	12,353	13,600	14,884	16,206	11,499	12,951	14,446	15,987	17,573
DEBT COVERAGE RATIO	1.38	1.42	1.47	1.51	1.55	1.39	1.44	1.49	1.55	1.60

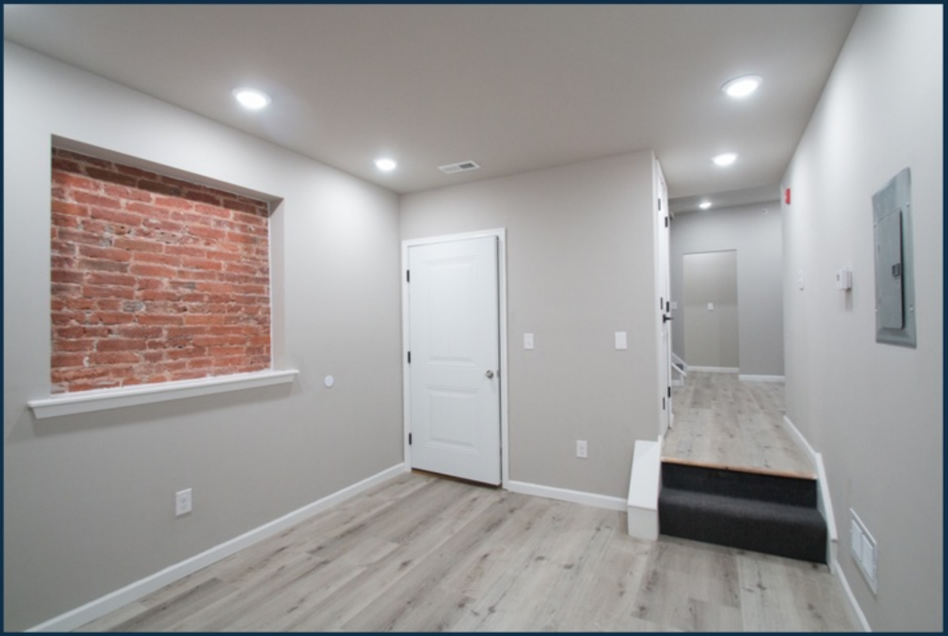
Operating Assumptions	
Management Fee:	4%
Annual Vacancy Rate	5%
Rent Escalation	3%
Expense Escalation	3%

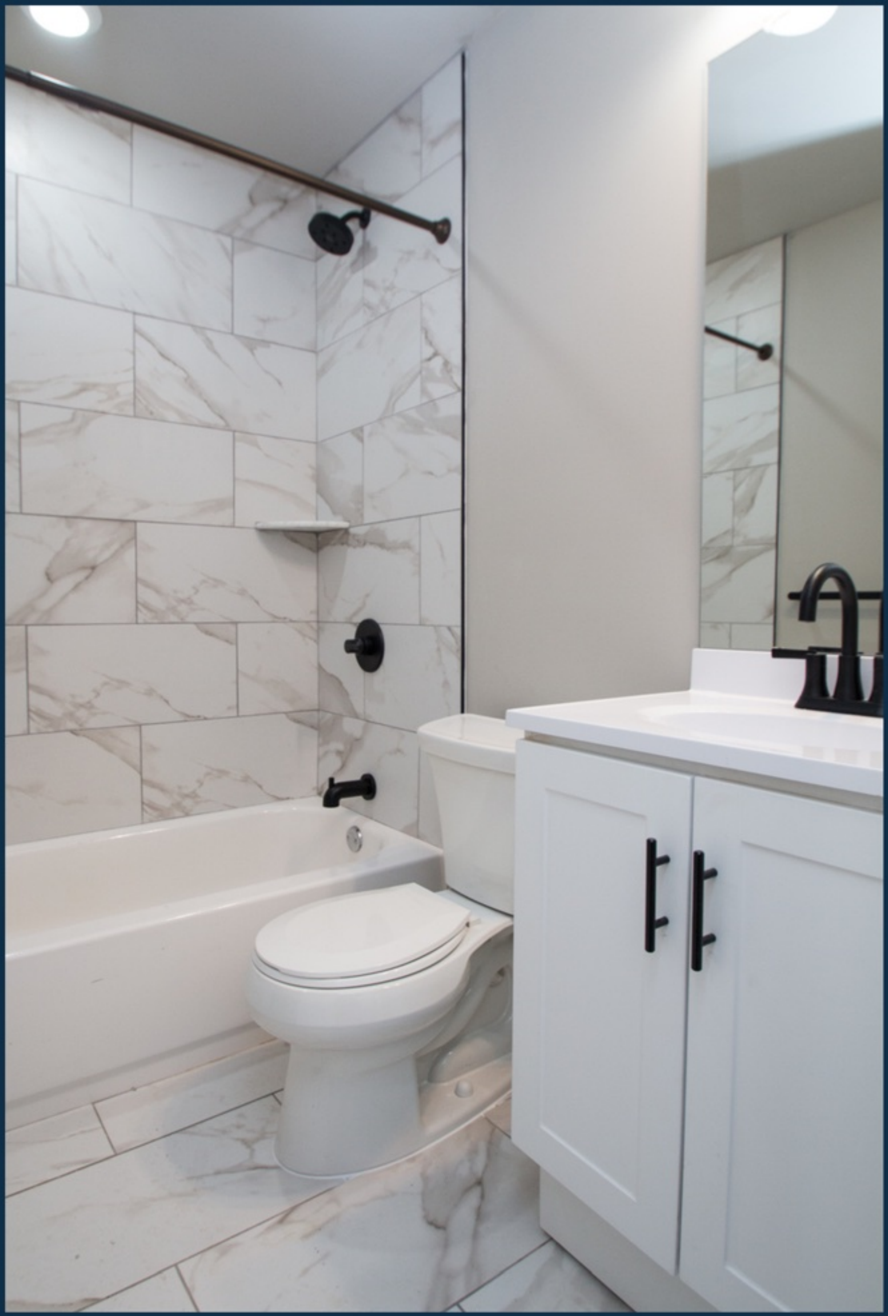
Cap Rate Analysis		
6.5% Cap	$	620,679
7% Cap	$	576,345
7.5% Cap	$	537,922

Current Market Rate Debt Service Calculations	
Principal (70% LTV)	385,000
Rate	6.50%
Amort Term	360
Annual Debt Service	29,202

Purchase Price $ 550,000

03 | COMPS & PHOTOS





Sale Comps

1 1938 Cecil B Moore Ave
Philadelphia, PA 19121 (Philadelphia County) - North Philadelphia West Submarket

★★☆☆☆ Apartments

Sold	3/26/2025	Built	2015
Sale Price	$905,000 ($301,667/Unit)	Land Area	0.03 AC/1,329 SF
Units	3	Sale Comp Status	Research Complete
GBA (% Vacant)	2,808 SF (0%)	Sale Comp ID	7129139
Price per SF	$322.29/SF	Parcel Numbers	871602790
Price Status	Confirmed		

Type	Name	Location	Phone
Recorded Buyer	Caecilius Founders Llc	-	-
True Buyer	Angel Rodriguez	Trenton, NJ 08610	(609) 968-2113
Recorded Seller	Erksu80 Inc	-	-
True Seller	Oksana Ushakova	Furlong, PA 18925	(917) 306-0548

2 1627 W Montgomery Ave - Montgomery Flats
Philadelphia, PA 19121 (Philadelphia County) - North Philadelphia West Submarket

★★☆☆☆ Apartments

Sold	4/3/2023	Land Area	0.07 AC/2,879 SF
Sale Price	$2,075,000 ($172,917/Unit)	Actual Cap Rate	6.69%
Units	12	Sale Comp Status	Research Complete
GBA (% Vacant)	9,060 SF (8.33%)	Sale Comp ID	6353985
Price per SF	$229.03/SF	Parcel Numbers	881146825
Price Status	Confirmed	Sale Conditions	High Vacancy Property
Built	2015		

Type	Name	Location	Phone
Recorded Buyer	GLC Montgomery, LLC	Sanford, NC 27330	-
True Buyer	Pishon River Success Fund Llp	Columbia, MD 21045	(202) 550-8859
Recorded Seller	Montgomery Flats Llc	Philadelphia, PA 19121	(215) 423-1100
True Seller	Montgomery Flats Llc	Philadelphia, PA 19121	(215) 423-1100

3 1344-46 N Marston St - The Icelandic
Philadelphia, PA 19121 (Philadelphia County) - Brewerytown Submarket

★★★☆☆ Apartments

Sold	12/30/2024	Built	2021
Sale Price	$1,775,000 ($197,222/Unit)	Land Area	0.07 AC/2,831 SF
Units	9	Actual Cap Rate	7.54%
GBA (% Vacant)	8,916 SF (12.5%)	Sale Comp Status	Research Complete
Price per SF	$199.08/SF	Sale Comp ID	7005967
Price Status	Confirmed	Parcel Numbers	881000879

Sale Comps

4 1434-1436 N Carlisle St
Philadelphia, PA 19121 (Philadelphia County) - Avenue Of The Arts North Submarket

★★☆☆☆ Apartments

Sold	8/8/2025	Built	2012
Sale Price	$895,000 ($223,750/Unit)	Land Area	0.05 AC/2,226 SF
Units	4	Sale Comp Status	Research Complete
GBA (% Vacant)	3,356 SF (0%)	Sale Comp ID	7320976
Price per SF	$266.69/SF	Parcel Numbers	471169015
Price Status	Confirmed		

Type	Name	Location	Phone
Recorded Buyer	Evelyne Mcmullen	Philadelphia, PA 19121	-
True Buyer	Evelyne Mcmullen	Philadelphia, PA 19121	-
Recorded Seller	Fertik Associates Inc	-	-
True Seller	Fertik Associates Inc	Briarcliff Manor Village, NY 10510	(914) 762-1808

5 2243 N Park Ave
Philadelphia, PA 19132 (Philadelphia County) - North Philadelphia East Submarket

★★☆☆☆ Apartments

Sold	5/19/2025	Built/Renovated	1915/2020
Sale Price	$790,000 ($263,333/Unit)	Land Area	0.03 AC/1,390 SF
Units	3	Sale Comp Status	Public Record
GBA (% Vacant)	2,331 SF (0%)	Sale Comp ID	7227900
Price per SF	$338.91/SF	Parcel Numbers	371282200
Price Status	Full Value		

6 2008 W Girard Ave
Philadelphia, PA 19130 (Philadelphia County) - North Philadelphia West Submarket

★★★☆☆ Apartments

Sold	1/8/2025	Built	1915
Sale Price	$1,200,000 ($200,000/Unit)	Land Area	0.15 AC/6,522 SF
Units	6	Sale Comp Status	Research Complete
GBA (% Vacant)	6,430 SF (16.67%)	Sale Comp ID	7044401
Price per SF	$186.63/SF	Parcel Numbers	881070289
Price Status	Confirmed		

Type	Name	Location	Phone
Recorded Buyer	2008 W Girard LLC	-	-
True Buyer	Tony Lin	Philadelphia, PA 19125	(706) 633-3077
Recorded Seller	Chamberlin Gretchen R E	Phoenixville, PA 19460	(610) 783-6787
True Seller	Chamberlin Gretchen R E	Phoenixville, PA 19460	(610) 783-6787

03 | THE TEAM

Meet the Team

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