SDG|RE

5339 Chestnut St | Philadelphia, PA

2 Res + 1 Commercial | Renovated | 100% Leased

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01 | LISTING DESCRIPTION

Welcome to 5339 Chestnut St, a fully renovated mixed-use triplex offering strong cash flow and modern living in one of Philadelphia's most well-known and accessible corridors. Completed at the end of 2020, this turnkey property features two updated residential units above a commercial space, making it an attractive option for both seasoned investors and new entrants to the market. The current rental structure includes Unit 1 at $800/month, Unit 2 at $1,195/month, and a commercial space rented at $800/month.

Both residential units are thoughtfully designed with long-term durability and tenant appeal in mind. Each features central A/C, in-unit washer and dryer, stylish white tile kitchen backsplashes, granite surfaces, built-in microwaves, ceiling fans, and clean, modern finishes that promote comfort and ease of maintenance. The commercial space benefits from steady visibility on Chestnut St, a major West Philadelphia artery with high foot and vehicle traffic.

ASKING - $297,000

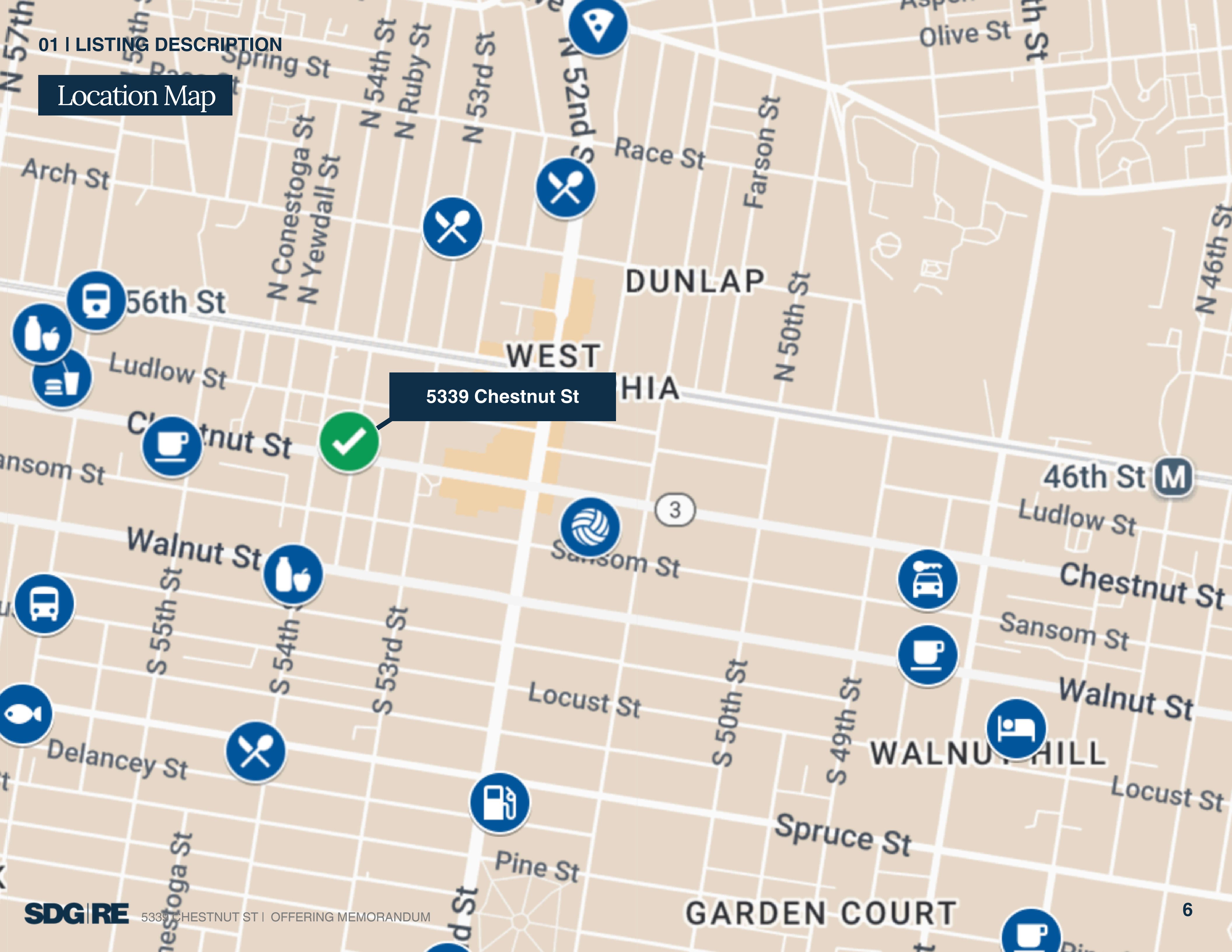
Building Highlights

- 3 Units
  - 2 Res + 1 Commercial
- Abv Grade: 1,510 sqft
- Lot Size: 16 x 68
- Zoned RM-1

Deal Highlights

- $23,624 NOI
- 7.62% Cap
- 1.51 DSCR (70% LTV @ 6% Rate)
- 8.61% Cash on Cash
- 100% Occupied

Location Map



02 | FINANCIALS

$297,000.00

5339 Chestnut Street
Stabilized Proforma Profit & Loss Summary

Income	Annual
Gross Potential Income	
Residential Rental Income	$23,940.00
Commercial Rental Income	$9,600.00
Vacancy	-$1,677.00
Effective Gross Income	$31,863.00
Other Income	
CAM Add Back	N/A
Water & Sewer ($50/mo)	$1,800.00
Total Other Income	$1,800.00
Total Income	**$33,663.00**
Expenses	
Insurance	$1,683.15
Taxes	$2,096.00
Management	$1,514.84
Total	**$5,293.99**
Janitorial	$300.00
Water & Sewer	$1,380.00
Electric Common Area	$600.00
Trash Removal	
Snow Removal	$350.00
Fire Life Safety	$150.00
Repairs/Maintenance/Turnover	$1,500.00
Licenses & Permits & Meter Readings	$150.00
Total	**$4,430.00**
Total Operating Expenses	**$9,723.99**
NOI	**$23,939.02**

Unit	BD/BA	Status	Rent	Lease From	Lease To
1	1/1	Current	$800.00	10/1/25	9/30/26
2	1/1	Current	$1,195.00	10/1/25	9/30/26
Commercial		Current	$800.00		
3 Res + 1 Comm		**100% Occupied**	**$2,795.00**		

Pro Forma Assumptions		
Annual Rent	$	33,540
Expenses	$	9,724
NOI	$	23,939
Cap Rate Value (7% Cap)	$	299,238
Mortgage (LTV 70%)	$	207,900
Equity	$	89,100
Debt Service @ 6.5%	$	15,769
Cash Flow	$	8,170
Cash on Cash		9.17%
DSCR		1.52
Cap Rate		8.06%

$297,000.00

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
INCOME:										
Other Income	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
Annual Rents	33,540	34,714	35,929	37,186	38,488	39,835	41,229	42,672	44,166	45,712
Less: Vacancy	(1,677)	(1,826)	(1,886)	(1,949)	(2,014)	(2,082)	(2,151)	(2,224)	(2,298)	(2,376)
Gross Income	33,663	34,688	35,842	37,037	38,274	39,553	40,878	42,249	43,667	45,136
EXPENSES:										
Insurance	1,683	1,717	1,751	1,786	1,822	1,858	1,896	1,933	1,972	2,012
Real Estate Taxes	2,096	2,138	2,181	2,224	2,269	2,314	2,360	2,408	2,456	2,505
Operating Expenses	4,430	4,519	4,609	4,701	4,795	4,891	4,989	5,089	5,190	5,294
Management Fee	1,515	1,561	1,592	1,624	1,657	1,690	1,723	1,758	1,793	1,829
Total Operating Expenses	9,724	9,934	10,133	10,336	10,542	10,753	10,968	11,188	11,411	11,640
NET OPERATING INCOME	**23,939**	**24,754**	**25,709**	**26,701**	**27,731**	**28,800**	**29,909**	**31,061**	**32,256**	**33,496**
Debt Service	15,769	15,769	15,769	15,769	15,769	15,769	15,769	15,769	15,769	15,769
DSCR (Minimum 1.25)	1.52	1.57	1.63	1.69	1.76	1.83	1.90	1.97	2.05	2.12
10 Year Average DSCR	1.80									
Cash Flow	8,170	8,985	9,941	10,933	11,962	13,031	14,141	15,292	16,487	17,728
Yield	**9.17%**	10.08%	11.16%	12.27%	13.43%	14.63%	15.87%	17.16%	18.50%	19.90%
10 Year Average Yield	**14.22%**									

Operating Assumptions	
Management	4.50%
Annual Vacancy Rate	5.00%
Rent Escalation	3.50%
Expense Escalation	2.00%
Discount Rate	5.00%

Debt Assumption		
70% LTV		$207,900.00
30% Equity		$89,100.00
Interest Rate		**6.50%**
Amortization		360
Debt Service	$	15,768.83

Purchase Price	
$	297,000.00

Cap Rate	Valuation
7.00%	341,986
7.50%	319,187
8.00%	**299,238**

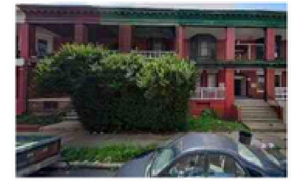
Asking Cap Rate	**8.06%**
Sale Price	**297,000**
PPU	**$99,000.00**

03 | COMPS & PHOTOS

Sale Comps

1 5454 Chestnut St
Philadelphia, PA 19139 (Philadelphia County) - Cobbs Creek Submarket

Apartments

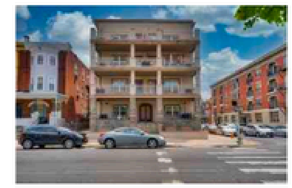


Sold	6/30/2023	Price Status	Confirmed
Sale Price	$445,000 ($111,250/Unit)	Built	1925
Units	4	Land Area	0.04 AC/1,938 SF
GBA (% Vacant)	2,280 SF (0%)	Sale Comp Status	Public Record
Price per SF	$195.18/SF	Sale Comp ID	6439218

Type	Name	Location	Phone
Recorded Seller	57 Street Rd Lp	Feasterville Trevose, PA 19053	-

2 5052-5054 Walnut St
Philadelphia, PA 19139 (Philadelphia County) - Cobbs Creek Submarket

Apartments

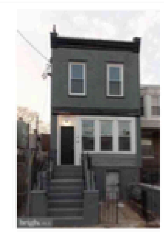


Sold	10/8/2021	Built/Renovated	1891/2017
Sale Price	$2,450,000 ($153,125/Unit)	Land Area	0.11 AC/4,792 SF
Units	16	Actual Cap Rate	6.40%
GBA (% Vacant)	12,000 SF (6.25%)	Sale Comp Status	Research Complete
Price per SF	$204.17/SF	Sale Comp ID	5716044
Price Status	Confirmed	Parcel Numbers	881215400

Type	Name	Location	Phone
Recorded Buyer	5052 Walnut Partners Llc	Philadelphia, PA 19107	-
True Buyer	Diamond Tree Llc, The	Philadelphia, PA 19107	(215) 925-0782
Recorded Seller	Philly Restoration Llc	-	-
True Seller	William Guzman	Huntingdon Valley, PA 19006	(215) 673-6060

3 110 N 51st St
Philadelphia, PA 19139 (Philadelphia County) - Dunlap Submarket

Apartments



Sold	2/26/2021	Built/Renovated	1925/2018
Sale Price	$499,000 ($124,750/Unit)	Land Area	0.09 AC/3,986 SF
Units	4	Actual Cap Rate	6.00%
GBA (% Vacant)	2,090 SF (0%)	Sale Comp Status	Research Complete
Price per SF	$238.76/SF	Sale Comp ID	5422000
Price Status	Confirmed		

Type	Name	Location	Phone
Recorded Seller	Nimi Properties Llc	-	-
True Seller	Alterra Property Group, LLC	Philadelphia, PA 19146	(215) 667-6830

03 | THE TEAM

Meet the Team

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