SDG|RE

1618 S Broad St | Philadelphia, PA

Triplex | Fully Occupied | 7.02% CAP

WWW.SDG-RE.COM

Table of Contents

01 | LISTING DESCRIPTION

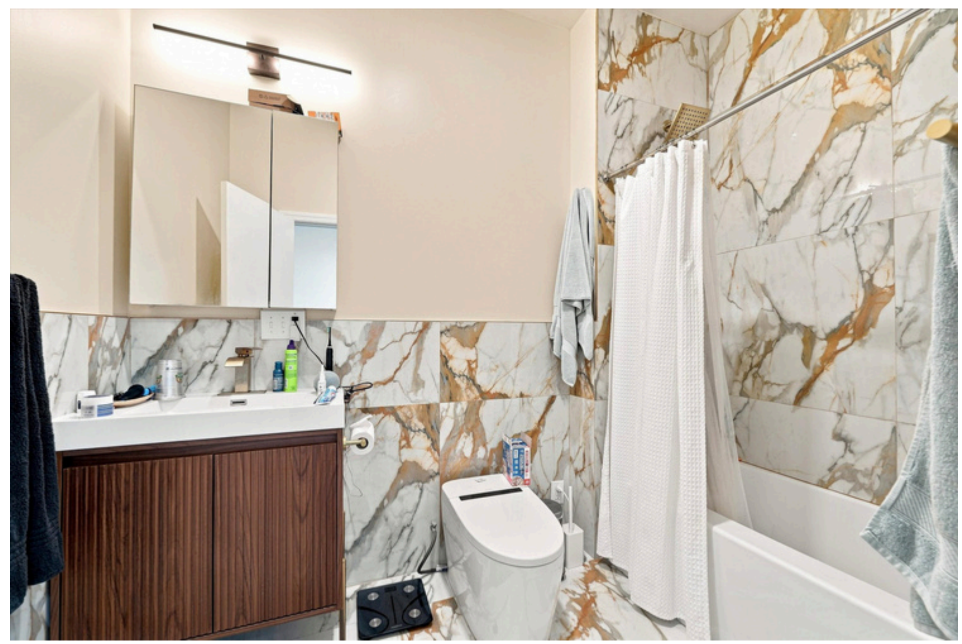
Brand-New, Fully Renovated Triplex | 100% Occupied | $78,720 Annual Income

Welcome to 1618 S Broad St, a beautifully renovated triplex offering an exceptional opportunity to own a turnkey, income-producing asset in one of South Philadelphia's rapidly evolving neighborhoods.

The property has been 100% renovated and is currently 100% occupied, featuring two spacious 2-bedroom, 2-bathroom units and one 3-bedroom, 2-bathroom unit. All tenants are secured under leases through 2027, providing an investor with immediate, stable cash flow and long-term occupancy.

The building generates $78,720 in annual rental income and, at a 6.5% interest rate, delivers an attractive 1.32 DSCR, making this an excellent opportunity for investors seeking strong debt-service coverage and a turnkey multifamily asset.

Beyond the numbers, the location is a major part of the story. Situated on S Broad St, the property benefits from the continued transformation of the surrounding area, with Passyunk Square, Newbold, and Point Breeze all contributing to the neighborhood's growing appeal. As development continues and property values rise throughout South Philadelphia, 1618 S Broad St offers investors the opportunity to acquire a fully renovated asset in an area with significant momentum.



ASKING - $800,000

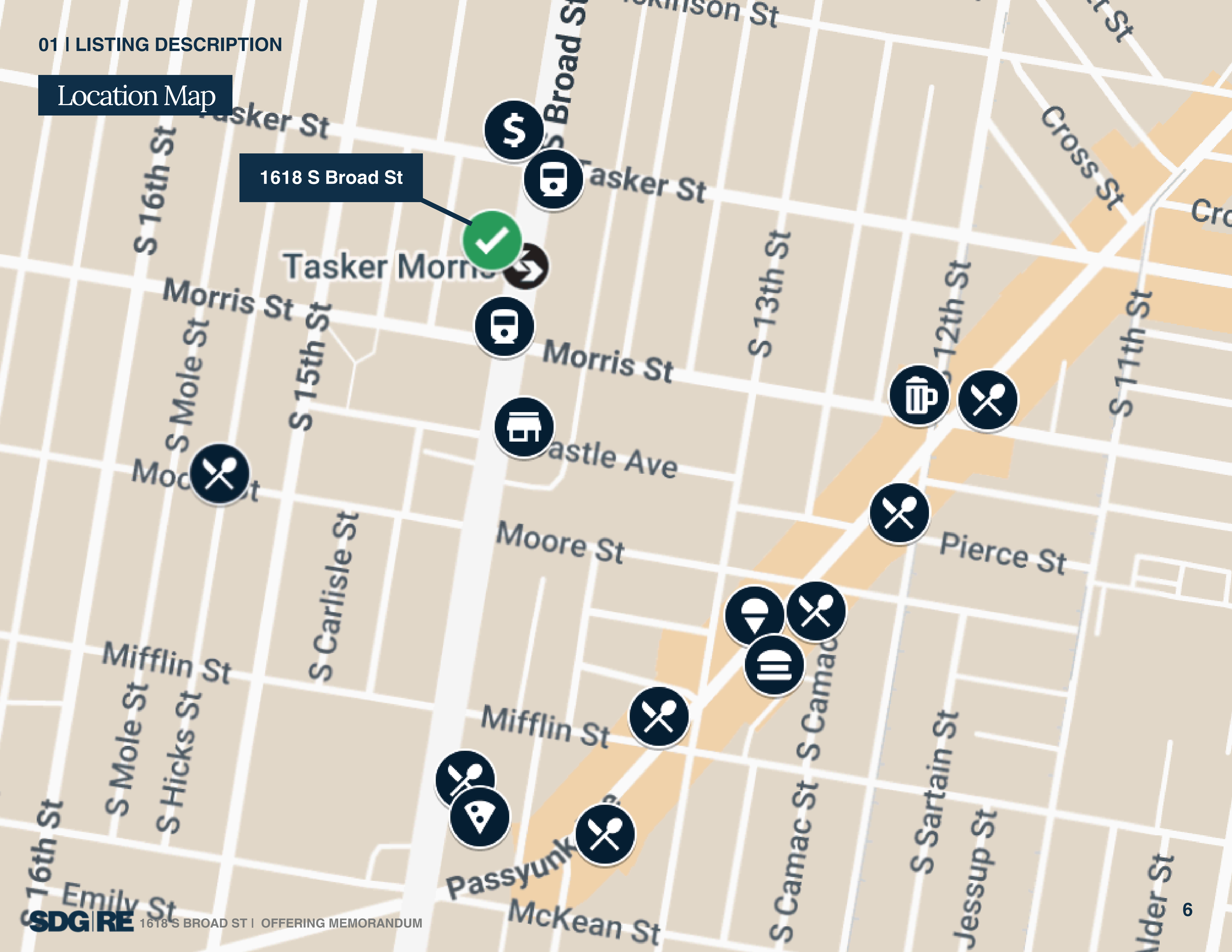
Building Highlights

- 3 Residential Units (7 Beds)
  - 1: 3 bed 2 bath
  - 2: 2 bed 2 bath
- Abv Grade: 3,459 sqft
- Lot Size: 18 x 82
- Zoned RSA-5

Deal Highlights

- $56,166 NOI
- 7.02% Cap
- 1.33 DSCR (70% LTV @ 6.5% rate)
- 5.70% Cash on cash
- Fully Occupied
- Brand New Renovation

Location Map



02 | FINANCIALS

$800,000.00

1618 S Broad St

Stabilized Proforma Profit & Loss Summary

Income	Annual
Gross Potential Income	
Residential Rental Income	$78,720.00
Water & Sewer ($50-$75/mo)	$2,400.00
Vacancy	-$4,056.00
Effective Gross Income	$77,064.00
Expenses	
Insurance	$3,082.56
Taxes	$9,282.00
Management	$3,853.20
Total	**$16,217.76**
Janitorial	$200.00
Water & Sewer	$1,680.00
Electric Common Area	$600.00
Trash Removal	
Snow Removal	$400.00
Fire Life Safety	$150.00
Repairs/Maintenance/Turnover	$1,500.00
Licenses & Permits & Meter Readings	$150.00
Total	**$4,680.00**
Total Operating Expenses	**$20,897.76**
NOI	**$56,166.24**

Unit	BD/BA	Status	Rent	Lease To
1	3/2	Current	$2,100.00	1/31/27
2	2/2	Current	$2,310.00	8/31/27
3	2/2	Current	$2,150.00	8/31/27
3 Res		**100% Occupied**	**$6,560.00**	

Pro Forma Assumptions		
Annual Rent	$	78,720
Expenses	$	20,898
NOI	$	56,166
Cap Rate Value (7% Cap)	$	802,375
Mortgage (LTV 70%)	$	560,000
Equity	$	240,000
Debt Service @ 6.5%	$	42,475
Cash Flow	$	13,691
Cash on Cash		5.70%
DSCR		1.32
Cap Rate		7.02%

$800,000.00

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
INCOME:										
Other Income	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Annual Rents	78,720	81,475	84,327	87,278	90,333	93,495	96,767	100,154	103,659	107,287
Less: Vacancy	(4,056)	(4,194)	(4,336)	(4,484)	(4,637)	(4,795)	(4,958)	(5,128)	(5,303)	(5,484)
Gross Income	77,064	79,681	82,390	85,194	88,096	91,100	94,209	97,426	100,756	104,203
EXPENSES:										
Insurance	3,083	3,144	3,207	3,271	3,337	3,403	3,471	3,541	3,612	3,684
Real Estate Taxes	9,282	9,468	9,657	9,850	10,047	10,248	10,453	10,662	10,875	11,093
Operating Expenses	4,680	4,774	4,869	4,966	5,066	5,167	5,270	5,376	5,483	5,593
Management Fee	3,853	3,984	4,064	4,145	4,228	4,312	4,399	4,487	4,576	4,668
Total Operating Expenses	20,898	21,370	21,797	22,233	22,678	23,131	23,594	24,066	24,547	25,038
NET OPERATING INCOME	**56,166**	**58,312**	**60,594**	**62,962**	**65,419**	**67,969**	**70,615**	**73,361**	**76,209**	**79,165**
Debt Service	42,475	42,475	42,475	42,475	42,475	42,475	42,475	42,475	42,475	42,475
DSCR (Minimum 1.25)	1.32	1.37	1.43	1.48	1.54	1.60	1.66	1.73	1.79	1.86
10 Year Average DSCI	1.58									
Cash Flow	13,691	15,837	18,119	20,487	22,944	25,494	28,140	30,886	33,734	36,690
Yield	**5.70%**	6.60%	7.55%	8.54%	9.56%	10.62%	11.72%	12.87%	14.06%	15.29%
10 Year Average Yield	**10.25%**									

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

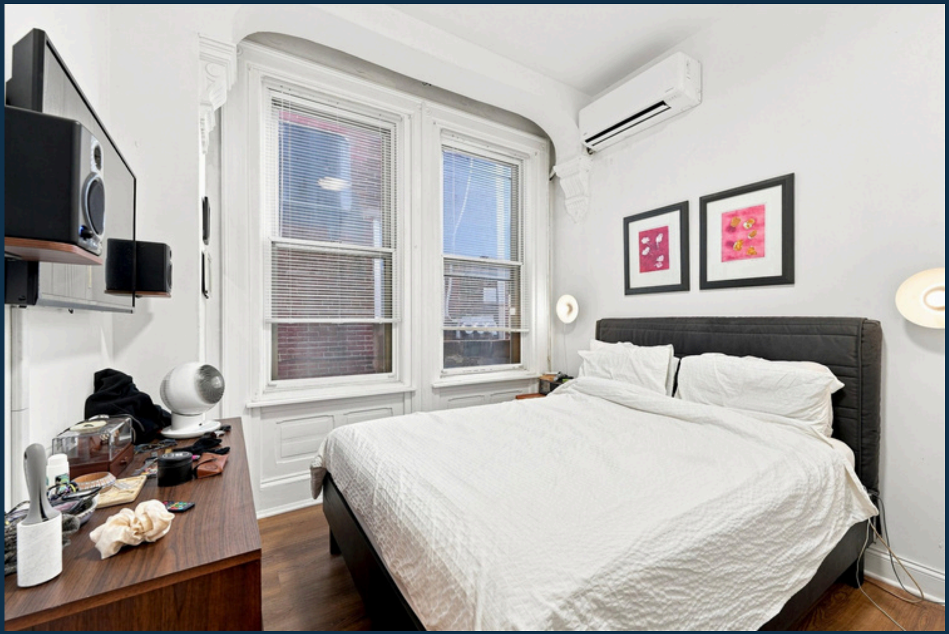
Debt Assumption	
70% LTV	$560,000.00
30% Equity	$240,000.00
Interest Rate	**6.50%**
Amortization	360
Debt Service	$ 42,474.97

Purchase Price
$ 800,000.00

Cap Rate	Valuation
7.00%	802,375
7.50%	748,883
8.00%	**702,078**

Asking Cap Ra	**7.02%**
Sale Price	**800,000**
PPU	**$266,666.67**

03 | COMPS & PHOTOS



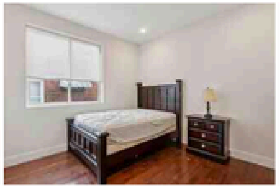
Sale Comps

1 1853 Hoffman St
Philadelphia, PA 19145 (Philadelphia County) - South Philadelphia West Submarket

8 BEDS

★★★☆☆ Apartments

Sold	9/20/2024	Built	2020
Sale Price	$930,000 ($310,000/Unit)	Land Area	0.02 AC/919 SF
Units	3	Pro Forma Cap Rate	8.00%
GBA (% Vacant)	3,549 SF (0%)	Sale Comp Status	Research Complete
Price per SF	$262.05/SF	Sale Comp ID	6920271
Price Status	Confirmed	Parcel Numbers	481074701



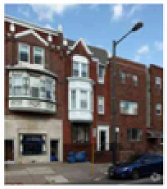
Type	Name	Location	Phone
Recorded Buyer	Thomas Fowler	Philadelphia, PA	-
True Buyer	Thomas Fowler	Philadelphia, PA	(484) 326-8220
Recorded Seller	1853 Hoffman Street Llc	-	-
True Seller	Taphath Spencer	North Wales, PA 19454	(215) 468-2467

2 1518 S Broad St
Philadelphia, PA 19146 (Philadelphia County) - Point Breeze Submarket

6 BEDS

★★☆☆☆ Apartments

Sold	4/11/2025	Price Status	Confirmed
Sale Price	$650,000 ($130,000/Unit)	Built	1920
Units	5	Land Area	0.04 AC/1,799 SF
GBA (% Vacant)	3,600 SF (20%)	Sale Comp Status	Public Record
Price per SF	$180.56/SF	Sale Comp ID	7142918



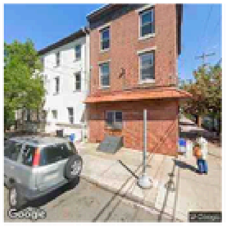
Type	Name	Location	Phone
Recorded Seller	1320 S Broad LLC	Newtown, PA 18940	-
True Seller	Robert & Lisa Yizzi	Newtown, PA 18940	(215) 968-7334

3 1183 S 13th St
Philadelphia, PA 19147 (Philadelphia County) - Bella Vista-Southwark Submarket

5 BEDS

★★★☆☆ Apartments

Sold	2/16/2026	Built	1915
Sale Price	$790,000 ($197,500/Unit)	Land Area	0.04 AC/1,742 SF
Units	4	Sale Comp Status	Research Complete
GBA (% Vacant)	3,100 SF (0%)	Sale Comp ID	7569094
Price per SF	$254.84/SF	Parcel Numbers	021606200
Price Status	Confirmed		



Type	Name	Location	Phone
Recorded Buyer	Alexander M Van Tuyn	-	-
True Buyer	Alexander Van Tuyn	Delray Beach, FL 33446	(646) 400-1001
Recorded Seller	Prince Chibeze	-	-
Recorded Seller	Emmanuel Chibeze	-	-
True Seller	Emmanuel Chibeze	Philadelphia, PA 19130	(973) 207-8059

03 | THE TEAM

Meet the Team

JASON KLEINMAN

Phone : 908.217.3922

Email : jay@stammdevelopment.com

STEPHEN STAFFORD

Phone : 609.335.4016

Email : steve@stammdevelopment.com

SDG|RE