

Property	MLS	List Price	City Aesessed Value	Taxes	Beds	Baths	SQFT	Year Updated	Rent	Annual Rent	Tr	Lease End Date	PHA Rent Standard	Notes
4920 Westminster Ave, Philadelphia, PA 19131	PAPH2467386	\$195,000.00	\$106,500.00	\$1,491.00	3	1	1215	2022	\$1,690.00	\$20,280.00		03/31/2026	\$2,136	PHA Lease
4518 Westminster Ave, Philadelphia, PA 19131	PAPH2467470	\$190,000.00	\$80,600.00	\$1,128.00	3	1	1400	2023	\$1,500.00	\$18,000.00		2/28/26	\$2,136	PHA Lease
1530 North Conestoga St, Philadelphia, PA 19131	PAPH2467524	\$195,000.00	\$149,400.00	\$2,081.91	3	1.5	1078	2021	\$2,136.00	\$25,632.00		08/31/2026	\$2,136	PHA Lease
517 N 64th St, Philadelphia, PA 19151	PAPH2467564	\$250,000.00	\$109,700.00	\$988.03	3	1	998	2024	\$1,365.00	\$16,380.00		4/2027	\$1,788	PHA Lease
1323 N 51st St, Philadelphia, PA 19131	PAPH2467676	\$195,000.00	\$84,000.00	\$1,175.83	3	1	1200	2020	\$1,417.00	\$17,004.00		07/31/2026	\$2,136	PHA Lease
313 North 54th St, Philadelphia, PA 19139	PAPH2467824	\$185,000.00	\$112,800.00	\$1,562.01	3	1	1100	2020	\$1,230.00	\$14,760.00		11/30/2025	\$1,788	PHA Lease
5460 Spring St, Philadelphia, PA 19139	PAPH2467690	\$170,000.00	\$71,400.00	\$990.17	2	1	748	2022	\$1,289.00	\$15,468.00		12/31/2026	\$1,788	PHA Lease
5449 Race St, Philadelphia, PA 19139	PAPH2467696	\$200,000.00	\$84,900.00	\$1,150.15	3	2	982	2024	\$1,541.00	\$18,492.00		10/31/2026	\$1,788	PHA Lease
6220 Callowhill St, Philadelphia, PA 19151	PAPH2467712	\$230,000.00	\$116,400.00	\$1,629.37	3	1	1250	2020	\$1,500.00	\$18,000.00		9/30/2026	\$1,788	PHA Lease
5904 W Girard Ave, Philadelphia, PA 19151	PAPH2467834	\$260,000.00	\$126,200.00	\$1,766.55	4	1	1560	2024	\$1,864.00	\$22,368.00		07/31/2026	\$2,064	PHA Lease
4940 N 16th St, Philadelphia, PA 19141	PAPH2467840	\$245,000.00	\$145,600.00	\$1,895.23	3	1	1226	2024	\$1,771.00	\$21,252.00		09/30/2026	\$1,788	PHA Lease
4914 N Smedley St, Philadelphia, PA 19141	PAPH2467854	\$235,000.00	\$128,900.00	\$1,058.12	4	2	950	2023	\$1,667.00	\$20,004.00		09/30/2026	\$1,788	PHA Lease
3031 Page St, Philadelphia, PA 19121	PAPH2467856	\$245,000.00	\$93,500.00	\$1,308.81	3	2	1262	2024	listed	\$0.00		NA	\$2,136	Just listed
2039 E Clearfield, Philadelphia, PA 19134	PAPH2467450	\$235,000.00	\$90,200.00	\$1,262.62	2	2	1053	2024	\$1,308.00	\$15,696.00		06/30/2026	\$1,476	PHA Lease
138 North Edgewood, Philadelphia, PA 19139	PAPH2467472	\$190,000.00	\$108,100.00	\$113.39	3	1	1088	2019	\$1,610.00	\$19,320.00		08/31/2026	\$2,136	PHA Lease
738 East Westmoreland St, Philadelphia, PA 19134	PAPH2467494	\$305,000.00	\$43,000.00	\$594.90	5	3	2025	2021	turnover	\$0.00		NA	\$2,373	Currently being turned over
3537 Frankford, Philadelphia, PA 19134	PAPH2467498	\$305,000.00	\$114,900.00	\$1,608.37	4	1.5	1,452	2,024	\$1,600.00	\$19,200.00		3/31/27	\$1,788	PHA Lease
2039 Aikens St, Philadelphia, PA 19142	PAPH2467502	\$200,000.00	\$88,100.00	\$1,159.65	3	1.5	952	2024	\$1,700.00	\$20,400.00		4/2027	\$1,788	Standard lease
3923 Brown St, Philadelphia, PA 19104	PAPH2467516	\$365,000.00	\$88,600.00	\$1,240.23	5	1	1864	2023	\$1,971.00	\$23,652.00		03/21/2025	\$2,829	PHA Lease
3818 Reno St, Philadelphia, PA 19104	PAPH2467534	\$195,000.00	\$158,000.00	\$2,182.25	3	1	1000	2020	\$2,136.00	\$25,632.00		08/31/2026	\$2,136	PHA Lease
3833 Pennsgrove St, Philadelphia, PA 19104	PAPH2467550	\$215,000.00	\$74,500.00	\$1,042.86	3	1	808	2024	listed	\$0.00		NA	\$2,136	Just listed
6708 Linmore St, Philadelphia, PA 19142	PAPH2467558	\$190,000.00	\$93,500.00	\$1,308.81	3	1	1216	2020	\$1,525.00	\$18,300.00		08/31/2026	\$1,788	PHA Lease
5214 West Stiles St, Philadelphia, PA 19131	PAPH2467740	\$185,000.00	\$89,800.00	\$1,243.06	3	1	1250	2020	\$1,470.00	\$17,640.00		12/31/2026	\$2,136	PHA Lease
925 Marlyn Rd, Philadelphia, PA 19151	PAPH2467752	\$265,000.00	\$195,100.00	\$2,694.62	3	1	1500	2021	\$1,500.00	\$18,000.00		5/31/25	\$1,788	PHA Lease
457 East Vernon Rd Philadelphia, Pa 19119	PAPH2467754	\$275,000.00	\$234,300.00	\$3,280.00	3	2	1200	2005	\$1,500.00	\$18,000.00		5/31/25	\$2,200	PHA Lease
1748 South Orianna St Philadelphia, Pa 19148	PAPH2467140	\$545,000.00	\$394,300.00	\$5,519.00	2/2	1/1	1,905	2022	\$2,900.00	\$34,800.00		4/30/26	\$1,830	In use as a duplex and individually metered, not properly zoned. 1st floor tenant on standard PAR lease, 2nd floor PHA
1749 South 4th St Philadelphia, Pa 19148	PAPH2473242	\$545,000.00	\$80,000.00	\$1,120.00	2/2	1/1	1,792	2022	\$3,576.00	\$42,912.00		8/31/26	\$1,830	In use as a duplex and individually metered, properly zoned.
5412 Norfolk St Philadelphia, Pa 19143	PAPH2467760	\$345,000.00	\$134,000.00	\$1,876.00	3	1	1260	2021	\$1,675.00	\$20,100.00		6/30/25	\$1,780	Standard Lease
623 Mckean St Philadelphia, Pa 10148	PAPH2467764	\$475,000.00	\$305,800.00	\$4,281.00	5	2	1,660	2020	\$2,200.00	\$26,400.00		7/25/25	\$2,886	PHA Lease
1226 N Hollywood St Philadelphia, PA 19121	PAPH2467776	\$345,000.00	\$172,400.00	\$2,413.00	3	1.5	958	2022	\$1,650.00	\$19,800.00		5/31/25	\$2,200	Standard lease
6107 Noble St Philadelphia, PA 19151	PAPH2470684	\$290,000.00	\$96,400.00	\$1,349.00	1/1	1/1	1508	2021	listed	\$0.00		NA	\$2,030	Just listed both units for rent. Duplex is individually metered, not properly zoned. Seller has had PHA leases throughout ownership.
		\$8,265,000.00							\$47,291.00	\$567,492.00			\$62,390	
Current Monthly Rent Roll- \$47,291.00														
Projected Monthly Rent Roll - \$62,390.00*														
Current Annual Rent Roll- \$567,492.00														
Projected Annual Rent Roll- \$748,680.00*														
6% current vacancy														
*Using PHA Rent Standards														