



Commercial Mixed-Use Triplex | Owner-Occupied or Investor | MixedUseCommercial.com

Mixed-Use Commercial Triplex

AVAILABLE FOR SALE
\$299,000 | MIXED-USE TRIPLEX
COMMERCIAL SPACE & TWO
RESIDENTIAL APARTMENTS

OXFORD CIRCLE INVESTMENT OPPORTUNITY

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INVESTOR ENTREPRENEUR ALERT

- ❖ Established Mixed-Use Commercial Property For Sale on a prominent corner with high traffic counts in the Oxford Circle Area of Philadelphia. Good for either owner-occupant or investor. Total Annual Income: \$37,744, 5% Residential Vacancy, 20% Expenses, NOI \$29,882, ROI is 21% of 75% LTV Investment. DSCR is 2.13. This leveraged model generates a 10% CAP at the asking price. The property contains one one-bedroom (Section-8) and one studio apartment, both with hardwood floors, good kitchen, and bath, electric heat; plus one 1,275 SF commercial retail space actively used as a pizzeria. Separate meters. Essentially, the present residential income covers the mortgage, so the commercial component can be managed as the money-maker. Sale of real estate only, no commercial fixtures. Existing commercial tenant is open to a negotiable exit or a renewed multi-year lease. Manifest your dream. Call for additional details, property brochure or appointment.



Charles Balducci

MixedUseCommercial.com

REALTOR - Keller Williams Realty Center City
EXPERIENCE ISN'T EXPENSIVE, IT'S PRICELESS!

Office: (215) 627-3500
Cell: (215) 531-2000
charlesbalducci@gmail.com

1059 Van Kirk St, Philadelphia, PA 19149

Commercial

Active

\$299,000



MLS #: 7059376
Tax ID #: 352120600
Block / Lot: 34
County: Philadelphia
MLS Area: 19149 (19149)
Subdiv / Neigh: Oxford Circle
School District: [Philadelphia](#)
Building / Center
Building Sq Ft: 2,400
Buildings/Units
Leased Units
Type: Apartment Building, Commercial, Investment, Restaurant, Retail Space

Land Only: No
Zoning: RM1
Land Use: T30
Ownership: Fee Simple
Age: 92
Acres / Sq Ft: .04 / 1,742
Aprox Dim: 25X70
Waterfront: No
Taxes / Year: \$2,207 / 2017
Assessment: \$157,700
Stories: 2.0

Recent Change: 09/26/2017 : NEW Listing : ->ACT

Sale / Lease Information

Sale or Lease	Sale	Sq Ft Available:	Date Available:
Price per Sq Ft:	\$124.58	Annual Lse Prc / Sq Ft	Min Lease (Months)
Gross Annual Income		Monthly Lease Price:	Lease Type:
Total Expenses:		Annual Lease Price:	Terms of Tenancy:

Features

Sale / Lease Include: Land and Building • **Building / Business:** Apartment Building, Commercial, Investment, Restaurant, Retail Space • **Lot / Location:** Corner Location, Urban LocationLevel Lot, Traffic Count: 20000+ • **Exterior:** Brick Exterior, Flat Roof, Block/Brick Foundation • **Interior:** , Wood Floors, 3000 PSI Flooring • **Utilities:** Cable TV, Electric, Gas, Phone, Public Water, Public Sewer, Baseboard, Central Air, Electric HVAC, Heat Pump, Wall/Window AC, 200-300 Amps, Electric Hot Water • **Lease Includes:** • **Tenant Pays:** • **Exclusions:** Commercial Fixtures

Remarks

Agent: Download Financial Worksheet • **Public:** Investor Entrepreneur Alert: Established Mixed-Use Commercial Property For Sale on a prominent corner with high traffic counts in the Oxford Circle Area of Philadelphia. Good for either owner-occupant or investor. Total Annual Income: \$37,744, 5% Residential Vacancy, 20% Expenses, NOI \$29,882, ROI is 21% of 75% LTV investment. DSCR is 2.13. This leveraged model generates a 10% CAP at the asking price. The property contains one one-bedroom (Section-8) and one studio apartment, both with hardwood floors, good kitchen, and bath, electric heat; plus one 1,275 SF commercial retail space actively used as a pizzeria. Separate meters. Essentially, the present residential income covers the mortgage, so the commercial component can be managed as the money-maker. Sale of real estate only, no commercial fixtures. Existing commercial tenant is open to a negotiable exit or a renewed multi-year lease. Manifest your dream. Call for additional details, property brochure or appointment.

Showing

Appointment Phone: (267) 250-8988

Showing Features 24 Hour Notice, Call To Show, List Agent Must Accompany

Directions: Prominent Corner @ Oxford Ave

Listing Office

[Keller Williams Realty Center City](#) (KELWLMCC)
1619 Walnut Street 5F, Philadelphia, PA 19103
Phone: (215) 627-3500 Fax: (215) 627-6525

Agents

Listing Agent: [Charles Balducci \(60014047\)](#)
(215) 531-2000
Co-Listing Agent: [Pearce Vazquez \(60061722\)](#)
Co-Listing Phone: (215) 627-3500

Compensation

Buyer Broker:	3.0	Sub Broker:	Trans Broker:	Dual / Var Comm:	No
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Listing Information

Listing Date:	09/26/2017	Short Sale/REO:	No/No	Prospects Excl'd:	No	Orig Price:	\$299,000
Agreement:	ER	Owner:	Keller Williams Center City Client	Contingency:		DOM / PMP:	1 / 1
Possession:	Immediate	Sign:	No	Off Market:		Last Mod:	09/26/2017

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BAND OF INVESTMENT WORKSHEET | MIXED-USE | 1059 VanKirk PLAN-A INVESTOR OWNED

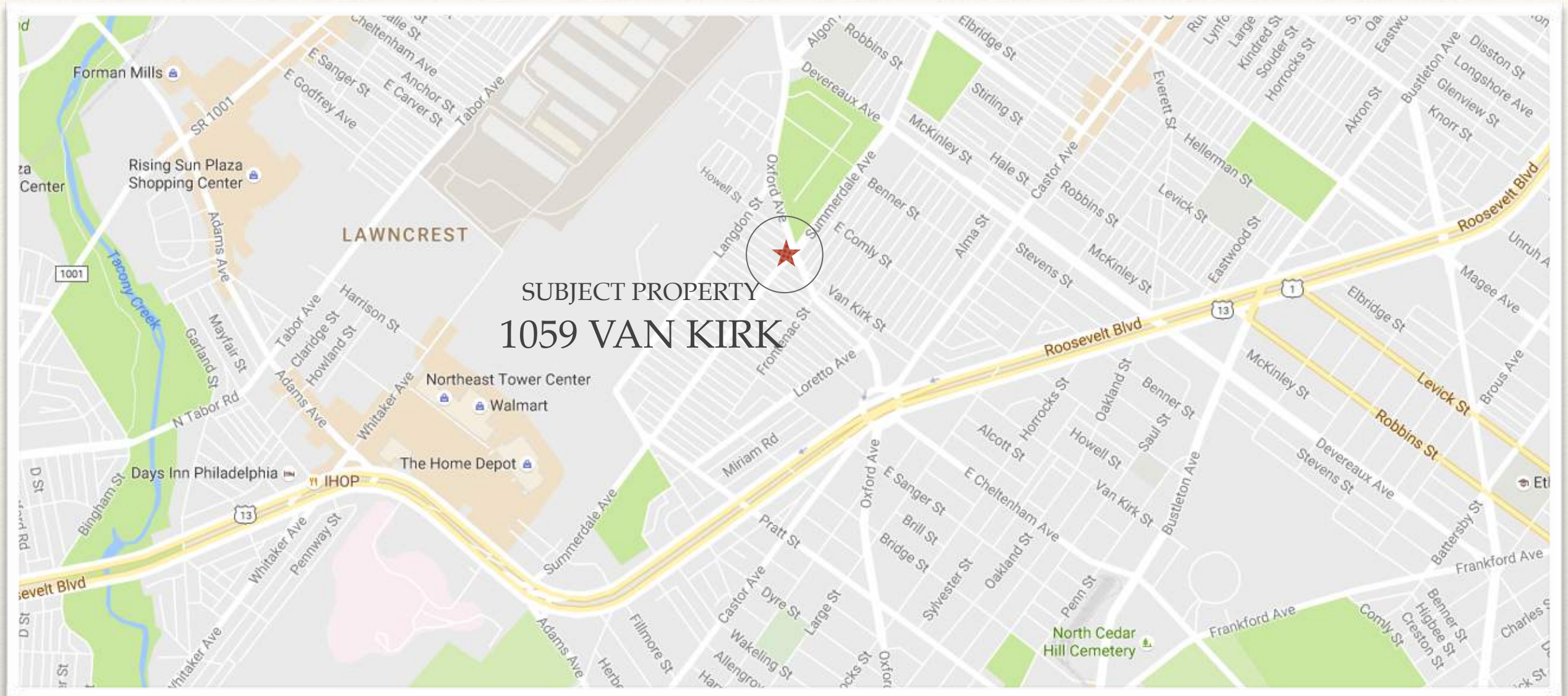
		LOAN FACTOR	LTV	MORTGAGE	RATE %	AMORTIZATION
LENDER RETURN	4.69%	0.0625977	75.00%	\$1.00	4.75	30
		C/C ROI %	INVESTMENT %			
BUYER RETURN	3.75%	15.00%	25.00%			
		NOI	MARKET VALUE	Acquisition	Development Costs	
CAP (BOI)	8.44%	\$28,082	\$332,538		\$0	
CAP (ACTUAL)	9.39%	\$28,082		\$299,000		
	DOUBLE-CHECK INVESTMENT MARKET VALUE			ACTUAL CASH FLOW WORKSHEET PLAN-A		
ACQUISITION		\$299,000		SPACE	RESIDENTIAL	Commercial
INVESTMENT		\$74,750		SQUARE FEET	1,125	1,275
MORTGAGE		\$224,250		LEASE/SF	\$14.95	\$15.00
				GROSS INCOME	\$16,819	\$19,125
INVESTMENT		\$74,750				
C/C RETURN \$		18.79%		GPI	\$16,819	\$19,125
PROFIT		\$14,045		VACANCY	5.00%	0
				GAI	\$15,978	\$19,125
NOI		\$28,082		EXPENSES	20.00%	
PROFIT		\$14,045			\$7,021	
DEBT SERVICE		\$14,038		NNN		
LOAN FACTOR		0.0625977		NOI	\$28,082	
MORTGAGE		\$224,250		DEBT SERVICE	\$14,038	
				DSCR	2.00	
				PROFIT	\$14,045	
				INVESTMENT	\$74,750	
				P/I C/C ROI	18.79%	
EXPENSES						
PROPERTY TAX		\$2,273				
INSURANCE		\$2,400		Acquisition		
MAINTENANCE		300		Construction		
WATER-SEWER		1,750		Other		
ELECTRIC		420		Soft Costs		
OTHER		150		TOTAL DEVELOP	\$0	
TOTAL EXPENSES	19.15%	\$6,723				

BASED ON ASKING PRICE | \$299,000

Charles Balducci 215.531.2000
philadelphiacommercial@gmail.com
PhiladelphiaStructure.com



All information contained in this worksheet is offered in good faith from sources deemed reliable and serves simply as a heuristic model. No further representations or warranties are given nor implied. All prospective clients should consult with their financial advisor, partner, and attorney. Although deemed accurate and useful, this information is governed by assumptions and subject to errors, omissions and changes without notice.



TRIPLEX | MixedUseCommercial.com

Oxford Circle Investment Opportunity

- ❖ This is a strategic location on a prominent corner offering multiple intersections with high traffic counts



TRIPLEX | MixedUseCommercial.com

Oxford Circle Investment Opportunity

- ❖ Possible Uses: Commercial Space Can Used for Numerous Retail Options.

INQUIRIES: 267.250.8988

Mixed-Use Investment Opportunity | 1059 Van Kirk | Oxford Circle

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Represented by: Pearce Vasquez: c. 267.250.8988 | See >>> MixedUseCommercial.com



Charles Balducci, c. 215.531.2000
Commercial Associate | Investment & Development Specialist

Pearce Vazquez c. 267.250.8988
Realtor



Keller Williams Center City Real Estate
1619 Walnut Street, Suite 500
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Structure

PHILADELPHIA



Commercial Real Estate Services For Small Business Owners and Private Investors

Philadelphia 'Structure' offers professional commercial real estate services to private individuals, investors, developers, and small business entrepreneurs in the core of Center City Philadelphia. We work closely to represent buyers and sellers, lessors and lessees to protect equity and turn a profit. We maintain a keen pulse on the marketplace and develop cash flow financial models to identify an effective fit that will achieve your desired goals.

If you want to locate a great new commercial property to add to your portfolio, or acquire land or a warehouse to develop contact us pronto. On the other side of the table, if you are thinking of selling a multi-family property or selling or leasing a mixed-use retail or a commercial office property, a warehouse, an industrial site, or wish to sell land for development, feel free to contact us for a no obligation consultation. **CHARLES BALDUCCI | PHILADELPHIASTRUCTURE.COM**

215.798.8100

Structure

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215.531.2000 | Charles Balducci

'EXPERIENCE ISN'T EXPENSIVE, IT'S PRICELESS!'



We get that things change and you need to turn a profit!

We are commercial and investment property specialists serving small business entrepreneurs and want to represent your real estate interests. It's a smart move to contact us for a confidential consultation. We will review the details and develop an action plan that fits your requirements.

Charles is a seasoned commercial associate. Equipped as an astute analyst and strategic thinker he provides expert investment guidance to multifamily clients, rehab investors, and developers with a vision. He also serves boutique commercial office and retail clients and the creative community who often present unique requirements for the use of warehouse or commercial space. Skilled in cash flow and discounted cash flow financial metrics.

Billions of dollars are now pouring into America from foreign investors. So in additions to the standard commercial marketing Charles offers **GPS** marketing services as a 'Global Property Specialist' and will add your property to the Global MLS database syndicated to hundreds of websites around the world to expose it to the international crowd like China, Canada, Mexico, Great Britain, Italy, Israel, and India to name a few. His GPS service links him directly with various participating agents around the globe. These agents then connect him with their clients who want to purchase a commercial property in Philadelphia.

KELLER WILLIAMS CENTER CITY REAL ESTATE

o. 215.627.3500

1618 Walnut Street Philadelphia, PA 19103