



Greysteel



Penn Street Flats

4834 Penn Street | Philadelphia, PA

OFFERING SUMMARY

Investment Summary

	Building 1	Building 2
Year Built/Renovated	1940/2015	2016
Units	6	19
Construction	Stick Built over Concrete Slab	
Total Rentable SF	3,500	9,975
Average Unit Size	583	525
Average Market Rent	\$750	\$800

Unit Mix Summary

Unit Type	No. of Units	Total Rentable SF	Effective Rent/Unit	Market Rent/Unit
1 BDR (Building 2)	19	9,975	\$800	\$800
1 BDR (Building 1)	4	2,100	\$725	\$725
2 BDR (Building 1)	2	1,400	\$800	\$800
Totals/Wtd. Averages	25	13,475	\$788	\$788



Brand New Construction in a Revitalizing Area

The Property includes a brand new construction featuring all-electric units in an area poised to experience increasing mixed-use and repurposing development due to favorable rezoning.



Bustling Commercial Corridor

With a WalkScore of 90, the Frankford neighborhood is adequately served by commercial activity with over 36,000 square foot of existing retail per 1,000 residents.



Transit-Oriented Location

Less than 0.5 miles from the Property, the Frankford Transportation Center is the second busiest station on SEPTA's Market-Frankford line with over 16,000 daily foot-traffic.



Active and Growing Community

Home to an eclectic mix of retail, repurposed workspace, schools, recreational centers, and affordable living, Frankford is en route to a major transformation in conjunction with strengthening pro-community developments.



AREA MAP

EDUCATION

- ① St. Lucy Day School for Children with Visual Impairments (0.4 Miles)
- ② G & Hunting Park Elementary School (0.8 Miles)
- ③ Frankford High School (0.8 Miles)
- ④ Barton Clara School (1.2 Miles)
- ⑤ Temple University (4.8 Miles)

HOSPITALS

- ⑥ Aria – Jefferson Health, Frankford Campus (<0.1 Mile)
- ⑦ Cancer Treatment Centers of America at Eastern Regional Medical Center (0.8 Miles)

- ⑧ Friends Hospital (0.8 Miles)
- ⑨ St. Christopher’s Hospital for Children (2.4 Miles)
- ⑩ Temple University Hospital (3.7 Miles)
- ⑪ Children’s Hospital of Philadelphia (7.6 Miles)

SHOPPING

- ⑫ Family Dollar Store (0.8 Miles)
- ⑬ Northeast Tower Center (1.0 Miles)
- ⑭ Roosevelt Mall (2.3 Miles)
- ⑮ Cottman-Bustleton Center (2.3 Miles)

TRANSIT

- ⑯ Frankford Transportation Center (0.4 Miles)
- ⑰ Arrot Transportation Center (<0.1 Mile)



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