

Offering Summary

For Sale | Opportunity Zone Sites

Philadelphia Commercial Property Portfolio



PRESENTED BY:

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Investment Highlights

Colliers International is pleased to offer for sale a portfolio of income producing properties (809-43 N. 48th Street & 801-807 N. 48th Street, 4011-4019 Market Street, 219 E. Lehigh Avenue, and 719-799 W. Girard Avenue) located throughout the City of Philadelphia. This offering presents investors or developers a valuable opportunity to establish a foothold in increasingly desirable and rapidly transforming areas with the advantages of Federal Opportunity Zones and the value-add of minimal holding cost.

Opportunity Zone Investments

All four properties are located within Federal Opportunity Zones, special districts of land designated by the federal government as areas eligible for preferential tax treatment on new investments. Key advantages for qualifying investors include the deferral of capital gains taxes until 2026, a reduction of capital gains taxes by up to 15% after seven years of investment (or 10% after five years) as well as zero tax on gains earned from appreciation of an Opportunity Fund after 10 years of investment. *A primer on OZ benefits can be found on page 32.*

Logical Locations Primed for Future Development

The sites of this portfolio all bear in common one thing: a position on the periphery of well-established and rapidly growing neighborhoods. The City's largest medical and educational institutions, cultural destinations, exciting up and coming mixed-use and residential developments and highly regarded restaurants and bars are just some of the notable influencers on these sites.



3.0 University Place, The Poplar, Penn Presbyterian Hospital - site influencers that sit within a few blocks of properties of the portfolio.

Specifically, the explosive growth of Philadelphia's University City has been steadily progressing in a northwest trajectory making a beeline toward the western portion of the portfolio while the excitement and momentum of the Riverwards in the northeastern corner of the city will continue to drive interest towards the Lehigh site. 7th and Girard sits prominently on a well-trafficked cross-city arterial route between Fishtown and Northern Liberties to the East, Callowhill and Rail Park to the South, and the Broad Street corridor and Francisville neighborhood revivals to the West. A \$100M redevelopment of the former Quaker building into The Poplar within eyesight solidifies it as an outstanding chance for those seeking highly desirable real estate locations of the imminent future.

Income Producing Properties

The tenants in place are established businesses or governmental agencies, providing valuable income and security, thereby reducing risk and carry cost to potential purchasers with development intent. The current NOI for the portfolio is \$1,052,238.

809-43 N. 48th & 801-807 N. 48th



4011-4019 Market St



219 East Lehigh Ave



719-799 W. Girard Ave



BUILDING SF	34,205	9,900	29,100	40,002
LAND AREA	74,740	17,737	46,149	27,657
ACRES	1.72	0.41	1.06	0.63
ZONING	CA-2	CMX-4	ICMX	CMX-2.5
TAXES (2019)	\$23,494.88	\$13,346.66	\$39,453.79	\$71,194.20

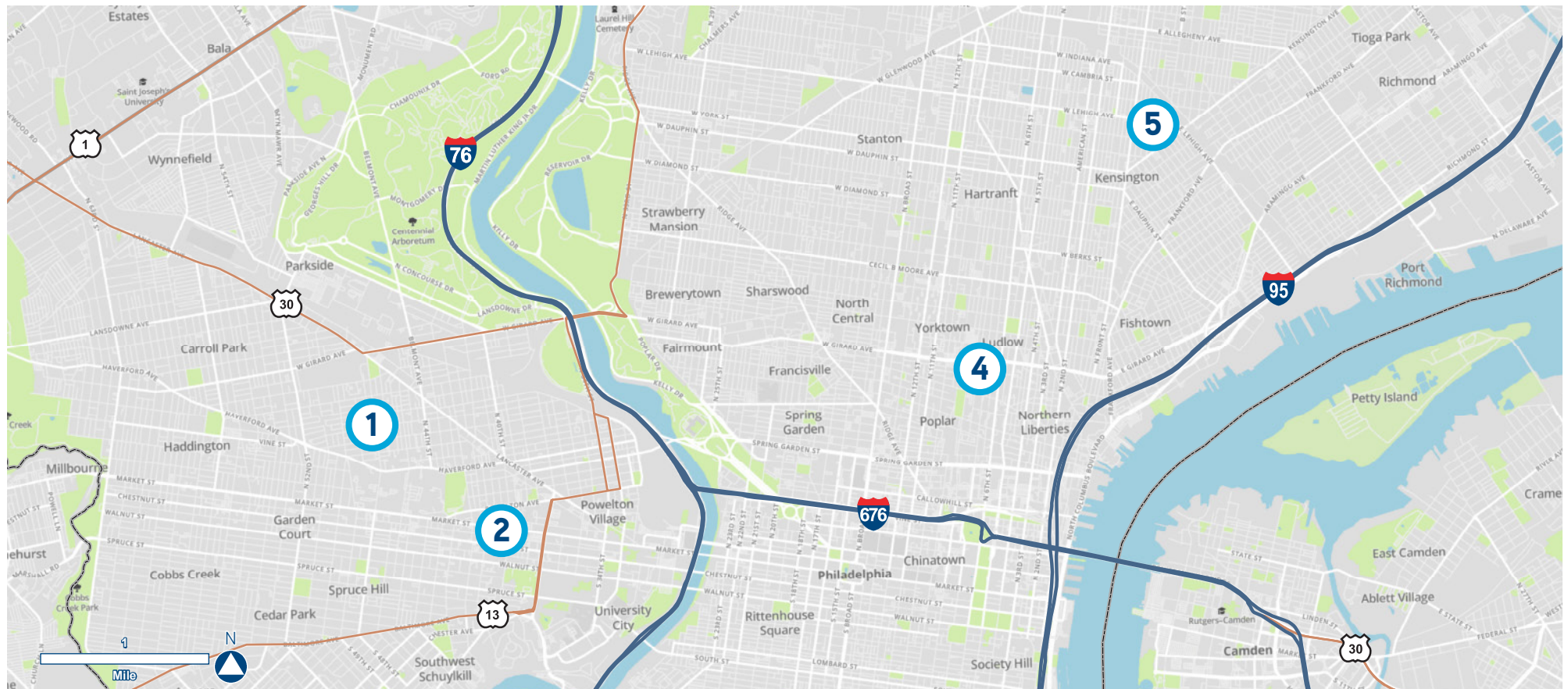
PORTFOLIO
TOTAL

113,207

166,283

3.82

\$147,489.53



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Philadelphia Commercial Property Portfolio: 809-43 N. 48th Street & 801-807 N. 48th Street, 4011-4019 Market Street, 219 E. Lehigh Avenue, and 719-799 W. Girard Avenue ("the Property") It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Philadelphia Commercial Property Portfolio or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

CONTACT

Further information can be obtained via the Owner's Exclusive Agent:

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