

FOR SALE

OPPORTUNITY ZONE REAL ESTATE

800 SPRING GARDEN STREET

PHILADELPHIA, PA
HOME OF THE PHILADELPHIA TRAFFIC COURT



INVESTMENT HIGHLIGHTS

- 100% Leased to the First Judicial District of Commonwealth of PA Operating as Philadelphia Traffic Court
- Lease Expires February 28, 2024
- NOI \$905,000.00
- Opportunity Zone

OPPORTUNITY ZONE STRATEGY

- Invest \$18.5 Million from Qualified Opportunity Fund for an 89% Interest in the Property
- Net Operating Cash Flow of \$905,000 would be Split as Follows
 - New Investors: 89% \$805,450.00
 - Old Investors: 11% \$ 99,550.00
- \$1.5 Million (the Adjusted Cost of the Property and the Minimum Amount Required to Invest for Improvements to the Property over the Next 30 Months to Qualify for the Opportunity Zone Investment)
- The Remaining \$17 Million will be used to Purchase the 89% Ownership Interest
- The Improvements should Increase Income and Cash Flow

BUILDING SUMMARY

- Gross Building: 85,000 SF, 2 Stories
- Percent Leased: 100%
- Land Area: 1.61 Acres
- Parking: 32 Surface Spaces
- Zoning: CMX-3
- Improvements: Recent Expansion
- Northern Zone of Philadelphia Center City Business District (CBD)



120-124 E. Lancaster Avenue - Suite 101 - Ardmore, PA - 19003
T. 215-557-9900 F. 215-701-3839
www.eusrealty.com