

ASSIGNMENT OF CONTRACT

6229 Race St. Philadelphia, PA 19139

Asking Price: \$165,000



Images courtesy of Christian Rich



By The Numbers

- Current AS-IS value: \$190,000
- Purchase Price: \$165,000



Highlights

- Finished basement, central AC
 - Turn-key / Light Rehab
- Great rental or flip opportunity



Photos Link

<https://photos.app.goo.gl/Joi441hFDDhsZRz56>



Property Details

- Beds: 3
- Baths: 1.5
- Square Footage: 1,042 sqft
- Lot Size: 750 sqft
- Year Built: 1925
- Zoning: Residential
- Stories: 2
- Heat: Baseboard, electric. Condition and age approx. 4 years old.
- Cooling: Central AC. Condition and age approx. 4 years old.
- Electric: 200 Amp Age unknown.

- Plumbing: Mix. Upgraded about 4 years ago.
 - Water: Public
 - Sewer: Public
 - Roof: Shingle, Age unknown. No Leaks
 - Foundation: Masonry
 - Windows: Vinyl, double pane
 - Water Heater: Electric. Condition and age unknown.
 - Garage: None
 - Features: Finished basement
 - Flooring: Mixed, LVP and Tile
 - Flood Zone: No
 - Mold Noted: No
 - Water Damage: No
 - Water in Basement: No
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Comparable Sales

**these comps are all pulled from Zillow.com, we recommend any potential investor do their own due diligence and use these as a point of reference only*

Comps:

<https://drive.google.com/file/d/120DK69dHbHJf39e05sMrY7DrWv5ux1Z2/view?usp=sharing>

ARV (After Repair Value) Estimate

Average PPSF: \$192

Subject Property Finished Sqft: 1,042

ARV Estimate: \$195,000 - \$205,000



Town Overview

- **Economic/Jobs:** West Philadelphia is a diverse area with a mix of residential, commercial, and educational sectors that influence its economy. Historically, the neighborhood has been a blend of working-class and middle-class communities, with a strong presence of universities and medical institutions. West Philadelphia's economy is shaped by a blend of academic, medical, and small business sectors, with opportunities in education, healthcare, and tech.
- **Education:** Education in West Philadelphia is shaped by a combination of public schools, higher education institutions, and community-based programs. Collaboration between local universities and schools like St. Joseph's provides students with access to mentorship, scholarships, and enrichment programs.
- **Lifestyle & Amenities:** West Philadelphia offers a vibrant, diverse lifestyle with a mix of urban energy, cultural richness, and community-focused amenities. The area has evolved in recent years, blending a long-standing history with modern developments, and it appeals to a wide range of residents, from students and professionals to families and longtime locals. West Philadelphia's lifestyle is a dynamic mix of urban living, cultural richness, and educational influence. Its diverse population, affordable housing options, and proximity to green spaces make it an attractive place to live. With its range of amenities, from healthcare to shopping to recreation, West Philly offers a well-rounded, community-focused lifestyle



Contact Us to Schedule a Walkthrough

The Morrow Wargo Group

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