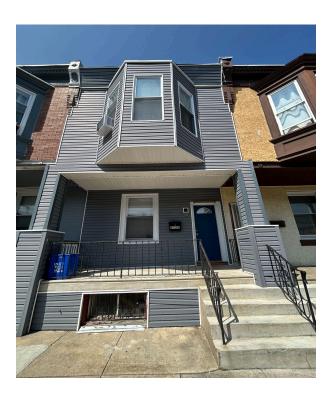


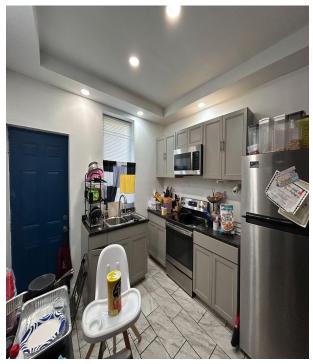


ASSIGNMENT OF CONTRACT

6229 Race St. Philadelphia, PA 19139

Asking Price: \$165,000





Images courtesy of Christian Rich





💰 <mark>By The Numbers</mark>

• Current AS-IS value: \$190,000

Purchase Price: \$165,000



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



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

🏡 **<u>Property Details</u>**

Beds: 3Baths: 1.5

Square Footage: 1,042 sqft

Lot Size: 750 sqftYear Built: 1925Zoning: 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: PublicSewer: Public

Roof: Shingle, Age unknown. No Leaks

• Foundation: Masonry

Windows: Vinyl, double pane

• Water Heater: Electric. Condition and age unknown.

Garage: None

Features: Finished basementFlooring: Mixed, LVP and Tile

Flood Zone: NoMold Noted: NoWater Damage: No

Water in Basement: No



*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







- **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

Christian Rich(Direct): 610-509-8391

• Email: crich@morrowwargo.com

• Team Line: 484-791-6200

Email: admin@morrowwargo.comWebsite: www.morrowwargo.com







ORAL CONSUMER NOTICE:

We are agents, but not YOUR agent until a representation agreement is signed. Real Estate Law requires us to provide a written notice describing various business relationships you may have with a real estate licensee. Information shared at this time is not confidential unless a business relationship is established.

HOLD HARMLESS ACKNOWLEDGEMENT:

All investment data is for informational purposes only. Real estate investment carries inherent risk. The Melito & Koch Team and associated entities are not liable for any reliance on the data provided. Always conduct your due diligence and consult financial/legal advisors.

DUE DILIGENCE:

This deal must be analyzed individually. Investment returns are not guaranteed. All investors should conduct their due diligence. The Melito & Koch Team, Realty ONE Group Supreme, and associated parties are not liable for any inaccuracies or reliance on this information.