

# OFFERING MEMORANDUM

## ARDMORE COURT VENTURES



# ARDMORE COURT EXECUTIVE SUMMARY

ARDMORE COURT VENTURES

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ABOUT THE SPONSOR  
OBJECTIVES

INVESTCO<sub>LLC</sub>

## ABOUT THE SPONSOR

### INVESTCO LLC

Investco LLC (the Sponsor) is a small group of like minded investors focused on results. Our mission is to identify, acquire and develop class B & C multifamily assets in close proximity to transportation and major employment centers. Investco believes that the current economic environment offers significant opportunities for the multifamily investor. Our business model is focused on providing our investors with solid annual cash returns (distributed quarterly) and managing the asset effectively to achieve long term capital appreciation. We accomplish this by acquiring income producing multi-family assets with value add opportunity in markets that have demonstrated solid growth and economic achievement. The principals in Investco have more than 30 years experience in the real estate industry working in leadership positions for some of the nation's top private investors, developers, brokerage, and managers of large scale real estate projects. Investco was formed to provide a real estate investment vehicle to select individuals in markets where the principals have intimate knowledge. Investco and related affiliates currently own and manage in excess of 40 properties made up of several single, multifamily, and walk up buildings in Delaware County and the City of Philadelphia

# INVESTCO<sub>LLC</sub>

## OBJECTIVES

The Sponsor plans to acquire Ardmore Court of Lansdowne which is a 34 unit apartment building located in the Borough of Lansdowne, (Delaware County). The Sponsor is seeking \$800,000 in Class A Preferred Equity. The Sponsor will guarantee an annual 8.0% cash on cash return (6% current pay, 2% deferred) to Preferred Equity holders. Preferred equity holders will have a five year hold. In year 5 they will have the option to be bought out at 1.08 which equates to a 9.6% guaranteed cash on cash return over the five year hold or extend their investment for another 5 years. See the attached proforma. The sponsor will open the investment opportunity to International Investors and Qualified Retirement Funds. The asset will be acquired by September 30, 2019. The debt terms will vary depending on market conditions but a 4.25% ten year loan amortizing over 30 is expected and has been used for proforma purposes.

Minimum investment of \$100,000.

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## ARDMORE COURT VENTURES FINANCIAL OVERVIEW

ARDMORE COURT VENTURES

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## FINANCIAL SUMMARY

### SOURCES & USES OF FUNDS

		\$ Amount
Senior Loan	80% LTV	\$2,470,000
Equity - Preferred		<u>\$800,000</u>
<b>Total Sources</b>		<b>\$3,270,000</b>
Purchase		\$3,100,000
Acquisition Fee	1%	\$31,000
Loan Fee	1%	\$24,700
Closing Cost/Escrows	3.5%	\$114,3000
Working Capital		\$0
Capital Expenditures		<u>\$0</u>
<b>Total Uses</b>		<b>\$3,270,000</b>

### SUMMARY

Total Units	34
Unit Mix (2 beds/1 beds/studio)	24 (70%)/8 (24%)/2 (6%)
Guaranteed COC – Preferred Equity	8.0%
Current Pay	6%
Deferred	2%
Equity Multiple – Preferred Equity 5 Year Hold	1.5
Equity Multiple – Preferred Equity – 10 Year Hold	2.3



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## YEAR 1 REVENUE & EXPENSE PER UNIT

### REVENUE BREAKDOWN PER UNIT

<b>Market Rent</b>	<b>\$11,322</b>
Bad Debt	(\$113)
Vacancy Loss & Other Adjustments	(\$340)
<b>Total Rental Losses</b>	<b>(\$453)</b>
<b>Net Rental Income</b>	<b>\$10,869</b>
<b>Other Income</b>	
Garage Income	\$0
Other Income	<u>\$116</u>
<b>Total Other Income</b>	<b>\$116</b>
<b>Total Revenue</b>	<b>\$10,985</b>

### EXPENSE BREAKDOWN PER UNIT

Salaries & Related	(\$927)
Marketing- Included Mgmt.	(\$0)
Repairs & Maintenance	(\$419)
Administrative	(\$163)
Turnover	(\$35)
Management Fees	(\$330)
Utilities	
Water/Sewer	(\$353)
Electricity	(\$71)
Sanitation & Other	(\$130)
Total	(\$554)
Real Estate Taxes	(\$1,977)
Insurance	<u>(\$506)</u>
<b>Total Expenses</b>	<b>(\$4,911)</b>

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## 10 YEAR OPERATING PROJECTION

### RENTAL INCOME

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	TOTAL
Rent Tenant	384,960	396,509	404,439	412,528	420,778	429,194	437,778	446,533	455,464	464,573	4,252,756
<b>TOTAL RENT</b>	<b>384,960</b>	<b>396,509</b>	<b>404,439</b>	<b>412,528</b>	<b>420,778</b>	<b>429,194</b>	<b>437,778</b>	<b>446,533</b>	<b>455,464</b>	<b>464,573</b>	<b>4,252,756</b>

### VACANCY/ NON-REVENUE

Less: Bad Debt	(3,850)	(3,965)	(4,044)	(4,125)	(4,208)	(4,292)	(4,378)	(4,465)	(4,555)	(4,646)	(42,528)
Less: Vacancy	(11,549)	(11,895)	(12,133)	(12,376)	(12,623)	(12,876)	(13,133)	(13,396)	(13,664)	(13,937)	(127,583)
<b>TOTAL VACANCY/ NON-REVENUE</b>	<b>(15,398)</b>	<b>(15,860)</b>	<b>(16,178)</b>	<b>(16,501)</b>	<b>(16,831)</b>	<b>(17,168)</b>	<b>(17,511)</b>	<b>(17,861)</b>	<b>(18,219)</b>	<b>(18,583)</b>	<b>(170,110)</b>

### NET RENTAL INCOME

	369,562	380,648	388,261	396,027	403,947	412,026	420,267	428,672	437,245	445,990	<b>4,082,646</b>
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### OTHER INCOME

Pet Fees	1,800	1,854	1,891	1,929	1,967	2,007	2,047	2,088	2,130	2,172	19,885
Late Fee	960	989	1,009	1,029	1,049	1,070	1,092	1,114	1,136	1,159	10,605
Move Out Damages	1,200	1,236	1,261	1,286	1,312	1,338	1,365	1,392	1,420	1,448	13,257
<b>TOTAL OTHER INCOME</b>	<b>3,960</b>	<b>4,079</b>	<b>4,140</b>	<b>4,202</b>	<b>4,307</b>	<b>4,415</b>	<b>4,525</b>	<b>4,638</b>	<b>4,754</b>	<b>4,873</b>	<b>43,894</b>

### TOTAL REVENUE

	373,522	384,727	392,401	400,229	408,254	416,441	424,792	433,310	442,000	450,863	<b>4,126,539</b>
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## 10 YEAR OPERATING PROJECTION CONTINUED

### OPERATING EXPENSES

#### **PAYROLL EXPENSE**

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	TOTAL
Management Salaries and Burden	7,800	7,898	7,996	8,096	8,197	8,300	8,404	8,509	8,615	8,723	82,537
Repairs Payroll	16,890	17,101	17,314	17,531	17,750	17,972	18,197	18,424	18,654	18,888	178,720
Payroll Taxes	1,865	1,889	1,912	1,936	1,960	1,985	2,010	2,035	2,060	2,086	19,738
Workers Compensation	1,153	1,167	1,182	1,197	1,212	1,227	1,242	1,258	1,273	1,289	12,200
Life/Disability	508	515	521	528	534	541	548	555	562	569	5,380
Health Insurance	2,321	2,350	2,379	2,409	2,439	2,470	2,501	2,532	2,563	2,596	24,560
Bonuses/Commissions	988	1,000	1,012	1,025	1,038	1,051	1,064	1,077	1,091	1,104	10,450
Uniforms	0	0	0	0	0	0	0	0	0	0	0
Travel Reimbursements	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL PAYROLL</b>	<b>31,525</b>	<b>31,919</b>	<b>32,318</b>	<b>32,722</b>	<b>33,131</b>	<b>33,545</b>	<b>33,964</b>	<b>34,389</b>	<b>34,819</b>	<b>35,254</b>	<b>333,585</b>

#### **GENERAL & ADMINISTRATIVE**

Management Fees	3%	11,206	15,389	15,696	16,009	16,330	16,658	16,992	17,332	17,680	18,035	161,326
Computer and Internet		300	304	308	311	315	319	323	327	331	335	3,174
Bank Fees		300	304	308	311	315	319	323	327	331	335	3,174
Accounting		1,500	1,519	1,538	1,557	1,576	1,596	1,616	1,636	1,657	1,677	15,872
Legal		1,200	1,215	1,230	1,246	1,261	1,277	1,293	1,309	1,325	1,342	12,698
Licenses & Permits		1,870	1,893	1,917	1,941	1,965	1,990	2,015	2,040	2,065	2,091	19,788
Postage/Shipping		120	122	123	125	126	128	129	131	133	134	1,270
Telephone Expense		240	243	246	249	252	255	259	262	265	268	2,540
<b>TOTAL G &amp; A EXPENSE</b>		<b>16,736</b>	<b>20,988</b>	<b>21,365</b>	<b>21,749</b>	<b>22,142</b>	<b>22,542</b>	<b>22,950</b>	<b>23,365</b>	<b>23,788</b>	<b>24,219</b>	<b>219,843</b>

#### **UTILITIES**

Electric - Common Area		2,400	2,430	2,460	2,491	2,522	2,554	2,586	2,618	2,651	2,684	25,396
Gas - Common Area		1,200	1,215	1,230	1,246	1,261	1,277	1,293	1,309	1,325	1,342	12,698
Water		12,000	12,150	12,302	12,456	12,611	12,769	12,929	13,090	13,254	13,420	126,980
Trash Removal		3,235	3,275	3,316	3,358	3,400	3,442	3,485	3,529	3,573	3,618	34,232
<b>TOTAL UTILITIES</b>		<b>18,835</b>	<b>19,070</b>	<b>19,309</b>	<b>19,550</b>	<b>19,795</b>	<b>20,042</b>	<b>20,293</b>	<b>20,546</b>	<b>20,803</b>	<b>21,063</b>	<b>199,306</b>

## 10 YEAR OPERATING PROJECTION CONTINUED

		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	TOTAL
<b>TAXES &amp; INSURANCE</b>												
Real Estate Taxes		67,211	77,293	78,259	79,237	80,228	81,230	82,246	83,274	84,315	85,369	798,660
Property & Liability Insurance		17,195	17,410	17,628	17,848	18,071	18,297	18,526	18,757	18,992	19,229	181,952
Other Taxes & Insurance		0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL TAXES &amp; INSURANCE</b>		<b>84,406</b>	<b>94,703</b>	<b>95,886</b>	<b>97,085</b>	<b>98,299</b>	<b>99,527</b>	<b>100,771</b>	<b>102,031</b>	<b>103,306</b>	<b>104,598</b>	<b>980,612</b>
<b>REPAIRS &amp; MAINTENANCE</b>												
Electrical	43.00	600	608	615	623	631	638	646	655	663	671	6,349
Fire Life Safety		3,000	3,038	3,075	3,114	3,153	3,192	3,232	3,273	3,313	3,355	31,745
General Maintenance Repairs		900	911	923	934	946	958	970	982	994	1,006	9,523
HVAC Repairs	123.00	900	911	923	934	946	958	970	982	994	1,006	9,523
Key and Lock Repairs		360	365	369	374	378	383	388	393	398	403	3,809
Landscape Services		6,300	6,379	6,458	6,539	6,621	6,704	6,788	6,872	6,958	7,045	66,664
Pest Control Services		1,200	1,215	1,230	1,246	1,261	1,277	1,293	1,309	1,325	1,342	12,698
Snow Removal Service		1,000	1,013	1,025	1,038	1,051	1,064	1,077	1,091	1,104	1,118	10,582
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>297</b>	<b>14,260</b>	<b>14,438</b>	<b>14,619</b>	<b>14,801</b>	<b>14,986</b>	<b>15,174</b>	<b>15,363</b>	<b>15,556</b>	<b>15,750</b>	<b>15,947</b>	<b>150,895</b>
<b>TURNOVERS</b>												
Cleaning - Tenant Responsible		1,200	1,215	1,230	1,246	1,261	1,277	1,293	1,309	1,325	1,342	12,698
<b>TOTAL TURNOVERS</b>		<b>1,200</b>	<b>1,215</b>	<b>1,230</b>	<b>1,246</b>	<b>1,261</b>	<b>1,277</b>	<b>1,293</b>	<b>1,309</b>	<b>1,325</b>	<b>1,342</b>	<b>12,698</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>166,961</b>	<b>182,333</b>	<b>184,727</b>	<b>187,153</b>	<b>189,613</b>	<b>192,107</b>	<b>194,634</b>	<b>197,195</b>	<b>199,791</b>	<b>202,422</b>	<b>1,896,938</b>
<b>NET OPERATING INCOME</b>		<b>206,560</b>	<b>202,394</b>	<b>207,674</b>	<b>213,076</b>	<b>218,641</b>	<b>224,334</b>	<b>230,158</b>	<b>236,115</b>	<b>242,208</b>	<b>248,441</b>	<b>2,229,601</b>

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## 10 YEAR OPERATING PROJECTION CONTINUED

### NON-OPERATING EXPENSES

#### IN UNIT/CAPX

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	TOTAL
Appliances - Stoves	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	11,000
Appliances - Refrigerators	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	13,000
Appliances - Washers and Dryers	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	11,000
Appliances - Microwave	200	200	200	200	200	200	200	200	200	200	2,000
Cabinets/Vanities	0	0	0	0	0	0	0	0	0	0	0
Carpet/Flooring	3,000	4,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	55,000
Common Areas/Hallway Upgrades	0	0	0	0	2,500	2,500	2,500	2,500	2,500	2,500	15,000
Electrical	1,500	0	0	0	0	0	0	0	0	0	1,500
HVAC	0	0	0	1,800	1,800	1,800	1,800	1,800	1,800	1,800	12,600
Land Improvements/Landscaping	500	0	0	0	0	0	0	0	0	0	500
Roof	0	0	0	1,500	0	0	0	1,500	0	1,500	4,500
Unit Renovations/Upgrades	0	0	0	2,000	0	2,000	0	0	0	0	4,000
Water Heaters	0	0	1,125	2,250	2,250	2,250	2,250	2,250	2,250	2,250	16,875
Windows	0	0	350	350	350	350	350	350	350	350	2,800
Less Reserve Reimbursements	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>8,700</b>	<b>7,700</b>	<b>11,175</b>	<b>17,600</b>	<b>16,600</b>	<b>18,600</b>	<b>16,600</b>	<b>18,100</b>	<b>16,600</b>	<b>18,100</b>	<b>149,775</b>
<b>DEBT SERVICE/PREFERRED RETURNS</b>											
Principal and Interest - Primary Loan	145,810	145,810	145,810	145,810	145,810	145,810	145,810	145,810	145,810	145,810	1,458,102
Preferred Return	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	480,000
<b>TOTAL DEBT SERVICE/PREFERRED RETURNS</b>	<b>193,810</b>	<b>193,810</b>	<b>193,810</b>	<b>193,810</b>	<b>193,810</b>	<b>193,810</b>	<b>193,810</b>	<b>193,810</b>	<b>193,810</b>	<b>193,810</b>	<b>1,938,102</b>
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>202,510</b>	<b>201,510</b>	<b>204,985</b>	<b>211,410</b>	<b>210,410</b>	<b>212,410</b>	<b>210,410</b>	<b>211,910</b>	<b>210,410</b>	<b>211,910</b>	<b>2,087,877</b>
<b>NET INCOME</b>	<b>4,050</b>	<b>884</b>	<b>2,689</b>	<b>1,665</b>	<b>8,231</b>	<b>11,924</b>	<b>19,748</b>	<b>24,205</b>	<b>31,798</b>	<b>36,531</b>	<b>141,724</b>

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## PREFERRED EQUITY RETURN ANALYSIS – 5 YEAR HOLD

Total Investment	\$	800,000
Whole Dollar Profit	\$	384,000
Total Cash Out Y5	\$	1,184,000
Multiple		1.5

### Current Pay

Annual 6% Guaranteed Current Pay Preferred Return

50% of Projected Excess Cash Flow Towards 2% Preferred Return Deferral

Payment 2% Deferred Preferred Accrual

Buy Out Year 5 At 1.08 (6.6% Cap on Year 5 NOI)

**Total Cash Distributions**

Average Cash On Cash

YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
48,000	48,000	48,000	48,000	48,000	240,000
2,025	442	1,345	833	4,115	8,759
0	0	0	0	71,241	71,241
0	0	0	0	64,000	64,000
<b>50,025</b>	<b>48,442</b>	<b>49,345</b>	<b>48,833</b>	<b>187,356</b>	<b>384,000</b>
6.25%	6.06%	6.17%	6.10%	23.42%	9.60%

### Deferred Returns

2% Deferred Preferred Return

Less Annual Payment Toward Deferred Preferred

**Total Deferred Preferred Accrual**

YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
16,000	16,000	16,000	16,000	16,000	80,000
(2,025)	(442)	(1,345)	(833)	(4,115)	(8,759)
<b>13,975</b>	<b>15,558</b>	<b>14,655</b>	<b>15,167</b>	<b>11,885</b>	<b>71,241</b>

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## SALES ANALYSIS – 5 YEAR

### SALE ANALYSIS - Sensitized by Cap Rate

Net Operating Income	Year 5
<b>Projected Capitalization Rate</b>	
Projected Sales Price	
Less: Estimated Sales + Closing Costs	2.00%
Less: Terminal Loan Balance (1st Mortgage)	
Plus: Reserve payback	
Less: Prepayment Penalty (Defeasance)	0.00%
Equals: Net Sales Price	
Less: Return of Original Equity	
Less Return of Deferred Preferred	
Equals: Net Proceeds after return of Original Investment	

-50 bps	-25 bps	Base Case	+25 bps	+50 bps
\$218,641	\$218,641	\$218,641	\$218,641	\$218,641
<b>5.85%</b>	<b>6.10%</b>	<b>6.35%</b>	<b>6.60%</b>	<b>6.85%</b>
3,737,451	3,584,277	3,443,164	3,312,741	3,191,838
(74,749)	(71,686)	(68,863)	(66,255)	(63,837)
(2,242,954)	(2,242,954)	(2,242,954)	(2,242,954)	(2,242,954)
0	0	0	0	0
0	0	0	0	0
\$1,419,748	\$1,269,637	\$1,131,346	\$1,003,532	\$885,047
(800,000)	(800,000)	(800,000)	(800,000)	(800,000)
(71,241)	(71,241)	(71,241)	(71,241)	(71,241)
<b>\$548,508</b>	<b>\$398,397</b>	<b>\$260,106</b>	<b>\$132,291</b>	<b>\$13,807</b>

**NOTES:** Acquisition Cap Rate - 6.35%

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## PREFERRED EQUITY RETURN ANALYSIS – 10 YEAR HOLD

Total Investment	\$ 800,000
Whole Dollar Profit	\$ 1,058,791
Total Cash Out Y10	\$ 1,858,791
Multiple	2.3

### Current Pay

Annual 6% Guaranteed Current Pay Preferred Return  
 50% of Projected Excess Cash Flow Towards 2% Preferred Return Deferral  
 Payment 2% Deferred Preferred Accrual  
 Payment Projected Excess Proceeds On Sale (6.6 Cap on Year 10 NOI)  
**Total Cash Distributions**

YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	TOTAL
48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	480,000
2,025	442	1,345	833	4,115	5,962	9,874	12,102	15,899	18,266	70,862
0	0	0	0	0	0	0	0	0	89,138	89,138
0	0	0	0	0	0	0	0	0	418,791	418,791
<b>50,025</b>	<b>48,442</b>	<b>49,345</b>	<b>48,833</b>	<b>52,115</b>	<b>53,962</b>	<b>57,874</b>	<b>60,102</b>	<b>63,899</b>	<b>574,194</b>	<b>1,058,791</b>
6.25%	6.06%	6.17%	6.10%	6.51%	6.75%	7.23%	7.51%	7.99%	71.77%	13.23%

Average Cash On Cash

### Deferred Returns

2% Deferred Preferred Return  
 Less Annual Payment Toward Deferred Preferred  
**Total Deferred Preferred Accrual**

YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	TOTAL
16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	160,000
(2,025)	(442)	(1,345)	(833)	(4,115)	(5,962)	(9,874)	(12,102)	(15,899)	(18,266)	(70,862)
<b>13,975</b>	<b>15,558</b>	<b>14,655</b>	<b>15,167</b>	<b>11,885</b>	<b>10,038</b>	<b>6,126</b>	<b>3,898</b>	<b>101</b>	<b>(2,266)</b>	<b>89,138</b>

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## SALES ANALYSIS – 10 YEAR

### SALE ANALYSIS - Sensitized by Cap Rate

Net Operating Income	Year 10
<b>Projected Capitalization Rate</b>	
Projected Sales Price	
Less: Estimated Sales + Closing Costs	2.00%
Less: Terminal Loan Balance (1st Mortgage)	
Plus: Reserve payback	
Less: Prepayment Penalty (Defeasance)	0.00%
Equals: Net Sales Price	
Less: Return of Original Equity	
Less Return of Deferred Preferred	
Equals: Net Proceeds after return of Original Investment	

-50 bps	-25 bps	Base Case	+25 bps	+50 bps
\$248,441	\$248,441	\$248,441	\$248,441	\$248,441
<b>5.85%</b>	<b>6.10%</b>	<b>6.35%</b>	<b>6.60%</b>	<b>6.85%</b>
4,246,860	4,072,808	3,912,461	3,764,262	3,626,880
(84,937)	(81,456)	(78,249)	(75,285)	(72,538)
(1,962,258)	(1,962,258)	(1,962,258)	(1,962,258)	(1,962,258)
0	0	0	0	0
0	0	0	0	0
\$2,199,665	\$2,029,094	\$1,871,954	\$1,726,719	\$1,592,085
(800,000)	(800,000)	(800,000)	(800,000)	(800,000)
(89,138)	(89,138)	(89,138)	(89,138)	(89,138)
<b>\$1,310,527</b>	<b>\$1,139,956</b>	<b>\$982,816</b>	<b>\$837,581</b>	<b>\$702,947</b>

**NOTES:** Acquisition Cap Rate - 6.35%

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## PROPERTY OVERVIEW

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ARDMORE COURT VENTURES

EXECUTIVE SUMMARY  
MAJOR RENOVATIONS  
LOCATION MAP  
RENT COMPARABLES  
RENT COMPARABLES MAP

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## EXECUTIVE SUMMARY



- **PURCHASE PRICE:** \$3,100,000
- **PRICE PER UNIT:** \$91,176

### PROPERTY OVERVIEW

Built in 1961, this all brick, well maintained property contains 34 separately metered apartments and is currently 100% occupied. Conveniently located in Lansdowne, Delaware County, residents can walk to the nearby SEPTA Regional Rail stop.

### INVESTMENT HIGHLIGHTS

In-unit washers and dryers  
Strong Unit Mix  
Separately metered for gas and electric

### LOCATION HIGHLIGHTS

Proximity to two major hospitals  
Transit Oriented Location

### KEY FACTS

Address: 119 W. Baltimore Ave.,  
Lansdowne, PA 19052

### YEAR BUILT

1961

### SITE

0.92 ACRES

### RESIDENTIAL UNITS

34

### AVERAGE IN PLACE RENTS

\$950

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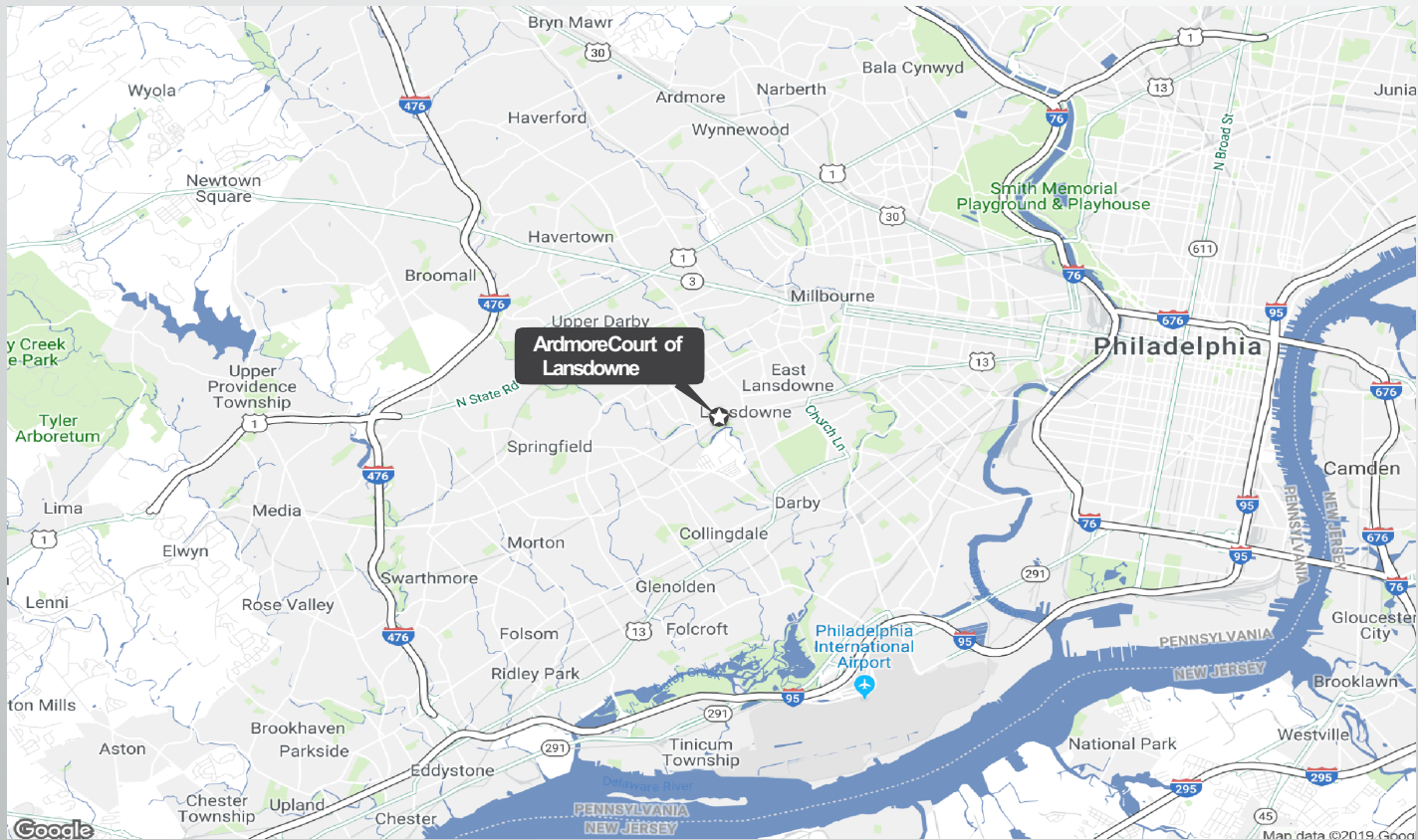
## MAJOR RENOVATIONS

- Electric upgrades: new 100-amp-service breaker panels and meter boxes with disconnects (32 units)
- Individual gas-fired boilers and hot-water heaters for each apartment (installed in the past 8 years) (new PECO gas meters)
- Washer and dryer (27-inch stacked) were installed with new plumbing and venting in 29 units (85% of the units)
- Kitchens and Baths were gut-renovated within the past 8 years (85% of the units) including new plumbing with shut-off valves for each fixture and each apartment
- Appliance package in renovated apartments includes refrigerator, electric range, microwave oven above range, washer and dryer
- New roofs in 2010
- New energy-efficient vinyl windows installed in 2011



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## LOCATION MAP



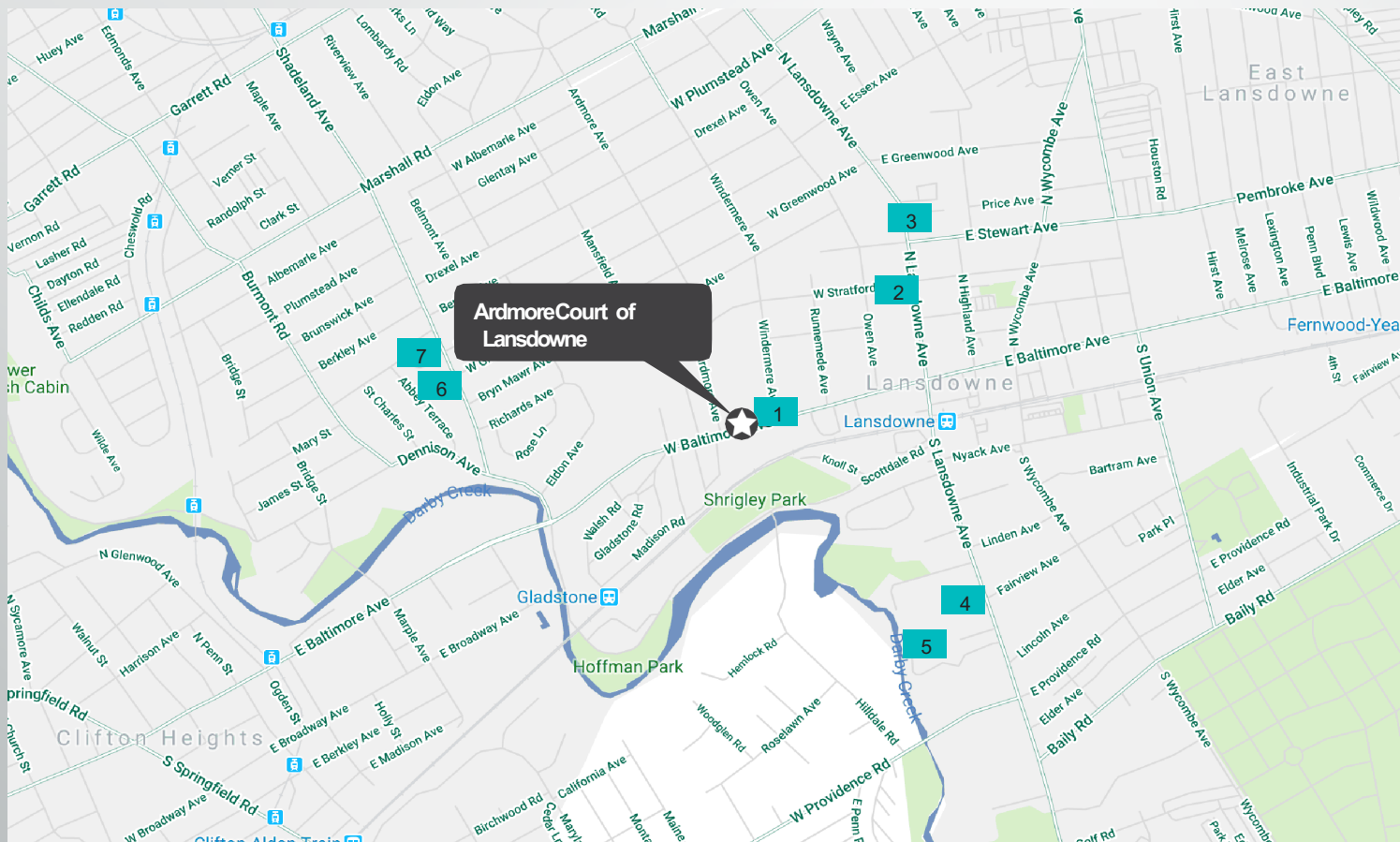
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## RENT COMPARABLES

#	NAME/ ADDRESS	YEAR BUILT	UNITS	OCCUPANCY	ONE BEDROOM RENT	TWO BEDROOM RENT	IN-UNIT W/D	UTILITIES
★	ARDMORE COURT OF LANSDOWNE 119 W BALTIMORE AVE LANSDOWNE,	1961	34	100%	\$895	\$1,015 \$1,065 (premium)	Yes	Tenant pays heat, hot water, and electric (plug-ins and A/C)
1	KAREN COURT 101 W BALTIMORE AVE LANSDOWNE,	1963	49	100%	\$985	\$1,085	No	Rent includes heat and hot water; tenant pays electric for plug-ins and A/C
2	STRATFORD COURT 58 N LANSDOWNE AVE LANSDOWNE,	1932	54	94%	\$750-\$950	\$1,065	No	Rent includes heat and hot water; tenant pays electric for plug-ins and A/C
3	PATRICIA COURT 111 N LANSDOWNE AVE LANSDOWNE, PA 19050	1982	66	97%	\$965	\$1,105	No	Rent includes heat and hot water; tenant pays electric for plug-ins and A/C
4	LONDON COURT 146 S LANSDOWNE AVE LANSDOWNE, PA 19050	1970	48	94%	\$965	\$1,105	No	Rent includes heat and hot water; tenant pays electric for plug-ins and A/C
5	RIDGEWAY COURT 436 S LANSDOWNE AVE YEADON, PA 19050	1972	66	92%	\$995	\$1,115	No	Rent includes heat and hot water; tenant pays electric for plug-ins and A/C
6	LINDENWOOD 100 S SHADELAND AVE DREXEL HILL, PA 19026	1968	106	97%	\$1,025	\$1,300	No	Rent includes heat, hot water, and gas cooking; tenant pays electric for plug-ins and A/C
7	LINDENWOOD NORTH 160 S SHADELAND AVE DREXEL HILL	1978	66	97%	\$850	\$1,100	No	All-electric; tenant pays heat, hot water, and electric

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## RENT COMPARABLES MAP



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## MARKET OVERVIEW

ARDMORE COURT VENTURES

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DELAWARE COUNTY  
REGIONAL MAP  
GREATER PHILADELPHIA OVERVIEW

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## DELAWARE COUNTY



### DELAWARE COUNTY AREA OVERVIEW

Situated in the Southeastern section of Pennsylvania and spanning approximately 191 square miles, Delaware County's prime location within the Greater Philadelphia area allows for easy access to major points throughout the region. The county features an extensive highway network and strong public transportation system; residents can drive or take mass transit to University City or Center City, Philadelphia in less than thirty minutes and can reach cities like New York or Washington, D.C. in about two hours. Delaware County's proximity to the Philadelphia International Airport adds to the desirability of the area as well because within just fifteen minutes locals can be at the entrance of the airport. An ideal location coupled with convenient accessibility to major roadways, public transit, and an international airport is rare to find when searching for a place to live; Delaware County has all of these alluring characteristics and its residents benefit immensely as a result.



### POPULATION

With a 2018 estimated population of 569,245, Delaware County is the fifth most populated county in Pennsylvania. The county's population has increased 3.3% since the 2000 census and is projected to grow an additional 18% by 2023. As the older generation of city-dwelling millennials begin to have families and move to the suburbs, Delaware County should see an increase in population due to the affordable housing options and easy commute into the city for workers. New residential and retail development, and a quality education system are sure to attract more residents to Delaware County as well.

### EMPLOYMENT

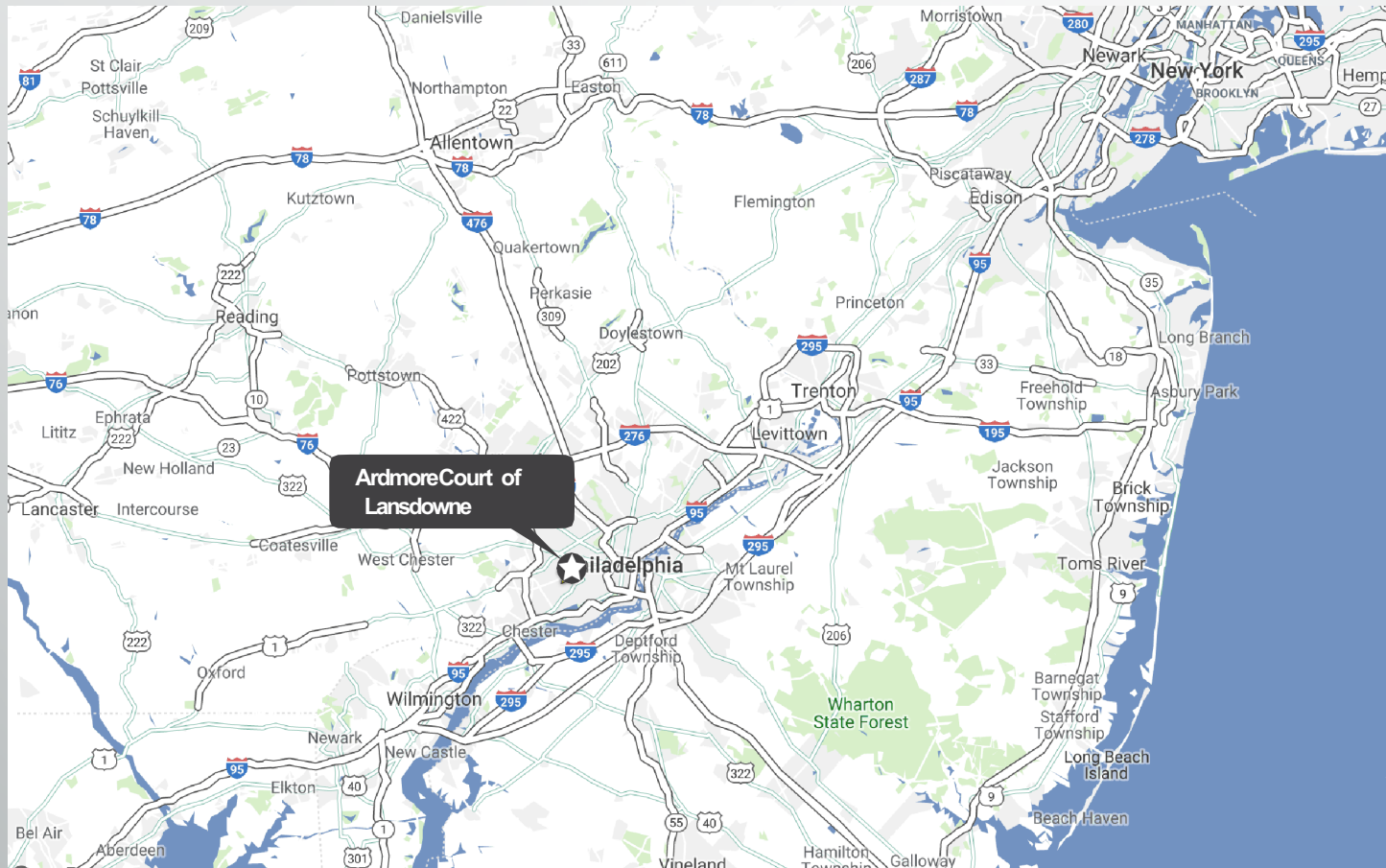
The densely-populated eastern part of Delaware County is a bedroom community where people live for the modest home prices and suburban atmosphere, but commute to other parts of the metropolitan area for employment. According to a 2015 U.S. Census Bureau study, Delaware County has a labor pool of almost 270,000 living within its boundaries and over 60% of these workers are employed outside the county. Furthermore, nearly one-quarter of the workforce has a job in the city of Philadelphia. As such, the county is a highly desirable area to live for employees who work in Philadelphia since they can conveniently travel to work via public transportation or highways.



Although many residents work in other parts of the region, employment within Delaware County itself is very strong. The County is home to nearly 20,000 companies including SAP, the global software company, and Boeing, the multinational aircraft manufacturing corporation. The healthcare and education sectors are two of the largest industries in Delaware County and employ over 24% of the total workforce. Job opportunities are plentiful in the county and job growth is expected to increase 16% by 2025, according to the Delaware Valley Planning Commission. The diverse business landscape in Delaware County and proximity to Philadelphia helps bolster the appeal for workers looking for a new place to call home.

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## REGIONAL MAP



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## GREATER PHILADELPHIA OVERVIEW



Greater Philadelphia, the nation's sixth largest metropolitan area and fifth most populous city, is situated in the heart of the Northeast Corridor and is the keystone of major north-south, east-west highway and rail networks. The MSA population is estimated to be over 6 million. The Greater Philadelphia market spans nineteen counties in Southeastern Pennsylvania, Southern New Jersey and Northern Delaware.

Philadelphia boasts strong economic fundamentals. According to the U.S. Bureau of Economic Analysis, the Gross Metropolitan Product for the Philadelphia Region is the eighth largest in the US. The strength and desirability of Greater Philadelphia is characterized by its economic diversity and population density. Its location, high concentration of educational, medical and government facilities, and a strong transportation network underscore these strengths.

### ECONOMIC DIVERSITY

Greater Philadelphia has one of the most diverse economies in the nation. The region is home to the headquarters of more than 150 national and international companies. Long-established corporations, including Comcast, E.I. du Pont de Nemours and Company, CIGNA, Aramark, Dow Chemical, Campbell Soup, Crown Holdings, NRG Energy, Unisys, SAP, IKON Office Solutions, Verizon, ACE USA, GlaxoSmithKline, Merck and Aetna/US Healthcare, Inc. have made a significant contribution to the broad economic base that provides a flourishing regional economy and positive business climate.

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# CONFIDENTIALITY & DISCLAIMER

## ARDMORE COURT VENTURES

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This memorandum contains select information about an investment in real estate but does not contain all information necessary to evaluate an equity investment. The financial projections contained herein are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; *these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.*

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It is expressly understood that it is the responsibility of any prospective investor to investigate whether or not this investment meets their specific investment goals and investors should rely solely on their own inspections and examinations and the advice and counsel of its own consultants, agents, legal counsel and officers with respect to the above.

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