

SOCIETY HILL NNN LEASED RECREATIONAL BUILDING FOR SALE

OFFERING MEMORANDUM

220 S. 5TH STREET, PHILADELPHIA, PA 19106



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MSC



★ EXECUTIVE SUMMARY



220 South 5th Street (“The Property”) presents a rare opportunity to acquire a fully occupied, 17,618 square foot building plus expansive outdoor adjacencies in the heart of the Society Hill neighborhood of Center City, Philadelphia. This property is strategically positioned between Old City and Society Hill, two of the city’s most historic and supply-constrained submarkets.

The property is currently 100% occupied by Philadelphia Sports Club, an operating trade name of New York Sports Clubs. The existing tenant has occupied the property since 1997. With a lease expiration on November 30th, 2030, the current tenancy provides stable income in the near term with flexibility for re-tenanting, redevelopment or lease extension in the long term.

The building’s large footprint in this high-barrier-to-entry submarket, as well as the outdoor amenities of the pool and tennis court, are extremely rare. Located along South 5th Street at the nexus of Philadelphia’s historic assets, the Property benefits from excellent walkability, strong transit access, and proximity to Independence Mall, Washington Square, Society Hill’s exclusive residential district, and Old City’s retail and hospitality attractions.

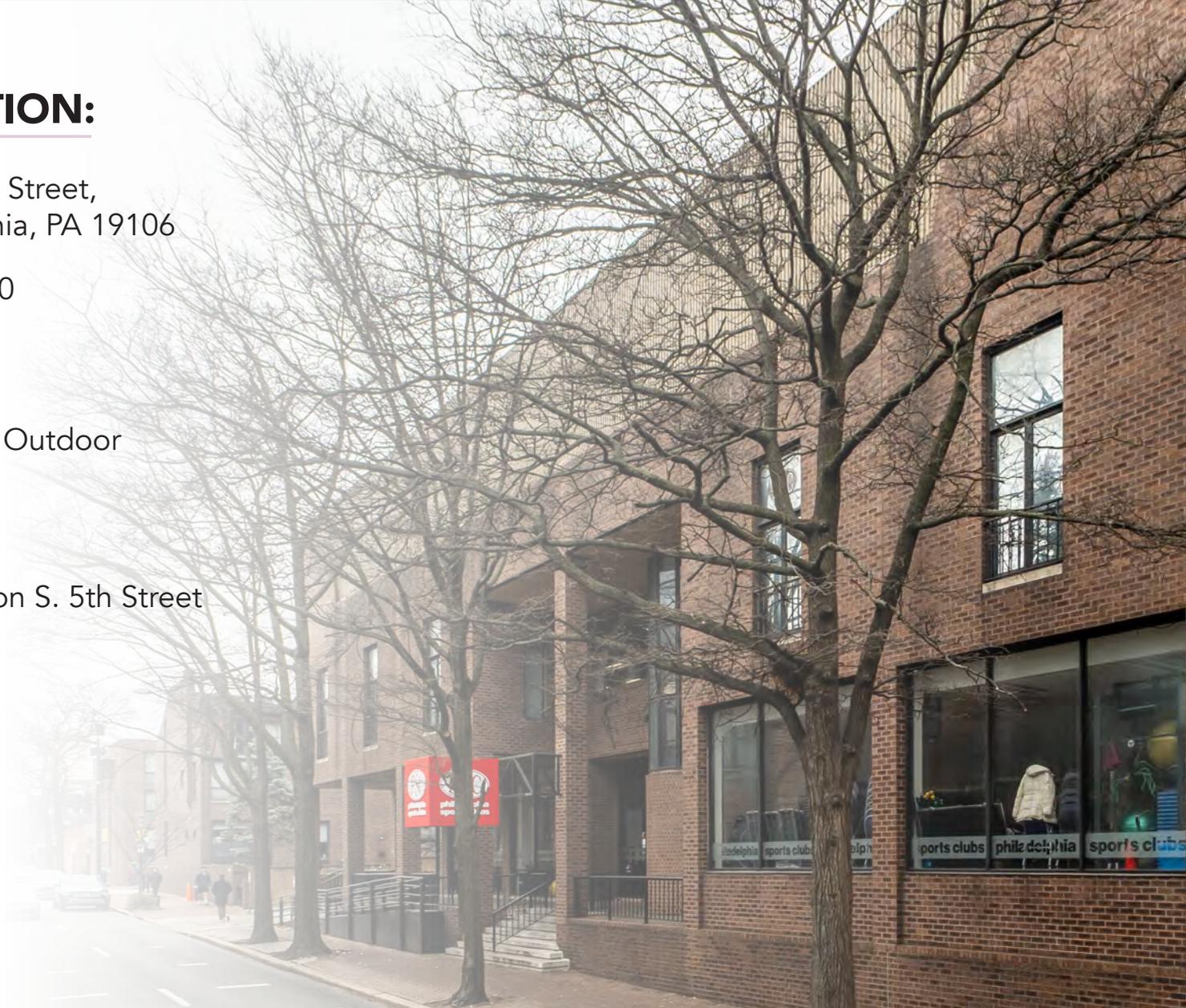


★ SITE INFO & ZONING: 220 S. 5TH STREET



BUILDING INFORMATION:

ADDRESS	220 S. 5th Street, Philadelphia, PA 19106
OPA	882880600
LOT SIZE	38,277 SF
FLOORS	Two (2), + Outdoor
BUILDING SIZE	17,618 SF
FRONTAGE	270 Feet on S. 5th Street
ZONING	CMX-2
REAL ESTATE TAX (2026)	\$76,521
CURRENT OCCUPANCY	Occupied





MARKET AERIAL: OLD CITY

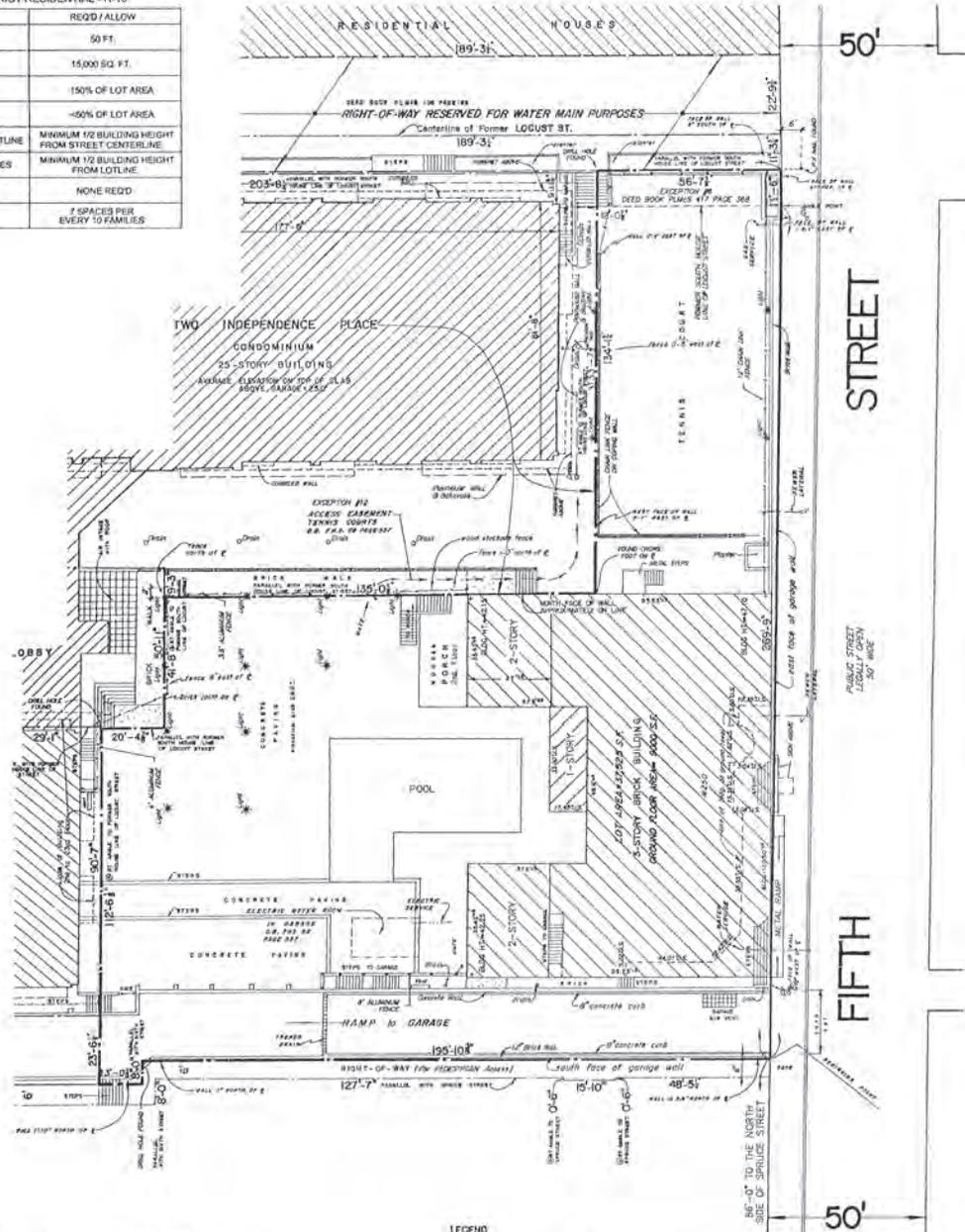


SITE



ZONING DISTRICT RESIDENTIAL - R-13

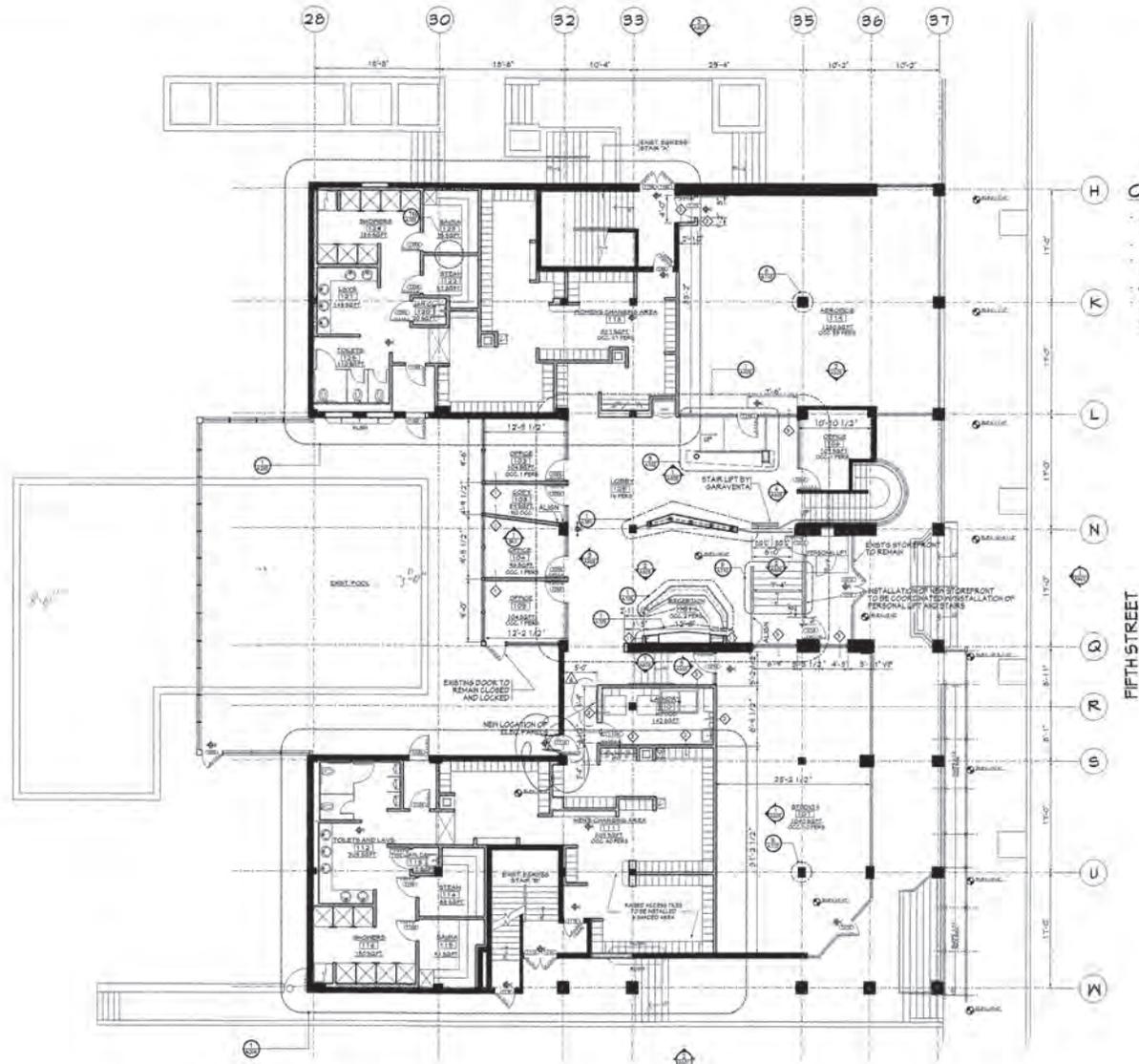
	REQD/ALLOW
LOT WIDTH	50 FT.
LOT AREA	15,000 SQ. FT.
OCCUPIED AREA	150% OF LOT AREA
OPEN AREA	<50% OF LOT AREA
DISTANCE FROM STREETLINE	MINIMUM 1/2 BUILDING HEIGHT FROM STREET CENTERLINE
DISTANCE FROM LOTLINES	MINIMUM 1/2 BUILDING HEIGHT FROM LOTLINE
MAXIMUM HEIGHT	NONE REQD.
PARKING	7 SPACES PER EVERY 10 FAMILIES



ABBREVIATIONS

LEGEND

★ GROUND FLOOR PLAN



1 FIRST FLOOR CONSTRUCTION PLAN

SCALE: 1/8" = 1'-0" (H)

★ TENANT/INCOME PROFILE



TENANT NAME TSI Society Hill, LLC

GUARANTOR TSI Holdings, Inc. (1-year rolling)

LEASE EXPIRATION 11/30/30

GROSS RENT SCHEDULE

(IN LIEU OF MINIMUM/ANNUAL RENT & ADDITIONAL RENT, INCLUDING REAL ESTATE TAXES COMMON AREA MAINTENANCE CHARGES, INSURANCE, ETC., & ALL OTHER MONTHLY RENT AMOUNTS)

Term	Months	Per Month	Per Year	Per RSF
5/1/2021 11/30/2021	7	\$31,250.00	\$218,750.00	\$18.75
12/1/2021 11/30/2022	12	\$45,000.00	\$540,000.00	\$27.00
12/1/2022 11/30/2023	12	\$46,350.00	\$556,200.00	\$27.81
12/1/2023 11/30/2024	12	\$47,740.50	\$572,886.00	\$28.64
12/1/2024 11/30/2025	12	\$49,172.72	\$590,072.58	\$29.50
12/1/2025 11/30/2026	12	\$50,647.90	\$607,774.76	\$30.39
12/1/2026 11/30/2027	12	\$52,167.33	\$626,008.00	\$31.30
12/1/2027 11/30/2028	12	\$53,732.35	\$644,788.24	\$32.24
12/1/2028 11/30/2029	12	\$55,344.32	\$664,131.89	\$33.21
12/1/2029 11/30/2030	12	\$57,004.65	\$684,055.84	\$34.20

★ EXPENSE ANALYSIS



REVENUE

EFFECTIVE GROSS REVENUE \$609,294.00

OPERATING EXPENSES

MANAGEMENT FEES \$18,279.00

REAL ESTATE TAXES \$76,821.00

USE AND OCCUPANCY TAX \$66,408.00

REPAIRS AND MAINTENANCE \$4,777.00

INSURANCE \$4,978.00

TOTAL OPERATING EXPENSES \$171,763.00

NET OPERATING INCOME \$437,531.00





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