

**ADDRESS: 5129-35 FRANKFORD AVE**

Proposal: Demolish building

Review Requested: Final Approval

Owner: Rite Aid of Pennsylvania

Applicant: Ronald Patterson, Klehr Harrison Harvey Branzburg LLP

History: 1955; Penn Fruit; George Neff, architect

Individual Designation: 11/10/2016

District Designation: None

Staff Contact: Kim Chantry, [kim.chantry@phila.gov](mailto:kim.chantry@phila.gov)

**BACKGROUND:**

This application proposes to demolish the purpose-built Penn Fruit supermarket building at 5129-35 Frankford Avenue. It claims that the building cannot be feasibly reused, that requiring its preservation would impose a financial hardship on the property owner. The financial hardship application will be reviewed by the Architectural Committee and Committee on Financial Hardship as well as the Historical Commission. The building is a large, single-story purpose-built supermarket constructed in 1955. It is 37,666 square feet in size. The last supermarket tenant, occupying approximately 80 percent of the rentable space, closed its doors in 2016. The space has been vacant and the signature storefront system has been entirely covered behind a security system of panels since that time. The Historical Commission designated the property as historic on 10 November 2016 with a vote of 7 to 5, finding that it satisfied Criteria for Designation A, C, D, and J. The nomination argued that the arched-roof supermarket, constructed in 1955, possessed significant character, interest, and value as part of the development of Philadelphia in the postwar era, exemplified the legacy of the Penn Fruit Company as a major innovator in the supermarket industry; reflected the environment of the postwar era characterized by the popularity of exaggerated modernism; and embodied the distinguishing characteristics of the supermarket as a building type uniquely emblematic of this era and style. The owner of the property, Rite Aid of Pennsylvania, objected to the designation in 2016, presenting an engineer's report claiming that the building was poorly designed and constructed and was in very poor condition, beyond repair.

Section 14-1005(6)(d) of the historic preservation ordinance prohibits the Historical Commission from approving the complete demolition of a historic building unless the Historical Commission finds that issuance of the building permit is necessary in the public interest, or unless the Historical Commission finds that the building cannot be used for any purpose for which it is or may be reasonably adapted. In order to show that the building cannot be used for any purpose for which it is or may be reasonably adapted in order to justify a demolition, the owner must demonstrate that the sale of the property is impracticable, that commercial rental cannot provide a reasonable rate of return, and that other potential uses of the property are foreclosed. This application claims that the condition of the building and the cost to repair it prohibit a sale or reuse of the building. This application also makes an argument for allowing demolition in the public interest, with a claim that the continued designation of the property will thwart the revitalization of the Frankford Avenue corridor.

The application includes a cover letter from attorney Ronald J. Patterson that explains that Rite Aid of Pennsylvania, the owner of the property, seeks a finding of financial hardship owing to three main reasons: 1) the building's essential features have reached a point of imminent and complete failure, making preservation infeasible; 2) Rite Aid has lost and continues to lose substantial money by keeping the property within its real estate portfolio; and 3) reuse of the existing building does not present the highest and best use, and an alternative design for the site would positively impact the community. The cover letter concludes that:

“the present conditions of the building make preservation both impracticable and economically infeasible, and being required to repair the building would work a hardship on Rite Aid as the owner. Moreover, the continued designation of the Property would directly contradict the sound goals and recommendations that the Planning Commission has established for this corridor, and would thwart redevelopment efforts encouraged by the neighborhood impacted by the Property’s continued designation. For all these reasons, we respectfully request that the Commission exercise its discretion and grant Rite Aid’s application for financial hardship.”

The application includes an affidavit from Paul F. Newlin III, the Director of Real Estate Operations at Rite Aid Corporation. The affidavit states that the property has not been listed for sale, and no offers for purchase have been received. It also states that no reuse of the property is contemplated because the cost to rehabilitate the property is prohibitive. Exhibit “E” offers a construction budget estimate from 2018 of \$3,792,344 for a building rehabilitation and fit out, including site improvement, exterior construction, ceiling work, flooring, roofing, electrical, plumbing, and associated costs. An appraisal report prepared in 2016 at Exhibit “B” indicates that the property is valued at \$1.5 million with the current leases, and \$1.6 million with the best possible leases. Exhibit “A” documents a 24-month expense to Rite Aid of \$211,599.84 to keep the property in its real estate portfolio. The 2016 appraisal report which concluded that, although there are positive aspects of the market area and site, including excellent transit access to major job centers and good commercial exposure with three street frontages, the market for commercial uses was weak due to low incomes, declining rental rates, and negative absorption. The application includes two engineer’s reports, at Exhibits “C” and “D,” one from the time of historic designation, and the other from June 2020, that conclude that the condition of the property has only worsened from the extremely poor condition that it was in at the time of designation. The application includes a report from a land planning consultant at Exhibit “F” that opines that the current building and historic designation restricts the potential for vertical mix-use development and prohibits the optimal use of the site for financial and community benefit. This report suggests that a conceptual plan for maximum potential use of the site would include a supermarket, but also additional ground-floor retail, with four stories of multi-family units above. The application also includes several letters of support from community organizations for approval of the hardship application.

The cover letter provided in the application includes mention of a request for rescission of the historic designation as an alternative, but no arguments are made in the application to support this request. Therefore, the staff recommends that consideration of a rescission is not part of this application.

After reviewing the initial application described above, the staff recommended to the applicant that they provide a discounted cash flow analysis of a project to rehabilitate the historic building for commercial use that is based on a ten-year pro forma and predicts yearly cash flows and a net present value. Such an analysis would demonstrate whether or not the sale of the property is impracticable, that commercial rental cannot provide a reasonable rate of return, and that other potential uses of the property are foreclosed. The applicant provided this analysis, which is included at the end of the application. The analysis predicts negative cash flows every year and a present value for the project of negative \$5,028,291 in its current condition, negative \$3,836,470 with a retail tenant, and negative \$1,078,565 if sold today for market value. The conclusion drawn from the analysis is that only a redevelopment of the site would prevent a substantial financial loss.

**STAFF RECOMMENDATION:** The staff recommends that:

- The complete demolition of the designated resource triggers the demolition prohibition in Section 14-1005(6)(d) of the historic preservation ordinance. For the Historical Commission to approve the complete demolition, the applicant must demonstrate that the demolition is necessary in the public interest or that the building cannot be used for any purpose for which it is or may be reasonably adapted.
- The implicit necessary in the public interest argument in the application should be rejected because, while the demolition and redevelopment that might bring economic revitalization to the area may be in the public interest, no argument is made that the demolition is *necessary* in the public interest, i.e. that the demolition is the *only* means to achieve an overriding public interest.
- The implicit rescission request in the application should be rejected because no argument regarding the satisfaction of the rescission criteria set forth in Section 5.14.b of the Rules & Regulations has been proffered.
- The assertion that the demolition should be approved to allow the property to be put to its highest and best use should be rejected. The Historical Commission may constitutionally regulate a property to the extent that it cannot be put to its highest and best use, provided that property remains able to furnish a reasonable rate of return. The measure in this case is reasonable rate of return, not highest and best use.
- The construction cost estimate relative to the appraised value indicates that it is unlikely the building can be used for any purpose for which it is or may be reasonably adapted.
- The construction cost estimate relative to the appraised value indicates that it is likely that a sale of the building is impracticable without a substantial financial loss.
- The condition of the building was very poor at the time of designation. The condition is reportedly worse today. If the financial hardship case is proven, it will negate any claims of demolition by neglect because a property owner cannot be compelled to invest in a property that cannot provide a reasonable rate of return.
- The financial analysis demonstrates that the building cannot be used for any purpose for which it is or may be reasonably adapted.
- The Historical Commission may approve the application, pursuant to Section 14-1005(6)(d) of the historic preservation ordinance.



**KLEHR HARRISON  
HARVEY BRANZBURG<sup>LLP</sup>**

Ronald J. Patterson  
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Email: [rpatterson@klehr.com](mailto:rpatterson@klehr.com)

August 21, 2020

Philadelphia Historical Commission  
One Parkway, 13th Floor  
1515 Arch Street  
Philadelphia, PA 19102

**Re: 5129-35 Frankford Avenue  
Financial Hardship Application**

Dear Members of the Commission:

This firm represents Rite Aid of Pennsylvania, the owner of the Property located at 5129-35 Frankford Avenue (the "Property"). Please accept this submission as an Application for Financial Hardship Application for Commission consideration, and in the alternative a Request for Historical Designation Recission.

At its meeting on June 15, 2016, the Committee on Designation voted to recommend that the Property satisfies certain criteria for listing on the Philadelphia Register of Historic Places. On November 10, 2016, the Historical Commission voted to designate the building as historic, which decision passed by a narrow vote of 7 to 5.

For the reasons discussed below, Rite Aid now brings this financial hardship application. Pursuant to Section 14-1005(5) of the Philadelphia Code, the Historical Commission may determine that a building, structure, site, object, or public interior portion of a building or structure "cannot be used for any purpose for which it is or may reasonably be adapted." There are a number of reasons why the Property cannot be used for any purpose for which it may reasonably be adapted, and the Commission should therefore grant Rite Aid's application for hardship. Those reasons include the following: 1) a recent updated analysis of the building's structure and materials makes clear that, as was true at the time of the Property's nomination to the Register of Historic Places, the building's essential features have reached a point of imminent and complete failure, which has made preservation physically and economically infeasible; 2) Rite Aid has lost and will continue to lose a substantial amount of money by being required to keep this historic property within its real estate portfolio; and 3) reuse of the existing historically designated structure does not present the highest and best use of the Property, as an alternative design and use for the site would provide a more positive impact for the community it is in. In support of Rite Aid's hardship application, relevant community stakeholders have provided letters to the Commission.



1. *The failure of the building's essential features has made preservation infeasible.*

The Property is located at 5129-5135 Frankford Avenue in the Frankford/Juniata neighborhood of Northeast Philadelphia. It sits on a 1.68 acre parcel at the southwest corner of Frankford Ave. and Pratt Street. It has street frontage on Frankford Avenue, Pratt Street, and Darrah Street, and Frankford Avenue is the primary frontage street. The Property is located directly across Frankford Avenue from SEPTA's Frankford Transportation Center on the Market-Frankford Elevated Subway Line, providing direct transit access to Center City and the 69th Street Transportation Center in Delaware County. See Exhibit "F" to the affidavit of Paul Newlin, report of Nancy Templeton, p. 2. The Frankford Transportation Center is the second busiest station on the Market-Frankford El (SEPTA's most heavily traveled route) and serves the El, 16 bus routes, and one trackless trolley route. The transportation center also provides a 989-space commuter parking facility. The Property is located along the Frankford Avenue commercial corridor, which runs directly underneath the Market Frankford elevated rail line.

At the time that the Property was designated on June 15, 2016, Rite Aid had commissioned engineers at Keast and Hood to conduct a structural and materials assessment, a copy of which is appended to the affidavit of Paul Newlin, Rite Aid's Director of Real Estate Operations, as Exhibit "C." The Structural/Materials Assessment made clear that, at that time, preservation of the building was economically infeasible. Specifically, the Assessment found that several critical elements of the building were severely damaged and in need of immediate and costly repairs:

- Extreme corrosion of the steel frame supporting the signature glass façade has "brought the wall system to the point of failure" and has pushed the system to "the verge of sudden collapse" (Exhibit "C," p. 4);
- Constant flooding and water penetration has eroded the slab floor and severely corroded the steel reinforcing bars (Exhibit "C," p. 5);
- Advanced corrosion of the steel within the piers on the east wall has fractured the surrounding brick piers and diminished their load-bearing capacity (Exhibit "C," p. 5).

The Assessment also demonstrated that additions and repairs to the building made its defining features unrecognizable. For example, the western façade had been entirely replaced, and this side of the building now consists of one-story, "common commercial storefront[s]" that are clearly not part of the original design and construction (Exhibit "C," p. 6). In addition, roof repairs had made it impossible to know the true condition of the wooden roof support beams, and water damage and sagging suggested they were failing (Exhibit "C," p. 4 – 5). Finally, sporadic replacement of glass panes in the north façade has "resulted in a busy, uneven pattern that has lost the sense of openness of the original design," and "the original storefront system cannot be replicated" with currently available materials (Exhibit "C," p. 4).

Ultimately, the Assessment concluded that, "[i]t will not be economically justifiable to repair all these conditions" (Exhibit "C," p. 11). The Assessment made clear that the nomination mischaracterized the conditions of the building as they existed at that time.

## *2. The Condition of the Property has Deteriorated Since the Designation*

Since the Property was placed on the Register in 2016, the condition has only further deteriorated, as evidenced in a supplement to the Keast and Hood conditions assessment report dated June 2, 2020 and prepared by Maser Consulting. See Exhibit “D” to the affidavit of Paul Newlin. Following a site visit, engineer William Doll provided an extensive list of deteriorated structural building elements that were observed on the interior and exterior of each of the areas of the grocery store space of the building. The June 2, 2020 report contains the following observations indicating the condition of the building had continued to deteriorate over time, to the point that certain parts of the building could soon become dangerous:

- The entrance canopy has a large pitch and appears to be sagging, which sagging had been previously noted in the Keast and Hood report. Exhibit “D,” p. 2.
- In the double height center grocery area, cracking and missing stone was observed in the exterior stone at the base of the wall below the storefront glass wall. Exhibit “D,” p. 3. It is posited that water infiltration into the wall and rusted steel framing could be present within the wall causing the wall to crack, and the cracks could lead to a hazardous support condition of the glass. Exhibit “D,” p. 3.
- From the interior, Doll observed that it appeared that the center mullion in the storefront is bowing outward and corrosion at the base of some of the storefront mullions were observed. Exhibit “D,” p. 3.
- Based on photographs he received from Rite-Aid, Mr. Doll further noted that the underside of the first-floor slab appears to have deteriorated and is in need of repair or replacement. Excessive deterioration could potentially create a hazardous condition on the first floor. Exhibit “D,” p. 4.

Due to the bowing of some of the storefront mullions, and corrosion at the base of the wall, Mr. Doll opined that it is likely that the entire storefront system will need to be removed and replaced. The storefront glass wall system is currently a hazardous condition, and if left unattended could lead to failure and a risk to safety within the area. Exhibit “D,” p. 3.

Ultimately, Mr. Doll concluded that the building had signs of structural deterioration at all areas. Exhibit “D,” p. 5. This deterioration included: possible roof decking damage at the main entrance, main center space, and the retail spaces; possible steel framing damage at the 2-story space; masonry damage at the 2-story space, the main entrance and main center space; the large storefront glazing system is a hazardous condition; the first floor slab over the basement is deteriorated and possibly hazardous; and deterioration in the masonry, concrete and steel at the loading dock area. He anticipated that the structural repair or replacement items would be extensive. Exhibit “D,” p. 5.

Prior to making this hardship application, Rite Aid endeavored to create a construction remodel budget, to estimate the cost to fix many of the issues noted in both the Keast and Hood and Maser Consulting reports. The construction budget estimates that the total expense for site improvement, exterior construction, ceiling work, flooring, roofing, electrical, plumbing, and associated costs would be \$3,792,344. A copy of that remodeling budget is attached to the affidavit of Paul Newlin as Exhibit “E.” Within the past 24 months, it has cost Rite Aid \$211,599.84 to keep

the Property in its real estate portfolio, as can be seen in the financial information attached to the affidavit of Paul Newlin in Exhibit “A.”

3. *Designation of the Property will thwart the revitalization of the Frankford Avenue corridor, as the Property is currently not being put to its highest and best use.*

The continued designation of the Property will also stifle the efforts of the City, Frankford CDC, and other stakeholders to redevelop the Frankford Avenue corridor, specifically the area surrounding the Frankford Transportation Center (“FTC”). One of the policies of the Historic Preservation Ordinance is to “[s]trengthen the economy of the City by enhancing the City’s attractiveness to tourists and by stabilizing and improving property values.” However, the designation of this Property has worked contrary to this policy, by decreasing the value of this property and stifling economic development.

Professional land planner Nancy Templeton of CH Planning authored a report dated August 10, 2020 in which she opined that the Property is not being put to its highest and best use. See Exhibit “F” to the affidavit of Paul Newlin, p. 1. In it, Ms. Templeton states that the current structure and site configuration limits the full development and community impact potential of the site. In particular, the location across from a major public transportation center, mixed use zoning, and need for affordable housing makes this site ripe for a high density, transit-oriented, mixed-use project featuring a supermarket on the ground floor and mixed income housing above. See Exhibit “F,” p. 1. The current building and historic designation restrict the potential for vertical mixed-use development and prohibits the optimal use of the site for financial and community benefit.

In discussing the highest and best use of the Property, Ms. Templeton states that the building would not be able to be significantly altered due to the historic designation, meaning a vertical expansion would not be appropriate. Exhibit “F,” p. 13. Successful transit-oriented development requires a certain amount of density and mix of uses, particularly near a transit hub like the FTC. Reuse of the property as a supermarket will fulfill a stated goal of the community to provide a fresh food option where none currently exists after the closing of Holiday Thriftway. However, the potential to provide a ground floor supermarket with supporting retail and upper floor apartments could supplement the financial feasibility of a supermarket and add more customer volume to the neighborhood. The addition of upper floor apartments, which would need to include some tax credits and/or public subsidy, would meet an additional community need for affordable housing. However, maintaining the historic designation of the existing structure on the property prevents the construction of upper floor housing.

Ms. Templeton concludes that the historic designation of the Property hinders the ability to develop the site to its full potential regarding maximum density, height and mix of uses, features that are hallmarks of transit-oriented development. Exhibit “F,” p. 16. The stated goals of the Lower Northeast District Plan and the Frankford Community Development Corporation are to provide denser transit-oriented development at the multimodal FTC transit hub and to fill the supermarket void left by the Holiday Thriftway. These goals could not be adequately met with the configuration of the existing structure. The existing one-story building and angled corner design leaves limited potential for denser vertical mixed-use development and renders the site underutilized. The existing

zoning for the property allows for a mix of residential and commercial uses at a height of up to 60 feet with the provision of community amenities such as a fresh food market and mixed-income housing. Without the historic designation and presence of the existing building, the site could be developed to its maximum potential as a true transit-oriented mixed-use development that will provide a catalytic economic and social impact in the Frankford neighborhood. Exhibit “F,” p. 16.

*A. The Community the Property is in does not Support Continued Designation*

Granting Rite Aid’s hardship application would also be in line with the goals of the community the Property is in. The Frankford Community Development Corporation (FCDC) is the lead neighborhood-based non-profit community organization dedicated to improving the economic and physical conditions of the Frankford Avenue commercial district from the 4200 block to the 5200 block as well as certain adjacent properties on cross streets. FCDC commissioned a market study, completed in 2016 by Urban Partners, to provide guidance for business recruiting and redevelopment activities throughout the Frankford Avenue Commercial District. A copy of that study is attached to the affidavit of Paul Newlin as Exhibit “H.”

The market study considers the Property as a potential site for development, and a specific objective of the market analysis was to assess the potential for replacement of the closed supermarket on one of the potential available sites to fill the current need for a supermarket in this portion of the Frankford Trade Area.

In support of this application, FCDC has also provided a letter of support, in which it confirms Ms. Templeton’s assessment that the Property “is not suited for any form of productive occupation, and the historical designation has ensured that no developer or occupant is interested in touching it, and this hurts the Frankford community.” See Exhibit “G.” The letter of support further notes that by granting Rite Aid’s application, this Commission has the opportunity to “allow for future development that will benefit the Frankford community.”

In summary, the present conditions of the building make preservation both impracticable and economically infeasible, and being required to repair the building would work a hardship on Rite Aid as the owner. Moreover, the continued designation of the Property would directly contradict the sound goals and recommendations that the Planning Commission has established for this corridor, and would thwart redevelopment efforts encouraged by the neighborhood impacted by the Property’s continued designation.

For all these reasons, we respectfully request that the Commission exercise its discretion and grant Rite Aid’s application for financial hardship.

Respectfully submitted,

Ronald J. Patterson

Attachments

**AFFIDAVIT**

County of Philadelphia :  
:  
Commonwealth of Pennsylvania :

I, Paul F. Newlin III, verify that the information contained in this Affidavit is true and correct to the best of my knowledge, information and belief. This affidavit is submitted for use in the proceedings held before the Philadelphia Historical Commission (the “Commission”) regarding the property located at 5129-35 Frankford Avenue (the “Property”) in the City of Philadelphia.

1. I am an adult individual, and the Director of Real Estate Operations at Rite Aid Corporation.

2. Rite Aid Corporation owns Rite Aid of Pennsylvania, which is the owner of 5129-35 Frankford Avenue, and we now bring an application for hardship pursuant to Section 14-1005(5) of the Philadelphia Historic Preservation Ordinance (the “Ordinance”).

## Background

3. 5129-35 Frankford Avenue was purchased on April 29, 2007, for the price of \$3,732,000. This was purchased as part of a business transaction.

4. The assessed value of the Property, based on a recent search of the website of the Board of Revision of Taxes, is \$1,919,300. The land is appraised at \$383,860, and the improvements are appraised at \$1,535,440.

5. Financial information for the past two years has been included with this affidavit as Exhibit “A”.

6. An appraisal for the Property prepared by PJJ Realty Advisors, Inc. has been included with this affidavit as Exhibit “B”.

7. The Property has not been listed for sale and no offers for purchase of the Property have been received. Currently, the property is in extremely poor condition, as it was at the time of designation. At the time of designation, Rite Aid obtained a Structural/Materials Condition Assessment, which was authored by Keast and Hood on November 3, 2016. A copy of that report is attached to this affidavit as Exhibit “C.” Since the time this report was prepared by Keast and Hood, the condition of the Property has only worsened. The worsening of conditions is evidenced in a supplement to the Keast and Hood conditions assessment report dated June 2, 2020 and prepared by Maser Consulting, attached to this affidavit as Exhibit “D.”

8. No reuse of the property is contemplated because the cost to rehabilitate the property is prohibitive. A copy of a remodeling budget prepared by Rite Aid is attached to this affidavit as Exhibit “E”.

9. Moreover, Rite Aid has commissioned land planner Nancy Templeton to prepare a report in support of this hardship application, in which Ms. Templeton opines that the current building and historic designation restricts the potential for vertical mixed-use development and prohibits the optimal use of the site for financial and community benefit. A copy of this report has been attached to this affidavit as Exhibit “F.”

10. The community that the Property is in is in favor of the Commission granting this hardship application. A copy of a letter of support from the Franklin Community Development Corporation is attached to this affidavit as Exhibit “G.” A copy of the market study completed by the Franklin Community Development Corporation, in which the Property is considered as a potential site for redevelopment, is attached to this affidavit as Exhibit “H.”

Date: \_\_\_\_\_

\_\_\_\_\_  
PAUL F. NEWLIN, III

Sworn and scribed before me

this       day of

\_\_\_\_\_  
Notary Public

# Exhibit A



P&L 5129-35 Frankford Ave, Phila. PA  
Past 24 months

Desc	Row Labels	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Total
Sublease Income	4600	(4,133.00)	(4,133.00)	(4,133.00)	(4,133.00)	(4,133.00)	(4,133.00)	(4,133.00)	(4,133.00)	(4,133.00)	(4,133.00)	(4,133.00)	(4,133.00)	(4,133.00)	(4,133.00)	(4,133.00)	(4,133.00)	(4,133.00)	(1,633.00)	-	-	-	-	-	(71,894.00)
Sublease billack	4324	(180.77)	(180.77)	(180.77)	(312.38)	(164.03)	(364.90)	(164.03)	(164.03)	(164.03)	(364.90)	(164.03)	(164.03)	(180.77)	(180.77)	(180.77)	(312.38)	(180.77)	(74.64)	-	-	-	-	-	(3,678.77)
Utillity Other	4318	9.93	9.95	9.95	9.96	9.80	9.90	9.91	9.57	9.80	9.90	9.91	9.93	9.93	9.95	9.95	9.96	12.36	9.97	9.97	10.08	22.49	-	20.59	243.76
Electric	4316	235.39	201.81	161.71	133.38	314.93	304.17	86.33	325.51	314.93	304.17	86.33	249.70	235.39	201.81	161.71	133.38	140.00	160.04	148.55	191.45	212.05	247.93	227.36	4,778.03
Professional Fees	4380	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,950.00	3,575.00	-	-	-	-	-	6,525.00
Gas	4315	90.00	-	50.00	108.48	3,700.00	3,800.00	4,200.00	-	3,777.08	3,808.20	-	54.34	108.54	-	54.24	108.48	-	54.22	108.64	-	54.34	54.34	54.34	20,185.24
Legal Fees	4375	-	-	-	-	-	-	-	2,628.50	-	-	-	-	-	-	-	-	-	5,702.47	-	2,014.50	-	195.00	-	10,540.47
Water	4317	525.00	600.00	800.00	336.34	1,031.75	166.91	1,147.06	945.53	1,031.75	166.91	1,147.06	1,153.84	1,106.37	1,106.39	1,134.26	336.34	1,099.40	1,008.02	1,063.30	721.49	873.32	873.32	873.32	19,247.68
License Fees	4325	1,654.47	1,672.47	1,672.47	1,672.47	1,750.00	1,672.47	1,750.00	1,672.48	1,750.00	1,672.47	1,750.00	1,672.47	1,654.47	1,672.47	1,672.47	1,672.47	1,672.47	1,672.47	1,672.47	1,672.47	1,672.47	1,672.47	-	37,068.47
Real Estate Taxes	4321	2,550.46	2,040.37	2,040.37	2,550.46	2,040.37	2,550.46	2,040.37	2,040.37	2,040.37	2,550.46	2,040.37	2,040.37	2,550.46	2,040.37	2,040.37	2,550.46	2,040.37	2,040.37	1,360.24	2,034.80	2,034.80	2,543.50	2,034.80	49,795.34
Building Repairs	4314	-	320.00	3,400.00	7,349.30	2,548.80	2,470.08	5,200.00	7,973.67	2,548.80	2,470.08	11,020.00	-	1,872.25	3,242.90	3,787.86	7,349.30	-	378.00	914.60	-	481.60	2,245.28	-	65,572.52
Building Maintenance	4394	3,193.84	4,140.12	-	4,726.52	3,700.00	4,000.00	-	4,407.60	3,829.20	5,125.36	-	5,597.76	3,193.84	4,140.12	-	4,726.52	-	3,610.84	4,663.02	4,573.60	1,817.32	7,770.44	-	73,216.10
Grand Total		3,945.32	4,670.95	3,820.73	12,441.53	10,798.62	10,476.09	10,136.64	15,706.20	11,004.90	11,609.65	11,756.64	6,481.38	6,417.48	8,100.24	4,547.09	12,441.53	3,600.83	16,503.76	9,940.79	11,218.39	7,168.39	15,602.28	3,210.41	211,599.84

# Exhibit B



March 29, 2016

# Narrative Appraisal Report (16-4121):

## **Rite Aid Store #7948**

5129-5135 Frankford Ave

Philadelphia, Pennsylvania 19124

*Prepared for*  
*Rite Aid Corporation*  
*Real Estate Department*  
*30 Hunter Lane*  
*Camp Hill, PA 17011*



5129-5135 FRANKFORD AVE, PHILADELPHIA, PHILADELPHIA COUNTY, PA

714 BETHLEHEM PIKE • SUITE 100 • ERDENHEIM, PA 19038  
PHONE: 215.402.9225 • FAX: 215.402.9226  
[WWW.PJLREALTYADVISORS.COM](http://WWW.PJLREALTYADVISORS.COM)



March 29, 2016

Kristy Webster, Real Estate Administrator  
Rite Aid Corporation, Real Estate Department  
30 Hunter Lane  
Camp Hill, PA 17011

Re: Rite Aid Property #7948  
5129-5135 Frankford Ave  
Philadelphia  
Philadelphia County, PA 19124

Dear Ms. Webster:

In accordance with your request, I have inspected the referenced property to estimate the as is market value. The effective date of value is March 20, 2016; the last date of inspection is March 20, 2016.

I am of the opinion that as of March 20, 2016, the as is market value of the leased fee estate of the subject property WITH the current subtenants as fully described herein and subject to the Certification, and the Assumptions, Limiting Conditions and Contingencies was:

**ONE MILLION FIVE HUNDRED THOUSAND DOLLARS**  
**(\$1,500,000);**

Also, I am of the opinion that as of January 1, 2019, the prospective future market value of the fee simple estate of the subject property WITHOUT the current subtenants and under the extraordinary assumption that updated tenants/leases are in place, as fully described herein and subject to the Certification, and the Assumptions, Limiting Conditions and Contingencies is anticipated to be:

**ONE MILLION SIX HUNDRED THOUSAND DOLLARS**  
**(\$1,600,000);**

No site or floor plans have been provided for the subject property. The land area is based upon assessment records. The building area is based upon a rent roll, assessment records and aerial pictures. We reserve the right to amend value estimates should further information be made available.

NO information was reported on the size of the space occupied by Jackson Hewit and based upon the preceding data, the area of this space is estimated to be 200 square feet. The balance of the rentable area has been taken from the Tenant Information Forms provided.

No hazardous or potentially hazardous materials have been observed at the subject property; however, individuals of this company are not qualified to detect such substances. It is our opinion that an environmental audit be conducted. As the presence of hazardous or potentially hazardous materials may affect the value of the subject property, the right is reserved to amend the value should an audit detect such substances.

Ms. Kristy Weber  
Real Estate Surplus Analyst  
Rite Aid Corporation  
March 29, 2016  
PJL Realty Advisors, Inc. 16-4121  
Page 2

Your attention is directed to the accompanying report that describes the subject property, the market data, the results of the investigations and analyses, and the reasoning leading to the conclusions.

This valuation has been made in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation, and the requirements of the Standards of Professional Practice and Code of Professional Ethics of the Appraisal Institute. This valuation has also been written in compliance with FIRREA regulations.

Numerous estimates and assumptions regarding property performance and general and local business conditions are incorporated in this report. It also assumes that no material changes in the market will occur over the projection period. However, some changes will most likely occur, while some assumptions and projections may not materialize. Therefore, actual results achieved during the period covered may differ from those projected and the variance could be substantial.

Thank you for the opportunity to provide professional real estate services. If you should have any questions, please call.

Respectfully submitted,

**PJL REALTY ADVISORS, INC.**



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Paul J. Leis, MAI, CRE  
President  
Pennsylvania General Appraiser  
Certificate Number: GA-000324-L

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## CERTIFICATION

To the best of my knowledge and belief, I, Paul J. Leis, MAI, CRE, do hereby certify to the following, except as otherwise noted in this report:

1. Upon request for valuation by Rite Aid Corporation, I have personally inspected the following described subject property:

RITE AID STORE #7948  
5129-5135 FRANKFORD AVENUE  
PHILADELPHIA  
PHILADELPHIA COUNTY, PA  
PARCEL NUMBER: 882096000

2. The preceding market value assumes an exposure time of 12 months. The preceding market value assumes a marketing time of 12 months;
3. The statements of fact contained herein are true and correct;
4. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the subject matter of this report or the parties involved;
5. I have not provided any services in any capacity (this includes appraisal, brokerage, contracting, etc.) concerning the property within three years immediately preceding acceptance of the assignment;
6. The terms of the assignment and reported analyses, opinions, and conclusions are limited only by the reported assumptions, limiting conditions, and contingencies below, and are my personal, unbiased professional analyses, opinions, and conclusions;
7. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report, nor is it contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. The assignment has not been based on a requested minimum valuation, a specific valuation, or the approval of a loan;
8. No one provided significant professional assistance other than Paul J. Leis, MAI, CRE, in preparing the analyses, conclusions, and opinions concerning real estate; Kathleen McCarthy and Elizabeth Moyerman assisted in writing the general sections of the report;
9. The analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
10. As of the date of this report, I, Paul J. Leis, MAI, CRE, have completed the continuing education program for Designated Members of the Appraisal Institute;
11. No further educational requirements were necessary to comply with the Competency Provision of USPAP;
12. I, Paul J. Leis, MAI, CRE, am currently certified by the states of Pennsylvania (GA-000324-L) New Jersey (42RG00086200), and Delaware (X10000075) as a General Appraiser;



13. This valuation has been made in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation, and the requirements of the Standards of Professional Practice and Code of Professional Ethics of the Appraisal Institute. This valuation has also been written in compliance with FIRREA regulations; and
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



---

Paul J. Leis, MAI, CRE  
President  
PJL Realty Advisors, Inc. 16 — 4121  
Pennsylvania General Appraiser  
Certificate Number: GA-000324-L

## **ASSUMPTIONS, LIMITING CONDITIONS AND CONTINGENCIES**

The following assumptions, limiting conditions and contingencies apply to this assignment, except as otherwise noted in this report:

1. Information provided by parties not employed by this company is assumed true and correct, and no liability resulting from misinformation is assumed by me;
2. All mortgages, liens, encumbrances, leases, and servitudes have been disregarded;
3. I take no responsibility for events, actions, conditions, or circumstances affecting the subject property or its market value that take place subsequent to either the date of value contained in this report, or to the date of field inspection, whichever occurs first;
4. No responsibility is assumed by me for hidden or unapparent conditions of the subject property, subsoil or structures which would render it more or less valuable, or for engineering which may be required to discover such conditions;
5. There are no existing judgments or pending or threatened litigation, which could affect the value of the property;
6. To the best of my knowledge, the property complies with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes;
7. To the best of my knowledge, no changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated;
8. I have made no survey of the property and have assumed no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only. The report covers the property as described in this report, and the areas and dimensions set forth are assumed correct;
9. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and I have assumed that the property is not subject to surface entry for the exploration or removal of such materials;
10. No responsibility is accepted by me for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters; geologic considerations, such as soils and seismic stability; and civil, mechanical, electrical, structural, and other engineering and environmental matters;
11. If the property is subject to one or more leases, any estimate of residual value may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time the lease (s) expire or otherwise terminate;
12. The value conclusion (s) applies to the real estate only, and does not include personal property, machinery and equipment, trade fixtures, business value, goodwill or other nonrealty items. Income tax considerations have not been included or valued. I make no representations as to the value increment that may be attributed to such considerations;
13. The analyses necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore,

actual results achieved during the period covered by my analysis will vary from my estimates, and the variations may be material;

14. The existence of potentially hazardous material used in the construction or maintenance of the improvements, such as the presence of urea formaldehyde foam insulation, asbestos, and/or existence of toxic waste or radon, which may or may not be present on or in the property, was not observed by me, nor do I have any knowledge of the existence of such materials on or in the property. I, however, am not qualified to detect such substances. The existence of these potentially hazardous materials may have an effect on value. The client (s) is urged to retain an expert in this field, if needed and/or desired;
15. In completing the report, it is understood and agreed that this report is not now intended, and will not be used in connection with a Real Estate Syndication or Syndicates. This report and any liability or obligation on the part of me is invalid if used in connection with a syndication;
16. This report is made for valuation purposes only. It is not intended, nor is it to be construed, to be an engineering report. I am not a qualified structural engineer, therefore not qualified to judge the structural integrity of the improvements. Consequently, no warranty, representation or liability is assumed for the structural soundness, quality, adequacy or capacities of said improvements and utility services, including the construction materials, particularly the roof, foundations, and equipment, including the HVAC system. Should there be any question concerning it, it is strongly recommended that an Engineering/Construction inspection be obtained. The value estimate (s) is predicated on the assumption that all improvements, equipment, and building services are structurally sound and suffer no concealed or latent defects or inadequacies;
17. I find no obvious evidence of insect infestation or damage, dry or wet rot. Since a thorough inspection by a competent inspector was not performed for me, the subject is assumed free of existing insect infestation, wet rot, dry rot, and any structural damage that may have been caused by pre-existing infestation or rot that was subsequently treated;
18. The client (s) by receipt of this report shall indemnify and hold harmless this company and/or its individual staff members from and against all damages, expenses, claims, demands and costs, including legal fees incurred in investigating and defending any claims, arising from or in any way connected to the inclusion of the aforesaid reference to this company and/or its individual staff member's opinion (s) of value;

In any event, the maximum damages recoverable from this company or its employees relative to this engagement shall be the amount of the monies actually collected by this company for this assignment and under no circumstances shall any claim for consequential damages be made. In addition, there is no accountability or liability to any third party; and

19. The Americans with Disabilities Act (referred to hereafter as the "ADA") became effective on January 26, 1992. The author has not made a specific compliance survey and analysis of the building and/or other improvements erected on the subject property to determine whether or not the appraised property is in conformity with the various detailed requirements of the ADA, or with requirements imposed by state law and local building codes and regulations. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA and state and local regulations, could reveal that the subject property is not in compliance with one or more requirements of the ADA and/or state and local regulations. If the property does not comply with the ADA or with state and local regulations, this fact could have a negative effect upon the value of the property. Since the author has no direct evidence relating to this issue, possible noncompliance with the requirements of the ADA and state and local regulations has not been considered in estimating the value of the property. No responsibility is assumed for any possible noncompliance with the requirements of the ADA or with state and local regulations, or for any expertise or engineering knowledge required to discover such noncompliance.

This report is to be used in whole and not in part. No part of it shall be used in conjunction with any other report.

No responsibility is assumed by me for matters that are of a legal nature, nor is any opinion on the title rendered herewith. Good and marketable title is assumed. Management is assumed to be competent and the ownership to be in responsible hands.

By reason of this report, I am not required to give testimony in court with reference to the property appraised unless arrangements have been previously made therefore. However, I am prepared to give testimony in support of this report provided that arrangements are made before testimony.

Disclosure of this report is governed by the By-Laws and Regulations of the Appraisal Institute. Therefore, except as hereinafter provided, the party for whom this report was prepared, may distribute copies of this report, in its entirety, to such third parties as may be selected by the party for whom this report was prepared; however, selected portions of this report shall not be given to third parties without the prior written consent of the signatory of this report. Further, neither all nor any part of this report shall be disseminated to the general public by the use of advertising media, public relations media, sales media, or other media for public communication (including, without limitation, prospectuses, private offering memoranda, and other offering material provided to prospective investors) without the prior written consent of the signatory of this report, to ensure the accuracy and adequacy of such references to this report.

## **SALIENT FACTS AND CONCLUSIONS**

**Identification of  
Subject Property:**

Rite Aid Property #7948  
5129-5135 Frankford Avenue  
Philadelphia  
Philadelphia County, PA  
Zip Code: 19124  
Parcel Number: 882096000  
Tax Map: 90N1  
Lot: 298  
Census Tract: 0300.004

A legal description has been provided and is included in the Addendum of this report.

**Type of Report:**

Narrative Appraisal Report.

**Property Type:**

The subject of this appraisal is a one story multi-tenant retail building.

**Appraised Interest:**

Leased Fee and Fee Simple.

**Date of Inspection:**

March 20, 2016.

**Date of Value:**

March 20, 2016 and January 1, 2019.

**Land Area:**

73,090 square feet; 1.68 acres.

**Building Area:**

37,666 square feet, gross; 35,150 square feet rentable.

**Building Age:**

Not available; estimated 1950s era.

**Zoning:**

CMX2, Commercial District.

**Ownership and History:**

The title for the subject property is held by Rite Aid of Pennsylvania who acquired the property on April 30, 2007 from Ath-Dara Apartment Associates for a consideration of \$3,732,000 per document number 5168-4992.

**Assessment  
and Real Estate Taxes:**

The subject is assessed by Philadelphia County with a tax rate of \$1.3998 per \$100 of assessment. The subject assessment is \$1,730,000, for a tax liability of \$24,217.

### **PURPOSE AND INTENDED USE OF APPRAISAL**

To perform a narrative appraisal report and to estimate the as is market value of the subject property with the current subtenants and the hypothetical market value of the subject property with no consideration given to the current subtenants.

The intended function of this narrative appraisal report is to establish value for internal financing purposes. The judgments and conclusions herein also pertain to any other function requiring an estimate of market value. The intended user of this report is Rite Aid of Pennsylvania.; use of this report by others is not intended by the appraiser.

## SCOPE OF APPRAISAL SERVICES

The scope of appraisal services rendered in this appraisal consist of, but are not limited to:

- definition of valuation question,
- determination of necessary data,
- subject property inspection,
- comparable sales inspections,
- consideration of relevant economic and demographic data,
- verification of the comparable data,
- consideration of zoning, approval status and/or other restrictions,
- highest and best use analysis,
- application of the appropriate valuation methods,
- reconciliation of value estimates, and
- value conclusion for the subject property.

The scope included a physical inspection of the subject property. *Trend*, *Costar* and our appraisal files were reviewed for information on building sales and leases. The sales were verified with associated parties, if possible. *STDB Online* was utilized to obtain the floodplain maps and census data. Assessment and other property information was obtained from public records via *Trend MLS* and the *Philadelphia Office of Assessment*.

No site or floor plans have been provided. The land area is based upon assessment records. The building area is based upon site assessment records as well as a rent roll. We reserve the right to amend value estimates should further information be made available.

The income approach and the direct sales comparison approaches have been used in this analysis. Due to the advanced age of the improvements, the cost approach has not been developed.

## VALUATION

	Market Value As Is	Market Value New Tenants/Leases
Direct Sales Comparison Approach	\$1,475,000	\$1,650,000
Cost Approach	Not Applicable	Not Applicable
Income Capitalization Approach	\$1,500,000	\$1,600,000
<b>Final Value</b>	<b>\$1,500,000</b>	<b>\$1,600,000</b>

## DEFINITIONS

### MARKET VALUE

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: Buyer and seller are typically motivated; both parties are well informed or well advised, and each acting in what they consider their best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.<sup>1</sup>

### FEE SIMPLE ESTATE

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.<sup>2</sup>

### LEASED FEE ESTATE

A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (i.e. lease).<sup>3</sup>

### MARKETING TIME

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal.<sup>4</sup>

### EXPOSURE TIME

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.<sup>5</sup>

### EXTRAORDINARY ASSUMPTION

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumption presumes as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.<sup>6</sup>

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<sup>1</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Fifth Edition 123

<sup>2</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Fifth Edition 78

<sup>3</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Fifth Edition 111.

<sup>4</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Fifth Edition 121.

<sup>5</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Fifth Edition 73

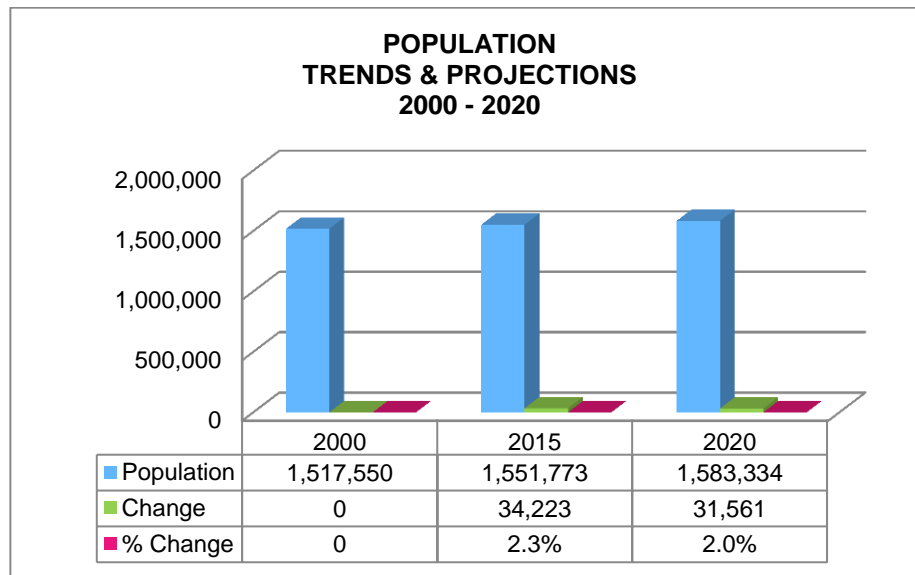
<sup>6</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Fifth Edition 73

## AREA ANALYSIS

Philadelphia County is bordered by Bucks County to the north, Delaware County to the south, the Delaware River and the state of New Jersey to the east, Chester County to the southwest, and Montgomery County to the west. It is part of the fourth largest MSA in the country, and is known as the Philadelphia Standard Metropolitan Area.



The city has a central location and is easily accessible to the other Pennsylvania commerce centers of York-Lancaster, and Harrisburg; and to the Trenton and Princeton, New Jersey, Wilmington, Delaware and Baltimore, Maryland markets. Philadelphia is part of the Philadelphia Metropolitan Statistical Area (MSA) along with Bucks, Chester, Montgomery and Delaware Counties in Pennsylvania, and the New Jersey counties of Burlington, Camden and Gloucester. *STDB Online* has been utilized for the following statistical information. The 2000 figures are actual census results; the 2015 figures are estimates; and the 2020 figures are projections.

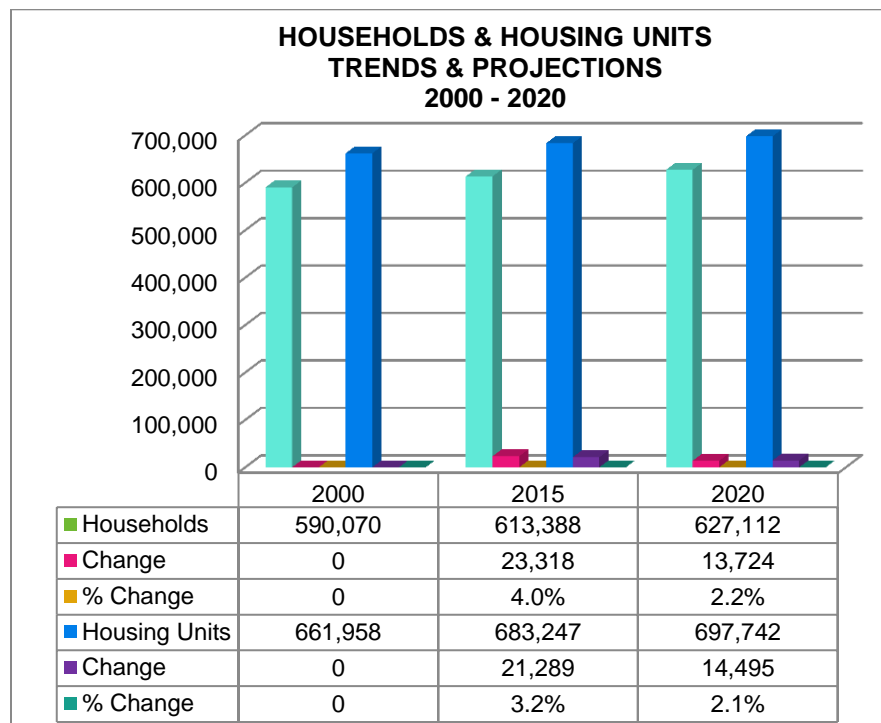


Source: *STDB Online*



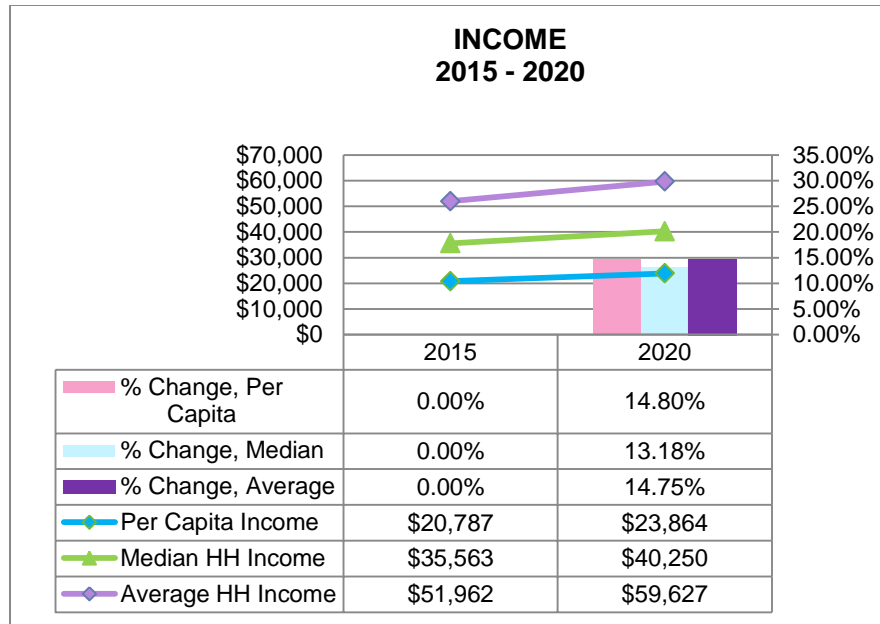
Within the city of Philadelphia, the population is estimated to have increased 2.3 percent from 1,517,550 in 2000 to 1,551,773 people in 2015. This is equal to a compound increase of 0.148 percent. A further increase of 2 percent to 1,583,334 is projected by 2020, which equates to a compound increase of 0.403 percent, substantially higher than the preceding 15 years. The increase in population is attributed to the revived postindustrial neighborhoods and the rezoning of many neighborhoods; which is part of *Philadelphia2035* comprehensive plan.

Housing in the metropolitan area is a diverse mix of detached single-family dwellings, semidetached and attached townhouses. An extremely positive feature of the metropolitan area is that the average price of a new or existing home is slightly less than the national average, affording a good "quality of living" at reasonable prices and tends to attract a quality work force. This is an extremely important factor to corporations considering relocation to and/or remaining in the Philadelphia metropolitan area. The following chart depicts the number of households and housing units within the county.



Source: STDB Online

Both households and housing units are projected to increase through 2020. Between 2000 and 2015, the number of households in the city increased by 23,318 households with continued growth of 13,724 households projected over the next five years. Housing units also increased during this time period. In 2000 there were 661,958 units increasing 3.2 percent, or 21,289 units, to 683,247 units by 2015. As of 2020, housing units are projected to total 697,742, a 2.1 percent increase.



Source: STDB Online

Per capita, median household and average household income are forecasted to increase over the next five years. Median household income is projected to increase 13.18 percent with per capita income increasing by 14.08 percent and an increase of 14.75 percent for average household income.

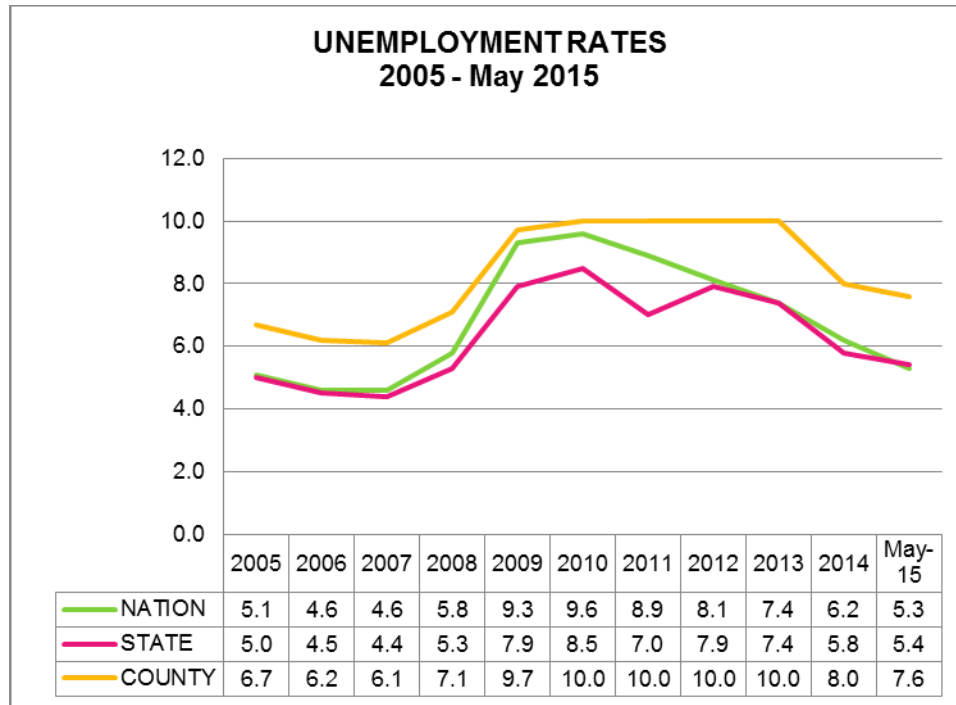
The following chart shows the distribution of income in the county.

Income Bracket	2015		2020	
	# of HH	% of HH	# of HH	% of HH
HH Income Base	613,372	100.0%	627,096	100.0%
<\$15,000	147,209	24.0%	143,605	22.9%
\$15,000 - \$24,999	80,965	13.2%	63,964	10.2%
\$25,000 - \$34,999	74,218	12.1%	68,981	11.0%
\$35,000 - \$49,999	87,099	14.2%	87,166	13.9%
\$50,000 - \$74,999	91,392	14.9%	95,946	15.3%
\$75,000 - \$99,999	55,203	9.0%	65,845	10.5%
\$100,000 - \$149,999	47,843	7.8%	63,337	10.1%
\$150,000 - \$199,999	17,174	2.8%	22,575	3.6%
\$200,000+	12,881	2.1%	15,677	2.5%

Source: STDB Online

Income levels above \$35,000 are projected to increase over the next five years with the largest increase for those earning between \$100,000 and \$149,999 which is projected to increase by 32.4 percent.

The following table summarizes comparative unemployment rates in various geographical regions, including the city of Philadelphia.



Source: *Pennsylvania Department of Labor & Industry*

The preceding table shows that by one economic measure, the county's economic situation is dramatically different from larger geographical areas. According to the *Pennsylvania Department of Labor and Industry*, the unemployment rate for the nation and state decreased substantially from 2013 and 2014 with the nation's rate trending downward by 120 basis points and the state's rate declining by 160 basis points. The unemployment rate in the county decreased as well however, by a considerable 200 basis points. As of May 2015, the unemployment rate for Philadelphia was estimated at 7.6 percent with an estimated rate of 5.4 percent for the state of Pennsylvania. Though there are some signs the economy is recovering, an increase in unemployment rates is an indication the economy is continuing to struggle.

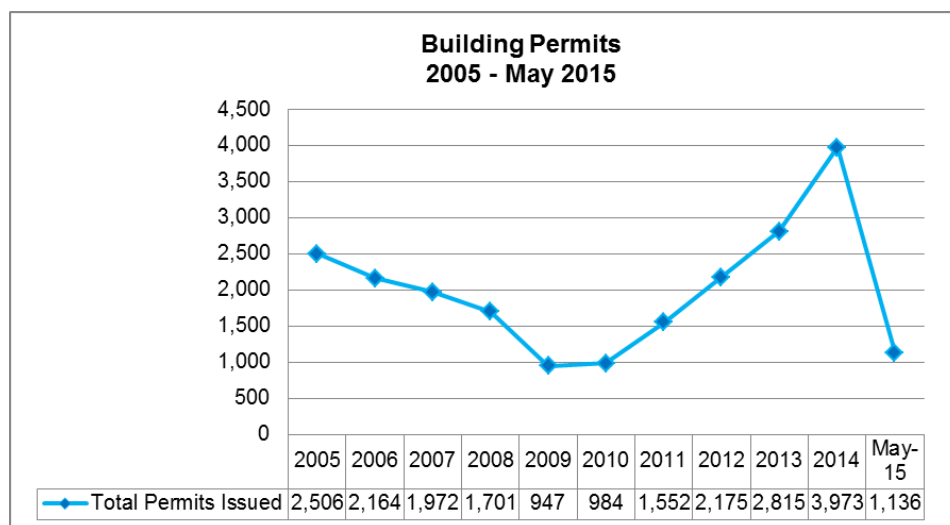
The top 10 employers in the county as of the 3<sup>rd</sup> Quarter 2014 are as follows:

Major Employers <sup>1</sup>
CITY OF PHILADELPHIA
TRUSTEES OF THE UNIVERSITY OF PA
SCHOOL DISTRICT OF PHILADELPHIA
THE CHILDREN'S HOSPITAL OF PHILA
TEMPLE UNIVERSITY
THOMAS JEFFERSON UNIVERSITY HOSP
SOUTHEASTERN PA TRANSPORTATION AUTH
US AIRWAYS INC
DREXEL UNIVERSITY
TEMPLE UNIVERSITY HOSPITAL INC
<sup>1</sup> 3rd Quarter 2014

Source: *PA Center for Workforce Information & Analysis*

The primary industry sectors in the subject area include educational services and health care. The largest employer is the City of Philadelphia.

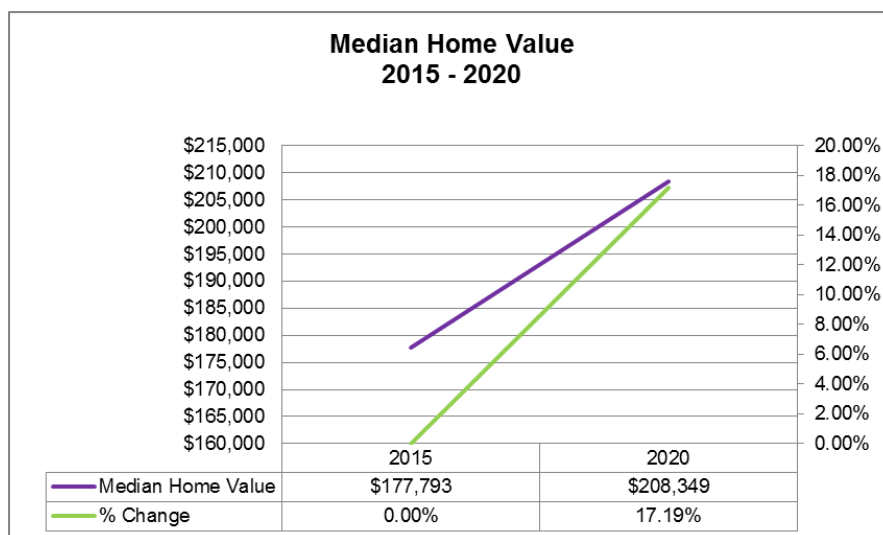
The following chart illustrates the number of building permits issued in the county from 2005 to May 2015.



Source: US Census Bureau

Between 2005 and 2014, 20,789 permits have been issued for an average 2,079 permits per year. There was a gradual decline in permits issued from 2005 to 2009 from 2,506 permits to 947 permits, a decline of 62 percent. A positive note is the increase in permits between 2010 and 2013 with 984 permits issued in 2010 and 2,815 permits issued in 2013. The highest number of permits realized occurred last year when 3,973 building permits were issued. As of May 2015, 1,136 permits have been issued for a trended year-end total of 2,726 building permits. A high number of permits have been issued recently because many abandoned buildings within the city are being demolished and constructed with new residential and commercial units, a fact that bodes well for the city's revitalization.

The following chart shows the median home value in the county from 2000 to 2020.



Source: STDB Online

Median home value is forecasted to increase at a compound rate of 3.22 percent from \$177,793 in 2015 to \$208,349 in 2020.

Philadelphia is served by the Southeastern Pennsylvania Transportation Authority (SEPTA), which operates buses, trains, rapid transit, trolleys, and trackless trolleys throughout Philadelphia, the four

Pennsylvania suburban counties of Bucks, Chester, Delaware, and Montgomery, in addition to service to Mercer County, New Jersey and New Castle County, Delaware. The city's subway, opened in 1907, is the third-oldest in America. SEPTA's Airport Regional Rail Line Regional Rail offers direct service to the Philadelphia International Airport.

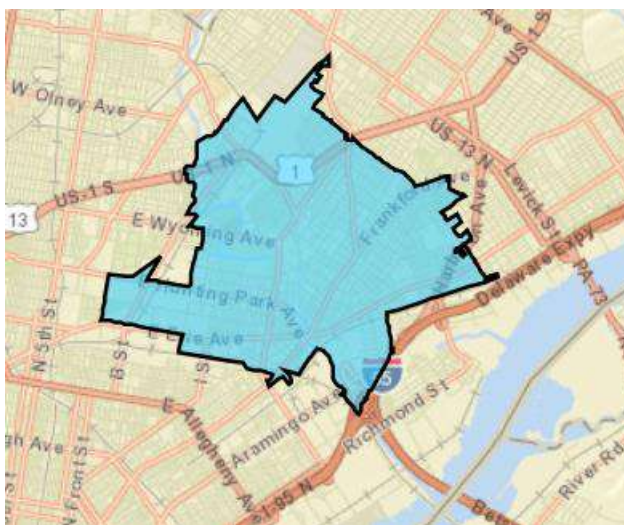
There are two airports in Philadelphia: Philadelphia International Airport and the Northeast Philadelphia Airport, a general aviation reliever airport in Northeast Philadelphia. In 2013, Philadelphia International Airport was the 15th busiest airport in the world.

Philadelphia is home to the Philadelphia Stock Exchange and seven Fortune 1000 companies. It is also known for its arts and culture. The city has more outdoor sculptures and murals than any other American city and Philadelphia's Fairmount Park is the largest landscaped urban park in the world. The region's history, culture, and attractions brought in \$10 billion from over 39 million domestic tourists in 2013. Philadelphia has the second-largest student concentration on the East Coast, with over 120,000 college and university students enrolled within the city and nearly 300,000 in the metropolitan area. There are over 80 colleges, universities, trade, and specialty schools in the Philadelphia region.

Overall, as the economy continues to improved, the outlook for the City of Philadelphia is good.

## NEIGHBORHOOD ANALYSIS

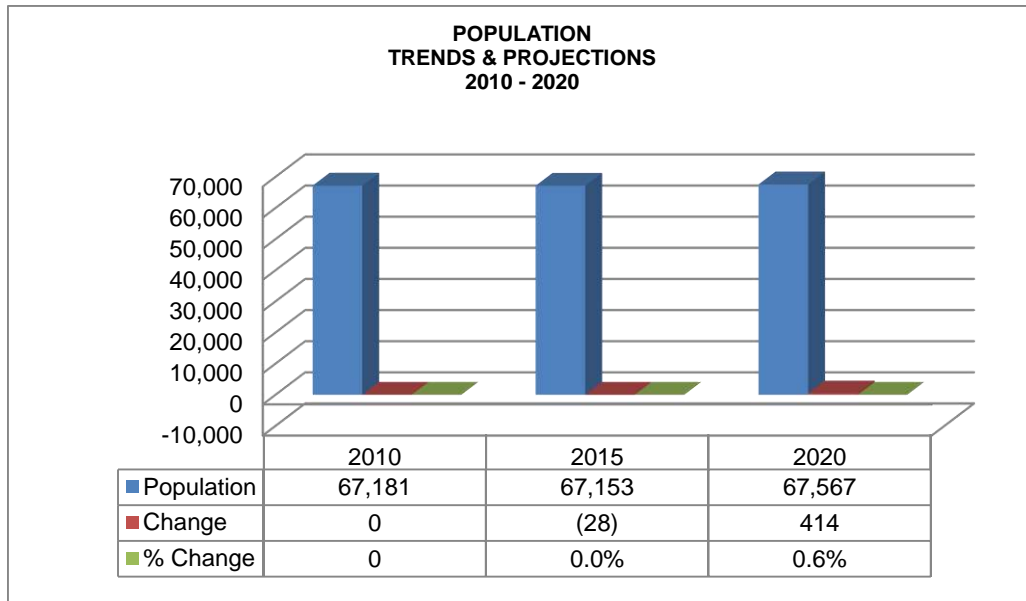
The subject is located in the north-central section of the city of Philadelphia, Pennsylvania known as the Frankford/Juniata section of the city. The boundaries of Juniata are defined as: Wyoming Avenue to the north, Fifth Street to the west, Frankford Avenue to the east, and Erie Avenue to the south. This area represents the 19124 zip code area.



Over the past twenty years, Frankford/Juniata has transitioned from a predominantly working class community to a largely middle class neighborhood. Most of the neighborhood's retail and commercial establishments are situated along Kensington, Castor, Hunting Park, and Erie Avenues.

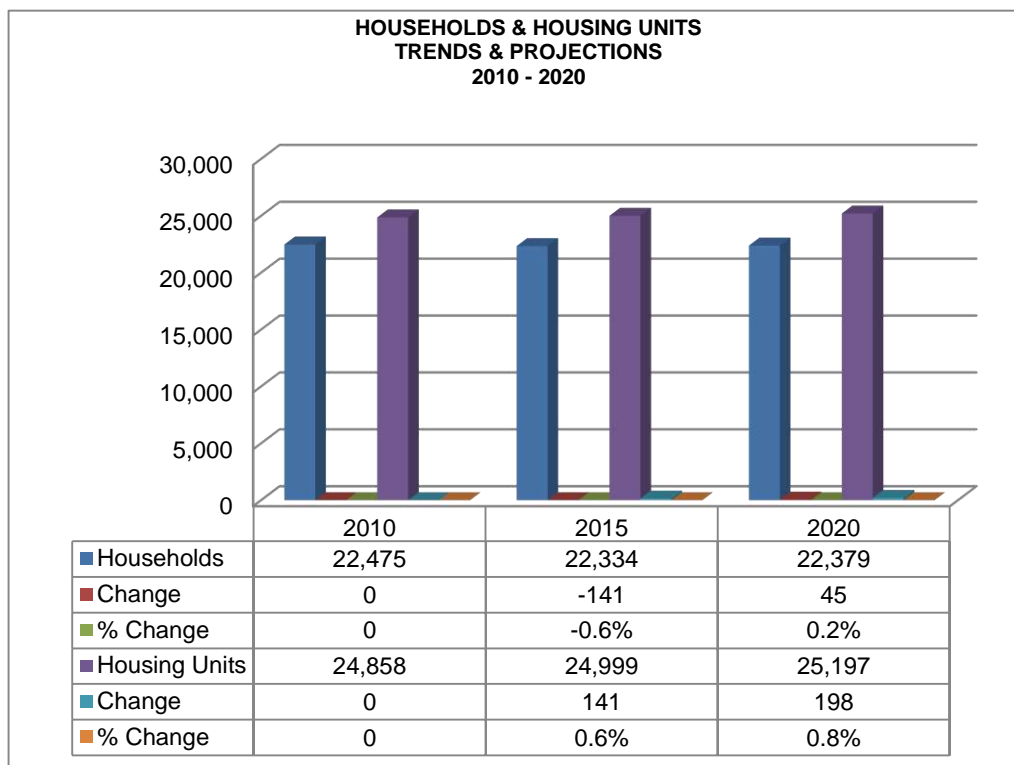
Demographic data for the subject township (referred to as the "study area") has been researched and analyzed via *STDB Online*. The 2010 figures are actual census figures; the 2015 figures are estimates; the 2020 figures are projections.

The following figure represents population trends and projections for the study area.



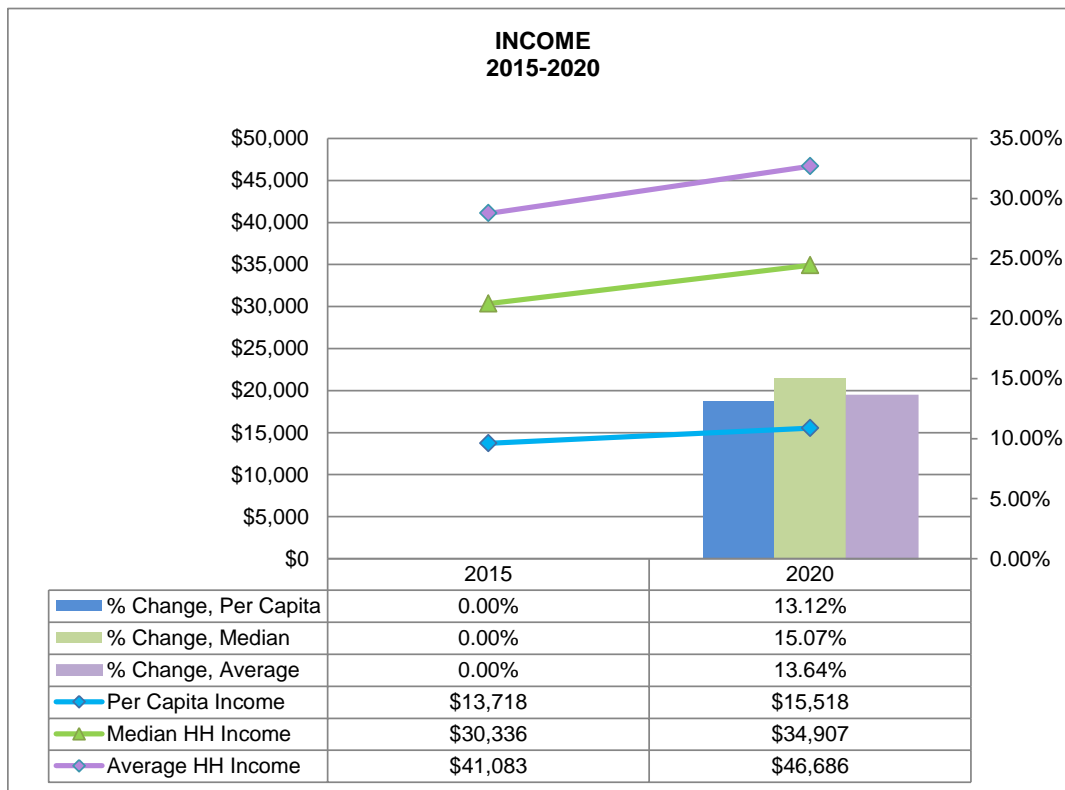
Source: STDB Online

The study area has experienced minimal declines in population over the five-year 2010-2015 survey period. Statistics indicate that population decreased by 28 persons with projections for 2020 that indicate small growth of 0.6 percent, or 414 persons.



Source: STDB Online

As with the population estimates for the subject's study area, the number of households and housing units have shown a slight decrease from 2010 to 2015, and is predicted to increase slightly by 2020. This, mirrors the substantially developed nature of an older city such as Philadelphia, whereby older residences are razed but not necessarily immediately replaced.



Source: *STDB Online*

2015 Households by Income		19124 (Philadelp...	
		Number	Percent
<\$15,000		5,196	23.3%
\$15,000 - \$24,999		3,965	17.8%
\$25,000 - \$34,999		3,290	14.7%
\$35,000 - \$49,999		3,609	16.2%
\$50,000 - \$74,999		3,254	14.6%
\$75,000 - \$99,999		1,401	6.3%
\$100,000 - \$149,999		1,229	5.5%
\$150,000 - \$199,999		265	1.2%
\$200,000+		125	0.6%
Median Household Income		\$30,336	
Average Household Income		\$41,083	
Per Capita Income		\$13,718	

Source: *STDB Online*

According to data compiled utilizing *STDB Online*, median household income is estimated to increase 15.07 percent from \$30,336 in 2015 to \$34,907 by 2020. Both per capita and average household incomes are projected to increase over the five year period at similar rates of approximately 13 percent. The study area is a lower income area with over 55 percent of the households earning less than \$35,000.

As indicated below, the median home value is projected to increase by approximately 10 percent from \$124,208 to \$137,234 by 2020.







In general, the Frankford/Juniata section lies less than two miles north of the employment sections of Center City. Southeastern Pennsylvania Transportation Authority (SEPTA) bus and rail service in the form of the Market-Frankford Elevated Line allow for quick and easy transportation to the central business district and points in the Northeast area of Philadelphia.

The area immediately surrounding and directly influencing the subject is largely commercial along Frankford Avenue, in the vicinity of the subject, with the Frankford Elevated line on the north side of the Avenue. A transportation hub for Septa is also located on the north side of Frankford Avenue with the Aria Health Center situated one block west. Residential properties are located to the south. In general, properties are maintained in average condition with various items of deferred maintenance noted in the form of painting, exterior repair work and trash on the streets.

Many areas of the city are experiencing gentrification with properties being renovated and modernized with old buildings being demolished and replaced with new residences. The regeneration has yet to reach the subject area. Nonetheless, it is reasonable to expect that the subject neighborhood will retain its value in the near and long terms.

## MARKET ANALYSIS

The subject is a retail building; thus, the retail market in the subject's zip code 19124 area has been researched via *Costar.com*.

Availability	Survey	5-Year Avg	Inventory	Survey	5-Year Avg
NNN Rent Per SF	\$10.38	\$12.38	Existing Buildings	312	300
Vacancy Rate	6.9%	4.3%	Existing SF	2,515,458	2,468,168
Vacant SF	173,883	106,258	12 Mo. Const. Starts	0	13,301
Availability Rate	8.8%	8.0%	Under Construction	0	9,493
Available SF	220,956	197,724	12 Mo. Deliveries	9,180	15,795
Sublet SF	10,880	11,011			
Months on Market	8.4	14.5			
			Sales	Past Year	5-Year Avg
Demand	Survey	5-Year Avg	Sale Price Per SF	\$48	\$54
12 Mo. Absorption SF	-1,207	-1,680	Asking Price Per SF	\$92	\$85
12 Mo. Leasing SF	110,783	28,692	Sales Volume (Mil.)	\$1.6	\$2.8
			Cap Rate	-	10.1%

## COMMERCIAL MARKET

CoStar reports a survey of 312 existing buildings within the market area with 2,515,458 square feet, which is up from the five-year average of 2,468,168 square feet in 300 buildings. The survey indicates an availability rate of 8.8 percent and a vacancy rate of 6.9 percent, with 178,883 square feet of vacant spaces. Rental rates of \$10.38 per square foot of rentable area are down \$2.00/SF from the five-year average of \$12.38 per square foot of rentable area.

### AVAILABILITY CHART

Below is a list of shopping centers in the subject area with the quantity of space reported available along with the asking rental rate.

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
813-837 Adams Ave	43,000	12,600	29.3%	12,600	29.3%	15,800	15,800	0	12,600	\$17.50/nnn
1901-05 Buckius St	9,000	9,000	100.0%	9,000	100.0%	9,000	9,000	0	9,000	-
4501 Castor Ave	34,500	14,250	41.3%	14,250	41.3%	14,250	14,250	0	10,225	\$15.00/nnn
3945 Frankford Ave	7,700	0	0.0%	0	0.0%	7,700	7,700	0	7,700	\$11.69/nnn
4428-4428 Frankford Ave	7,000	2,000	28.6%	2,000	28.6%	2,000	2,000	0	2,000	\$9.00+util
4501-4503 Frankford Ave	10,017	1,000	10.0%	1,000	10.0%	1,000	1,000	0	1,000	\$13.20/fs
4628-4630 Frankford Ave	5,800	0	0.0%	0	0.0%	5,800	5,800	0	5,800	\$12.00/nnn
5201 Harbison Ave	3,200	3,200	100.0%	3,200	100.0%	3,200	3,200	0	3,200	\$10.00/nnn
3875 Kensington Ave	15,000	4,000	26.7%	4,000	26.7%	4,000	4,000	0	4,000	\$21.00/nnn
3776 L St	35,000	4,500	12.9%	4,500	12.9%	4,500	4,500	0	4,500	\$8.00/nnn
921 E Luzerne St	6,270	0	0.0%	0	0.0%	6,270	6,270	0	6,270	\$17.59/mg
4730 Oxford Ave	2,238	1,119	50.0%	1,119	50.0%	1,119	1,119	0	1,119	\$9.65+util
5351-5353 Oxford Ave	5,081	4,471	88.0%	4,471	88.0%	4,471	4,471	0	4,471	\$9.40+util
4640 E Roosevelt Blvd	6,216	6,216	100.0%	6,216	100.0%	6,216	6,216	0	6,216	\$28.00/nnn
4035 Torresdale Ave	10,880	0	0.0%	0	0.0%	10,880	0	10,880	10,880	\$11.00/mg
5520 Whitaker Ave	39,820	1,200	3.0%	1,200	3.0%	1,200	1,200	0	1,200	\$18.00/nnn
<b>Grand Totals (16 Bldgs)</b>	<b>240,722</b>	<b>63,556</b>	<b>26.4%</b>	<b>63,556</b>	<b>26.4%</b>	<b>97,206</b>	<b>86,326</b>	<b>10,880</b>	<b>12,600</b>	<b>\$15.91/nnn</b>

CoStar records 19 retail properties in the subject area that report their asking rental rate. The 19 properties have a total of 97,206 square feet available with a total building area of 240,722 square feet. Asking rents range from \$8.00 per square foot of rentable area to \$28.00 per square foot, triple net. The highest rent is for a center located on the Roosevelt Boulevard, a superior location. Asking rents for properties along Frankford Avenue range from \$9.00 plus utilities to \$13.20 full service. In addition to the preceding, CoStar details the following 10 properties which do not report rental rates.

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
4203 Frankford Ave	7,000	0	0.0%	0	0.0%	5,500	5,500	0	5,500	-
4359 Frankford Ave	2,252	0	0.0%	0	0.0%	750	750	0	750	-
4419 Frankford Ave	849	849	100.0%	849	100.0%	849	849	0	849	-
4725 Frankford Ave	3,150	895	28.4%	895	28.4%	895	895	0	895	-
5325-5339 Frankford Ave	0	0	-	0	-	0	0	0	0	-
1050 E Hunting Park Ave	30,072	0	0.0%	0	0.0%	4,385	4,385	0	4,385	-
4640 Roosevelt Blvd	0	0	-	0	-	0	0	0	0	-
4600-4640 E Roosevelt Blvd	204,832	0	0.0%	0	0.0%	22,500	22,500	0	17,500	-
4070 Torresdale Ave	18,000	16,000	88.9%	16,000	88.9%	16,000	16,000	0	16,000	-
1214 Unity St	2,710	1,355	50.0%	1,355	50.0%	1,355	1,355	0	1,355	-
<b>Grand Totals (10 Bldgs)</b>	<b>268,865</b>	<b>19,099</b>	<b>7.1%</b>	<b>19,099</b>	<b>7.1%</b>	<b>52,234</b>	<b>52,234</b>	<b>0</b>	<b>17,500</b>	-

An additional 52,234 square feet is available in 268,865 square feet of rentable area.

## FOR SALE

Following is list of retail properties for sale in the subject zip code area.

Building Address	Year Blt	FAR	SF Avail	RBA	Class	% Leased	Sale Info
1831 E Airdrie St Philadelphia, PA 19124 Re/Max Access: Marvin Vargas (215) 400-2600 X2618	1920	--	1,344 SF	1,344		0%	For Sale at \$45,000 (\$33.48/SF) - Active
1286 Alcott St Philadelphia, PA 19124 -	1950	1.17	1,816 SF	1,816		0%	For Sale - Active
2380 Duncan St Philadelphia, PA 19124 PrinXess Real Estate Consultant: Stacie M. Cao (267) 888-6188	1950	1.09	0 SF	2,182		100%	For Sale at \$99,900 (\$45.78/SF) - Active
1509 E Erie Ave Philadelphia, PA 19124 Zinberg Group Real Estate: Nathan Zinberg (215) 884-5050	2012	0.62	54,000 SF	54,000		100%	For Sale at \$2,950,000 (\$54.63/SF) - Active
3904 Frankford Ave Philadelphia, PA 19124 Panphil Realty: Alexandra Li (215) 332-3089		0.53	0 SF	2,305		100%	For Sale at \$260,000 (\$112.80/SF) - Active
4324-4326 Frankford Ave Philadelphia, PA 19124 Realty Associates: Michael Solomon (215) 376-4444 X95	1910	1.23	0 SF	5,488		100%	For Sale at \$100,000 (\$18.22/SF) - Active
4328 Frankford Ave Philadelphia, PA 19124 RE/MAX City and Suburban Realtors: Mark Porowicz (215) 624-7800 X207	1920	2.00	0 SF	2,703		100%	For Sale at \$67,995 (\$33,997.50/Unit) - Active
4433 Frankford Ave Philadelphia, PA 19124 Satisfaction Realty LLC: Frank Xue (215) 268-6475		--	0 SF	3,600		100%	For Sale at \$129,000 (\$35.83/SF) - Active
4441-4449 Frankford Ave Philadelphia, PA 19124 Realty Mark Associates: Chuck Kim (215) 583-7777	1935	0.74	0 SF	7,875		100%	For Sale at \$345,000 (\$43.81/SF) - Active
4737 Frankford Ave Philadelphia, PA 19124 RE/MAX Eastern: Francisco Neto (215) 335-2900	1930	2.17	0 SF	3,304		100%	For Sale - Active
5023 Frankford Ave Philadelphia, PA 19124 Realty Associates: Michael Solomon (215) 376-4444 X95	1945	1.32	0 SF	3,128		100%	For Sale at \$139,900 (\$44.73/SF) - Active
5027 Frankford Ave Philadelphia, PA 19124 Realty Associates: Michael Solomon (215) 376-4444 X95	1945	1.11	0 SF	2,618		100%	For Sale at \$134,900 (\$51.53/SF) - Active
4113-4121 G St Philadelphia, PA 19124 CBRE: Christopher L. Bosworth (404) 923-1486, Will Pike (404) 504-7900 CBRE: Brian Pfohl (404) 504-7893	2015	0.21	0 SF	9,180		100%	For Sale at \$3,360,000 (\$366.01/SF) - Active
986 Granite St Philadelphia, PA 19124 Prudential Prime Real Estate: Scott Hamilton (215) 338-3200	1940	0.58	1,200 SF	1,200		100%	For Sale at \$89,900 (\$74.92/SF) - Active
4072 Kensington Ave Philadelphia, PA 19124 Re/Max Access: Steven Oslecki (215) 400-2600		0.01	0 SF	766		100%	For Sale at \$329,000 (\$429.50/SF) - Active
4200-4202 Kensington Ave Philadelphia, PA 19124 Haddon Agency: Thomas Schulgen (856) 858-0761	1920	1.13	0 SF	3,700		100%	For Sale at \$329,000 (\$88.92/SF) - Active
4062 L St Philadelphia, PA 19124		--	0 SF	2,647		100%	For Sale - Active

Building Address	Year Blt	FAR	SF Avail	RBA	Class	% Leased	Sale Info
2101 Orthodox St Philadelphia, PA 19124 CENTURY 21 Advantage Gold: Michael Galdi (215) 537-0200	1940	0.96	0 SF	1,792		100%	For Sale at \$149,900 (\$83.65/SF) - Active
5325 Oxford Ave Philadelphia, PA 19124 Acre Real Estate Group: Tao Yun (215) 625-4885	1975	0.35	0 SF	1,692		100%	For Sale - Active
5359 Oxford Ave Philadelphia, PA 19124 Premium Realty Group: Tony Zhang (215) 725-2886 X210	1945	1.53	2,754 SF	2,754		100%	For Sale at \$800,000 (\$290.49/SF) - Active
4640 E Roosevelt Blvd - Northeast Tower Center, Mattress Giant Philadelphia, PA 19124 -	--		8,216 SF	8,216		0%	Not For Sale
5011 Torresdale Ave Philadelphia, PA 19124 Binswanger: Chris Pennington (215) 448-6053	1925	0.26	0 SF	2,500		100%	For Sale at \$395,000 (\$158.00/SF) - Active
5301 Torresdale Ave Philadelphia, PA 19124 Ram Realty Group: Ram Hathi (215) 673-3700	--		1,758 SF	1,758		100%	For Sale at \$550,000 (\$312.88/SF) - Active
4210 Whitaker Ave Philadelphia, PA 19124 Realty Mark Listings: Eli Mathieu (215) 583-7777	2009	0.27	0 SF	7,544		100%	For Sale at \$1,675,000 (\$222.03/SF) - Active
4220-4234 Whitaker Ave Philadelphia, PA 19124 Whitaker Auto Sales: Jordan Roth (215) 425-2255	1963	0.10	0 SF	3,600		100%	For Sale at \$899,000 as part of a portfolio of 2 properties - Active

Only one shopping center is for sale in the subject area that is of similar size to the subject. The center, located at 1509 E Erie Street with 54,000 square feet, is reported to be on the market at a price equal to \$54.63 per square foot of rentable area.

#### SUBJECT OCCUPANCY

As of the date of the appraisal, the subject was 100 percent occupied with five tenants as summarized below.

Tenant	Rentable Area (SF)	Yearly Rent	SF Rent	Lease Commence	Lease Exp	Lease Status
Lee's Wireless Tech	1,550	\$18,000	\$11.61	11/1/2005	1/31/2016	Gross, month to month
B&B Discount	2,000	\$30,000	\$15.00	1/1/2002	10/31/2016	Modified Gross
Crown Chicken	1,400	\$19,596	\$14.00	2/1/2002	10/31/2016	NNN
Holiday Supermarkets	30,000	\$96,250	\$3.21	9/25/2004	10/31/2016	NNN
Jackson-Hewitt	200	N/A	N/A	Seasonal	Seasonal	Seasonal
<b>Total Rentable</b>	<b>35,150</b>					

#### CONCLUSION

The market is weak in the subject area. Household income levels are low and not projected to undergo substantial increases in the near term. Average rental rates have declined by 16 percent from the five-year average, while the vacancy rate increased by 60 percent. Over the past 12 months, negative absorption has occurred while 220,783 square feet was reported leased. 9,160 square feet is reported to have been delivered over the past 12 months.

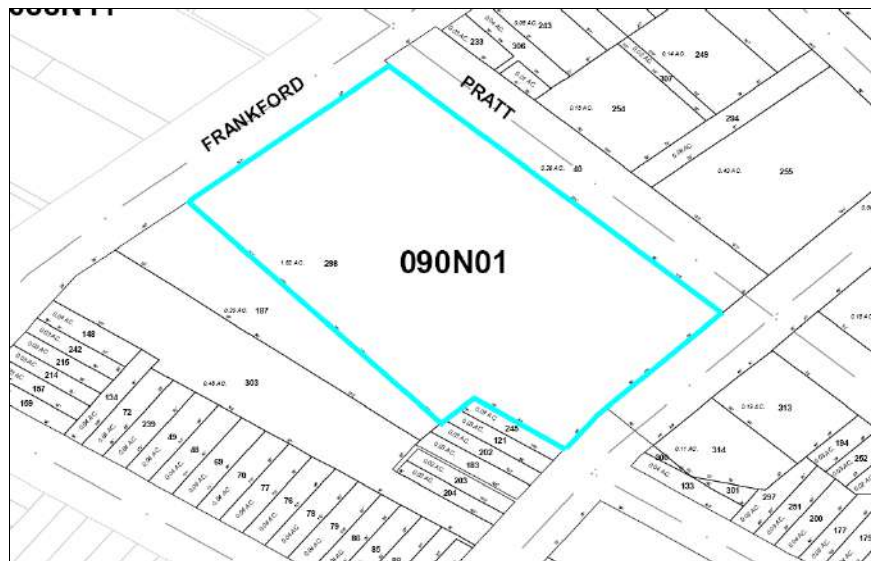
#### SITE AREA AND DESCRIPTION

The subject of this appraisal is a one-story retail building located on the southeast corner of Frankford Avenue and Pratt Street in the Frankford neighborhood of Philadelphia, Pennsylvania. The street address is 5129-5135 Frankford Avenue, Philadelphia, PA in zip code area 19124.





The subject can be further identified as tax parcel number 882096000 and Lot 298 as shown below.



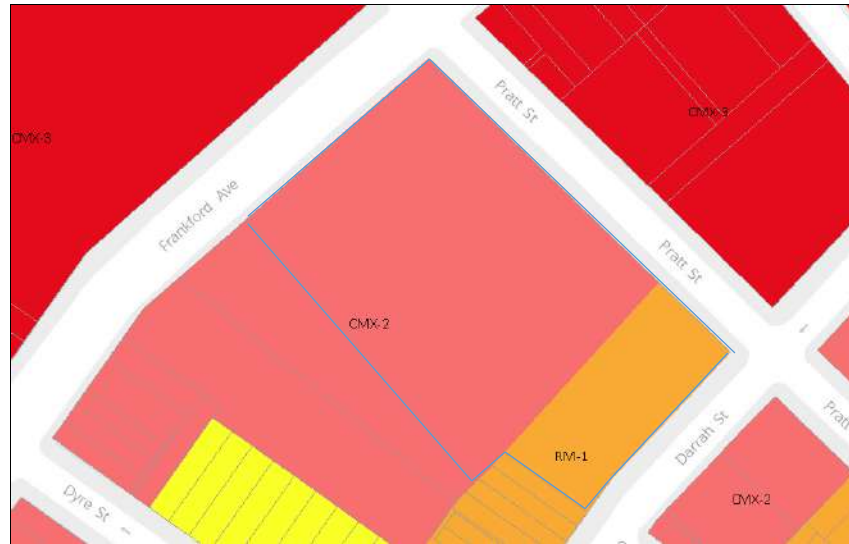
The subject is a mostly rectangular shaped parcel with 73,090 square feet, or 1.68 acres according to assessment records. It is improved with a 37,666 square foot (gross) retail building for a land to building ratio of 1.94:1 or 2.08:1 when considering rentable building area of 35,150 square feet. The parcel is at street grade and level. The site has approximately 200.42 front feet along Frankford Avenue, 342.05 front feet along Pratt Street and 234 front feet along Darrah Street. Access and visibility are good as the site is a corner location with three street frontages. There are concrete curbs and sidewalks along all roadways. There is macadam paved parking accessible from Pratt Street only. Frankford Avenue and Pratt Street are two way roadways with Darrah Street one way. Utilities available to the site include public water, sewer, and gas. On- site parking is provided for approximately 72 spaces. There is no landscaping on the site.

According to FEMA Flood Map Number 4207570114H, effective November 18, 2015, the subject is located in a Zone A floodplain.

Overall, the subject site is compatible with surrounding properties and it is functionally adequate and suited for a retail use.

## ZONING

According to the Philadelphia County zoning map, the subject block is located in the CMX-2, Neighborhood Commercial Mixed Use and RM1, Residential Multi Family zoning districts, as shown below.



The CMX-2.5, Neighborhood Commercial Mixed-Use district is primarily intended to accommodate active, pedestrian-friendly retail and service uses in commercial nodes and along commercial corridors. The range of allowed uses is slightly narrower than the CMX-2 district and the development standards are intended to promote a pedestrian-oriented environment.

Previous District Name	C1	C2/RC2	Commercial Corridor Overlays	C3/RC3	C4 C5	C7/NSC	ASC
District Name	CMX-1	CMX-2	CMX-2.5	CMX-3	CMX-4/CMX-5	CA-1	CA-2
See § 14-701(3)(a) (Notes for Table 14-701-3) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.							
		Denotes zoning requirements not applicable					
District and Lot Dimensions							
Min. District Area (sq. ft.)							80,000
Min. Street Frontage as taken from the front lot line (ft.)	[1]					50	100
Min. Lot Area (sq. ft.)	[1]					5,000	15,000
Max. Occupied Area (% of lot)	[1]	Intermediate: 75 Corner: 80	Intermediate: 75 Corner: 80	Intermediate: 75 Corner: 80	Buildings ≤ 5 stories with 1 or more dwelling units: 90; Others: 100	60	100
Yards							
Min. Front Yard Depth (ft.)	[1]		Must be built to front lot line				
Min. Side Yard Width, Each (ft.)	[1]	5 if used	5 if used	8 if used for buildings containing dwelling units	If used: Buildings ≤ 4 stories with three or fewer dwelling units = 5; Others = 8	5 if used	
Min. Rear Yard Depth (ft.)	[1]	The greater of 9 ft. or 10% of lot depth	The greater of 9 ft. or 10% of lot depth			5 if used	
Height							
Max. Height (ft.)	[1]	38	55			38	38
Min. Cornice Height (ft.)	[1]		25				
Floor Area Ratio							
Max. Floor Area (% of lot area)	[1]			500	CMX-4: 500 [3] CMX-5: 1200 [2]  See also § 14-701(5) (CMX-4 and CMX-5 Bulk and Massing Controls)		

The RM, Residential Multi-Family districts are primarily intended to accommodate moderate- to high-density, multi-unit residential buildings in areas where such development already exists or where it is desired in the future. The Zoning Code includes four RM districts. These districts are differentiated primarily on the basis of allowed minimum lot area per unit and allowed building heights.

Previous District Name	R8/9/10/10B/ 18/19	RI 1/11A/ 12/13	R14	R15/R16	RC-6	WRD /ITD	RC-4
District Name	RM-1	RM-2	RM-3	RM-4	RMX-1	RMX-2	RMX-3
See § 14-701(2)(c) (Notes for Table 14-701-2) for information pertaining to bracketed numbers (e.g., "[2]") in table cells. Denotes building type not permitted or zoning requirements not applicable.							
District and Lot Dimensions							
Min. Lot Width (ft.)	16	50	50	50			
Min. Street Frontage as taken from the front lot line (ft.)					50		
Min. District Area (acres)					2	1	
Min. Lot Area (sq. ft.)	1,440 [1]	15,000	10,000	5,000			
Min. Open Area (% lot area, except as otherwise provided)	Intermediate: 30; Corner: 20 [2]		50	Intermediate: 30; Corner: 20	[3]	25% of district area [4]	Buildings ≤ 5 stories with 1 or more dwelling units: 10; Others: 0
Front Setback							
Minimum (ft.)	[5][6]	[7]	20	20			
Minimum Side Yard Width [8], Permitted Residential Uses as set forth in § 14-602							
Single- or Two-family Detached, Intermediate Lot (ft.)	2/5 each	[7]	2/8 each	2/5 each			If used: Buildings ≤ 4 stories with three or fewer dwelling units = 5; Others = 8
Single- or Two-Family Detached, Corner Lot (ft.)	5	[7]	6	5			
Single- or Two-Family Semi-Detached (ft.)	5	[7]	10	5			
Multi-Family, Detached (ft.)	2/5 each	[7]	2/8 each	2/5 each			
Multi-Family, Detached Corner Lot (ft.)	8	[7]	8	5			
Multi-Family, Semi-Detached (ft.)	12	[7]	16	5			
Minimum Side Yard Width [8], Permitted Nonresidential Uses as set forth in § 14-602							
Intermediate Lot (ft.)	2/12 each	[7]	2/8 each	5			If used: Buildings ≤ 4 stories with three or fewer dwelling units = 5; Others = 8
Corner Lot (ft.) [1]	12	[7]	2/8 each	5			
Rear Yard							
Min. Depth (ft.)	9 [9]	[7]	20	5 if used			
Min. Area (sq. ft.)	144 [9]	[7]					
Height							
Maximum (ft.)	38 [5]						
Floor Area Ratio (FAR)							
Maximum FAR (% of lot area, except as otherwise provided)	No Limit	70	150	350	150 of district area, excluding streets	250 of district area, excluding streets	500

Individuals of this company are not expert in the interpretation of complex zoning ordinances; however, the subject appears to be a legal, conforming use as improved with a retail property.

## PROPERTY TYPE AND DESCRIPTION

The subject is improved with a one- story brick and block building of steel beam construction with combination flat rubber roof and Barrel Shell hut style rubber roof. The subject is occupied by a super market, tax office, hair salon retail store, wireless phone sales and fast food restaurant. Complete access to each tenant space was not available; however, an interior inspection of the customer areas was performed.

As noted, the subject includes brick exterior, flat and barrel roof and fixed pane display windows with pedestrian entrance doors to each tenant area. Following are the tenant areas.

Tenant	Rentable Area (SF)
Lee's Wireless Tech	1,550
B&B Discount	2,000
Crown Chicken	1,400
Holiday Supermarkets	30,000
Jackson-Hewitt	200
<b>Total Rentable</b>	<b>35,150</b>

Holiday Supermarkets is a supermarket with automatic entry doors, a large check- out area, and small raised office platform. This has the standard open display area with storage and mechanical areas in the back. Access to the rearmost of the store was not permitted. Also included in this space is a rear storage area, with a covered loading dock. It is assumed there are two restrooms.



Adjacent to the supermarket is a tax office that consists of one room with carpet, part brick and drywall walls and drywall ceiling. Crown Fried Chicken is a fast food restaurant with a front service area, counter and kitchen in the rear. Floors are ceramic tile and walls are drywall. Access to the back of the store was not possible. Beauty Depot is a retail store, with an open sales floor, front office, rear storage room with powder room and full unfinished basement. The wireless store was closed with a steel security gate; therefore, an interior inspection was not possible. Finish is assumed to be similar to the adjoining spaces. It has been reported that basement space is located beneath all of the inline stores.

The exact age of the subject improvements is not known; however, based upon the roof design and construction materials, it appears to be 1950's vintage. The roof was likely replaced in 2012. The overall condition is average for a building of the subject age and design.

## **HIGHEST AND BEST USE**

An important factor in any valuation assignment, and the first step in the valuation process, involves the determination of the subject site's highest and best use. This may be defined in part as: The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property - specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value.<sup>7</sup>

### **HIGHEST AND BEST USE AS VACANT**

The subject is of a size and shape that would support a variety of uses. The subject is comprised of a retail building and is located on a commercial street with a traffic count of approximately 10,144 CPD. The site is zoned commercial, with the rear zoned Residential, which permits parking for commercial properties. The vacancy rate in the subject market area is approximately 6.9 percent however, negative absorption is reported. The highest and best use as vacant is retail development on a build to suite basis.

### **HIGHEST AND BEST USE AS IMPROVED**

Currently, the subject is improved with a 100 percent occupied shopping center that is in average condition. The highest and best use as improved is a continued retail use.

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<sup>7</sup>Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Fifth Edition, 93.

PJL REALTY ADVISORS, INC.

## VALUATION

## **APPRAISAL PROCESS**

The three approaches to value; namely, the cost, direct sales comparison, and income capitalization approaches have each been given consideration in the analysis of the subject property.

The cost approach uses all the physical data regarding the site and the improvements. In this approach, an estimate of site value is derived by comparing recent sales of similar land parcels to the site. An estimate of the cost to replace or reproduce the improvements is also made from which all items of physical, functional, and external obsolescence, if any, are deducted. The resulting depreciated cost new is added to land value to derive an estimate of market value by the cost approach. This approach is most useful when appraising new or special-purpose properties. Its reliability is decreased when considerable amounts of depreciation are evident. The cost approach has not been developed due to the advanced age of the improvements and the difficulty of estimating depreciation accurately.

The direct sales comparison approach relies upon transfers of similar properties as a basis for determining market value of the subject property. Inherent in this approach is the principle of substitution, which states that a prudent purchaser would pay no more for real property than the cost of acquiring an equally desirable substitute on the open market. This approach is essential to every appraisal of real property and is a meaningful measure of value. The direct sales comparison approach has been developed to estimate the as is market value since building sales in the subject area have been located.

The income capitalization approach is concerned with the present worth of the anticipated future benefits of property ownership. Benefits are typically expressed in terms of net operating income after deducting all expenses from all income sources. The subject is an income producing property; therefore, the income capitalization approach has been developed.

A number of positive and negative factors have been considered which affect the value of the subject property. The general influence of these factors has been considered in the same manner that it would be considered by buyers and sellers in the market. Among the positive adjustments considered are the following.

1. Subject has good commercial exposure with three street frontages.

Following are the items considered to affect the subject property negatively.

1. Subject area has been experiencing negative absorption and declining rental rate.

## DIRECT SALES COMPARISON APPROACH

### INTRODUCTION

The direct sales comparison approach is a method of estimating market value, which uses recently sold, market derived, comparable sales. This approach to value assumes that the market will determine a price for the property being appraised in the same manner that it determines the price of comparable, competitive properties. Comparable properties were identified based upon demographics, traffic counts and household income levels within a one-mile radius of each location.

In applying the direct sales comparison approach, the appraiser employs a number of appraisal principles. One of the major principles is that of substitution, which holds that the value of a property, as replaceable in the marketplace, tends to be set by the cost of acquiring an equally desirable substitute property. Other principles inherent in this approach are those of supply and demand, balance, and externalities.

### RECONCILIATION OF COMPARABLE SALES

By applying specific percentage or dollar amount adjustments the factors have been considered that would be considered by buyers and sellers in the market. Essentially, this is a bracketing process by which a sale exhibiting an inferior characteristic has been adjusted upward, and one that is superior has been adjusted downward. When the characteristic is equivalent to the subject, no adjustment has been applied. The following analysis assumes the subject as is.

### AS IS MARKET VALUE

COMPARABLE BUILDING SALES											
Sale #	Location	Sale Date	Consideration	Rentable Building Area SF	Land Area Acres	Sale Price Per SF	Date Built	L-t-B Ratio	Condition	1 Mile Households Traffic Income	Comments
1	7300-7314 Frankford Ave 3501 Cottman Ave Philadelphia County, PA	May-14	\$ 3,450,000	65,685	2.93	\$ 52.52	1941 1950	1.94	Average	18,824 21,169 \$54,246	3 retail buildings with minimal parking 15,556 available 23.6% vacancy
2	7101-7171 Ogontz Ave Philadelphia Philadelphia County, PA	Dec-15	\$ 2,900,000	45,659	2.31	\$ 63.51	1981	2.20	Average	19,239 18,597 \$53,213	One story retail center, asking rent \$13.50/SF 5,000 sf vacant, includes a restaurant, 10.9% vacancy, and separate store, on-site parking, condominium
3	162-164 W Chelten Ave Philadelphia Philadelphia County, PA	Mar-15	\$ 3,300,000	30,700	0.56	\$ 107.49	1940	0.80	Good	18,417 16,546 \$50,978	Retail with vacant office that Grantee is converting to apartments, rear parking, vacant 4,000 sf store Rite Aid Anchor renewed for 5 year on-site parking 39.7 percent occupied, large unused basement; 60% vacant
4	7043 Castor Ave Philadelphia Philadelphia County, PA	Dec-14	\$ 700,000	15,000	0.34	\$ 46.67	1949 2012 renovation	0.98	Average	19,339 35,489 \$54,491	Former theatre converted into retail space prior to the sale, no on-site parking, metered street parking
Subject	5129-5135 Frankford Ave Philadelphia Philadelphia County, PA 19124	Mar-16		35,150	1.68		1950's	2.08	Average	20,052 10,144 \$43,201	Retail center with super market and 4 stores, 100% occupied, 72 parking spaces

Comparable Sale Number One is located in a higher income area than the subject; thus, a downward adjustment has been applied for location. The subject is situated by a transportation hub; however, its traffic volume is substantially less than this comparable which is superior to the subject; a downward adjustment has been applied for access. The subject is fully occupied with short term tenants, while this comparable has a higher vacancy. Downward adjustment has been applied for occupancy.

Comparable Sale Number Two has been adjusted downward for the subject's inferior demographic location. A downward adjustment has also been applied for the older age of the subject. A downward adjustment has been applied for occupancy considering the current short term tenants.

Comparable Sale Number Three is situated in a slightly higher average household income demographic within a one-mile radius; therefore, a downward adjustment has been applied for location. As a two-story multi-tenant retail building with the potential for conversion into apartments on the second floor, thus allowing for diverse occupancy, downward adjustment has been applied for design.

This sale has a substantially higher traffic volume than the subject and has been adjusted downward for access. Although this sale has a higher vacancy rate than the subject, Rite Aid has signed a new 5-year lease; therefore, a substantial downward adjustment for occupancy is warranted due to the strong credit of this tenant as compared to the subject's short term tenant leases.

Comparable Sale Number Four has been adjusted downward for the inferior demographics in the subject area. This sale is a former theatre with an inferior design to the subject and has been adjusted upward for design. A downward adjustment has been applied for the lower traffic volume passing the subject site.

Comparable Sales Analysis						
Comparable		1	2	3	4	
Adjustments/ Sale Price		\$ 52.52	\$ 63.51	\$ 107.49	\$ 46.67	
Property Rights		0%	0%	0%	0%	
Adjusted Sale Price		\$ 52.52	\$ 63.51	\$ 107.49	\$ 46.67	
Financing		0%	0%	0%	0%	
Adjusted Sale Price		\$ 52.52	\$ 63.51	\$ 107.49	\$ 46.67	
Motivation		0%	0%	0%	0%	
Adjusted Sale Price		\$ 52.52	\$ 63.51	\$ 107.49	\$ 46.67	
Time		0%	0%	0%	0%	
Adjusted Sale Price		\$ 52.52	\$ 63.51	\$ 107.49	\$ 46.67	
Location		-10%	-10%	-5%	-10%	
Size		0%	0%	0%	0%	
Finish/Design		0%	0%	-20%	20%	
Overall Utility						
Age/Condition		0%	-20%	0%	0%	
Access/Visibility/Shape		-10%	0%	-10%	-20%	
Land Area		0%	0%	0%	0%	
Occupancy		-3%	-5%	-25%	0%	
Net Adjustments		-23%	-35%	-60%	-10%	
Adjusted Unit Rate		\$ 40.44	\$ 41.28	\$ 43.00	\$ 42.00	
Gross Adjustments		23%	35%	60%	50%	
Min	\$ 40.44					
Max	\$ 43.00					
Avg.	\$ 41.68					

Resulting from the adjustments is an indicated range in unit prices from \$40.44 to \$43.00 per square foot, with an average of \$41.68 per square foot of rentable area. The estimated as is value for the subject is \$42.00 per square foot of rentable building area for 35,150 square feet or \$1,476,300, rounded to \$1,475,000 as is.

#### PROSPECTIVE MARKET VALUE WITH UPDATED/LEASES

In this analysis, adjustments are applied based upon the extraordinary assumption that all tenants and/or leases are updated to market rates. As such, adjustments have been applied for changes in the occupancy as noted with all other factors unchanged.

Comparable Sales Analysis - Updated Tenants/Leases					
Comparable	1	2	3	4	
Adjustments/ Sale Price	\$ 52.52	\$ 63.51	\$ 107.49	\$ 46.67	
Property Rights	0%	0%	0%	0%	
Adjusted Sale Price	\$ 52.52	\$ 63.51	\$ 107.49	\$ 46.67	
Financing	0%	0%	0%	0%	
Adjusted Sale Price	\$ 52.52	\$ 63.51	\$ 107.49	\$ 46.67	
Motivation	0%	0%	0%	0%	
Adjusted Sale Price	\$ 52.52	\$ 63.51	\$ 107.49	\$ 46.67	
Time	0%	0%	0%	0%	
Adjusted Sale Price	\$ 52.52	\$ 63.51	\$ 107.49	\$ 46.67	
Location	-10%	-10%	-5%	-10%	
Size	0%	0%	0%	0%	
Finish/Design	0%	0%	-20%	20%	
Overall Utility					
Age/Condition	0%	-20%	0%	0%	
Access/Visibility/Shape	-10%	0%	-10%	-20%	
Land Area	0%	0%	0%	0%	
Occupancy	10%	5%	-20%	10%	
Net Adjustments	-10%	-25%	-55%	0%	
Adjusted Unit Rate	\$ 47.27	\$ 47.64	\$ 48.37	\$ 46.67	
Gross Adjustments	30%	35%	55%	60%	
Min	\$ 46.67				
Max	\$ 48.37				
Avg.	\$ 47.49				

Resulting from the adjustments is an indicated range in unit prices from \$46.67 to \$48.37 per square foot, with an average of \$47.49 per square foot of rentable area. The estimated prospective future value based upon updated parameters is \$47.00 per square foot of rentable building area or \$1,652,050, rounded to \$1,650,000 for 35,150 square feet.

#### CONCLUSION OF DIRECT SALES COMPARISON APPROACH

Within this approach, the values for the subject property have been developed. A summary of the indicated values as of the effective date has been presented below.

Market Value as is.....	\$1,475,000.
Market Value with New Tenants/Leases.....	\$1,650,000.

## **INCOME CAPITALIZATION APPROACH**

### **INTRODUCTION**

In developing the income capitalization approach to value, the indicated value is considered the present worth of the net income the property will produce either during its remaining economic life or during a projected holding period. An income-producing property, by its nature, is typically purchased for investment purposes, and earning power is the most critical element that affects a property's value. An investor is essentially trading a sum of present dollars for the right to receive future dollars. The income capitalization approach to value uses various methods, techniques and mathematical procedures to analyze a property's ability to generate monetary benefits and to convert these benefits into an indication of present value.

Several appraisal principles are important to the income capitalization approach to value including the principles of anticipation and change, supply and demand, substitution, balance and externalities. The principle of anticipation is perhaps the most important as value is created by the expectations of benefits to be derived in the future. All income methods, techniques and procedures represent attempts to quantify expected future benefits.

In developing the income capitalization approach to value, a stabilized income and expense statement for the subject property has been estimated and the net operating income has been capitalized at an appropriate overall rate.

### **ESTIMATE OF GROSS INCOME**

To estimate the market rent of the subject property, information on several properties that have been considered similar to the subject property has been obtained. The comparables have been analyzed and compared to the subject property based upon the rent per square foot per year.

### **RECONCILIATION OF COMPARABLE RENTALS RETAIL SPACE**

By applying specific percentage or dollar amount adjustments for the following factors, the factors have been considered in the same manner as would be considered by participants in the market. Essentially, this is a bracketing process by which a comparable exhibiting an inferior characteristic has been adjusted upward and one that is superior has been adjusted downward. When the characteristic is equivalent to the subject, no adjustment has been applied.

In analyzing the comparable rentals, factors such as age and condition, location, overall appeal, and any other discernible differences have been considered. The adjusted unit rentals indicate a range into which the rental of the subject property should fall. The characteristics of these rentals in relation to the subject property are discussed below.

COMPARABLE RETAIL LEASES									
Sale #	Location	Unit Type	Commence. Date	Rental Rate	Size (SF)	Rent per /Per SF	Expenses	Condition	Comments
1	4628-4630 Frankford Ave Philadelphia Philadelphia County, PA 19124		Active	\$ 69,600	5,800	\$12.00	NNN	Good	Free standing store Good exposure No parking
2	4743 Frankford Ave Main 1 Philadelphia Philadelphia County, PA 19124		Active	\$ 9,600	1,100	\$8.73	Gross	Average	1st floor retail space in a row of buildings
3	4629-33 Frankford Ave Philadelphia Philadelphia County, PA 19124		Jan-16	\$ 14,388	2,200	\$6.54	plus util	Average	Retail row Circa 1934
4	3366 Grant Avenue Philadelphia County, PA Philadelphia County, PA 19114		Mar-15	\$ 150,000	15,000	\$10.00	NNN	Good	Renovated building: Leased to Dollar Tree Built 1995; renovated 2014
5	5129-35 Frankford Avenue Philadelphia Philadelphia County, PA 19124	Lees B&B Discount Crown Chicken Holiday Supermarkets	Nov-05 Jan-02 Feb-02 Sep-04	\$18,000 \$30,000 \$19,596 \$105,000	1,550 2,000 1,400 30,000	\$11.61 \$15.00 \$14.00 \$3.50	Gross Plus Util NNN NNN	Average	Retail center with on-site parking

Comparable Rental Number One is available for lease and since properties typically lease below the asking price, a downward adjustment has been applied. The condition of this comparable is superior to that of the subject and a downward adjustment has been applied. The subject has superior parking to this comparable which should result in an upward adjustment; however, this is offset by the superior design of this comparable which has superior retail store configurations. Subject is situated by a transportation hub; however, this comparable is situated at the ingress and egress stairway to the elevated. No access adjustment is considered applicable. The in-line tenants are projected to be leased on a gross plus electric basis. Comparable Rental One is triple net; therefore, the rent has been adjusted upward under lease terms.

Comparable Rental Number Two has been adjusted downward as an asking rent. Subject is situated by the transportation hub while this comparable is in the middle of a block with no direct access to the elevated line. Upward adjustment has been applied for access. An upward adjustment has been applied for the subject's on-site parking availability.

Comparable Rental Number Three has been adjusted upward for the parking on the subject site and for the superior subject condition.

Comparable Rental Number Four is a larger retail space and considered most indicative of the subject's rental rate for the supermarket space. As such, it has been adjusted downward for the inferior subject location and inferior traffic. A downward adjustment has also been applied for the inferior subject condition and for the larger subject size.



Comparable Rental Analysis					
Comparable		1	2	3	4
Rental Rate		\$ 12.00	\$ 8.73	\$ 6.54	\$ 10.00
Time		\$ (1.20)	\$ (0.40)	\$ -	\$ -
Adjusted Unit Rent		\$ 10.80	\$ 8.33	\$ 6.54	\$ 10.00
Location		\$ -	\$ -	\$ -	\$ (2.00)
Access and Visibility		\$ -	\$ 1.00	\$ -	\$ (1.00)
Design/Finish/parking		\$ -	\$ 1.00	\$ 1.00	\$ -
Size		\$ -	\$ -	\$ -	\$ (1.00)
Age/Condition		\$ (1.00)	\$ -	\$ 2.00	\$ (2.00)
Lease Terms		\$ 2.25	\$ -	\$ -	\$ -
Net Adjustments		\$ 1.25	\$ 2.00	\$ 3.00	\$ (6.00)
Adjusted Unit Rate		\$ 12.05	\$ 10.33	\$ 9.54	\$ 4.00
	Min	\$ 9.54			
	Max	\$ 12.05			\$4.00
	Avg	\$ 10.64			

The adjusted comparable rentals range from \$9.54 to \$12.05 per square foot of rentable area for Rental Comparable Numbers One through Three, average of \$10.64 per square foot. The supermarket space has an indicated \$4.00 per square foot rent. Current rents in the subject property range from \$3.50 per square foot NNN to \$15.00 per square foot plus utilities.

The resultant estimated market rent for the supermarket is \$4.00 per square foot triple net. The estimated market rent for the inline space is \$10.00 per square foot plus utilities.

Tenant Name Type & Suite Number Lease Dates & Term	Floor SqFt Bldg Share	Rate & Amount per Year per Month
Lees Wirelass		\$11.61
Retail, Suite: 1	1,550	\$18,000
Sep-2013 to Jan-2016	4.41%	\$0.97
29 Months		\$1,500
B&B Discount		\$15.00
Retail, Suite: 2	2,000	\$30,000
Dec-2011 to Oct-2016	5.69%	\$1.25
59 Months		\$2,500
Crow n Chicken		\$14.00
Retail, Suite: 3	1,400	\$19,596
Nov-2011 to Oct-2016	3.98%	\$1.17
60 Months		\$1,633
Holiday Supermarket		\$3.50
Retail, Suite: 4	30,000	\$105,000
Sep-2011 to Oct-2018	85.35%	\$0.29
86 Months		\$8,750
Jackson Hew et		\$10.00
Retail, Suite: 5	200	\$2,000
Mar-2016 to Feb-2021	0.57%	\$0.83
60 Months		\$167
Total Occupied SqFt	34,950	
Total Available SqFt	200	

#### VACANCY AND COLLECTION LOSS

The vacancy rate for retail buildings in the immediate area of the subject is approximately 6.9 percent. The vacancy is reflected in a downtime of 6 months when a tenant vacates its space, with a 70 percent assumption that a tenant will renew its lease. A deduction of 2 percent has been applied for bad credit.

#### EXPENSES

Annual operating expenses of the subject property are projected in this analysis from a review of known operating statements for other shopping centers appraised as follows. No information regarding subject expenses were provided.

Comparable Income and Expenses					
	Erie Ave, Phila, Pa	Trooper, PA	Eagleview Blvd, Exton, Pa	Rt 13, Bristol, PA, Pa	Montgomeryville
Square feet	34,562	61,216	21,100	31,756	9,600
Potential Gross Income	\$479,877	\$709,510	\$311,069	\$584,938	\$95,690
Vacancy/Collection Los	\$33,591	\$0	\$6,221	\$0	\$0
Other Income	<u>\$5,658</u>	<u>\$180,029</u>	<u>\$0</u>	<u>\$0</u>	<u>\$37,010</u>
Effective Gross Income	\$451,944	\$889,539	\$304,848	\$584,938	\$132,700
Expenses					
Taxes	\$70,195	\$139,098	\$80,225	\$71,308	\$29,079
Insurance	\$15,913	\$22,497	\$554	\$9,833	\$2,280
Management	\$22,597	\$4,240	\$9,145	\$0	\$10,350
Utilities/CAM	\$21,220	\$101,603	\$42,230	\$34,635	\$3,350
Repairs	\$24,620	\$21,874	\$0	\$7,503	\$23,776
Reserves	\$17,271	\$0	\$5,792	\$0	\$0
Commision	\$12,707	\$50,950	\$0	\$0	\$0
Administration	<u>\$15,544</u>	<u>\$3,516</u>	<u>\$11,085</u>	<u>\$25,884</u>	<u>\$15,600</u>
Total Expenses	<u>\$200,067</u>	<u>\$343,778</u>	<u>\$149,031</u>	<u>\$149,163</u>	<u>\$84,435</u>
Net Operating Income	<u>\$251,877</u>	<u>\$545,761</u>	<u>\$155,817</u>	<u>\$435,775</u>	<u>\$48,265</u>
	Erie Ave, Phila, Pa	Trooper, PA	Eagleview Blvd, Exton, Pa	Rt 13, Bristol, PA, Pa	Montgomeryville
Square feet	34,562	61,216	21,100	31,756	9,600
Potential Gross Income	\$13.88	\$11.59	\$14.74	\$18.42	\$9.97
Collection Loss	\$0.97	\$0.00	\$0.29	\$0.00	\$0.00
Other Income	<u>\$0.16</u>	<u>\$2.94</u>	<u>\$3</u>	<u>\$6</u>	<u>\$9</u>
Effective Gross Income	\$13.08	\$14.53	\$14.45	\$18.42	\$13.82
Expenses					
Taxes	\$2.03	\$2.27	\$3.80	\$2.25	#NAME?
Insurance	\$0.46	\$0.37	\$0.03	\$0.31	\$0.24
Management	\$0.65	\$0.07	\$0.43	\$0.00	\$1.08
Utilities/CAM	\$0.61	\$1.66	\$2.00	\$1.09	\$0.35
Repairs	\$0.71	\$0.36	\$0.00	\$0.24	\$2.48
Reserves	\$0.50	\$0.00	\$0.27	\$0.00	\$0.00
Commision	\$0.37	\$0.83	\$0.00	\$0.00	\$0.00
Administration	<u>\$0.45</u>	<u>\$0.06</u>	<u>\$0.53</u>	<u>\$0.82</u>	<u>\$1.63</u>
Total Expenses	<u>\$5.79</u>	<u>\$5.62</u>	<u>\$7.06</u>	<u>\$4.70</u>	<u>\$8.80</u>
Net Operating Income	<u>\$7.29</u>	<u>\$8.92</u>	<u>\$7.38</u>	<u>\$13.72</u>	<u>\$5.03</u>

## FIXED EXPENSES

Fixed charges accrue regardless of occupancy and have no direct relationship to revenue. These charges include real estate taxes and insurance.

The following chart illustrates the income and expenses for the subject property. Property management of 5 percent has been deducted as well as an additional \$0.40 per square foot of building area for reserves.

## REAL ESTATE TAXES

Taxes are \$24,217.

## INSURANCE

Insurance costs are projected at \$0.46 per square foot of rentable area.

## OTHER EXPENSES

Additional expenses associated with the operation of the subject property include the following.

#### MANAGEMENT

Management has been projected at 5 percent.

#### REPAIRS AND MAINTENANCE

Included under this item are landscaping, snow removal, cleaning, trash removal, repairs and supplies. Repairs are projected at \$0.75 per square foot of rentable areas.

#### UTILITIES

The projection is \$1.000.

#### ADMINISTRATION

The deduction applied for this item is \$0.50, based upon the experience of the comparables.

#### RESERVES FOR REPLACEMENT

Items such as the roof, paving, heating and air-conditioning will wear out and will require replacement. A deduction of \$0.40 per square foot of building area has been deducted.

The following chart illustrates the income and expenses for the subject property. Year 1 reflects the income and expenses for the current leases. The supermarket lease expires in October 2018. Year 4 in the projection reflects all new leases in the building.

For the Years Ending	Year 1 Dec-2016	Year 4 Dec-2019
Potential Gross Revenue		
Base Rental Revenue	\$169,371	\$179,525
Absorption & Turnover Vacancy	(8,249)	
Scheduled Base Rental Revenue	161,122	179,525
Expense Reimbursement Revenue		
Real Estate Property Taxes	21,473	21,934
All Risk/Property Insurance	14,337	14,645
Management Fees	11,563	12,101
Maintenance	23,375	23,877
Utilities	34,293	37,301
Total Reimbursement Revenue	105,041	109,858
Total Potential Gross Revenue	266,163	289,383
Collection Loss	(5,323)	(5,788)
Effective Gross Revenue	260,840	283,595
Operating Expenses		
Real Estate Property Taxes	(24,217)	(25,699)
All Risk/Property Insurance	(16,169)	(17,159)
Management Fees	(13,042)	(14,180)
Maintenance	(26,363)	(27,976)
Utilities	(35,150)	(37,301)
Adminsitration	(17,575)	(18,651)
Total Operating Expenses	(132,516)	(140,966)
Net Operating Income	128,324	142,629
Leasing & Capital Costs		
Tenant Improvements	(1,395)	
Leasing Commissions	(1,163)	(7,959)
Replacement Reserves	(14,060)	(14,921)
Total Leasing & Capital Costs	(16,618)	(22,880)
Cash Flow Before Debt Service & Taxes	\$111,706	\$119,749

#### CAPITALIZATION OF STABILIZED NET INCOME

The overall rate has been developed from published data as follows.

In its 1st Quarter 2016 report, *RealtyRates.com* lists overall rates for retail buildings at 10.14 percent, with a range from 4.44 to 14.72 percent.

The following chart illustrates known overall rates for retail sales in proximity to the subject.

SALE NUMBER	SALE DATE	LOCATION	SALE PRICE	SIZE (SF)	NOI	OVERALL RATE	PRICE PER SF
1	3/15	5306 Allentown Pike Temple, PA	\$1,250,000	14,361	\$105,000	8.40%	\$87.04
2	12/15	801-823 E Philadelphia Ave Boyertown, PA	\$9,000,000	83,229	\$675,000	7.50%	\$108.13
3	9/15	Kenhorst Plaza Reading, PA	\$24,500,000	161,449	\$1,521,450	6.21%	\$151.75
4	9/13	2700 DeKalb Pike East Norriton, Pa	\$9,400,000	178,709	\$255,587	9.40%	\$52.60
5	2/13	10090 Roosevelt Blvd Philadelphia, Pa	\$31,400,000	229,204	\$2,800,880	8.92%	\$136.99
6	12/13	2605-2639 Street Rd Bensalem, PA	\$13,700,000	67,014	\$959,000	7.0%	\$204.43
7	9/14	1412-41 Old York Rd Abington, PA	\$16,300,000	75,301	\$1,304,000	8.0%	\$216.46

The overall cap rates range from 6.21 to 9.40 percent. The subject is an older retail center with short term tenants. The rate estimated for the subject property is 7.5 percent.

#### MARKET VALUE WITH CURRENT LEASES

Dividing the first year's income of \$111,706 by the overall rate of 7.5 percent results in an indicated stabilized value of \$1,489,413, rounded to \$1,490,000.

#### MARKET VALUE WITH NEW TENANTS/LEASES

Most of the subject leases are due for renewal by year's end 2016. The supermarket lease ends in October 2018; therefore, the first year with all new tenants is 2019 or year four in the projection. Dividing the year four projected income of \$119,749 by the overall rate of 7.5 percent results in an indicated prospective future stabilized value of \$1,596,653, \$1,600,000 rounded, based upon the extraordinary assumption that the subject is fully leased at market rents.

#### DISCOUNTED CASH FLOW ANALYSIS

The discounted cash flow analysis projects income and expenses for the subject property over a specific holding period. The series of net cash flows and anticipated reversions are discounted to a net present value at a rate considered appropriate for the risks involved and the type of property being appraised.

The need to make numerous assumptions is inherent in the development of a discounted cash flow analysis. Presented below are the most pertinent assumptions used in the analysis.

1. An 11-year cash flow projection based on a fiscal year analysis for the subject buildings can be found in the Addendum. The "Argus" computer software package has been utilized.
2. Market rent for the first year is projected as discussed above, plus recoveries.
3. Market rents are projected to increase 2.00 percent per year.
4. Expenses are projected to increase at a rate of 2.00 percent per year.

5. Alterations are assumed to be expensed at occupancy. New tenant fit-out is discussed below. These items are trended forward at a rate of 2.00 percent. The deduction for alterations is \$3.00 per square foot for new space.
6. Commissions for new tenants are expensed at the rates discussed.
7. Vacancy is expensed at six months' rent at the then market rent at lease expiration. Collection and rent loss is expensed as 2 percent.
8. Space turnover (vacating tenants) is assumed to occur on the probability that upon lease expiration, there is a 75 percent likelihood the supermarket tenant will renew at the end of their lease with a 70 percent likelihood the inline tenant will renew. These probabilities are then applied against alterations, commission, and vacancy to simulate market behavior. Since it is projected that there is a 70 percent likelihood the tenant will remain at the end of lease, the actual deduction for tenant improvements and commissions is approximately 30 percent of the full costs.
9. Reversion rates are typically 50 basis points higher than the going in rate. The subject has a high vacancy thus a higher overall going in rate has been utilized to reflect the increased risk. A slightly higher rate of 8.0 percent has been applied to the 11th year income. A deduction has been taken from the reversion for sales costs at a rate of 3 percent.

The preceding assumptions are critical to the development of the discounted cash flow analysis.

For the Years Ending	Year 1 Dec-2016	Year 2 Dec-2017	Year 3 Dec-2018	Year 4 Dec-2019	Year 5 Dec-2020	Year 6 Dec-2021	Year 7 Dec-2022	Year 8 Dec-2023	Year 9 Dec-2024	Year 10 Dec-2025	Year 11 Dec-2026
Potential Gross Revenue											
Base Rental Revenue	\$169,371	\$157,180	\$160,488	\$179,525	\$179,525	\$180,908	\$184,956	\$184,955	\$198,209	\$198,209	\$199,324
Absorption & Turnover Vacancy	(8,249)		(20,808)			(3,956)	(6,382)		(23,433)		(3,555)
Scheduled Base Rental Revenue	161,122	157,180	139,680	179,525	179,525	176,952	178,574	184,955	174,776	198,209	195,769
Expense Reimbursement Revenue											
Real Estate Property Taxes	21,473	21,082	17,920	21,934	22,373	22,820	23,276	23,742	20,181	24,701	25,195
All Risk/Property Insurance	14,337	14,076	11,965	14,645	14,938	15,236	15,541	15,852	13,474	16,492	16,822
Management Fees	11,563	10,960	7,960	12,101	12,187	12,144	12,293	12,690	9,595	13,455	13,429
Maintenance	23,375	22,990	19,508	23,877	24,355	24,842	25,339	25,845	21,969	26,890	27,427
Utilities	34,293	35,853	31,369	37,301	38,047	38,412	38,947	40,376	35,324	42,007	42,493
Total Reimbursement Revenue	105,041	104,921	88,722	109,858	111,900	113,454	115,396	118,505	100,543	123,545	125,366
Total Potential Gross Revenue	266,163	262,101	228,402	289,383	291,425	290,406	293,970	303,460	275,319	321,754	321,135
Collection Loss	(5,323)	(5,242)	(4,568)	(5,788)	(5,829)	(5,808)	(5,879)	(6,069)	(5,506)	(6,435)	(6,423)
Effective Gross Revenue	260,840	256,859	223,834	283,595	285,596	284,598	288,091	297,391	269,813	315,319	314,712
Operating Expenses											
Real Estate Property Taxes	(24,217)	(24,701)	(25,195)	(25,699)	(26,213)	(26,738)	(27,272)	(27,818)	(28,374)	(28,942)	(29,520)
All Risk/Property Insurance	(16,169)	(16,492)	(16,822)	(17,159)	(17,502)	(17,852)	(18,209)	(18,573)	(18,945)	(19,323)	(19,710)
Management Fees	(13,042)	(12,843)	(11,192)	(14,180)	(14,280)	(14,230)	(14,405)	(14,870)	(13,491)	(15,766)	(15,736)
Maintenance	(26,363)	(26,890)	(27,428)	(27,976)	(28,538)	(29,106)	(29,688)	(30,282)	(30,888)	(31,506)	(32,136)
Utilities	(35,150)	(35,853)	(36,570)	(37,301)	(38,047)	(38,808)	(39,585)	(40,376)	(41,184)	(42,008)	(42,848)
Administration	(17,575)	(17,927)	(18,285)	(18,651)	(19,024)	(19,404)	(19,792)	(20,188)	(20,592)	(21,004)	(21,424)
Total Operating Expenses	(132,516)	(134,706)	(135,492)	(140,966)	(143,602)	(146,138)	(148,951)	(152,107)	(153,474)	(158,549)	(161,374)
Net Operating Income	128,324	122,153	88,342	142,629	141,994	138,460	139,140	145,284	116,339	156,770	153,338
Leasing & Capital Costs											
Tenant Improvements	(1,395)	(3,121)				(2,202)	(3,446)				(1,919)
Leasing Commissions	(1,163)	(2,601)		(7,959)		(1,835)	(2,871)		(8,787)		(1,600)
Replacement Reserves	(14,060)	(14,341)	(14,628)	(14,921)	(15,219)	(15,523)	(15,834)	(16,151)	(16,474)	(16,803)	(17,139)
Total Leasing & Capital Costs	(16,618)	(20,063)	(14,628)	(22,880)	(15,219)	(19,560)	(22,151)	(16,151)	(25,261)	(16,803)	(20,658)
Cash Flow Before Debt Service & Taxes	\$111,706	\$102,090	\$73,714	\$119,749	\$126,775	\$118,900	\$116,989	\$129,133	\$91,078	\$139,967	\$132,680

In the 1st quarter 2016 *RealtyReport.com* report, the pre-tax yield rates for retail centers were reported to range from 6.12 to 14.57 percent, with an average of 11.41. The target yield rate for the subject is 9.0 percent.

## MARKET VALUE WITH CURRENT TENANTS/LEASES

Following are the projected values based upon the current leases in place,

Analysis Period	For the Year Ending	Annual Cash Flow	P.V. of Cash Flow @ 8.00%	P.V. of Cash Flow @ 8.50%	P.V. of Cash Flow @ 9.00%	P.V. of Cash Flow @ 9.50%	P.V. of Cash Flow @ 10.00%
Year 1	Dec-2016	\$111,706	\$103,431	\$102,955	\$102,483	\$102,015	\$101,551
Year 2	Dec-2017	102,090	87,526	86,721	85,927	85,144	84,372
Year 3	Dec-2018	73,714	58,517	57,711	56,920	56,144	55,382
Year 4	Dec-2019	119,749	88,019	86,408	84,834	83,295	81,790
Year 5	Dec-2020	126,775	86,281	84,311	82,395	80,531	78,718
Year 6	Dec-2021	118,900	74,927	72,879	70,896	68,976	67,116
Year 7	Dec-2022	116,989	68,262	66,090	63,997	61,979	60,034
Year 8	Dec-2023	129,133	69,766	67,236	64,807	62,477	60,241
Year 9	Dec-2024	91,078	45,562	43,706	41,935	40,243	38,626
Year 10	Dec-2025	139,967	64,832	61,906	59,124	56,479	53,963
Total Cash Flow		1,130,101	747,123	729,923	713,318	697,283	681,793
Property Resale @ 8% Cap Rate		1,859,223	861,180	822,307	785,356	750,223	716,811
Total Property Present Value			<u>\$1,608,303</u>	<u>\$1,552,230</u>	<u>\$1,498,674</u>	<u>\$1,447,506</u>	<u>\$1,398,604</u>
Rounded to Thousands			<u>\$1,608,000</u>	<u>\$1,552,000</u>	<u>\$1,499,000</u>	<u>\$1,448,000</u>	<u>\$1,399,000</u>
Per SqFt			45.76	44.16	42.64	41.18	39.79

The indicated values range from \$1,399,000 to \$1,608,000. The indicated value with a discount rate of 9.0 percent and a reversion cap rate of 8.00 percent is \$1,499,000, rounded to \$1,500,000.

#### MARKET VALUE WITH NEW TENANTS/UPDATED LEASES

Most of the subject leases are due for renewal by year's end 2016. The supermarket is the last tenant with a lease that expires in October 2018. The flowing chart reflects the indicated value with all new tenants/leases in place as of January 2019.

Analysis Period	For the Year Ending	Annual Cash Flow	P.V. of Cash Flow @ 8.00%	P.V. of Cash Flow @ 8.50%	P.V. of Cash Flow @ 9.00%	P.V. of Cash Flow @ 9.50%	P.V. of Cash Flow @ 10.00%
Year 1	Dec-2019	\$119,749	\$110,879	\$110,368	\$109,861	\$109,360	\$108,863
Year 2	Dec-2020	126,775	108,689	107,689	106,704	105,732	104,772
Year 3	Dec-2021	118,900	94,386	93,088	91,813	90,560	89,332
Year 4	Dec-2022	116,989	85,991	84,416	82,878	81,375	79,905
Year 5	Dec-2023	129,133	87,886	85,880	83,928	82,029	80,181
Year 6	Dec-2024	91,078	57,394	55,826	54,306	52,835	51,411
Year 7	Dec-2025	139,967	81,670	79,071	76,567	74,153	71,826
Year 8	Dec-2026	132,680	71,683	69,082	66,588	64,194	61,896
Total Cash Flow		975,271	698,578	685,420	672,645	660,238	648,186
Property Resale @ 8% Cap Rate		1,854,847	1,002,116	965,762	930,885	897,419	865,300
Total Property Present Value			<u>\$1,700,694</u>	<u>\$1,651,182</u>	<u>\$1,603,530</u>	<u>\$1,557,657</u>	<u>\$1,513,486</u>
Rounded to Thousands			<u>\$1,701,000</u>	<u>\$1,651,000</u>	<u>\$1,604,000</u>	<u>\$1,558,000</u>	<u>\$1,513,000</u>
Per SqFt			48.38	46.98	45.62	44.31	43.06

The indicated values range from \$1,513,000 to \$1,701,000. The indicated value with a discount rate of 9 percent and a reversion cap rate of 8.00 percent is \$1,604,000 rounded to \$1,600,000.



Within this approach, the values for the subject have been developed and a summary as of the effective dates have been presented below.

	OVERALL RATE	DISCOUNTED CASH FLOW
MARKET VALUE CURRENT TENANTS	\$1,490,000	\$1,550,000
MARKET VALUE NEW TENANTS/LEASES	\$1,600,000	\$1,600,000

#### CONCLUSION OF INCOME APPROACH

Within this approach, the values for the subject have been developed and a summary as of the effective date has been presented below.

Market Value Current Tenants.....	\$1,500,000
Market Value New Tenants/Leases.....	\$1,600,000

### RECONCILIATION AND FINAL VALUE ESTIMATES

The generally accepted approaches to value have been considered. These approaches are the cost approach, direct sales comparison approach, and the income capitalization approach. The following summarizes the value indications developed by each of these approaches.

	Market Value As Is	Market Value New Tenants/Leases
Direct Sales Comparison Approach	\$1,475,000	\$1,650,000
Cost Approach	Not Applicable	Not Applicable
Income Capitalization Approach	\$1,500,000	\$1,600,000
<b>Final Value</b>	<b>\$1,500,000</b>	<b>\$1,600,000</b>

Due to the advanced age of the subject improvements, the cost approach has not been developed to estimate the requested value.

In developing the direct sales comparison approach, the market has been investigated and information on several sales of similar type buildings in the subject area was utilized. The adjustments were within an acceptable range. Consideration has been placed on this approach.

The income capitalization approach is concerned with the present worth of the anticipated future benefits of property ownership. Benefits are typically expressed in terms of net operating income after deducting all expenses from all income sources. The subject is tenant occupied. No income or expense information was available; however, as an income producing property, the income capitalization approach has been developed and considered in the analysis.

Numerous estimates and assumptions regarding property performance and general and local business conditions are incorporated in this report. It also assumes that no material changes in the market will occur over the projection period. However, some changes will most likely occur, while some assumptions and

projections may not materialize. Therefore, actual results achieved during the period covered may differ from those projected and the variance could be substantial.

I am of the opinion that as of March 20, 2016, the as is market value of the leased fee estate of the subject property WITH the current subtenants as fully described herein and subject to the Certification, and the Assumptions, Limiting Conditions and Contingencies was:

***ONE MILLION FIVE HUNDRED THOUSAND DOLLARS  
(\$1,500,000);***

Also, I am of the opinion that as of January 1, 2019, the prospective future market value of the fee simple estate of the subject property WITHOUT the current subtenants and under the extraordinary assumption that updated tenants/leases are in place, as fully described herein and subject to the Certification, and the Assumptions, Limiting Conditions and Contingencies is anticipated to be:

***ONE MILLION SIX HUNDRED THOUSAND DOLLARS  
(\$1,600,000);***

NO information was reported on the size of the space occupied by Jackson Hewit and based upon the preceding data, the area of this space is estimated to be 200 square feet. The balance of the rentable area has been taken from the Tenant Information Forms provided.

No site or building plans have been provided. The land area is based upon assessment records. The building area is based upon on-site measurements. We reserve the right to amend value estimates should further information be made available.

No hazardous or potentially hazardous materials have been observed at the subject property; however, individuals of this company are not qualified to detect such substances. It is our opinion that an environmental audit be conducted. As the presence of hazardous or potentially hazardous materials may affect the value of the subject property, the right is reserved to amend the value should an audit detect such substances.

PJL REALTY ADVISORS, INC.

## ADDENDUM

SUBJECT PHOTOGRAPHS  
5129-5135 FRANKFORD AVENUE  
PHILADELPHIA, PA 19124



SUBJECT PROPERTY FRONT VIEW



SUBJECT PROPERTY STREET VIEW



SUBJECT PROPERTY FRONT VIEW



SUBJECT PROPERTY SIDE VIEW W/ PARKING LOT



CORNER STREET VIEW-FRANKFORD & PRATT

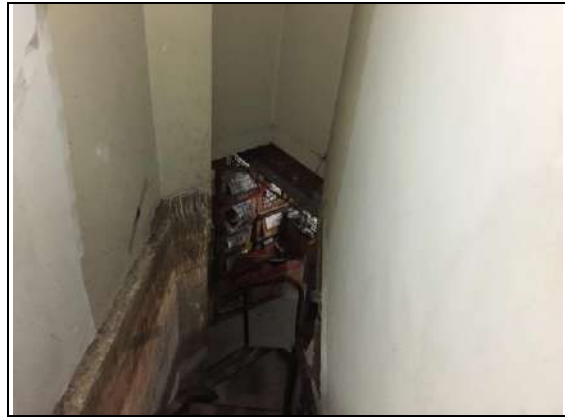


REAR STREET VIEW-DARRAH ST

SUBJECT PHOTOGRAPHS  
5129-5135 FRANKFORD AVENUE  
PHILADELPHIA, PA 19124



VIEW OF TENANT AREA



VIEW OF BASEMENT ACCESS WAY



VIEW OF RETAIL STORES

## Comparable Sales

1

### Bulk Portfolio

**SOLD**

Bulk Portfolio sale on 5/5/2014 of 3 Retail properties, for \$3,500,000 (\$53.28/SF) - Research Complete



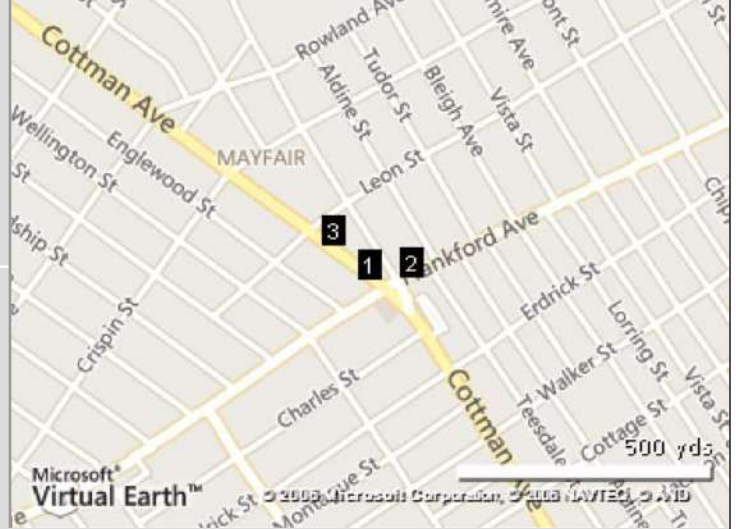
**1** 7300 Frankford Ave



**2** 7302-7314 Frankford Ave



**3** 3501 Cottman Ave



#### Summary of Property Info - at time of sale

	Address	City, State	Type-Class	Property SF	Built	Sale Price
<b>1</b>	7300 Frankford Ave	Philadelphia, PA	Retail	35,595 SF	1950	\$1,896,666 (Allocated)
<b>2</b>	7302-7314 Frankford Ave	Philadelphia, PA	Retail	19,290 SF	1941	\$1,027,860 (Allocated)
<b>3</b>	3501 Cottman Ave	Philadelphia, PA	Retail	10,800 SF	1950	\$575,474 (Allocated)

#### Buyer & Seller Contact Info

Recorded Buyer: 7300 Frankford Acquisition Ptr  
PO Box 191164  
Brooklyn, NY 11219

True Buyer: -

Buyer Broker: Binswanger  
Chris Pennington  
(215) 448-6053  
Frank Cullen  
(215) 448-6058

Recorded Seller: Stemy Associates

True Seller: Stemy Associates  
Steve Fox  
1700 Frankford Ave  
Philadelphia, PA 19136

Seller Type: Individual  
Listing Broker: Binswanger  
Chris Pennington  
(215) 448-6053  
Frank Cullen  
(215) 448-6058

#### Transaction Details

ID: 3027594

Sale Date: 05/05/2014  
Escrow Length: -  
Sale Price: \$3,500,000-Confirmed  
Asking Price: -  
Price/SF: \$53.28

Sale Type: Investment  
RBA: 65,685 SF  
Land Area: 2.93 AC (127,509 SF)

Pro Forma Cap Rate: -  
Actual Cap Rate: 10.00%  
Sale Conditions: Bulk/Portfolio Sale  
Transfer Tax: -

Percent Improved: 56.4%  
Total Value Assessed: \$306,400 in 2013  
Improved Value Assessed: \$172,700  
Land Value Assessed: \$133,700  
Land Assessed/AC: \$45,675

Parcel No: 882374000

**Bulk Portfolio****SOLD**

Bulk Portfolio sale on 5/5/2014 of 3 Retail properties, for \$3,500,000 (\$53.28/SF) - Research Complete (con't)

Document No: 52779315

**Transaction Notes**

7300 Frankford Acquisition Ptr purchased the property located at 3501 Cottman Avenue in Philadelphia, PA from Stern Associates for \$3,450,000.

The property that sold is a 10,800-square-foot retail building that was constructed in 1950 and sits on nearly an acre of land.

This sale was verified with the County of Philadelphia and confirmed with the listing and buyers brokers.

**Current Retail Information: 7300 Frankford Ave**

ID: 7156447

Property Type:	Retail - Storefront Retail/Office	GLA:	35,595 SF
Center:	-	Total Avail:	15,556 SF
Bldg Status:	Built in 1950	% Leased:	86.6%
Owner Type:	-	Bldg Vacant:	4,756 SF
Zoning:	C2	Land Area:	0.96 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.86
Rent/SF/Yr:	\$12.61	No. of Stores:	-
CAM:	-		
Street Frontage:	201 feet on Cottman Ave		
Expenses:	2012 Tax @ \$0.77/sf, 2011 Est Tax @ \$0.74/sf; 2012 Ops @ \$0.55/sf, 2011 Est Ops @ \$0.55/sf		

**Location Information**

Second Address: 3511-3527 Cottman Ave  
 Metro Market: Philadelphia  
 Submarket: Philadelphia Non-CBD/Northeast Philadelphia  
 County: Philadelphia  
 CBSA: Philadelphia-Camden-Wilmington, PA-NJ-DE-MD  
 CSA: Philadelphia-Reading-Camden, PA-NJ-DE-MD  
 DMA: Philadelphia, PA-NJ-DE

**Current Retail Information: 7302-7314 Frankford Ave**

ID: 1179870

Property Type:	Retail - Storefront	GLA:	19,290 SF
Center:	Frankford Cottman Plaza	Total Avail:	7,130 SF
Bldg Status:	Built in 1941, Renov 2005	% Leased:	77.8%
Owner Type:	Developer/Owner-RGNL	Bldg Vacant:	4,280 SF
Zoning:	C2, Philadelphia	Land Area:	1 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.44
Rent/SF/Yr:	\$21.06	No. of Stores:	-
CAM:	-		
Street Frontage:	166 feet on Ryan Ave 130 feet on Frankford Ave 46 feet on Aldine St		
Expenses:	2015 Tax @ \$1.20/sf		
Features:	Signalized Intersection		

**Location Information**

Second Address: 3541-3549 Ryan Ave  
 Park Name: Frankford Cottman Plaza

**Bulk Portfolio****SOLD**

Bulk Portfolio sale on 5/5/2014 of 3 Retail properties, for \$3,500,000 (\$53.28/SF) - Research Complete (con't)

Metro Market: Philadelphia  
Submarket: Philadelphia Non-CBD/Northeast Philadelphia  
County: Philadelphia  
CBSA: Philadelphia-Camden-Wilmington, PA-NJ-DE-MD  
CSA: Philadelphia-Reading-Camden, PA-NJ-DE-MD  
DMA: Philadelphia, PA-NJ-DE

Current Retail Information: 3501 Cottman Ave

ID: 968144

Property Type:	Retail - Storefront	GLA:	10,800 SF
Center:	-	Total Avail:	0 SF
Bldg Status:	Built in 1950	% Leased:	100.0%
Owner Type:	-	Bldg Vacant:	0 SF
Zoning:	C-2	Land Area:	0.97 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.26
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		
Street Frontage:	77 feet on Cottman Ave 151 feet on Leon St		
Expenses:	2013 Tax @ \$2.77/sf		
Parking:	12 Surface Spaces are available		

## Location Information

Metro Market: Philadelphia  
Submarket: Philadelphia Non-CBD/Northeast Philadelphia  
County: Philadelphia  
CBSA: Philadelphia-Camden-Wilmington, PA-NJ-DE-MD  
CSA: Philadelphia-Reading-Camden, PA-NJ-DE-MD  
DMA: Philadelphia, PA-NJ-DE



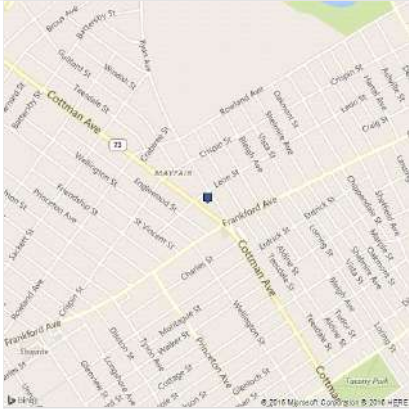
# Parcel Client 360 Property View

7300 Frankford Ave, Philadelphia, PA 19136 4305

PHILADELPHIA

Tax ID 882374000

## Public Records



## Summary Information

Owner:	7300 Frankford Acquisitio	Prop Class:	Commercial
Owner Addr:	PO Box 191164	Annual Tax:	\$43,644
Owner City St:	Brooklyn Ny	Record Date:	05/08/14
Owner Zip+4:	11219-7164	Settle Date:	05/05/14
Owner Cr Rt:	B021	Sale Amt:	\$3,450,000

## Geographic Information

County:	Philadelphia	Lot:	251
Municipality:	Philadelphia	Census:	0331.012
High Sch Dist:	Philadelphia City	Annex:	
TaxId:	882374000	Qual Code:	
Tax Map:	137N18		
Ward:	88		
Old TaxId:	642071300		

## Assessment & Tax Information

Tax Year:	2016	Annual Tax:	\$43,644	Total Land Asmt:	\$448,200
Municipal Tax:	\$19,696	Taxable Land Asmt:	\$448,200	Total Bldg Asmt:	\$2,669,700
School Tax:	\$23,949	Taxable Bldg Asmt:	\$2,669,700	Total Asmt:	\$3,117,900
Asmt As Of:	2/1/2014			Taxable Total Asmt:	\$3,117,900
Mkt Val As Of:	2014-02-01			Assessors Total Mkt:	\$3,117,900

## Lot Characteristics

Frontage:	185.00	Sq Ft:	42,324	Zoning:	CMX2
Depth:	386.00	Acres:	0.97	Shape:	Irregular
		Location:	Corner		
		Topography:	Level		

## Building Characteristics

Bldg Sq Ft:	35,595	Year Built:	1950
Stories:	1.00		

## Codes & Descriptions

Land Use:	MD0 Comm: Shopping Cntr, Strip
Exempt Desc:	None

## Tax History

Annual Tax Amounts					Annual Assessment					
Year	County	Municipal	School	Annual	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2016		\$19,696	\$23,949	\$43,644	\$448,200	\$2,669,700	\$3,117,900	\$448,200	\$2,669,700	\$3,117,900
2015		\$18,764	\$23,016	\$41,780	\$448,200	\$2,669,700	\$3,117,900	\$448,200	\$2,669,700	\$3,117,900
2014		\$18,764	\$23,016	\$41,780	\$448,200	\$2,669,700	\$3,117,900	\$448,200	\$2,669,700	\$3,117,900
2013		\$13,173	\$16,765	\$29,938	\$129,700	\$172,700	\$306,400	\$129,700	\$172,700	\$306,400
2012		\$12,468	\$16,054	\$28,522	\$129,700	\$172,700	\$302,400	\$129,700	\$172,700	\$302,400
2011		\$12,468	\$14,996	\$27,464	\$129,700	\$172,700	\$302,400	\$129,700	\$172,700	\$302,400
2010		\$9,994	\$14,996	\$24,990	\$129,700	\$172,700	\$302,400	\$129,700	\$172,700	\$302,400
2009		\$10,505	\$14,485	\$24,990	\$129,700	\$172,700	\$302,400	\$129,700	\$172,700	\$302,400
2008		\$10,366	\$14,293	\$24,660	\$125,700	\$172,700	\$298,400	\$125,700	\$172,700	\$298,400
2007		\$10,366	\$14,293	\$24,660	\$125,700	\$172,700	\$298,400	\$125,700	\$172,700	\$298,400
2006		\$10,366	\$14,293	\$24,660	\$125,700	\$172,700	\$298,400	\$125,700	\$172,700	\$298,400
2005		\$10,366	\$14,293	\$24,660	\$125,700	\$172,700	\$298,400	\$125,700	\$172,700	\$298,400

2004	\$10,366	\$14,293	\$24,660	\$125,700	\$172,700	\$298,400	\$125,700	\$172,700	\$298,400
2003	\$10,366	\$14,293	\$24,660	\$125,700	\$172,700	\$298,400	\$125,700	\$172,700	\$298,400

### Flood Report

Flood Zone Code: X  
Flood Zone Panel: 4207570116G  
Panel Date: 2007-01-17  
Flood Code Desc: Zone X-An area that is determined to be outside the 100- and 500-year floodplains.  
SFHA Definition: Out

Community Name:  
Special Flood Hazard Area (SFHA):  
Within 250 feet of multiple flood zone:

### Most Recent Listing

7300 Frankford Ave, Philadelphia, PA 19136

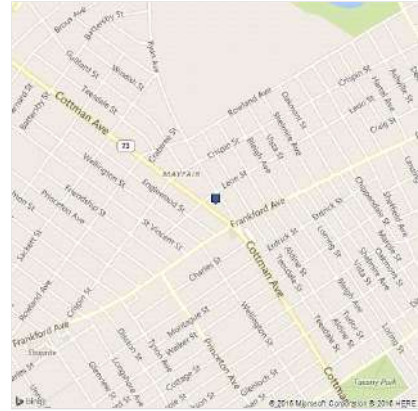
Commercial

Expired

\$35,000



MLS #: 6015113  
Tax ID #: 0000000000  
Block / Lot: 251  
County: Philadelphia  
MLS Area: 19136 (19136)  
Subdiv / Neigh: Mayfair  
School District: Philadelphia  
Building:  
# Bldgs / Units:  
# Leased Units:  
# Stories: 1.0  
Waterfront: No  
Type:



Building Sq Ft: 60  
Age: 10  
Zoning / Land Use: C2 / AA1  
Ownership:

Land Only: No  
Acres / Sq Ft: .96 / 60  
Aprox Dim: 6X10

Taxes / Year: \$ / 2012  
Assessment: \$0  
Land Assessment: \$129,700  
Improvement Assessment: \$172,700

### Sale / Lease Information

Sale or Lease: Sale  
Price per Sq Ft: \$583.33  
Gross Annual Income:  
Total Expenses:

Sq Ft Available:  
Annual Lease Prc/SqFt:  
Monthly Lease Price:  
Annual Lease Price:

Date Available:  
Min Lease (Months):  
Lease Type:  
Terms of Tenancy:

### Features

### Remarks

Public: Newspaper Stand for Sale. Prime Business Location at the intersection of Cottman Ave and Frankford Ave. Tons of traffic and foot walking people. Could sell Newspapers, Magazines, Lottery, Coffee, Jewelry and much more you could imagine. Big Business potential. It is closed right now because the owner has another business. Stop by and check the location. You will not miss it.

Directions: Corner of Frankford Ave and Cottman Ave

### Listing Information

Earliest Possession: Days On Market: 211

### History

7300 Frankford Ave, Philadelphia, PA 19136

19136 (19136)

### Property History

Source	Category	Status	Date	Price	Owner
Public Records	Settle Date		05/05/2014	\$3,450,000	7300 Frankford Acquisitio
Public Records	Record Date		11/15/1985	\$1,277,250	STEMY ASSOC

### MLS History Details

MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
6015113	COM	Expired	09/30/2012	10/01/2012	Satisfaction Realty	\$35,000	211
	COM	New Listing	03/04/2012	03/04/2012		\$35,000	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
5741144	COM	Expired	07/13/2011	07/14/2011	Noble Realty Group	\$35,000	366
	COM	New Listing	07/13/2010	07/13/2010		\$35,000	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
5348609	COM	Expired	05/31/2008	06/01/2008	C-21 Target Realty Northeast	\$62,900	68
	COM	Price Decrease	05/09/2008	05/09/2008		\$62,900	

	COM	New Listing	03/25/2008	05/09/2008		\$63,000	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
5273247	COM	Expired	03/24/2008	03/25/2008	C-21 Target Realty Northeast	\$62,900	60
	COM	New Listing	01/25/2008	02/08/2008		\$62,900	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
4915367	COM	Withdrawn	05/02/2007	05/02/2007	RE/MAX Eastern-Phil-Frankford	\$49,900	31
	COM	New Listing	04/02/2007	04/02/2007		\$49,900	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
4835914	COM	Expired	11/25/2006	11/26/2006	Premium Realty Group, Inc	\$49,900	32
	COM	New Listing	10/25/2006	10/25/2006		\$49,900	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
4620787	COM	Expired	01/19/2006	01/20/2006	Premium Realty Group, Inc	\$79,900	93
	COM	New Listing	10/19/2005	10/19/2005		\$79,900	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
4565436	COM	Expired Relisted	10/20/2005	10/20/2005	Premium Realty Group, Inc	\$79,900	93
	COM	Expired	10/13/2005	10/14/2005		\$79,900	
	COM	Extended	09/09/2005	09/09/2005		\$79,900	
	COM	New Listing	07/13/2005	07/13/2005		\$79,900	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
4513421	COM	Expired	05/13/2005	05/14/2005	Premium Realty Group, Inc	\$79,900	31
	COM	New Listing	04/13/2005	04/13/2005		\$79,900	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
4409931	COM	Sold	10/08/2004	10/19/2004	JB Victor Realtors & Business	\$32,000	52
	COM	Pending	10/01/2004	10/19/2004		\$39,000	
	COM	New Listing	08/11/2004	08/11/2004		\$39,000	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
1241592	COM	Expired	01/14/2001	01/15/2001	RE/MAX 2000	\$39,900	366
	COM	Price Decrease	06/19/2000	06/19/2000		\$39,900	
	COM		04/11/2000	04/11/2000		\$40,000	
	COM	Price Decrease	04/11/2000	04/11/2000		\$40,000	
	COM	New Listing	01/15/2000	01/18/2000		\$55,000	
MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
1212660	COM	Withdrawn	01/12/2000	01/12/2000	C-21 Lublin Beck-Frankford Av*	\$50,000	157
	COM	Price Decrease	10/09/1999	10/09/1999		\$50,000	
	COM	New Listing	08/09/1999	09/01/1999		\$64,900	

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1

## Shopping Center

SOLD

Shopping Center sale on 12/28/2015 of 3 Retail properties, for \$2,900,000 (\$63.51/SF) - Research Complete



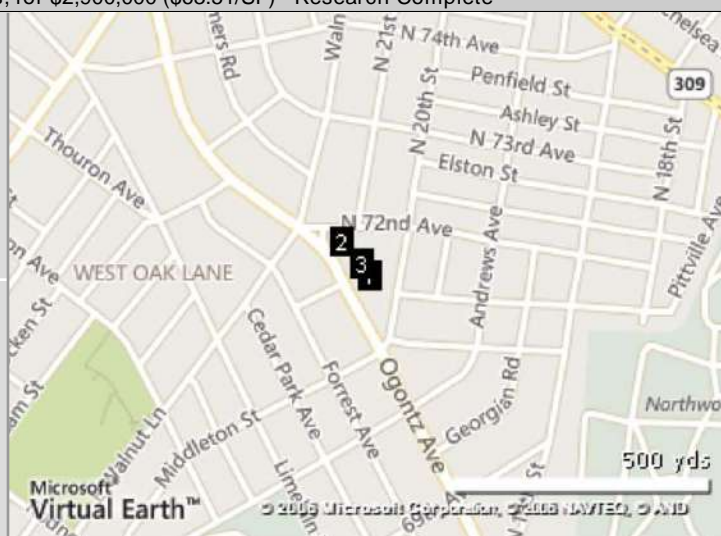
1 7101-7171 Ogontz Ave



2 7175 Ogontz Ave



3 7169 Ogontz Ave



## Summary of Property Info - at time of sale

	Address	City, State	Type-Class	Property SF	Built	Sale Price
1	7101-7171 Ogontz Ave	Philadelphia, PA	Retail	33,179 SF	1981	\$2,107,341 (Allocated)
2	7175 Ogontz Ave	Philadelphia, PA	Retail	6,730 SF	1981	\$427,451 (Allocated)
3	7169 Ogontz Ave	Philadelphia, PA	Retail	5,750 SF	1981	\$365,207 (Allocated)

## Buyer &amp; Seller Contact Info

Recorded Buyer: Ogontz Plaza Partners Lp  
 True Buyer: CityView Commercial  
 Jack Friedler  
 2076 Flatbush Ave  
 Brooklyn, NY 11234  
 (718) 412-3514

Buyer Type: Developer/Owner-NTL  
 Buyer Broker: No Buyer Broker on Deal

Recorded Seller: Haines Eastburn Stenton Corp  
 True Seller: OARC  
 Kimberly Lloyd  
 1536 Haines St  
 Philadelphia, PA 19126  
 (215) 549-9462

Seller Type: Non Profit  
 Listing Broker: Legend Properties, Inc.  
 David DePetrus  
 (610) 941-4034  
 Legend Properties, Inc.  
 Maria Rita Aristone  
 (610) 941-4034

## Transaction Details

ID: 3528600

Sale Date: 12/28/2015  
 Escrow Length: -  
 Sale Price: \$2,900,000-Full Value  
 Asking Price: -  
 Price/SF: \$63.51

Sale Type: Investment  
 RBA: 45,659 SF  
 Land Area: 2.30 AC (100,275 SF)

Pro Forma Cap Rate: -  
 Transfer Tax: -

Percent Improved: 51.9%  
 Total Value Assessed: \$4,009,700 in 2016  
 Improved Value Assessed: \$2,080,700  
 Land Value Assessed: \$1,929,000  
 Land Assessed/AC: \$837,966

Parcel No: 882041865, 882041850, 882041870

## Shopping Center

**SOLD**

Shopping Center sale on 12/28/2015 of 3 Retail properties, for \$2,900,000 (\$63.51/SF) - Research Complete (con't)

Document No: 53016036  
Financing: Down payment of \$900,000.00 (31.0%)  
\$2,000,000.00 from Private Individual Fas Fiancial Inc

### Transaction Notes

On 12/28/15 Haines Eastburn Stenton Corp sold retail center to Ogontz Plaza Partners LP. The property is located at 7101- 7171 Ogontz Ave. in Philadelphia. The property is commonly known as the Ogontz Plaza. The property sold for \$2.9 million.

The seller refused to disclose any information about the transaction. Several attempts were made to reach the other parties involved to confirm sale with no success. Below is a new article relating to the sale of the property.

[http://www.bizjournals.com/philadelphia/morning\\_roundup/2016/03/ogontz-plaza-sells-3-million-west-oak-lane.html?s=print>...](http://www.bizjournals.com/philadelphia/morning_roundup/2016/03/ogontz-plaza-sells-3-million-west-oak-lane.html?s=print>...)

### Current Retail Information: 7101-7171 Ogontz Ave

ID: 7624218

Property Type:	Retail - Freestanding (Strip Center)	GLA:	33,179 SF
Center:	Ogontz Plaza	Total Avail:	5,000 SF
Bldg Status:	Built in 1981	% Leased:	84.9%
Owner Type:	Developer/Owner-NTL	Bldg Vacant:	5,000 SF
Zoning:	C2	Land Area:	1.98 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.38
Rent/SF/Yr:	\$13.96	No. of Stores:	-
CAM:	-		
Street Frontage:	450 feet on Ogontz Ave (with 2 curb cuts)		
Expenses:	2016 Tax @ \$1.38/sf		
Parking:	60 free Surface Spaces are available		

### Location Information

Cross Street: 20th St  
Park Name: Ogontz Plaza  
Metro Market: Philadelphia  
Submarket: Philadelphia Non-CBD/Northwest Philadelphia  
County: Philadelphia  
CBSA: Philadelphia-Camden-Wilmington, PA-NJ-DE-MD  
CSA: Philadelphia-Reading-Camden, PA-NJ-DE-MD  
DMA: Philadelphia, PA-NJ-DE

### Current Retail Information: 7175 Ogontz Ave

ID: 5979442

Property Type:	Retail - Storefront	GLA:	6,730 SF
Center:	-	Total Avail:	0 SF
Bldg Status:	Built in 1981	% Leased:	100.0%
Owner Type:	Developer/Owner-NTL	Bldg Vacant:	0 SF
Zoning:	C2	Land Area:	0.25 AC
Owner Occupied:	No	Lot Dimensions:	
		Building FAR:	0.63
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		
Expenses:	2016 Tax @ \$1.05/sf		

### Location Information

Metro Market: Philadelphia  
Submarket: Philadelphia Non-CBD/Northwest Philadelphia

## Shopping Center

**SOLD**

Shopping Center sale on 12/28/2015 of 3 Retail properties, for \$2,900,000 (\$63.51/SF) - Research Complete (con't)

County: Philadelphia  
CBSA: Philadelphia-Camden-Wilmington, PA-NJ-DE-MD  
CSA: Philadelphia-Reading-Camden, PA-NJ-DE-MD  
DMA: Philadelphia, PA-NJ-DE

Current Retail Information: 7169 Ogontz Ave

ID: 7691857

Property Type:	Retail - Restaurant	GLA:	5,750 SF
Center:	-	Total Avail:	0 SF
Bldg Status:	Built in 1981	% Leased:	100.0%
Owner Type:	Developer/Owner-NTL	Bldg Vacant:	0 SF
Zoning:	C2	Land Area:	0.08 AC
Owner Occupied:	No	Lot Dimensions:	
		Building FAR:	1.72
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		
Expenses:	2016 Tax @ \$0.33/sf		

### Location Information

Metro Market: Philadelphia  
Submarket: Philadelphia Non-CBD/Northwest Philadelphia  
County: Philadelphia  
CBSA: Philadelphia-Camden-Wilmington, PA-NJ-DE-MD  
CSA: Philadelphia-Reading-Camden, PA-NJ-DE-MD  
DMA: Philadelphia, PA-NJ-DE



## Shopping Center

**SOLD**

Shopping Center sale on 12/28/2015 of 3 Retail properties, for \$2,900,000 (\$63.51/SF) - Research Complete (con't)

Parcel Number: 882041865, 882041850, 882041870

Legal Description: -

County: Philadelphia

Plat Map: 7175 Ogontz Ave



# 162-164 W Chelten Ave

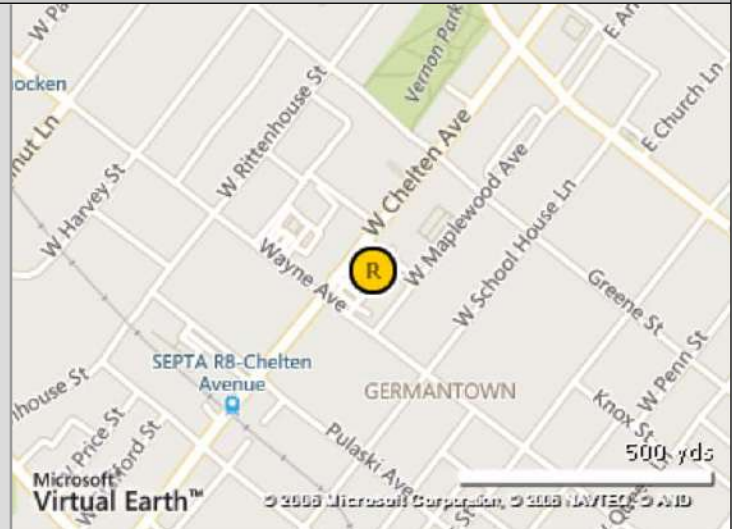
SOLD

1

Philadelphia, PA 19144

Sale on 3/19/2015 for \$3,300,000 (\$107.49/SF) - Research Complete

30,700 SF Retail Storefront Building Built in 1940



## Buyer & Seller Contact Info

Recorded Buyer: Chelten Partners Llc  
True Buyer: Chelten Partners Llc  
Frank Giovannone  
2160 Harts Ln  
Conshohocken, PA 19428  
(215) 487-1340

Buyer Type: Other - Private  
Buyer Broker: Mallin Panchelli Nadel Realty, Inc.  
Veronica Gintel Blum  
(267) 238-1728  
Nadia Bilynsky  
(215) 413-4900

Recorded Seller: Stuempfig George F  
True Seller: Stuempfig George F  
237 S 23rd St  
Philadelphia, PA 19103

Seller Type: Individual  
Listing Broker: Mallin Panchelli Nadel Realty, Inc.  
Veronica Gintel Blum  
(267) 238-1728  
Nadia Bilynsky  
(215) 413-4900

## Transaction Details

ID: 3267906

Sale Date: 03/19/2015  
Escrow Length: -  
Sale Price: \$3,300,000-Full Value  
Asking Price: -  
Price/SF: \$107.49  
Price/AC Land Gross: \$5,868,753.33

Percent Leased: 34.9%  
Tenancy: Multi  
Transfer Tax: \$33,000

Sale Type: Investment  
Bldg Type: Retail - Storefront  
Year Built/Age: Built in 1940 Age: 75  
GLA: 30,700 SF  
Land Area: 0.56 AC (24,494 SF)

Percent Improved: 84.2%  
Total Value Assessed: \$2,398,200 in 2014  
Improved Value Assessed: \$2,019,900  
Land Value Assessed: \$378,300  
Land Assessed/AC: \$672,772

No. of Tenants: 1  
Tenants at time of sale: Rite Aid  
Financing: Down payment of \$547,500.00 (16.6%)  
\$2,725,000.00 from East River Bk



**162-164 W Chelten Ave****SOLD**

30,700 SF Retail Storefront Building Built in 1940 (con't)

Parcel No: 882041600, 124086500  
Document No: 52894012

**Transaction Notes**

The estate of George Stuempfig sold the 30,700sf building to Chelten Partners, LLC for \$3.3M or approximately \$107.49psf

**Income Expense Data**

Expenses	- Taxes	\$31,990
	- Operating Expenses	
	Total Expenses	<u>\$31,990</u>

**Current Retail Information**

ID: 1427980

Property Type:	Retail - Storefront	GLA:	30,700 SF
Center:	-	Total Avail:	20,000 SF
Bldg Status:	Built in 1940	% Leased:	34.9%
Owner Type:	Other - Private	Bldg Vacant:	20,000 SF
Zoning:	C7	Land Area:	0.56 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	1.25
Rent/SF/Yr:	\$12.60	No. of Stores:	-
CAM:	-		
Expenses:	2016 Tax @ \$1.09/sf, 2012 Est Tax @ \$0.67/sf; 2012 Est Ops @ \$2.28/sf		

**Location Information**

Metro Market: Philadelphia  
Submarket: Philadelphia Non-CBD/Northwest Philadelphia  
County: Philadelphia  
CBSA: Philadelphia-Camden-Wilmington, PA-NJ-DE-MD  
CSA: Philadelphia-Reading-Camden, PA-NJ-DE-MD  
DMA: Philadelphia, PA-NJ-DE

# Parcel Client 360 Property View

164 W Chelten Ave, Philadelphia, PA 19144 3302

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Tax ID 882041600

## Public Records



## Summary Information

Owner:	Chelten Partners Llc	Prop Class:	Commercial
Owner Addr:	2160 Harts Ln	Annual Tax:	\$33,417
Owner City St:	Conshohocken Pa	Record Date:	03/20/15
Owner Zip+4:	19428-2417	Settle Date:	03/19/15
Owner Cr Rt:	C015	Sale Amt:	\$3,300,000

## Geographic Information

County:	Philadelphia	Lot:	80
Municipality:	Philadelphia	Census:	0241.001
High Sch Dist:	Philadelphia City	Annex:	
TaxId:	882041600	Qual Code:	
Tax Map:	49N9		
Ward:	88		
Old TaxId:	124093900		

## Assessment & Tax Information

Tax Year:	2016	Annual Tax:	\$33,417	Total Land Asmt:	\$367,400
Municipal Tax:	\$15,081	Taxable Land Asmt:	\$367,400	Total Bldg Asmt:	\$2,019,900
School Tax:	\$18,337	Taxable Bldg Asmt:	\$2,019,900	Total Asmt:	\$2,387,300
Asmt As Of:	1/1/2013			Taxable Total Asmt:	\$2,387,300
Mkt Val As Of:	2013-01-01			Assessors Total Mkt:	\$2,387,300

## Lot Characteristics

Frontage:	140.00	Sq Ft:	24,493	Zoning:	CMX25
Depth:	174.95	Acres:	0.56	Shape:	Rectangle
		Location:	Corner		
		Topography:	Level		

## Building Characteristics

Bldg Sq Ft:	45,095	Exterior:	Masonry	Year Built:	1940
Stories:	2.00				

## Codes & Descriptions

Land Use:	AB0 Comm: Store, 2 Sty, Masonry
Exempt Desc:	None

## Tax History

Annual Tax Amounts					Annual Assessment					
Year	County	Municipal	School	Annual	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2016		\$15,081	\$18,337	\$33,417	\$367,400	\$2,019,900	\$2,387,300	\$367,400	\$2,019,900	\$2,387,300
2015		\$14,367	\$17,623	\$31,990	\$367,400	\$2,019,900	\$2,387,300	\$367,400	\$2,019,900	\$2,387,300
2014		\$14,367	\$17,623	\$31,990	\$367,400	\$2,019,900	\$2,387,300	\$367,400	\$2,019,900	\$2,387,300
2013		\$9,699	\$12,344	\$22,043	\$62,702	\$162,898	\$225,600	\$62,702	\$162,898	\$225,600
2012		\$9,301	\$11,977	\$21,279	\$62,702	\$162,898	\$225,600	\$62,702	\$162,898	\$225,600
2011		\$9,301	\$11,188	\$20,489	\$62,702	\$162,898	\$225,600	\$62,702	\$162,898	\$225,600
2010		\$7,456	\$11,188	\$18,644	\$62,702	\$162,898	\$225,600	\$62,702	\$162,898	\$225,600
2009		\$7,837	\$10,806	\$18,644	\$62,702	\$162,898	\$225,600	\$62,702	\$162,898	\$225,600
2008		\$7,837	\$10,806	\$18,644	\$62,702	\$162,898	\$225,600	\$62,702	\$162,898	\$225,600
2007		\$7,837	\$10,806	\$18,644	\$62,702	\$162,898	\$225,600	\$62,702	\$162,898	\$225,600
2006		\$6,114	\$8,430	\$14,545	\$62,720	\$113,280	\$176,000	\$62,720	\$113,280	\$176,000
2005		\$6,114	\$8,430	\$14,545	\$62,720	\$113,280	\$176,000	\$62,720	\$113,280	\$176,000

2004	\$6,114	\$8,430	\$14,545	\$62,720	\$113,280	\$176,000	\$62,720	\$113,280	\$176,000
2003	\$6,114	\$8,430	\$14,545	\$62,720	\$113,280	\$176,000	\$62,720	\$113,280	\$176,000

Flood Report

Flood Zone Code:	X	Community Name:
Flood Zone Panel:	4207570095G	Special Flood Hazard Area (SFHA):
Panel Date:	2007-01-17	Within 250 feet of multiple flood zone:
Flood Code Desc:	Zone X-An area that is determined to be outside the 100- and 500-year floodplains.	
SFHA Definition:	Out	

Property History

Source	Category	Status	Date	Price	Owner
Public Records		Settle Date	03/19/2015	\$3,300,000	CHELTEN PARTNERS LLC
Public Records		Settle Date	04/01/1987	\$305,400	W John Stuempfig & David Basset
Public Records				\$	G Stuempfig

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## 7043-7045 Castor Ave - Tyson Theatre

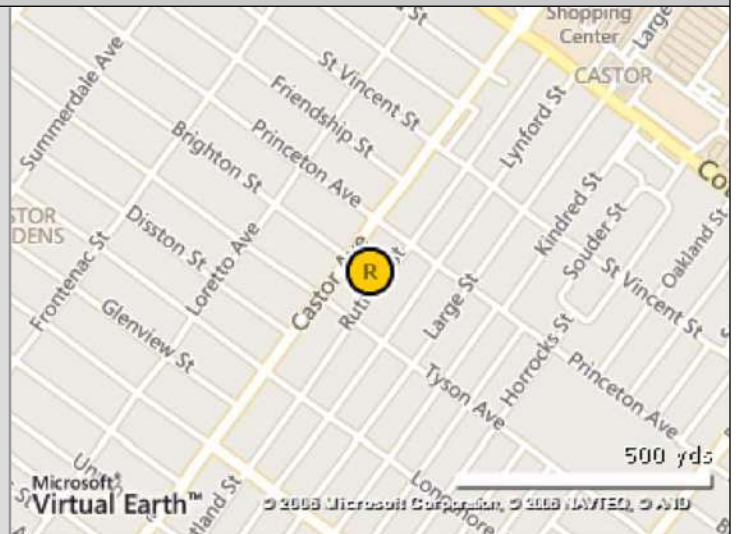
**SOLD**

1

Philadelphia, PA 19149

Sale on 11/21/2014 for \$700,000 (\$46.67/SF) - Research Complete

15,000 SF Retail Freestanding Building Built in 1950



### Buyer & Seller Contact Info

Recorded Buyer: L N Flooring Corp  
True Buyer: L N Flooring Corp  
29 Echo Ln  
Levittown, PA 19054  
(215) 923-3597  
Buyer Type: Other - Private  
Buyer Broker: Premium Realty Group  
Xiao Huang  
(215) 725-7080

Recorded Seller: Mirrow Jerald E Trust  
True Seller: Mirrow Jerald E Trust  
Seller Type: Individual  
Listing Broker: Toben Real Estate  
Stuart Toben  
(215) 742-9400

### Transaction Details

ID: 3190257

Sale Date:	11/21/2014	Sale Type:	Owner/User
Escrow Length:	-	Bldg Type:	Retail - Freestanding
Sale Price:	\$700,000-Confirmed	Year Built/Age:	Built in 1950 Age: 64
Asking Price:	-	GLA:	15,000 SF
Price/SF:	\$46.67	Land Area:	0.37 AC (16,000 SF)
Price/AC Land Gross:	\$1,905,799.07		
Percent Leased:	100.0%	Percent Improved:	65.0%
Tenancy:	Multi	Total Value Assessed:	\$631,200 in 2014
		Improved Value Assessed:	\$410,000
		Land Value Assessed:	\$221,200
		Land Assessed/AC:	\$602,232
No. of Tenants:	1		
Tenants at time of sale:	Royal Furniture And Mattress		
Financing:	\$450,000.00 from Private Individual Fas Fiancial Inc		
Parcel No:	882925750		
Document No:	52854238		

**7043-7045 Castor Ave - Tyson Theatre****SOLD**

15,000 SF Retail Freestanding Building Built in 1950 (con't)

**Transaction Notes**

On November 21, 2014, the 15,000 SF retail building at 7043-7045 Castor Avenue in Philadelphia, PA 19149 was sold. The property was formerly known as Tyson Theatre and has been purchased by a flooring company for owner/user purposes. The property was purchased for \$700,000. Information verified by a representative of the buyer, as well as public record.

**Income Expense Data**

Expenses	- Taxes	\$8,458
	- Operating Expenses	
	Total Expenses	\$8,458

**Current Retail Information**

ID: 8393796

Property Type:	Retail - Freestanding	GLA:	15,000 SF
Center:	Tyson Theatre	Total Avail:	0 SF
Bldg Status:	Built in 1950	% Leased:	100.0%
Owner Type:	Other - Private	Bldg Vacant:	0 SF
Zoning:	C2	Land Area:	0.37 AC
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.94
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		
Expenses:	2016 Tax @ \$0.59/sf		
Parking:	12 free Surface Spaces are available		

**Location Information**

Cross Street:	Tyson Ave
Metro Market:	Philadelphia
Submarket:	Philadelphia Non-CBD/Northeast Philadelphia
County:	Philadelphia
CBSA:	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD
CSA:	Philadelphia-Reading-Camden, PA-NJ-DE-MD
DMA:	Philadelphia, PA-NJ-DE

# Parcel Client 360 Property View

7043-45 Castor Ave, Philadelphia, PA 19149 1712

PHILADELPHIA

Tax ID 882925750

## Public Records



## Summary Information

Owner:	Ln Flooring Corporation	Prop Class:	Commercial
Owner Addr:	29 Echo Ln	Annual Tax:	\$8,836
Owner City St:	Levittown Pa	Record Date:	11/24/14
Owner Zip+4:	19054-2710	Settle Date:	11/21/14
Owner Cr Rt:	C052	Sale Amt:	\$700,000

## Geographic Information

County:	Philadelphia	Lot:	232
Municipality:	Philadelphia	Census:	0314.015
High Sch Dist:	Philadelphia City	Annex:	
TaxId:	882925750	Qual Code:	
Tax Map:	139N15		
Ward:	88		
Old TaxId:	542146200		

## Assessment & Tax Information

Tax Year:	2016	Annual Tax:	\$8,836	Total Land Asmt:	\$221,200
Municipal Tax:	\$3,987	Taxable Land Asmt:	\$221,200	Total Bldg Asmt:	\$410,000
School Tax:	\$4,848	Taxable Bldg Asmt:	\$410,000	Total Asmt:	\$631,200
Asmt As Of:	1/1/2013			Taxable Total Asmt:	\$631,200
Mkt Val As Of:	2013-01-01			Assessors Total Mkt:	\$631,200

## Lot Characteristics

Frontage:	80.00	Sq Ft:	14,744	Zoning:	CMX2
Depth:	183.23	Acres:	0.34	Shape:	Irregular
		Topography:	Level		

## Building Characteristics

Bldg Sq Ft:	12,296	Exterior:	Masonry	Basement Type:	Yes (Type Unknown)
Stories:	2.00	Basement Desc:	Finished	Year Built:	1950

## Codes & Descriptions

Land Use:	AB0 Comm: Store, 2 Sty, Masonry
Exempt Desc:	None

## Tax History

Annual Tax Amounts					Annual Assessment					
Year	County	Municipal	School	Annual	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2016		\$3,987	\$4,848	\$8,836	\$221,200	\$410,000	\$631,200	\$221,200	\$410,000	\$631,200
2015		\$3,799	\$4,660	\$8,458	\$221,200	\$410,000	\$631,200	\$221,200	\$410,000	\$631,200
2014		\$3,799	\$4,660	\$8,458	\$221,200	\$410,000	\$631,200	\$221,200	\$410,000	\$631,200
2013		\$2,463	\$3,134	\$5,597	\$23,025	\$34,255	\$57,280	\$23,025	\$34,255	\$57,280
2012		\$2,362	\$3,041	\$5,403	\$23,025	\$34,255	\$57,280	\$23,025	\$34,255	\$57,280
2011		\$2,362	\$2,841	\$5,202	\$23,025	\$34,255	\$57,280	\$23,025	\$34,255	\$57,280
2010		\$1,893	\$2,841	\$4,734	\$23,025	\$34,255	\$57,280	\$23,025	\$34,255	\$57,280
2009		\$1,990	\$2,744	\$4,734	\$23,025	\$34,255	\$57,280	\$23,025	\$34,255	\$57,280
2008		\$1,990	\$2,744	\$4,734	\$23,025	\$34,255	\$57,280	\$23,025	\$34,255	\$57,280
2007		\$1,990	\$2,744	\$4,734	\$23,025	\$34,255	\$57,280	\$23,025	\$34,255	\$57,280
2006		\$1,590	\$2,192	\$3,782	\$18,395	\$27,365	\$45,760	\$18,395	\$27,365	\$45,760
2005		\$1,590	\$2,192	\$3,782	\$18,395	\$27,365	\$45,760	\$18,395	\$27,365	\$45,760

2004	\$1,590	\$2,192	\$3,782	\$18,395	\$27,365	\$45,760	\$18,395	\$27,365	\$45,760
2003	\$1,590	\$2,192	\$3,782	\$18,395	\$27,365	\$45,760	\$18,395	\$27,365	\$45,760

Flood Report

Flood Zone Code:	X	Community Name:	
Flood Zone Panel:	4207570112G	Special Flood Hazard Area (SFHA):	
Panel Date:	2007-01-17	Within 250 feet of multiple flood zone:	
Flood Code Desc:	Zone X-An area that is determined to be outside the 100- and 500-year floodplains.		
SFHA Definition:	Out		

Most Recent Listing

7043-45 Castor Ave, Philadelphia, PA 19149	Commercial	Settled	↓ \$700,000
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MLS #:	6404453
Tax ID #:	<a href="#">882925750</a>
Block / Lot:	232
County:	Philadelphia
MLS Area:	19149 (19149)
Subdiv / Neigh:	Castor Gardens
School District:	<a href="#">Philadelphia</a>
Building:	
# Bldgs / Units:	
# Leased Units:	
# Stories:	2.0
Waterfront:	No
Type:	



Building Sq Ft:	12,000	Land Only:	No	Taxes / Year:	\$8,458 / 2014
Age:	62	Acres / Sq Ft:	.37 / 16,000	Assessment:	\$631,200
Zoning / Land Use:	CMX2 / AB0	Aprox Dim:	80X200	Land Assessment:	\$221,200
Ownership:					Improvement Assessment: \$410,000

Sale / Lease Information

Sale or Lease	Sale	Sq Ft Available:	Date Available:
Price per Sq Ft:	\$58.33	Annual Lease Prc/SqFt:	Min Lease (Months):
Gross Annual Income:		Monthly Lease Price:	Lease Type:
Total Expenses:		Annual Lease Price:	Terms of Tenancy:

Features

Utilities:	Public Water, Public Sewer
Inclusions:	Parking Lot 3, 100 Sq Ft In Rear

Remarks

Public:	A Classic style Art Deco Movie Theatre with large Marquee visible at distance by traffic in both directions on Castor Ave., wide open floor space and more than 12,000 square feet of space (8,800 on street level, 3,600 sq ft on second level), parking lot 3,100 sq ft for 10 cars, 900 sq ft office situated above salon area where the projection rooms existed. Unique Historic building, with interior wall designs featuring egyptian motif, the interior with murals with Atlantis in shades of turquoise, with 28 foot high ornate ceiling, Located on busy Castor Avenue in Oxford Circle shopping district, running in North South direction. Densely populated neighborhood. Nearest major intersection is Castor and Cottman Avenues
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Listing Information

Earliest Possession:	Days On Market:	185
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Contract/Settlement Information

Financing:	Seller	Listing Date:	05/01/2014	Pending Date:	10/01/2014
Seller Concessions:	No			Settled Date:	11/21/2014

History

7043-45 Castor Ave, Philadelphia, PA 19149	19149 (19149)
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Property History

Source	Category	Status	Date	Price	Owner
Public Records		Settle Date	11/21/2014	\$700,000	Ln Flooring Corporation
Public Records		Settle Date	11/21/2002	Nominal	MIRROW JERALD E TRUST
Public Records		Settle Date	08/11/1987	\$220,000	TYSON ASSOCIATES
Public Records		Record Date	04/23/1987	\$149,000	TYSON INC
Public Records		Record Date	06/01/1983	\$75,000	FOX ART ENTERPRISES

MLS History Details

MLS#	Category	Status	Status Date	Revision Date	Listing Office	Price	DOM
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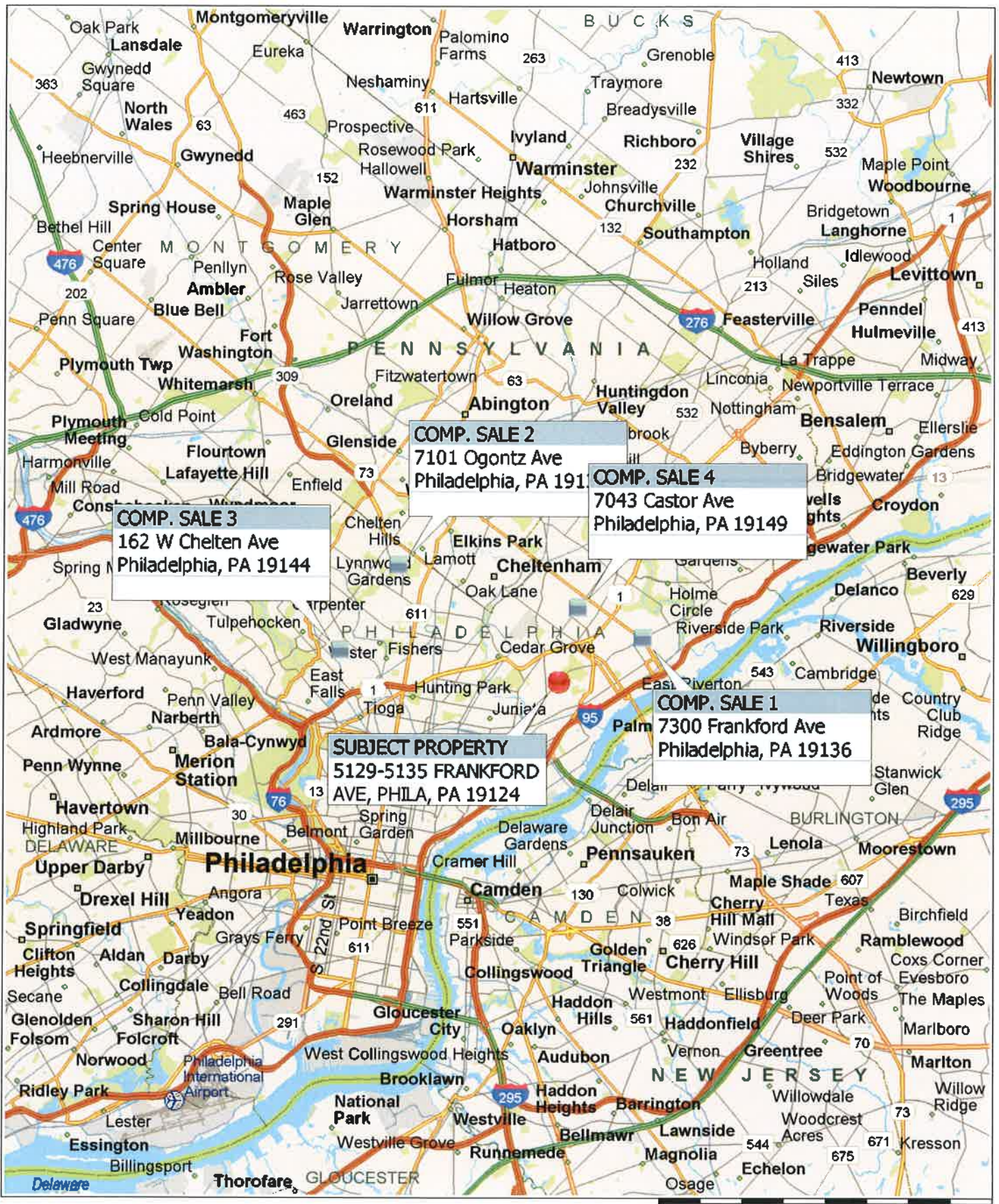
6404453	COM	Sold	11/21/2014	11/22/2014	Toben Real Estate	\$700,000	185
	COM	Pending	10/01/2014	11/14/2014		\$749,000	
	COM	Expired	11/01/2014	11/02/2014		\$749,000	
	COM	New Listing	05/01/2014	06/09/2014		\$749,000	
<b>MLS#</b>	<b>Category</b>	<b>Status</b>	<b>Status Date</b>	<b>Revision Date</b>	<b>Listing Office</b>	<b>Price</b>	<b>DOM</b>
6036585	COM	Withdrawn	09/24/2012	09/24/2012	Toben Real Estate	\$749,000	178
	COM	Price Decrease	07/13/2012	07/13/2012		\$749,000	
	COM	Price Decrease	07/13/2012	07/13/2012		\$750,000	
	COM	New Listing	03/31/2012	04/10/2012		\$950,000	

The data on this report is compiled by TREND from various public and private sources. The data on this report is not a legal flood determination. Errors may exist in any fields on this report, including owner's name, tax amounts, mortgage history and property characteristics. Verify the accuracy of all data with the county or municipality.

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# COMPARABLE IMPROVED SALES MAP



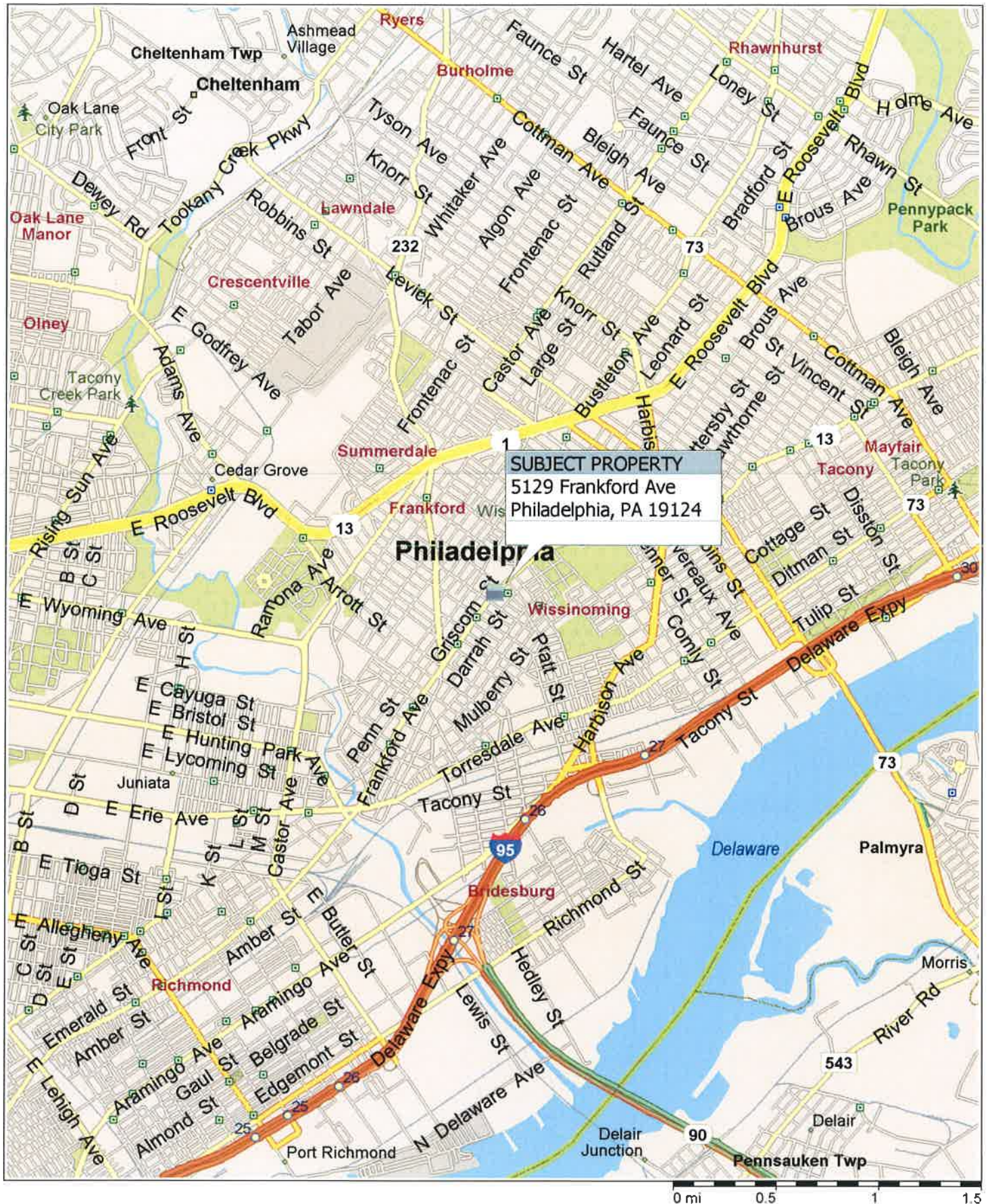


# COMPARABLE LEASES MAP





# SUBJECT LOCATION MAP





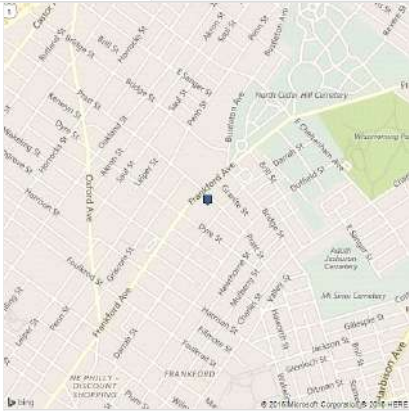
# Parcel Client 360 Property View

5129-35 Frankford Ave, Philadelphia, PA 19124 1903

PHILADELPHIA

Tax ID 882096000

## Public Records



## Summary Information

Owner:	Rite Aid Of Pennsylvania	Prop Class:	Commercial
Owner Addr:	PO Box 3165	Annual Tax:	\$24,217
Owner City St:	Harrisburg Pa	Record Date:	05/03/07
Owner Zip+4:	17105-3165	Settle Date:	04/30/07
Owner Cr Rt:	B099	Sale Amt:	\$3,732,000

## Geographic Information

County:	Philadelphia	Lot:	298
Municipality:	Philadelphia	Census:	0300.004
High Sch Dist:	Philadelphia City	Annex:	
TaxId:	882096000	Qual Code:	
Tax Map:	90N1		
Ward:	88		
Old TaxId:	622214500		

## Assessment & Tax Information

Tax Year:	2016	Annual Tax:	\$24,217	Total Land Asmt:	\$730,900
Municipal Tax:	\$10,928	Taxable Land Asmt:	\$730,900	Total Bldg Asmt:	\$999,100
School Tax:	\$13,288	Taxable Bldg Asmt:	\$999,100	Total Asmt:	\$1,730,000
Asmt As Of:	10/1/2014			Taxable Total Asmt:	\$1,730,000
Mkt Val As Of:	2014-10-01			Assessors Total Mkt:	\$1,730,000

## Lot Characteristics

Frontage:	200.42	Sq Ft:	73,090	Zoning:	CMX2
Depth:	342.05	Acres:	1.68	Shape:	Irregular
		Topography:	Level		

## Building Characteristics

Bldg Sq Ft:	37,666
Stories:	1.00

## Codes & Descriptions

Land Use:	MD0 Comm: Shopping Cntr, Strip
Exempt Desc:	None

## Tax History

Annual Tax Amounts					Annual Assessment					
Year	County	Municipal	School	Annual	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2016		\$10,928	\$13,288	\$24,217	\$730,900	\$999,100	\$1,730,000	\$730,900	\$999,100	\$1,730,000
2015		\$10,411	\$12,771	\$23,182	\$730,900	\$999,100	\$1,730,000	\$730,900	\$999,100	\$1,730,000
2014		\$10,411	\$12,771	\$23,182	\$730,900	\$999,100	\$1,730,000	\$730,900	\$999,100	\$1,730,000
2013		\$15,078	\$19,191	\$34,269	\$108,723	\$241,997	\$350,720	\$108,723	\$241,997	\$350,720
2012		\$14,460	\$18,620	\$33,080	\$108,723	\$241,997	\$350,720	\$108,723	\$241,997	\$350,720
2011		\$14,460	\$17,392	\$31,852	\$108,723	\$241,997	\$350,720	\$108,723	\$241,997	\$350,720
2010		\$11,591	\$17,392	\$28,984	\$108,723	\$241,997	\$350,720	\$108,723	\$241,997	\$350,720
2009		\$12,184	\$16,799	\$28,984	\$108,723	\$241,997	\$350,720	\$108,723	\$241,997	\$350,720
2008		\$10,456	\$14,418	\$24,874	\$100,321	\$200,671	\$300,992	\$100,321	\$200,671	\$300,992
2007		\$10,456	\$14,418	\$24,874	\$100,321	\$200,671	\$300,992	\$100,321	\$200,671	\$300,992
2006		\$10,456	\$14,418	\$24,874	\$100,321	\$200,671	\$300,992	\$100,321	\$200,671	\$300,992
2005		\$10,456	\$14,418	\$24,874	\$100,321	\$200,671	\$300,992	\$100,321	\$200,671	\$300,992

2004	\$10,456	\$14,418	\$24,874	\$100,321	\$200,671	\$300,992	\$100,321	\$200,671	\$300,992
2003	\$10,456	\$14,418	\$24,874	\$100,321	\$200,671	\$300,992	\$100,321	\$200,671	\$300,992

Flood Report

Flood Zone Code:	X	Community Name:	
Flood Zone Panel:	4207570114H	Special Flood Hazard Area (SFHA):	
Panel Date:	2015-11-18	Within 250 feet of multiple flood zone:	
Flood Code Desc:	Zone X-An area that is determined to be outside the 100- and 500-year floodplains.		
SFHA Definition:	Out		

Property History

Source	Category	Status	Date	Price	Owner
Public Records		Settle Date	04/30/2007	\$3,732,000	Rite Aid Of Pennsylvania
Public Records		Settle Date	12/04/2003	Nominal	ATH-DARA APARTMENT ASSOCIAT
Public Records		Settle Date	10/30/2000	\$110,000	ATH-DARA APARTMENT ASSOCIAT
Public Records		Settle Date	07/22/1997	\$1,290,000	RITE AID OF PA INC
Public Records		Record Date	09/01/1975	\$	Lawrence Kadish

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**THIS INDENTURE** is made the 30<sup>th</sup> day of <sup>April</sup>~~March~~ 2007.

**Between**

**ATH-DARA APARTMENT ASSOCIATES, a Pennsylvania limited partnership,**

(hereinafter called the Grantor), of the one part, and

**RITE AID OF PENNSYLVANIA, INC., a Pennsylvania corporation,**

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantors for and in consideration of the sum of THREE MILLION SEVEN HUNDRED THIRTY-TWO THOUSAND DOLLARS and 00/100 (\$3,732,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, its successor and assigns:

**ALL THAT CERTAIN** tract of land, with improvements erected thereon, situate in the County of Philadelphia and Commonwealth of Pennsylvania, as more particularly described in Exhibit A attached hereto and incorporated herein by reference.

**BEING** Tax Map No. 88-2-0960-00

**BEING part of** the same premises which are described in a Deed from Rite Aid of Pennsylvania, Inc. to the Grantor herein dated October 30, 2000 recorded among the Land Records of Philadelphia County as Document NO. 50167202.

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantor, as well at law as in equity, of, in and to the same.

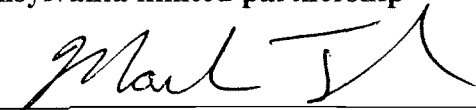
**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behalf of the said Grantee, its successors and assigns, forever.

**And** the said Grantor, its successors and assigns, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantor, successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantor, successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

**Warrant and Forever Defend.**

**In Witness Whereof**, the said Grantor has duly executed this deed on the date first above written.

**ATH-DARA APARTMENT ASSOCIATES, a  
Pennsylvania limited partnership**

By:  {SEAL}

Commonwealth of Pennsylvania  
County of Philadelphia

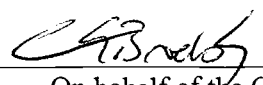
AND NOW, this 30th day of April ~~March~~ 2007, before me, the undersigned, appeared Mark E. Fink, General Partner of ATH-DARA APARTMENT ASSOCIATES, a Pennsylvania limited partnership, who acknowledged that he executed the foregoing instrument for the purposes therein contained in his capacity as general partner of the grantor herein.

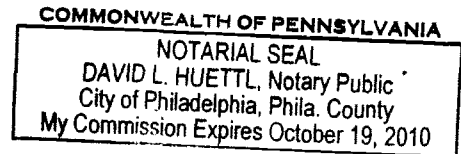
IN WITNESS WHEREOF, I hereunder set my hand and official seal.

  
Notary Public

My commission expires: \_\_\_\_\_

The address of the above-named Grantee is:  
Post Office Box 3165  
Harrisburg, Pennsylvania 17105

  
On behalf of the Grantee



Record and return to:  
**First American Title Insurance Company**  
2 Penn Center Plaza Suite 1910  
Philadelphia, Pennsylvania 19102



ATH-DARA APARTMENT ASSOCIATES,  
a Pennsylvania limited partnership



RITE AID OF PENNSYLVANIA, INC.,  
a Pennsylvania corporation



5129-5135 Frankford Avenue,  
Philadelphia, Pennsylvania

Charles E. Brodsky, Attorney at Law  
166 Nassau Street  
Princeton, New Jersey 08542



***First American Title Insurance Company***

Commitment No. NCS-232030-PHIL

**EXHIBIT A**

ALL THAT CERTAIN lot or piece of ground, situate in the 62nd (formerly part of the 23rd) Ward of the City of Philadelphia and described in accordance with a Survey and Plan thereof made by Amos B. Engle, Surveyor and Regulator of the Eighth District on 5/16/1947, as follows to wit:

SITUATE on the Southeast side of Frankford Avenue (65 feet wide) and the Southwest side of Pratt Street (50 feet wide); thence extending along the said side of Pratt Street, South 44 degrees 10 minutes 8 seconds East, 347 feet 7/8 of an inch to the Northwest side of Darrah Street (50 feet wide); thence extending along the said side of Darrah Street, South 45 degrees 6 minutes 12 seconds West 143 feet 1/8 of an inch to a point, a bend in said Darrah Street; and thence extending along the said side of Darrah Street, South 37 degrees 8 minutes 11 seconds West, 32 feet 6-1/4 inches to a point; which point is 205 feet Northeast from the Northeast side of Dyre Street (50 feet wide); thence extending North 52 degrees 51 minutes 49 seconds West, partly through the center of a party wall 87 feet 3/8 of an inch to a point; thence extending South 41 degrees 56 minutes 56 seconds West, 34 feet 7-7/8 inches to a point; thence extending North 39 degrees 28 minutes 4 seconds West, 287 feet 5-3/4 inches to a point on the Southeast side of said Frankford Avenue (65 feet wide); thence extending along the same, North 50 degrees 31 minutes 56 seconds East, 200 feet to the first mentioned point and place of beginning.

BEING known as 5129-5135 Frankford Avenue.

BEING BRT No. 88-2-0960-00.

BEING part of the same premises which Rite Aid of Pennsylvania, Inc., a Pennsylvania corporation by Deed dated 10/30/2000 and recorded 11/8/2000 in the County of Philadelphia as Document No. 50167202, conveyed unto Ath-Dara Apartment Associates, a Pennsylvania limited partnership, in fee.

# ZONING AND PLANNING

**Table 14-602-2: Uses Allowed in Commercial Districts<sup>206</sup>**

Previous District Name	C-1	C-2/RC-2	(/NCC)	C-3/RC-3	C-4	C-5	C-7/NSC	ASC	
District Name	CMX-1	CMX-2	CMX-2.5	CMX-3	CMX-4	CMX-5	CA-1	CA-2	Use-Specific Standards
<b>Y = Yes permitted as of right   S = Special exception approval required</b> <b>N = Not allowed (expressly prohibited)   Uses not listed in this table are prohibited</b> See § 14-602(4)(a) (Notes for Table 14-602-2) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.									
<b>Residential Use Category</b>									
Household Living	[1][2]	Y[2][3]	Y[2][4]	Y	Y	Y	N	N	
Group Living (except as noted below)	N	N	N	Y	Y	Y	N	N	
Personal Care Home	N	S	S[4]	Y	Y	Y	Y	N	§ 14-603(11)
Single-Room Residence	N	N	N	Y	Y	Y	N	N	
<b>Parks and Open Space Use Category</b>									
Passive Recreation	Y	Y	Y	Y	Y	Y	Y	Y	
Active Recreation	S	S	S	Y	Y	Y	Y	Y	
<b>Public, Civic, and Institutional Use Category</b>									
Day Care (as noted below)									
Family Day Care	Y	Y	Y	Y	Y	Y	N	N	§ 14-603(5)
Group Day Care	Y	Y	Y	Y	Y	Y	Y	Y	§ 14-603(5)
Day Care Center	S	Y	Y	Y	Y	Y	Y	Y	§ 14-603(5)
Educational Facilities	N	Y	N	Y	Y	Y	N	Y	
Fraternal Organization	N	Y	S	Y	Y	Y	N	Y	
Hospital	N	Y	Y	Y	Y	Y	N	Y	
Libraries and Cultural Exhibits	Y	Y	Y	Y	Y	Y	Y	Y	
Religious Assembly	Y	Y	S	Y	Y	Y	N	Y	
Safety Services	Y	Y	Y	Y	Y	Y	Y	Y	
Transit Station	Y	S	S	Y	Y	Y	S	Y	
Utilities and Services, Basic	Y	Y	N	Y	Y	Y	Y	Y	
Wireless Service Facility (as noted below)									
Freestanding Tower	S	S	S	Y	Y	Y	S	Y	§ 14-603(16)
Building or Tower-Mounted Antenna	Y	Y	Y	Y	Y	Y	Y	Y	§ 14-603(17)
<b>Office Use Category</b>									
Business and Professional	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Medical, Dental, Health Practitioner (as noted below)									
Sole Practitioner	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Group Practitioner	S[5]	S	S	Y	Y	Y	Y	Y	
Government	Y[5]	Y	Y	Y	Y	Y	Y	Y	
<b>Retail Sales Use Category</b>									
Building Supplies and Equipment	Y[5]	Y	Y	Y	Y	Y	Y	Y	§ 14-603(3)
Consumer Goods (except as noted below)	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Drug Paraphernalia Sales	N	N	N	N	N	N	N	N	§ 14-603(13)
Gun Shop	N	N	N	N	N	N	N	N	§ 14-603(13)
Food, Beverages, and Groceries	Y[5]	Y	Y	Y	Y	Y	Y	Y	§ 14-603(7)
Pets and Pet Supplies	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Wearing Apparel and Accessories	Y[5]	Y	Y	Y	Y	Y	Y	Y	

<sup>206</sup> Amended, Bill No. 120774-A (approved January 14, 2013); amended, Bill No. 120917-AA (approved April 2, 2013); amended, Bill No. 130804 (approved December 18, 2013); amended, Bill No. 130855 (approved January 20, 2014).

# THE PHILADELPHIA CODE

Previous District Name	C-1	C-2/RC-2	(/NCC)	C-3/RC-3	C-4	C-5	C-7/NSC	ASC	
District Name	CMX-1	CMX-2	CMX-2.5	CMX-3	CMX-4	CMX-5	CA-1	CA-2	Use-Specific Standards
<b>Y = Yes permitted as of right   S = Special exception approval required</b> <b>N = Not allowed (expressly prohibited)   Uses not listed in this table are prohibited</b> See § 14-602(4)(a) (Notes for Table 14-602-2) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.									
<b>Commercial Services Use Category</b>									
Animal Services (except as noted below)	Y[5]	S	S	Y	Y	Y	Y	Y	
Boarding and Other Services	N	N	N	N	N	N	N	N	§ 14-603(14)
Assembly and Entertainment (except as noted below)	N	S	S	Y	Y	Y	S	Y	
Amusement Arcade	N	N	N	N	N	N	N	N	§ 14-603(13)
Casino	N	N	N	N	N	N	N	N	
Nightclubs and Private Clubs	N	S	N	Y	Y	Y	N	Y	§ 14-603(18)
Pool or Billiards Room	N	N	N	N	N	N	N	N	§ 14-603(13)
Building Services	N	N	N	Y	Y	Y	N	Y	
Business Support	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Eating and Drinking Establishments (as noted below)									
Prepared Food Shop	S[5]	Y	Y	Y	Y	Y	Y	Y	
Take-Out Restaurant	N	S	N	Y	Y	Y	S	Y	§ 14-603(6)
Sit Down Restaurant	N	Y	Y	Y	Y	Y	Y	Y	
Financial Services (except as noted below)	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Personal Credit Establishment	N	N	N	N	N	N	N	N	§ 14-603(13)
Funeral and Mortuary Services	S[5]	Y	N	Y	Y	Y	Y	Y	
Maintenance and Repair of Consumer Goods (except as noted below)	Y[5]	Y	Y	Y	Y	Y	Y	Y	
On-Premise Dry Cleaning	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Marina	N	N	N	Y	Y	Y	N	N	
Parking, Non-Accessory (as noted below)									
Surface Parking	N	S	S	S	N	N	S	Y	§ 14-603(10)
Structured Parking	N	S	S	Y	[6]	[6]	S	Y	§ 14-603(10)
Personal Services (except as noted below)	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Body Art Service	N	N	N	N	N	N	N	N	§ 14-603(2); § 14-603(13)
Fortune Telling Service	N	N	N	Y	Y	Y	Y	Y	
Radio, Television, and Recording Services	N	Y	Y	Y	Y	Y	Y	Y	
Visitor Accommodations	N	N	N	Y	Y	Y	N	Y	
Commissaries and Catering Services	N	Y	Y	Y	Y	Y	Y	Y	
<b>Vehicle and Vehicular Equipment Sales and Services Use Category</b>									
Commercial Vehicle Sales and Rental	N	N	N	N	N	N	N	S	
Personal Vehicle Repair and Maintenance	N	N	N	Y	Y	Y	N	N	
Personal Vehicle Sales and Rental	N	N	N	Y	Y	Y	N	S	
Gasoline Station	N	N	N	Y	Y	Y	S	Y	§ 14-603(8)
Vehicle Equipment and Supplies Sales and Rental	N	Y	N	Y	Y	Y	S	S	
<b>Wholesale, Distribution, and Storage Use Category</b>									
Moving and Storage Facilities	N	S	S	Y	Y	Y	N	Y	
Wholesale Sales and Distribution	N	N	N	N	N	N	N	Y	§ 14-603(1)
<b>Industrial Use Category</b>									
Artist Studios and Artisan Industrial	N	Y	Y	Y	Y	Y	N	Y	
Research and Development	N	Y	Y	Y	Y	Y	Y	Y	
<b>Urban Agriculture Use Category</b>									
Community Garden	Y	Y	Y	Y	Y	Y	Y	Y	§ 14-603(15)
Market or Community-Supported Farm	Y	Y	Y	Y	N	N	Y	Y	§ 14-603(15)

# ZONING AND PLANNING

**Table 14-602-1: Uses Allowed in Residential Districts<sup>203</sup>**

Previous District Name	R1	R1A	R2	R3	R4	R5	R6/7	R9A/10A/R20	RSA	R8/9/10/10B/18/19	R11/11A/12/13	R14	R15/16	RC-6	WRD/ITD	RC-4	
District Name	RSD-1	RSD-2	RSD-3	RSA-1	RSA-2	RSA-3	RSA-4	RSA-5	RTA-1	RM-1	RM-2	RM-3	RM-4	RMX-1	RMX-2	RMX-3	Use-Specific Standards
Y = Yes permitted as of right   S = Special exception approval required N = Not allowed (expressly prohibited)   Uses not listed in this table are prohibited See § 14-602(3)(a) (Notes for Table 14-602-1) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.																	
<b>Residential Use Category</b>																	
Household Living (as noted below)																	
Single-Family	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Two-Family	N	N	N	N	N	N	N	N	Y	Y[1]	Y	Y	Y	Y	Y	Y	
Multi-Family	N	N	N	N	N	N	N	N	N	Y[1]	Y	Y	Y	Y	Y	Y	
Group Living (except as noted below)	N	N	N	S	S	S	S	S	S	S	S	S	S	S	S	S	
Personal Care Home	N	N	N	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 14-603(11)
Single-Room Residence	N	N	N	N	N	N	N	N	N	S	S	S	S	S	S	S	
<b>Parks and Open Space Use Category</b>																	
Passive Recreation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Active Recreation	N	N	N	S	S	S	S	S	S	S	S	S	S	S	S	S	
<b>Public, Civic, and Institutional Use Category</b>																	
Day Care (as noted below)																	
Family Day Care	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	§ 14-603(5)
Group Day Care	N	N	N	N	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	Y	Y	Y	§ 14-603(5)
Day Care Center	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	§ 14-603(5)
Educational Facilities	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S	S	S	
Fraternal Organization	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S	S	S	
Hospital	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S	S	S	
Libraries and Cultural Exhibits	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S	S	S	
Religious Assembly	N	N	N	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y	Y	Y	
Safety Services	N	N	N	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y	Y	Y	
Transit Station	N	N	N	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y	Y	Y	
Utilities and Services, Basic	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S	S	S	
Wireless Service Facility	N	N	N	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 14-603(16); § 14-603(17)
<b>Office Use Category</b>																	
Business and Professional	N	N	N	N	N	N	N	N	N	N	N	N	N	Y[3]	Y[4]	Y	
Medical, Dental, Health Practitioner (as noted below)																	
Sole Practitioner	N	N	N	N	N	N	N	N	N	N	N	N	N	Y[3]	Y[4]	Y	
Group Practitioner	N	N	N	N	N	N	N	N	N	N	N	N	N	S[3]	S[4]	Y	

<sup>203</sup> Amended, Bill No. 120774-A (approved January 14, 2013); amended, Bill No. 130804 (approved December 18, 2013); amended, Bill No. 140802-A (approved December 3, 2014).

## THE PHILADELPHIA CODE

[illegible]

## Tenant Information Form

**-S- 101805 - Lee's Wireless Tech - AKA Unit #5129 - wireless store**

Sublet From: 07948A - RITE AID OF PENNSYLVANIA, INC.  
Frankford and Pratt , Philadelphia, PA 00000-0000

### Tenant General Information

<b>Store #:</b> 07948-01	<b>Surplus #:</b> 39241	<b>Tenant #:</b> 101805	<b>Possession:</b> NA	<b>Lease Comm.:</b> 04/30/2007
<b>Sr Manager:</b> Diprizito	<b>Asset Type:</b> Owned	<b>VOC:</b> VC09	<b>Comm.:</b> 11/01/2005	<b>Lease Exp.:</b> 01/31/2016
<b>Sublease SF:</b> 1,550	<b>Type:</b> Gross		<b>Rent Comm.:</b> 11/01/2005	
<b>Total SF:</b> 0	<b>Status:</b> SB-Month to Month		<b>Lease Term/Expr:</b> NA	

### Subt Alias

### Contact Address

Company	Name	Address
<b>Tenant</b> Lee's Wireless Tech	Suk Won Lee Shin Dong	5129 Frankford Avenue Unit #5129, Philadelphia, PA 19124

### Contact Phone and Fax

Fax	Work	Cell	Email
<b>Tenant</b> (215) 744-6950	(215) 501-2119	(267) 243-5485	wirelesstech1@verizon.net

### Rent

Type	Eff. Date	End Date	Monthly	Annual	PSF
201	04/30/2007	10/31/2007	1,650.00	19,800.00	12.77
201	11/01/2007	10/31/2008	1,700.00	20,400.00	13.16
201	11/01/2008	10/31/2009	1,750.00	21,000.00	13.55
201	11/01/2009	10/31/2010	1,800.00	21,600.00	13.94
201	11/01/2010	08/31/2011	1,850.00	22,200.00	14.32
201	09/01/2011	08/31/2012	1,000.00	12,000.00	7.74
201	09/01/2012	08/31/2013	1,500.00	18,000.00	11.61
201	09/01/2013	01/31/2016	1,500.00	18,000.00	11.61

### Option Rent

Eff. Date	End Date	Monthly	Annual	PSF
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### Option Notice

Type	Start	End	Exer. Start	Notice End	Notice	Term	Status
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### Percent Rent

Cycle	Due Date	Percent Rent Year	Notes
No Percent Rent			

### Annual Sales

2011	2012	2013	2014	2015
0.00	0.00	0.00	0.00	0.00

### Breakpoints

Eff. Date	BP %	Breakpoint
No Breakpoints		

### Insurance

Start Date	End Date
Insurance Certificate	01/31/2015 01/31/2016

### Security Deposit

Deposit Req?	Status	Amount	Form of Dep	Check #	Received	Sent to AP	Applied
Yes	Received	1,600.00	Check	1	04/30/2007	04/30/2007	

### Late Fees

**Can Late Fees be Assessed?** Yes

If the rent is received more than five (5) days late, the Tenant agrees to pay a 5% late fee.

### Subt Maintenance/Repair Info

## Tenant Information Form

-S- 101805 - Lee's Wireless Tech - AKA Unit #5129 - wireless store

Sublet From: 07948A - RITE AID OF PENNSYLVANIA, INC.  
Frankford and Pratt , Philadelphia, PA 00000-0000

### Responsibility

{Non- Required to have contract?: No  
Financial Comment:  
Clauses.Non-  
Financial  
Condition}

### HVAC Maintenance Contract

Start Date End Date

### Subt Default

Days to cure default: 5  
Default Comments:

### Subt Tenant Info Notes

Date	Note
03/04/2014	11/1/08-10/31/09 \$1,750.00 - 11/1/09-10/31/10 \$1,800.00 **Per Assignment and Assumption dated 4/30/07, Security Deposit was assigned in amount of \$1,600 with pre-payment of \$1,700 for last month's rent (jbb)****information entered into the system 5/14/07 by ljh** General Liability INSURANCE must be at least \$1,000,000.00 per occurrence; \$2,000,000.00 general aggregate; LL listed as Additional Insured.==7/29/08 Fax letter received from tenant exercising final five year option (nrf)===**DO NOT EXTEND PER JBB (Per email from DAD to Paul Newlin: Paul, is Larry Harder still intending to try to terminate these Leases? I didn't think we wanted to extend any of these Tenants to 2013.)**RENT REDUCTION per Letter Agreement dated 9/13/11, 9/1/11-8/31/12 \$1,000.00 mo; effec 11/7/12 we have exec an amendment to convert their lease to a gross lease effec 9/1/12 & extend their lease for an addtl year and repayment of balance due on acct is also included in rental amt (SMR); PP 9/1/13-8/31/14 \$82.45 mo (\$989.41 OB) (PWD);

## Tenant Information Form

-S-- 101806 - B & B Discount Store Inc.

Sublet From: 07948A - RITE AID OF PENNSYLVANIA, INC.  
Frankford and Pratt , Philadelphia, PA 00000-0000

### Tenant General Information

<b>Store #:</b>	07948-01	<b>Surplus #:</b>	39242	<b>Tenant #:</b>	101806	<b>Possession:</b>	NA	<b>Lease Comm.:</b>	04/30/2007
<b>Sr Manager:</b>	Diprizito	<b>Asset Type:</b>	Owned	<b>VOC:</b>	VC09	<b>Comm.:</b>	12/01/2001	<b>Lease Exp.:</b>	10/31/2016
<b>Sublease SF:</b>	2,000	<b>Type:</b>	Modified Gross			<b>Rent Comm.:</b>	01/01/2002		
<b>Total SF:</b>	0	<b>Status:</b>	SB-Active			<b>Lease Term/Expr:</b>	NA		

### Subt Alias

### Contact Address

Company	Name	Address
Tenant		
Sung Bong Park	Sung Bong Park	2703 Harvard Drive , North Wales, PA 19454

### Contact Phone and Fax

Fax	Work	Cell	Email
Tenant			
(215) 289-8548	(215) 289-8548	NA	NA

### Rent

Type	Eff. Date	End Date	Monthly	Annual	PSF
201	04/30/2007	11/30/2009	2,333.00	27,996.00	14.00
201	12/01/2009	11/30/2011	2,500.00	30,000.00	15.00
201	12/01/2011	10/31/2016	2,500.00	30,000.00	15.00

### Option Rent

Eff. Date	End Date	Monthly	Annual	PSF
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### Option Notice

Type	Start	End	Exer. Start	Notice End	Notice	Term	Status
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### Percent Rent

Cycle	Due Date	Percent Rent Year	Notes
No Percent Rent			

### Annual Sales

2011	2012	2013	2014	2015
0.00	0.00	0.00	0.00	0.00

### Breakpoints

Eff. Date	BP %	Breakpoint
No Breakpoints		

### Insurance

	Start Date	End Date
Insurance Certificate	02/08/2015	02/08/2016

### Security Deposit

Deposit Req?	Status	Amount	Form of Dep	Check #	Received	Sent to AP	Applied
Yes	Received	2,000.00	Check	1	04/30/2007	04/30/2007	

### Late Fees

Can Late Fees be Assessed? Yes

If the rent is received more than five (5) days late, the Lessee (tenant) will be charged a 10% late fee.

### Subt Maintenance/Repair Info

Responsibility



## Tenant Information Form

-S-- 101806 - B & B Discount Store Inc.

Sublet From: 07948A - RITE AID OF PENNSYLVANIA, INC.  
Frankford and Pratt , Philadelphia, PA 00000-0000

{Non- Financial  
Clauses.Non- Financial  
Condition} Required to have contract?: No  
Comment:

### HVAC Maintenance Contract

Start Date End Date

HVAC

### Subt Default

Days to cure default: 10  
Default Comments:

### Subt Tenant Info Notes

Date	Note
03/04/2014	**Per Assignment and Assumption dated 4/30/07, Security Deposit was assigned in amount of \$2,000 with pre-payment of \$2,000 for last month's rent (jbb)**General Liability INSURANCE must be at least \$1,000,000.00 per occurrence/\$2,000,000.00 gen aggregate. LL to be listed as additional insured.**DO NOT EXTEND PER JBB (Per email from DAD to Paul Newlin: Paul, is Larry Harder still intending to try to terminate these Leases? I didn't think we wanted to extend any of these Tenants to 2013.)**(see MEN I believe they are extending -pwd); 12/1/11 Memo sent to Legal to extend the lease for an addtl 5 yrs to commence 12/1/11 - 10/31/16 at \$2500.00 per month(SMR); Per Legal sysm dtd 12/20/11 we have extend the lease for an addtl 5 yrs to exp on 10/31/16(SMR);per lease no CAM or Insurance charges for this location;
05/07/2015	Rent started on 1/1/02 to 11/30/04 at \$2,000 per month - 12/1/04 to 11/30/06 at \$2,166. & from 12/1/06 to 4/30/07 at \$2,333 per month. RA assumed the lease 4/30/07

# Tenant Information Form

-S- 101804 - Crown Chicken

Sublet From: 07948A - RITE AID OF PENNSYLVANIA, INC.  
Frankford and Pratt , Philadelphia, PA 00000-0000

## Tenant General Information

<b>Store #:</b>	07948-01	<b>Surplus #:</b>	39243	<b>Tenant #:</b>	101804	<b>Possession:</b>	NA	<b>Lease Comm.:</b>	04/30/2007
<b>Sr Manager:</b>	Diprizito	<b>Asset Type:</b>	Owned	<b>VOC:</b>	VC09	<b>Comm.:</b>	11/01/2001	<b>Lease Exp.:</b>	10/31/2016
<b>Sublease SF:</b>	1,400	<b>Type:</b>	NNN			<b>Rent Comm.:</b>	02/01/2002		
<b>Total SF:</b>	0	<b>Status:</b>	SB-Active			<b>Lease Term/Expr:</b>	NA		

## Subt Alias

## Contact Address

Company	Name	Address
<b>Tenant</b> Etai & Noor, Inc.	Fida Mohamed, President	5133 Frankford Ave Unit #5133, Philadelphia, PA 19124

## Contact Phone and Fax

Fax	Work	Cell	Email
<b>Tenant</b> NA	215) 669-8457	(215) 669-8457	NA

## Rent

Type	Eff. Date	End Date	Monthly	Annual	PSF
201	04/30/2007	10/31/2011	1,515.00	18,180.00	12.99
201	11/01/2011	10/31/2016	1,633.00	19,596.00	14.00

## Option Rent

Eff. Date	End Date	Monthly	Annual	PSF
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## Option Notice

Type	Start	End	Exer. Start	Notice End	Notice	Term	Status
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## Percent Rent

Cycle	Due Date	Percent Rent Year	Notes
No Percent Rent			

## Annual Sales

2011	2012	2013	2014	2015
0.00	0.00	0.00	0.00	0.00

## Breakpoints

Eff. Date	BP %	Breakpoint
No Breakpoints		

## Insurance

	Start Date	End Date
Insurance Certificate	06/25/2015	06/25/2016

## Security Deposit

Deposit Req?	Status	Amount	Form of Dep	Check #	Received	Sent to AP	Applied
Yes	Received	1,400.00	Check	1	04/30/2007	04/30/2007	

## Late Fees

**Can Late Fees be Assessed?** Yes

If the rent is received more than five (5) days late, the lessee (tenant) will be charged a 10% late fee.

## Subt Maintenance/Repair Info

**Responsibility**

## HVAC Maintenance Contract

	Start Date	End Date
HVAC		

**Tenant Information Form**  
**-S-- 101807 - Shop n Bag -aka- Holiday Supermarket**  
Sublet From: 07948A - RITE AID OF PENNSYLVANIA, INC.  
Frankford and Pratt , Philadelphia, PA 00000-0000

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**Subt Default**

Days to cure default: 5

Default Comments:

**Subt Tenant Info Notes**

Date	Note
03/04/2014	***information entered into system by ljh 5/14/07*** General Liability INSURANCE must be at least \$1,000,000.00 per occurrence; \$2,000,000.00 general aggregate; LL Add'l Insured.**DO NOT EXTEND PER JBB (Per email from DAD to Paul Newlin: Paul, is Larry Harder still intending to try to terminate these Leases? I didn't think we wanted to extend any of these Tenants to 2013.)** 10/13/10 Sub does have 1-5yr opt remaining but he signed an Estoppel that states he has no opts remaining & the lease expires 11/31/11 but if he happens to exercise the opt we must honor it per Legal (SMR); Effec 10/6/11 we have exect a 5 yr exten to commence 11/1/11 to 10/31/16 at \$1633.00 per month (SMR); per lease no CAM or Insurance charges for this location;
03/25/2014	This lease began on 2/1/02 but RA bought the property on 4/30/07. Tenant pd \$1400.00 per month from 2/1/02 thru 10/31/2006 - Rent increased to \$1515 per month from 11/1/06 thru 10/31/2011

**Tenant Information Form**  
**-S- 101807 - Shop n Bag -aka- Holiday Supermarket**  
 Sublet From: 07948A - RITE AID OF PENNSYLVANIA, INC.  
 Frankford and Pratt , Philadelphia, PA 00000-0000

**Tenant General Information**

<b>Store #:</b>	07948-01	<b>Surplus #:</b>	39244	<b>Tenant #:</b>	101807	<b>Possession:</b>	NA	<b>Lease Comm.:</b>	04/30/2007
<b>Sr Manager:</b>	Diprizito	<b>Asset Type:</b>	Owned	<b>VOC:</b>	VC09	<b>Comm.:</b>	07/06/1979	<b>Lease Exp.:</b>	10/31/2018
<b>Sublease SF:</b>	30,000	<b>Type:</b>	NNN			<b>Rent Comm.:</b>	09/25/2004		
<b>Total SF:</b>	0	<b>Status:</b>	SB-Active			<b>Lease Term/Expr:</b>	NA		

**Subt Alias**

**Contact Address**

Company	Name	Address
<b>Subtenant Sales Contact</b> Holiday Supermarkets, Inc.	NA	NA

**Tenant**

Holiday Supermarkets, Inc.	Harry Gilbert	6499 Sackett Street , Philadelphia, PA 19149
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**Contact Phone and Fax**

Fax	Work	Cell	Email
<b>Subtenant Sales Contact</b> NA	NA	NA	NA

**Tenant**

(215) 335-9556	(215) 335-9474	NA	NA
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**Rent**

Type	Eff. Date	End Date	Monthly	Annual	PSF
201	09/25/2009	09/24/2011	8,750.00	105,000.00	3.50
201	09/25/2011	10/31/2016	8,750.00	105,000.00	3.50
201	11/01/2016	10/31/2018	8,750.00	105,000.00	3.50

**Option Rent**

Eff. Date	End Date	Monthly	Annual	PSF
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**Option Notice**

Type	Start	End	Exer. Start	Notice End	Notice	Term	Status
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**Percent Rent**

Cycle	Due Date	Percent Rent Year	Notes
Annual	12/2015	January - December	Lease (7,B) - T agrees to pay to LL 1% of annual gross sales exceeding \$9.5m in each Lease Year. Gross Sales defined. Any percentage rental that may be due shall be paid within 60 days following the end of each Lease Year. Lease Year defined.

**Annual Sales**

2011	2012	2013	2014	2015
6,064,714.60	5,613,289.80	0.00	10,218,391.97	0.00

**Breakpoints**

Eff. Date	BP %	Breakpoint
01/01/2011	1.00%	9,500,000.00

**Insurance**

	Start Date	End Date
Insurance Certificate	05/08/2015	05/08/2016

**Security Deposit**

Deposit Req?	Status	Amount	Form of Dep	Check #	Received	Sent to AP	Applied
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## Tenant Information Form

**-S- 101807 - Shop n Bag -aka- Holiday Supermarket**

Sublet From: 07948A - RITE AID OF PENNSYLVANIA, INC.  
Frankford and Pratt , Philadelphia, PA 00000-0000

Yes	Received	17,333.32	Check	1	04/30/2007	04/30/2007
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### Late Fees

Can Late Fees be Assessed? No

No Late Fee

### Subt Maintenance/Repair Info

#### Responsibility

{Non- Required to have contract?: No  
Financial Comment:  
Clauses.Non-  
Financial  
Condition}

### HVAC Maintenance Contract

Start Date End Date

HVAC

### Subt Default

Days to cure default: 10

Default Comments:

### Subt Tenant Info Notes

Date Note

03/04/2014 \*\*Per Assignment and Assumption dated 4/30/07, Security Deposit was assigned in amount of \$2,000 with pre-payment of \$2,000 for last month's rent (jbb)\*\*\*\*information entered by ljh 5/25/07\*\*\*\*DO NOT EXTEND PER JBB (Per email from DAD to Paul Newlin: Paul, is Larry Harder still intending to try to terminate these Leases? I didn't think we wanted to extend any of these Tenants to 2013.)\*\*8/28/09, Paul Newlin agreed to a 2 year extension at the current rent. No future extensions. (jbb)== 9/21/09 2yr Exten Memo sent to Legal for execution (SMR); 1/22/10 Per Legal sysm dtd 12/1/09 a 2yr extention has been executed. Tenant has also been granted the right of first refusal if we choose to sell the entire building (SMR); 6/1/11 Legal memo sent to extend the Lease for an addtl 5 yrs at \$8750 per month(SMR); Per Legal sysm dtd 6/29/11 the 5 year exten was executed on 6/21/11 (SMR); Set up installment pla of \$14,014.43 for period starting 9/1/12 - 2/1/14;

05/19/2014 Rent started on 9/25/04 at \$8,750 per month. RA assumed the lease 4/30/07

1. Location List:	Location List	<b>Contract Summary</b>		Page 1 of 3
2. Region:	30061			
3. Asset Type:	Owned	07948-01 - Philadelphia, PA		December 30, 2015
Lease ID	07948A	07948A - RITE AID OF PENNSYLVANIA, INC.		
Property ID	07948-01	Last Modified By:		AMT Administrator
		Date Modified:		January 21, 2014

**Actively Marketing:**

**Contract Status: Active**

<b>Contract Type:</b>	OWN	<b>Rentable Sq. Ft.:</b>	0	<b>Subtenant Possession:</b>		<b>Sublease Commencement Date:</b>	
<b>NAICS Cat:</b>		<b>Usable Sq. Ft.:</b>	0	<b>Lease Commencement:</b>	04/30/2007	<b>Expiration Date:</b>	01/01/2111
<b>Description:</b>		<b>Billable Parking Spaces:</b>		<b>Rent Commencement:</b>		<b>Orig. End Date:</b>	01/01/2111
				<b>Lease Term/Expr Date:</b>			

SPACE TERMS										
<u>Suite Number</u>	<u>Space #</u>	<u>Floor</u>	<u>Class</u>	<u>Space Start Date</u>	<u>Space End Date</u>	<u>Type</u>	<u>Rentable SF</u>	<u>Rentable Actual SF</u>	<u>Useable SF</u>	<u>Useable Actual SF</u>
01	01	01		04/30/2007	01/01/2111		0	0	0	0

CONTACTS							
<u>Type1</u>	<u>Name</u>	<u>Company</u>	<u>Address</u>	<u>Attention</u>	<u>Work</u>	<u>Direct Dial</u>	<u>Email</u>
				<u>Home phone</u>	<u>Cell</u>	<u>Fax</u>	
VENDOR		CITY OF PHILADELPHIA	PO BOX 8409 PHILADELPHIA PA 191018409				
<b>Notes:</b>							

<u>Vendor Number</u>	<u>Contact UDF2</u>	<u>Contact UDF3</u>	<u>Contact UDF4</u>
----------------------	---------------------	---------------------	---------------------

<b>SPACE INFORMATION-</b>	<b>01</b>	<b>0 Sq.Ft.</b>
---------------------------	-----------	-----------------

[The following four sections apply only to this Suite #: 01 ]

RECURRING CHARGES									
<u>Type2</u>	<u>Description1</u>	<u>Start Date4</u>	<u>End Date4</u>	<u>Paid</u>	<u>Amount</u>	<u>Annual Amount</u>	<u>PSF</u>	<u>Mgmt Fee</u>	<u>Admin Fee</u>
CAM	Common Area Maintenance	10/20/2015	10/20/2015	ONE	0.35	0.35	0.00		
CAM	Common Area Maintenance	11/16/2015	11/16/2015	ONE	0.35	0.35	0.00		
CAM	Common Area Maintenance	12/14/2015	12/14/2015	ONE	0.35	0.35	0.00		
Direct RE Tax	Direct RE Tax	08/02/2011	08/02/2011	ONE	3,185.24	3,185.24	0.00		
Direct RE Tax	Direct RE Tax	02/28/2013	02/28/2013	ONE	33,926.16	33,926.16	0.00		
Direct RE Tax	Direct RE Tax	05/28/2013	05/28/2013	ONE	352.97	352.97	0.00		
Direct RE Tax	Direct RE Tax	02/12/2014	02/12/2014	ONE	24,983.86	24,983.86	0.00		
Direct RE Tax	Direct RE Tax	02/10/2015	02/10/2015	ONE	20,916.50	20,916.50	0.00		
LLD Insurance	LLD Insurance			NA			0.00		
LLD RE Tax	LLD RE Tax			NA			0.00		

1. Location List:	Location List	<b>Contract Summary</b>		Page 2 of 3
2. Region:	30061			
3. Asset Type:	Owned	07948-01 - Philadelphia, PA		December 30, 2015
Lease ID	07948A	07948A - RITE AID OF PENNSYLVANIA, INC.		
Property ID	07948-01	Last Modified By:		AMT Administrator
		Date Modified:		January 21, 2014

#### Notes1

Type3	Description2
CAM	Common Area Maintenance
LLD RE Tax	LLD RE Tax
Direct RE Tax	Direct RE Tax
	NULL
	NULL
	NULL
LLD Insurance	LLD Insurance

#### PERCENTAGE RENT

Sales Department	Calc Method	Billing Cycle	Interim Report Due	Due Within	Annual Due Within
Prior YE	Current YE	ProRate BP	Partial Year Inc.	Bill When BP Reached:	
Breakpoints				Exclusions	
Sales Dept	Eff. Date	Pct	Amount1	Sales Dept2	Sales Type
				Offset	Pct1
				Cap Amt	Pct2
Sales Dept3	Note				

#### SPACE COSTS

Type4	Description3	Amount2	PSF2	Paid1	Balance	Deadline	Contribution	Penalty	Notes3
-------	--------------	---------	------	-------	---------	----------	--------------	---------	--------

[Suite information section ends here for Suite #: 01 ]

Fee Terms:	:Late Flat Fee
Bill Day:	Interest Rate
Delinquent Day:	Late Fee Percent:
Late Fee Notes:	
Estoppel Notes:	Estoppel Letter Required:

#### SECURITY DEPOSIT

Security Deposit 1:	Deposit Status 1:	Form of Deposit 1
Security Deposit 2:	Deposit Status 2;	Form of Deposit 2
Security Deposit Notes:		:

#### CONTRACT OPTIONS

Type5	Suite	Term	Notice	Option	Notification	Option Start	Option End	Status	Eff. Date1	Monthly	Future	PSF1	Annual
	5			Exercise	Date	Date	Date						
				Start Date									

#### TYPE6 Notes4

1. Location List:	Location List	<b>Contract Summary</b>		Page 3 of 3
2. Region:	30061	07948-01 - Philadelphia, PA		December 30, 2015
3. Asset Type:	Owned	07948A - RITE AID OF PENNSYLVANIA, INC.		AMT Administrator
Lease ID	07948A	<b>Last Modified By:</b>		AMT Administrator
Property ID	07948-01	<b>Date Modified:</b>		January 21, 2014

CONTRACT NOTES5

<u>Type7:</u>	<u>Status3:</u>	<u>Date:</u>	<u>Issue:</u>
PURCHASE DATE	Dates	04/30/2007	

NON-FINANCIAL





**Real Estate Administration**

**P.O. Box 3165  
Harrisburg, PA 17105**

**30 Hunter Lane  
Camp Hill, PA 17011**

**Phone: 717-761-2633, ext. 5100**

**Fax: 717-972-3993**

**Email: [kwebster@riteaid.com](mailto:kwebster@riteaid.com)**

December 30, 2015

Attn: Paul Leis  
PJL Realty Associates  
714 Bethlehem Pike Suite 100  
Erdenheim, PA 19038

RE: Rite Aid Property #7948  
Frankford and Pratt  
Philadelphia, PA

Dear Mr. Leis:

As a follow-up to our communications, please perform an appraisal on this property that includes the value with the current subtenants and value without the subtenants.

You have stated that the cost of the appraisal will be \$3,300. Delivery will be 4 weeks after receipt of the property information, Please send your invoice, W9 and three (3) copies of the appraisal to:

Kristy Webster, Real Estate Administrator  
Rite Aid Corporation, Real Estate Department  
30 Hunter Lane  
Camp Hill, PA 17011

A copy of the deed and other information will be included with this email. If you need more information, please let me know.

If you have any questions regarding this site, please contact me at (717) 761-2633 ext. 5100. Thank you.

Sincerely,  
RITE AID CORPORATION

*Kristy Webster*

Kristy Webster  
Real Estate Surplus Analyst  
Rite Aid Real Estate Department

PROFESSIONAL QUALIFICATIONS  
PAUL J. LEIS, MAI, CRE

PROFESSIONAL EDUCATION

St. Joseph's University  
Bachelor of Science -- June 1973

The Appraisal Institute  
Course 1-A  
Basic Appraisal of Real Estate  
Course 1-B  
Capitalization Theory and Techniques  
Course II  
Urban Properties, Application of Appraisal  
Theory and Techniques  
Course VI  
Real Estate Investment Analysis  
Montgomery County Community College  
Property Management

SEMINARS

Northwest Center for Professional Education  
Retirement Housing Seminar  
Leasing Commercial Real Estate

Urban Land Institute  
Development of Research Parks

Franklin Research Center  
Technical Economic and Legal Considerations for Solar Heating Buildings

The Roche Associates, Inc.  
Retirement Housing Demand: Be on the Cutting Edge

Appraisal Institute  
Federal Home Loan Bank Board Regulations R-41b and R-41c  
Highest and Best Use  
Valuation of Hotels and Motels  
Evaluating Commercial Construction  
Appraisal Regulations of The Federal Banking Agencies  
Appraising Troubled Properties  
The Appraiser as Expert Witness  
Appraisal Institute 1991 Symposium on Hazardous Sites  
REIT Industry Overview, Real Estate Capital Markets, Economic Overview & Market Trends  
Commercial Leases  
Self Storage Economics and Appraisal  
Commercial Sales and Exchanges  
Fundamentals of Separating Real Property, Personal Property & Intangible Business Assets

Complex Litigation Appraisal Case Studies  
American Arbitration Association  
Introductory Arbitrator Training Workshop

PROFESSIONAL LICENSES AND CERTIFICATION

Real Estate (Multi-Licensee)

Certificate Number: RM-028643-B

Real Estate Broker

Certificate Number: RB-049428-C

Appraisal Institute

MAI Certificate Number 6634

Certificate Date: March 7, 1983

The Counselors of Real Estate

CRE Certificate Number 1491

Certificate Date: July 1992

Certified Pennsylvania General Appraiser

Number GA-000324-L

Certified New Jersey General Appraiser

Number RG-00862

Certified Delaware General Appraiser

Number X10000075

Certified HUD Approved Appraiser

PROFESSIONAL EXPERIENCE

March 1999 to Present

PJL REALTY ADVISORS, INC.  
Erdenheim, Pennsylvania

President and owner, consulting and appraisal firm, providing appraisals, market studies, and real estate consulting assignments.

August 1996 to February 1999

HAYDEN REAL ESTATE, INC.  
Conshohocken, Pennsylvania

Executive Vice President, Partner, commercial, industrial brokerage, appraisal and consulting firm.

August 1991 to August 1996

PJL REALTY ADVISORS, INC.  
Blue Bell, Pennsylvania

President and owner, consulting and appraisal firm, providing appraisals, market studies, and real estate consulting assignments.

PROFESSIONAL EXPERIENCE (CONTINUED)

September 1989 to July 1991

ADVISORY & APPRAISAL COMPANY  
Philadelphia, Pennsylvania  
and Wilmington, Delaware

Executive Vice President and part owner, Philadelphia, Pennsylvania, consulting and appraisal firm, providing appraisals, market studies, and real estate consulting assignments.

July 1988 to September 1989

LEGG MASON REALTY GROUP, INC.  
Philadelphia, Pennsylvania

Vice President and Regional Manager overseeing Legg Mason Appraisal Services, Legg Mason Real Estate Research, and Legg Mason Information Services in the Philadelphia region.

November 1984 to June 1988

LEGG MASON APPRAISAL SERVICES  
Philadelphia, Pennsylvania

Vice President and Regional Manager servicing client's real estate appraisal and consulting needs from Delaware through New England. National appraisal assignment coordinator, responsible for national appraisal assignments.

October 1983 to November 1984

CUSHMAN & WAKEFIELD, INC.  
Pittsburgh, Pennsylvania

Manager of the Pittsburgh office, responsible for business development and completion of appraisal reports throughout Ohio, Pennsylvania, and West Virginia.

January 1982 to October 1983

CUSHMAN & WAKEFIELD, INC.  
New York, New York

Appraised commercial and industrial real estate throughout the United States.

January 1981 to January 1982

CUSHMAN & WAKEFIELD, INC.  
Philadelphia, Pennsylvania

Senior Appraiser involved in the appraising of commercial and industrial real estate throughout the United States.

## PROFESSIONAL EXPERIENCE (CONTINUED)

December 1977 to January 1981

STROUSE, GREENBERG AND COMPANY  
Philadelphia, Pennsylvania

Senior Real Estate Appraiser with assignments performed in Florida, Maryland, Pennsylvania, and New Jersey.

June 1973 to December 1977

LEIS AND LEIS, INC.  
Erdenheim, Pennsylvania

Salesman until 1976 when Mr. Leis became sales manager and chief appraiser.

## PROFESSIONAL MEMBERSHIPS

Appraisal Institute

MAI Member -- 1983

The Counselors of Real Estate -- CRE Member

Member of Seminar Committee -- 1994

Vice Chair - Philadelphia Region -- 1998

Chair - Philadelphia Region - 1999 through 2000

Appraisal Institute

Chairman, Educational Committee 1987, 1988 and 1989

General Coordinator 1991

Regional VI Committee Representative 1991-1994 and 1997-1999

Treasurer, Philadelphia Metropolitan Chapter 1993

Vice President, Philadelphia Metropolitan Chapter 1994 and 1995

President, Philadelphia Metropolitan Chapter 1996

National Ethics Administration Division

Assistant Regional Member 1990 - 1997

NASD Regulation

Member, NASD Regulation, Inc.

Board of Arbitrators

International Right of Way Association Membership (IRWA)

## PUBLISHED ARTICLES

Legal Intelligencer

"Tax Counsel: Choose Appraisers Carefully"

Real Property News

"The Questioning Appraiser"

"Memorandum R-41c and You"

"Retirement Housing Overview"

"Stock Market vs Real Estate"

PUBLISHED ARTICLES (CONTINUED)

Tri-State Real Estate Journal

"Appraisals: Are They Necessary or a Necessary Evil?"

"Experience and Education More Rigorous with Designated Appraisers"

The Appraiser

"Designated Appraiser vs. State Licensed Appraiser"

"Ethics and Standards vs. Earning a Living"

TEACHING

Standards of Professional Practice, Appraisal Institute Philadelphia Metropolitan Chapter #9 and Penn State, Great Valley, Pennsylvania.

Standards of Professional Practice, Appraisal Institute Philadelphia Metropolitan Chapter #9, Fort Washington, Pennsylvania.

Standards of Professional Practice, Appraisal Institute Southern New Jersey Chapter, Cherry Hill, New Jersey.

Understanding Limited Appraisals and Appraisal Reporting Options: General, Appraisal Institute, Philadelphia Metropolitan Chapter #9, Fort Washington, Pennsylvania.

Appraising Partial Interests, Philadelphia Realty Board, Philadelphia, Pennsylvania.

Investment Analysis for Appraisers, Philadelphia Realty Board, Philadelphia, Pennsylvania.

APPRAISAL ASSIGNMENTS

Mr. Leis has performed real estate analyses of over 2,500 residential, industrial and commercial properties in more than 35 states from California to Maine, as well as the Commonwealth of Puerto Rico.

Appraisal and consulting assignments have included air rights, commercial properties, industrial complexes, investment properties, motels, office buildings, outlet malls, parking garages, PUDs, recreational facilities, residential and industrial subdivisions, retirement facilities, shopping centers, mobile home parks, self-storage facilities, auto dealerships, recreational facilities, restaurants and vacant land.

Valuations and feasibility studies have been made of proposed, partially completed, renovated, and existing structures. Appraisals have been made for condemnation purposes, estates, mortgage financing, insurance, highest and best use, tax appeals and feasibility analysis.

BROKERAGE

Mr. Leis has participated in the sale and/or leasing of office buildings, apartment complexes, farms and industrial properties in the Philadelphia region.

## REPRESENTATIVE CLIENTS

Attorneys  
Banks  
Developers/Builders  
Fortune 100 Companies  
Fortune 500 Companies  
Governmental Agencies

Individuals  
Insurance Companies  
Investors  
Law Firms  
Mortgage Companies  
Savings and Loan Associations

## REPRESENTATIVE APPRAISAL ASSIGNMENTS

### Convention center complexes appraised

A complex situated on some 30 acres in Montgomery County, Pennsylvania that included a convention center, two separate deluxe hotel facilities, and a separate office tower. The two hotels had a combined room count of 480, and the total building area of the complex was more than 443,000 square feet. The property was appraised to determine value of real estate assets to be held as collateral for a mortgage.

### Manufacturers outlet malls appraised

A 206,000 square foot, manufacturersq outlet mall in Tennessee and a 100,000 square foot outlet mall in Missouri for sale purposes.

### Planned residential developments appraised

A 2,200-acre planned residential development that was proposed for development with 4,000 dwelling units.

### Planned urban developments appraised

Coordinated the appraisal of an 8,000 acre, planned urban development that included industrial sites, single-family and multifamily residential properties, and commercial sites, including a regional mall site in Maryland.

### Research and development facilities appraised

An 860,000 square foot research and development facility located in Montgomery County, Pennsylvania for financing purposes.

A one million square foot research and development facility in western Pennsylvania for tax appeal.

Three research and development buildings located in western Pennsylvania for sale-leaseback purposes.

### Senior living facilities appraised

Supervised the appraisal of senior living facilities consisting of approximately 1,308 units divided among congregate care facilities, nursing homes, and personal-care facilities.

REPRESENTATIVE APPRAISAL ASSIGNMENTS (CONTINUED)

Shipbuilding facilities appraised

Two shipbuilding facilities in Baltimore, Maryland for future sale.

Shopping centers, industrial properties, and supermarkets appraised

Coordinated the appraisal, for acquisition purposes, of over 50 properties in Kentucky that included shopping centers, industrial properties, and supermarkets.

REPRESENTATIVE CONSULTING ASSIGNMENTS

Provided the due diligence support for the zero coupon bond issue of a 600,000 square foot office building located in Hartford, Connecticut.

Performed a market feasibility study of a residential development-golf course community that was to contain over 300 dwellings.

As part of an appraisal of a proposed student-housing facility, performed an in depth demand study for student housing.

Reviewed a restrictive covenant on a shopping center and commented on its potential affects on future marketability and market value of the property.

Prepared a report that assisted the client in determining the most appropriate listing price for his warehouse.

Prepared a market study and demand analysis of the Wilmington, Delaware Suburban office market.

Prepared a market feasibility study of a proposed golf-course community that was to contain approximately 800 units. Made recommendations on produce type and pricing.

Prepared a market feasibility study for the conversion of a former 100-room motel into a personal-care facility. Made recommendations on pricing and potential absorption.

Prepared a market feasibility study covering a five-year period of absorption of the office market in Burlington County, New Jersey.

Prepared a market study of a proposed golf-course community of more than 300 housing units. Made recommendations on number and type of models to offer, potential sales pace, and selling prices.

Prepared a market study of a proposed residential subdivision located in Northampton, Bucks County, Pennsylvania. Made recommendations on type and number of housing units to construct, selling prices, and potential sales pace.



#### REPRESENTATIVE CONSULTING ASSIGNMENTS (CONTINUED)

Analyzed a property for a syndication that was required to increase in value 100 percent over a ten-year period under the suggested partnership structure. Analysis was made to determine the property's potential to achieve the objective.

Performed a due diligence study on a research and development building that was being considered as an acquisition by a fund.

#### TESTIMONY

Mr. Leis has been qualified to testify before the following authorities:

Board of Assessment Appeals	United States Bankruptcy Court for the
Atlantic County, New Jersey	District of New Jersey
Bucks County, Pennsylvania	District of Florida
Dauphin County, Pennsylvania	District of Pennsylvania
Montgomery County, Pennsylvania	
Philadelphia County, Pennsylvania	Court of Common Pleas of Allegheny County, Pennsylvania
Board of View	
Montgomery County, Pennsylvania	
Bucks County, Pennsylvania	
Philadelphia County, Pennsylvania	

#### PARTIAL LIST OF CLIENTS

Mr. Leis has provided real estate services for the following firms and institutions:

##### FINANCIAL

ABG Financial Services  
Aegon USA  
Abington Bank  
American Bank  
Bank of Delaware  
Bank United of Texas  
Barley Mortgage Company, Inc.  
Beneficial Savings Bank  
BMW Financial Services, N.A., LLC  
BNC Mortgage, Inc.  
California Federal Bank (CalFed)  
Canadian Imperial Bank of Commerce (CIBC)  
Citizens Financial Group  
City Federal  
Com Fed Realty, Inc.  
Continental Bank  
DRG Financial Corporation  
Equitable Financial Management, Inc.  
First Eastern Bank

FINANCIAL (CONTINUED)

First Nationwide Bank  
First Niagara Bank  
First Pennsylvania Bank, N. A.  
First Peoples Bank of New Jersey  
First Republic Bank  
Firsttrust Bank  
Fleet Bank  
Fox Chase Bank  
GE Capital  
Heritage Bank  
Household International  
HSBC Americas  
Hudson United Bank  
Independent Mortgage  
Integra Financial Corporation  
Jefferson Bank  
John Hancock Real Estate Finance, Inc.  
Keystone Financial Bank, N. A.  
Latimer & Buck  
M & T Bank  
Madison Bank  
Maryland National Bank  
Mercantile Safe Deposit & Trust Company  
Meridian Bank  
Meritor Mortgage Company (PSFS)  
Midlantic National Bank  
Millennium Bank  
Mission Oaks National Bank  
MNC Financial, Inc.  
Nassau Savings  
National City Bank of Michigan/Illinois  
National Penn Bank  
National Westminster Bank  
Nations Bank  
Pennsylvania Savings Bank  
Peoples Bank of Oxford  
Phoenixville Federal Bank & Trust  
PNC Realty Holding Corporation  
Prime Bank  
Progress Realty Advisors  
Provident National Bank  
Republic First Bank  
Southern Pacific Bank  
Sovereign Bank  
Sovran Bank/Maryland  
Summit Bank  
TD Bank

FINANCIAL (CONTINUED)

Trenton Savings Finance  
Union National Bank (Univest Corp)  
Wells Fargo  
Westinghouse Credit Corporation  
Wilmington Savings Fund Society  
Yardville National Bank

CORPORATIONS AND DEVELOPERS

Allegheny Health  
Angeles Real Estate Corporation  
Bei Realty  
Bell Atlantic Properties, Inc.  
Cardinal Industries  
Certain-Teed Corporation  
Chalet Susse International, Inc.  
Chesapeake Capital Partners  
Chichester Associates Limited Partnership II  
David Cutler Group  
D. F. Stauffer Biscuit Company, Inc.  
Federal Asset Disposition Association  
Franklin Realty Group  
General Service Corporation  
Granite Properties  
Gulledge Corporation  
Hahnemann University  
Heritage Building Group  
Hillsee Group  
Interstate General Corporation  
J. E. Robert Company  
Jiffy Lube International, Inc.  
Korngold Company, The  
National Corporation for Housing Partnerships  
Niagara Portfolio Management Corporation  
Nobel Learning Communities, Inc.  
Norfolk Southern Corporation  
Oakland Corporate Center  
Orleans Corporation  
Oxford Development Corporation  
Packard Press  
PAREC  
Patt Organization  
Pelino & Lentz  
Penelec  
Pierce Leahy  
Prentise Properties, Limited, Inc.  
Realty Engineering  
Rocking Horse Child Care Centers, Inc.  
Rouse and Associates  
Suburban Development Council, Inc.  
Sweet Associates  
Tower Management Services  
USF&G Realty Advisors, Inc.  
W.B. Homes

Westrum Development Company

LEGAL AND ACCOUNTING

Boroff, Harris & Heller  
Coopers and Lybrand  
Cozen & O'Connor  
David Applebaum, Esquire  
Dischell, Bartle, Yanoff, Dooley Law Offices  
Hamburg, Rubin, Mullin, Maxwell & Lupin  
Herbert F. Rubenstein, Esquire  
High, Swartz, Roberts & Seidel  
Juganuik, Varbalow, Tedesco, Shaw & Shaffer  
Kania, Lindner, Lasak, Feeney  
Keenan, Ciccitto & Brant  
Kerns, Pearstine, Onorato & Hladik, LLP  
Popham, Haik, Schnobrich & Kaufman, Ltd.  
Richards, Layton & Finger  
Saul, Ewing, Remick & Saul  
Schnader, Harrison, Segal & Lewis  
Stradley, Ronon, Stevens & Young, LLP  
Swartz Campbell  
Timoney, Knox, Hasson & Weand  
Zimmerman, Pfannebecker, Nuffort & Albert, LLP

GOVERNMENTAL

Abington Township  
Cheltenham Township  
City of Philadelphia  
Commonwealth of Pennsylvania  
Delaware Department of Transportation  
FDIC  
Hatboro Borough  
Lehigh County  
Lower Merion Township  
Maryland Deposit Insurance Fund  
Montgomery County Planning Commission  
Montgomery Township  
Philadelphia City  
Pennsylvania Department of Transportation  
Plymouth Township  
Resolution Trust Corporation  
Salford Township  
Springfield Township  
Towamencin Township  
Tredyffrin Township  
Upper Dublin Township  
Upper Gwynedd Township  
Upper Moreland Township  
West Norriton Township Municipal Authority

DISPLAY THIS CERTIFICATE PROMINENTLY • NOTIFY AGENCY WITHIN 10 DAYS OF ANY CHANGE

15 0060537

**Commonwealth of Pennsylvania**  
**Department of State**  
**Bureau of Professional and Occupational Affairs**  
PO Box 2649 Harrisburg PA 17105-2649

**Certificate Type**

**Certified General Appraiser**

**Certificate Status**

**Active**

**Initial Certification Date**

**09/10/1991**

**Expiration Date**

**06/30/2017**

PAUL JOSEPH LEIS  
P.J.L. REALTY ADVISORS INC  
714 BETHLEHEM PIKE  
ERDENHEIM PA 19038

**Certificate  
Number**

**GA000324L**



Acting Commissioner of Professional and Occupational Affairs



Signature

ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 P.S. § 4911

**State Of New Jersey  
New Jersey Office of the Attorney General  
Division of Consumer Affairs**

THIS IS TO CERTIFY THAT THE  
Real Estate Appraisers Board

HAS CERTIFIED

**PAUL J. LEIS**  
714 Bethlehem Pike  
Glenside, PA 19038

FOR PRACTICE IN NEW JERSEY AS A(N): **Certified General Appraiser**

**12/03/2015 TO 12/31/2017**  
VALID

**42RG00086200**  
LICENSE/REGISTRATION/CERTIFICATION #

Signature of Licensee/Registrant/Certificate Holder

  
ACTING DIRECTOR

LICENSE NO. **X1-0000075**

**STATE OF DELAWARE**  
DIVISION OF PROFESSIONAL REGULATION  
861 Silver Lake Blvd.  
Cannon Building, Suite 203  
Dover, DE 19904-2467

NOT TRANSFERABLE

PROFESSION: **Certified General Real Property Appraiser**

EXPIRATION DATE: **10/31/2017**

ISSUED TO: **Paul J. Leis**

MAILING ADDRESS

**Paul J. Leis**  
3076 Mill Road  
BOX 732  
Worcester PA 19490



**PROFESSIONAL LICENSE**

THIS CERTIFIES THAT THE PERSON NAMED IS HEREBY LICENSED TO  
CONDUCT OR ENGAGE IN THE PROFESSION INDICATED ABOVE THIS  
CERTIFICATE IS ONLY ISSUED UNDER THE LAWS OF THE STATE OF DELAWARE

  
LICENSEE SIGNATURE

**436238**

# Exhibit C





## 5129-35 Frankford Avenue Philadelphia, PA

---

### *Structural / Materials Condition Assessment*

Prepared for:  
Rite Aid Corporation  
Joseph Notarianni, VP – Real Estate Law  
30 Hunter Lane  
Camp Hill, PA 17011

November 3, 2016

Prepared by:  
Keast & Hood  
K&H Job No. 160155A

Frederick C. Baumert PE CCS  
Constantine G. Doukakis PE  
Thomas J. Normile PE  
Matthew J. Daw PE LEED® AP

Patrick T. Fair PE CDT  
Jonathan S. Price PE CDT LEED® AP  
John R. Davis PE  
Denise L. Richards PE  
Craig D. Swift SE LEED® AP

Philadelphia, PA  
Washington, DC  
Charlottesville, VA



## **Table of Contents**

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## **1.0 Executive Summary**

A condition assessment of the facility was performed, and significant structural deterioration was found. There is evidence of advanced corrosion of exterior columns, beams and lintels in all exterior walls and many interior locations, and there is an expectation of decay of the wood roof system due to numerous former roof leaks. Replacement of the north storefront system in its entirety is required due to corrosion. Overall, the building has reached the point where extensive structural repairs are needed, possibly exceeding the value of the property. It is concluded that historic preservation is not feasible.

## **2.0 General Overview and Purpose of Assessment**

The property has been nominated by a “third party” to be added to the Philadelphia Register of Historic Places. A review of the structure and related enclosure materials was commissioned to assist in the determination of whether the facility is capable of being preserved. This report summarizes the observations and concludes that preservation of its significant features is not possible.

## **3.0 Description of Assessment Methods**

This review was performed as a purely visual assessment. No samples of the materials were taken to determine the physical properties. Finishes were not removed to reveal the underlying structural elements – we relied on finding places where natural processes had deteriorated or otherwise exposed the structure. The facility was visited on 9/15/16 and 10/26/16.

## **4.0 General Description of the Existing Structure**

The building is comprised of two dissimilar structures mashed together. The “main hall” is a single-span, arched roof structure in the midst of lower, flat-roofed spaces. Its longitudinal axis is oriented north-south, making it diagonal to the intersection of Frankford Avenue and Pratt Street. It is flanked on the west side with several shops that have a triangular floor plan fronting on Frankford Ave., and it is flanked on the east (parking lot) side by offices and storage areas associated with the grocery store that occupied the main hall. One segment of the eastern portion rises to two stories, containing lockers, toilets and showers for staff, and just south of it under a stockroom area is a small basement for utilities. The loading docks and additional stockrooms are at the south end of the facility.

The primary structural system consists of steel beams and columns. The flat roof sections are formed of wood plank deck over wood joists, except for steel beams in line with the arches. The roof of the main hall is formed by single span, laminated wood tied arches, with a butt joint at the center (crown) of the arch. Each arch is supported on a column at each end, and the outward thrust is resisted by a pair of tie-rods that span the hall (somewhat concealed by the lighting fixtures). It

is believed that perpendicular to the arches are wood joists supporting the roof sheathing (we presume scored plywood). On the underside are plywood strips for the ceiling, to which are adhered sound absorption panels. The roofing consists of seamed rubber roofing that appears to be simply laid over older material.

#### 4.1 - Observations in Main Hall

We learned from a former manager that the current roofing was installed about three years ago due to extensive leaks. One could see evidence of water damage in several locations, indicating roof leaks that will have caused the wood framing (plywood, joists and main arches) to decay. Unfortunately we could not access the bearing point where the arch bears on its supporting column – this intersection is buried within the roofing – so it could not be directly determined whether this critical point has been damaged by water intrusion, but it is inferred. It was observed that just below this bearing point, the block enclosure around each supporting steel column is fractured near the top, indicating the steel is corroding and expanding (see footnote 1), which one surmises is due to the roof leaks. This being the case, one must assume decay in the base of the arch at the bearing point. The former Penn Fruit stores are known to have this issue.

There is a stone base “sitting wall” on the north side of the main hall, which is the “open” end of the building. This elevation features a large storefront system made of steel shapes (angles, tees and channels) clad with aluminum and supporting the large panes of glass (Fig. 5). Of great concern is that the steel frame is extremely corroded, having burst the seams of the aluminum and blooming out into the open (Fig. 6). The advanced corrosion of the relatively thin structural steel sections has brought the wall system to the point of failure – it must be replaced in less than two years to avoid a sudden collapse. In a similar fashion, the corrosion of the verticals is prying apart the stone base, forcing large cracks that further accelerate the corrosion process (Figs. 7, 8). One can see that over time the large panes needed to be replaced (attributable in part to expansion of the steel pressing against and cracking the glass – see Fig. 6), but the replacements were smaller sub-divided panes that has resulted in a busy, uneven pattern that has lost the sense of openness of the original design. A bit of research by historian George Thomas found that glass panels of the original size (approximately 8’x11’) are not currently made. Additionally, single pane glass is thermally inefficient – double glazing is now the norm, and triple pane glazing is gaining popularity for large expanses such as this façade. Naturally these are much heavier than the existing and would require a stronger support frame if utilized. The combined effect of the foregoing is that the original storefront system cannot be replicated.

## 4.2 - Observations in Surrounding Spaces

The south and east walls are clad with yellow and brown brick with concrete masonry units (cmu) as the backup material. It is unknown whether there is a cavity in this composition but it is unlikely for that era. The west façade has been entirely replaced. We address first the east wall.

The east wall has expressed piers at the columns, possibly intended to appear as buttresses but a full bay away from the base of the arches (this bay contains counters and a service corridor at the ground level, and the locker rooms are above). These piers wrap the steel columns on that side and each is cracked vertically from top to bottom, indicating that advanced corrosion<sup>1</sup> of the steel column is pressing against the brick enclosure and fracturing the brick (Fig. 1). Further investigation is recommended, as continued rusting of the steel columns will result in lost capacity and eventual failure. The canopy on the east side (wrapping to the north) appears to sag in places, but we could not determine whether this is due to loss of anchorage of the facing materials or due to failing beams within it – this should also be investigated. There is a similar segment of canopy at the northwest corner, also sagging. The second story portion of the building has numerous “stair-step” cracks due to the absence of control joints (Fig. 2); these cracks allow water into the walls. All of the lintels and brick shelf supports are expanding and deformed due to corrosion. While not yet critical, the corrosion process will begin to crack the bricks and jam or damage the windows and doors.

The partial basement houses the electrical room, sump pits and boiler. It was observed that the apparent water table is about two feet below this floor, and there is a constant stream of water emerging from under the door of the electrical room (Fig. 4). This suggests either an intercepted underground stream or a broken pipe – this should be investigated and addressed. The slab overhead (floor of the offices) has spalled all the concrete from the underside (a result of the high humidity), and the exposed reinforcing bars are severely corroded – the load capacity of the corridor slab has been greatly compromised and it must be replaced for safety (Fig. 3).

On the south side of the main hall are two vertical masonry piers at the third points of the elevation. These are intended to strengthen the wall against wind forces. However, these piers do not reach the roof level and therefore are less effective; the loading dock roof framing probably provides unintended assistance in that regard. There is flaking paint on the interior face of the wall at each pier, highlighting the change in thermal mass and resulting condensation issue in these areas – this uninsulated wall surely must radiate cold air into the store in the winter, and warm air

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<sup>1</sup> When steel corrodes (rusts), the material not only loses integrity but also greatly increases in thickness. The process creates tremendous wedging forces, sometimes called “rust jacking,” and is similar in effect water undergoing freeze-thaw cycles in masonry and concrete. Iron generally does not expand as much as steel due to the differences in both the chemical composition and the manufacturing process.

in the summer. There are diagonal cracks in the corners due to thermal movements and possibly wracking from wind and seismic influences.

On the west side, the exterior façade consists of relatively modern (perhaps 20-30 years old), common commercial storefront construction landing on a low (one-foot tall) stone base. The base is interrupted by aluminum-clad building columns, meaning the internal steel is prone to water intrusion at the interface of materials and at the seams in the aluminum. The proximity of dissimilar metals and mortar<sup>2</sup> is also a concern. At each column base, one could see evidence of corrosion of both metals. The aluminum will need to be removed to allow reinforcement of the steel columns.

In the next section are some photographs that highlight the observations.

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<sup>2</sup> Aluminum will act as a sacrificial element in the presence of cement mortar and be eaten away by electrolysis.

## 5.0 Discussion of Observations

### 5.1 - East Side

#### 5.1.1 - Exterior



Figure 1: East wall pier

#### Observations:

Vertical crack in exterior piers on east wall.

#### Recommendations:

*Likely signifies water from the canopy roof getting into the masonry and corroding the steel column. Probably also affecting the connected beams supporting that roof. The condition should be exposed and corrective action taken, which may include welding plates to replace lost steel areas. Also investigate the apparent sag of the canopy edges.*



Figure 2: South elevation of second story

#### Observations:

Numerous cracks in 2<sup>nd</sup> Floor walls.

#### Recommendations:

*Repair stair-step cracks and install control joints to prevent recurrence. Door and window lintels need to be replaced, and brick shelf support steel needs to be cleaned and treated, and reinforced in some places.*



### 5.1.2 - Partial Basement



Figure 3: First floor slab over the basement utility room

#### Observations:

Advanced corrosion of reinforcing bars has spalled the concrete overhead and weakened the slab.

#### Recommendations:

*This slab should be replaced – it cannot safely support the heavy loads that are common to retail deliveries.*



Figure 4: Basement utility room, with sump at lower left

#### Observations:

Water observed when there had been no rain for many days. It was stated that this room regularly floods.

#### Recommendations:

*Address drainage, sewer backups, etc.*

## 5.2 - North Face

### 5.2.1 - Storefront Issues



Figure 2: North façade

#### Observations:

Overview of front.

#### Recommendations:

*Probably due to expense and difficulty of obtaining such large panes, many panels have been replaced with smaller panes of glass. This entire façade should be replaced – see next photo.*



Figure 3: Detail at corroded steel, which cracked the upper glass pane at its lower left corner

#### Observations:

Detail image showing how the aluminum has torn due to the expansive force of the corroding steel frame.

#### Recommendations:

*The steel appears to be within a few years of failing and constitutes a hazard.*





**Figure 4: Expansion of the steel has cracked the stone base wall**



**Figure 5: The corrosion is obvious on the inside as well**

**Observations:**

Corrosion of the steel frame is fracturing the sitting wall both outside (left) and inside (lower left).

**Recommendations:**

*When the storefront is replaced, the interface details within the stone sitting wall (frequently utilized by customers in lieu of benches) must be improved.*

## 6.0 Conclusions

Several of the “defining features” of the facility are well beyond their expected service life and are failing. The entire storefront system on the north elevation must be replaced before it collapses. The roof was recently covered due to extensive leaks, thus one must question the condition of the wood arches (crucial to the stability of the building) and sub-framing. A portion of the floor is in critical condition. There are many signs that the steel framing that is buried in the exterior masonry is corroding at an accelerating rate, meaning the brick cladding must be stripped off in order to provide access to reinforce the columns and beams with steel plates. It will not be economically justifiable to repair all these conditions.

It should be understood that this building was not constructed to be durable. As with most retail establishments, it was designed to be inexpensive and last a generation or so before being replaced. There are many former Penn Fruit buildings still existing in the Delaware Valley (four within minutes of each other in Delaware County, for example), all of which have had their fronts replaced because the original failed, and all of which are exhibiting varying degrees of failure of materials. It is unlikely any of them will endure much longer because of the inherent limitations of the basic materials and design.

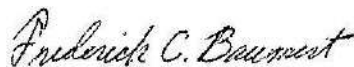
## 7.0 Closing

The recommendations and comments contained herein are based on visual observations made during our assessment of the existing conditions, and the professional judgment and experience of the undersigned. This report represents the extent of the Keast & Hood review.

Please do not hesitate to contact us if we can be of continued assistance or if we may answer any questions regarding the observations and recommendations.

Very truly yours,

KEAST & HOOD



Frederick C. Baumert, PE

Principal

# Exhibit D



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

**Corporate Headquarters**

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June 2, 2020

**VIA EMAIL**

Paul F. Newlin  
Rite Aid's Real Estate Director  
67 Longacre Drive  
Collegeville, PA 19426

Re: Structural Building Review  
5135 Frankford Ave.  
Philadelphia, PA 19124  
MC Project No. 2000-0937A

Dear Mr. Newlin:

Per your request, on April 17, 2020, our office conducted a site visit to the building at the above referenced address. The purpose of the site visit was to visually review the current general conditions of the exposed structural systems for the building. The information contained in this report is based on visual observations of the building during our site visit and information within the previous conditions assessment report dated 11/3/16 and prepared by Keast&Hood. No testing of material or structural analysis was conducted. This report represents our best effort at describing the exposed existing structural conditions of the building at the time of our site visit. Please find below our observations and findings.

**General Building Description**

The building is located on the South corner of Frankford Ave. and Pratt St. in Philadelphia, PA (see photo A for aerial of building). The building is separated into two main areas. The first area of the building is the vacant grocery store space. It has a footprint of approximately 35,000 square feet. The second area of the building is the vacant retail spaces along Frankford Ave. The footprint of the second area is approximately 3,500 square feet. The original construction date of the building could not be determined at the time of our site visit, but based on the building's architectural features it is estimated that the building is 60 to 70 years old.

**Grocery Store Space**

The grocery store space consists of five areas: 1) the 1-story main entrance on the East side (see Photo B), 2) the double height 1-story center large grocery store area (see Photo C), 3) the 2-story office, restroom, breakroom area on the Southeast side (see Photo D), 4) the 1-story storage and loading dock area on the South side (see Photo E), and 5) the 1-story storage area on the West side (see Photo F). At the time of our site visit, all areas of the grocery store were accessible except for the basement area below the 2-story building section. The entrance to basement area appears to be by a staircase on the exterior of the building's East side. The stair case was gated and locked. Access to the basement within the building could not be found and it is unclear the extent of the basement below the first floor of the building. A follow up visit into the basement was conducted by the client and photos of that visit were provided to our office.

The roof framing for all areas of the grocery store, except the double height center store area, appear to be wood roof planks supported by wood beams. The wood beams are supported by steel girder beams that are supported by steel columns within the interior of the spaces and masonry walls on the perimeter of the spaces. The roof framing for the double height center store area appears to be wood decking supported by large arching wood beams. The ends of the arching beams appear to bear on columns within the interior of the space. The ends of the arching beams appear to be tied together with steel rods that span the full width of the space. Other than the assumed basement at the 2-story section of the building, the first floor of all areas in the grocery store space appears to be a concrete slab on grade.

Except for the North end wall at the double height center store area, the exterior walls around all sections of the building appear to be brick veneer with a masonry back up wall. The exterior North end wall at the double height center store area is a glass storefront system that fills in the whole area under the end of the arched roof.

### Retail Spaces

The retail spaces consist of five separate areas along Frankford Ave. (see Photo G). The spaces appear to be structurally integral with the framing of the grocery store, but they do not have doorways into the grocery store or between each other. The spaces are each 1-story tall and vary in floor footprint. At the time of our site visit, we were able to enter two of the five retail spaces, the space closest to the corner of Frankford Ave. and Pratt St. and the former chicken restaurant.

The corner retail store has a glass storefront, concealed roof framing and what appears to be a concrete slab on grade floor. The former chicken restaurant has a glass storefront, concealed roof framing and a full height basement below the first floor. Within the basement, the framing for the first floor is exposed, and it consists of a concrete formed slab supported by steel beams. The steel beams bear on steel columns within the center of the space and concrete and masonry foundation walls at the spaces perimeter.

## **Building Observations and Findings**

### Grocery Store Space

Below is a list of deteriorated structural building elements that were observed on the interior and exterior of each of the areas of the grocery store space:

#### Main Store Entrance

- Cracking and missing stone was observed in the exterior stone at the base of the wall and cracking in a raised concrete slab (see Photo #1.1). The cause of the wall and slab cracks maybe water infiltration and rusted steel framing embedded in the wall and slab.
- The entrance canopy has a large pitch and appears to be sagging (see Photo #1.2). Sagging of the canopy was also noted in the Keast&Hood report. The sagging may be an original design element for water drainage or may be due to foundation settlement.
- Steel framing for old signage on top of roof is rusting (see Photo #1.3).
- Water damaged ceiling tiles were observed on the interior of the space (see Photo #1.4). The damage may be a sign of water penetration through the roof. Additional water damage may be present in the roof decking and roof framing.

### Double Height Center Grocery Area

- Cracking and missing stone was observed in the exterior stone at the base of the wall below the storefront glass wall (see Photo #2.1). Water infiltration into the wall and rusted steel framing may be present within the wall causing the wall to crack. Since the wall supports the glass wall above, the cracks in the wall may lead to a hazardous support condition of the glass.
- The exterior of the storefront glass wall has metal panels attached to its face which limited our observations of the storefront framing. However, from the interior, it appears that the center mullion in the storefront is bowing outward (see Photo #2.2). In addition, corrosion at the base of some of the storefront mullions were observed (see Photo #2.3). Due to the bowing of some of the mullions, and corrosion at the base of the wall, it is likely that the entire storefront system will need to be removed and replaced. The storefront glass wall system is currently a hazardous condition, and if left unattended may lead to failure and a risk to safety within the area.
- At the South end of the arched roof, cracks and water damage within the end masonry wall were observed (see Photo #2.4). The water damage may be a sign that additional wall deterioration is present.
- Water damaged ceiling between the arching roof beams was observed on the interior of the space (see Photo #2.5). The damage may be a sign of water penetration through the roof. Additional water damage may be present in the roof decking and roof framing.
- All of the above items were also noted in the Keast&Hood report. It could be assumed that these issues have deteriorated further since the time lapse with the first report.

### 2-Story Building Section

- Cracking was observed within the exterior brick wall buttresses on the East side (see Photo #3.1). The cracks may be a sign of significant rusting of the embedded steel behind the masonry. Water penetration is entering through the masonry and rusting the steel. The steel expands when it rusts, causing cracks in the masonry. The more the cracks opens, the more water gets into the steel, and the steel continues to rust.
- Three rusting steel lintel beams were observed within the exterior wall on the East side (see Photo #3.2). As noted above, the rusting steel is due to water infiltration and will cause cracking of the masonry.
- Overhanging brick was observed at lintel beams below the roof on the East Side (see Photo #3.3). The support of the brick is questionable and may be a hazardous condition.
- Missing coping stones were observed at the top of the parapet wall (see Photo #3.4). The lack of coping stones may be allowing water to penetrate the parapets and cause deterioration in the walls.
- Cracks within the exterior walls were observed at the second floor on all sides of this section (see Photo #3.5 and #3.6). As noted above, the cracks may be due to rusting steel embedded in the wall due to water infiltration. As additional water enters, the rust and cracks will expand causing more water to enter and further wall deterioration.
- Damaged brick in base of exterior wall at the South corner of this building section was observed (see Photo #3.7).
- Cracks in the exterior stairwell wall to the basement were observed (see Photo #3.8).

- The masonry cracks on the exterior of the building were also observed in the Keast&Hood report. It could be assumed that these issues have deteriorated further since the time lapse with the first report.
- The bottom of the stairwell is filled with water (see Photo #3.9). The water may either be rainwater or overflow from the building's plumbing in the basement. Due to the locked stair gate and water, our office did not enter the basement during this site visit. The client conducted a follow up visit to the basement and provided our office with photos showing conditions of the first floor's underside. Spalling concrete was observed at the floor's underside (see Photo #3.10) and cracks in the concrete floor beams were noted (see Photo #3.11). Based on these photos, and information and photos from the Keast&Hood report, the underside of the first floor slab appears to be deteriorated and in need of repair or replacement. If the deterioration is excessive it may create a hazardous condition on the first floor.

#### Rear Storage Area and Loading Dock

- The site retaining wall between the parking area and the loading dock is deteriorated and damaged (see Photo #4.1). It will need to be removed and rebuilt.
- The masonry joints in the retaining wall between the loading dock and the adjacent property is deteriorated (see Photo #4.2). The joints will need to be repointed.
- The concrete pavement in front of the loading dock is cracked and buckling (see Photo #4.3). The pavement will need to be removed and replaced.
- Spalling concrete and rusted edge steel were observed at the loading dock floor edge (see Photo #4.4). The concrete will need to be patched and the steel will need to be replaced.
- A bent steel pipe post supporting the roof over the loading dock was observed (see Photo #4.5). The post appears to be structural compromised and in need of replacement.
- The steel framing for the overhead trolley system is exposed and rusting (see Photo #4.6). The trolley framing may be hazardous and should be removed.
- Cracks were observed on the interior side of the walls at a rusted door lintel (see Photo #4.7). The cracks are a sign of water infiltration which is causing the steel lintel to expand. Additional water infiltration will cause further damage to the wall.

#### West Side Storage Area

- Cracks within interior masonry wall partitions were observed (see Photo #5.1). The cracks appear to be from thermal expansion of the wall.

#### Retail Spaces

Below is a list of deteriorated structural building elements that were observed on the interior and exterior of the two accessible retail spaces. The three other retail spaces (the ATM space, the former beauty salon, and the end space on the far West) were not accessible at the time of our site visit.

#### Corner Retail Store

- Water damage was observed in the ceiling (see Photo #6.1). Damage may be due to water penetrations through the roof. Additional water damage may be present in the roof decking and roof framing.





#### Former Chicken Restaurant

- There is a sidewalk hatch in front of this space. The hatch contains stairs that lead to the basement of the space. The framing around the hatch is rusted and currently being shored up with wood posts (see Photo #7.1).

#### **Report Summary**

The building has signs of structural deterioration at all areas. This includes possible roof decking damage at the main entrance, main center space, and the retail spaces; possible steel framing damage at the 2-story space; masonry damage at the 2-story space, the main entrance and main center space; the large storefront glazing system is a hazardous condition; the first floor slab over the basement is deteriorated and possibly hazardous; and deterioration in the masonry, concrete and steel at the loading dock area. The structural repair or replacement items noted in this report are anticipated to be extensive. In addition, the observations made in this report are similar to the report prepared by Keast&Hood in 2016. Due to the time lapse between that report and this one, it could be assumed that the building deteriorations initially observed in 2016 have further progressed.

Please note, the purpose of this report was to solely review the visually exposed structural conditions of the building. Since all existing building structural conditions were not exposed during our site visit, this may not be complete in every respect. No testing of building materials or structural analysis of building systems were performed. In addition, our office did not review any existing foundation, soil/rock supporting conditions, site elements and structures, waterproofing, roofing, architectural systems, mechanical systems, electrical systems, plumbing and any building code related issues.

I trust this report addresses your concerns. Let us know if we can assist you with any further investigation. If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in blue ink, appearing to read 'W. Doll', is written over a horizontal line.

William Doll, P.E.  
Project Manager

WD/dm





Photo A: Aerial View of Building



Photo B: Main Building Entrance



Photo C: Center Grocery Store Area





Photo D: Two Story Section



Photo E: Loading Dock



Photo F: Side Storage Area



Photo G: Retail Spaces on Frankford Ave.

Main Store Entrance Photos



(Photo #1.1) Cracks in Stone Wall Base



(Photo #1.2) Pitch in Canopy Framing



(Photo #1.3) Roof Framing for Old Signage



(Photo #1.4) Water Damaged Ceiling Tiles



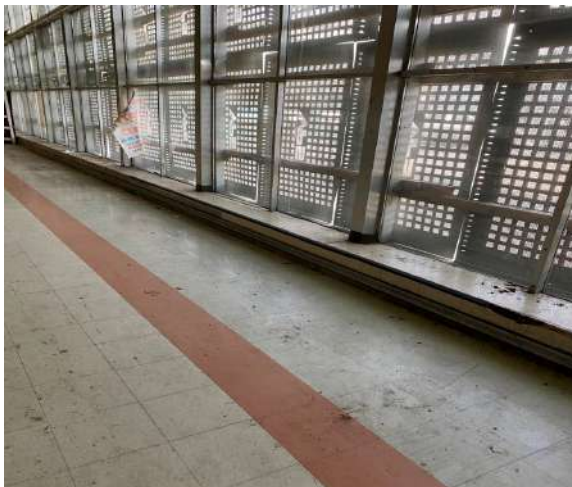
Double Height Center Grocery Area Photos



(Photo #2.1) Cracks in Stone Wall Base



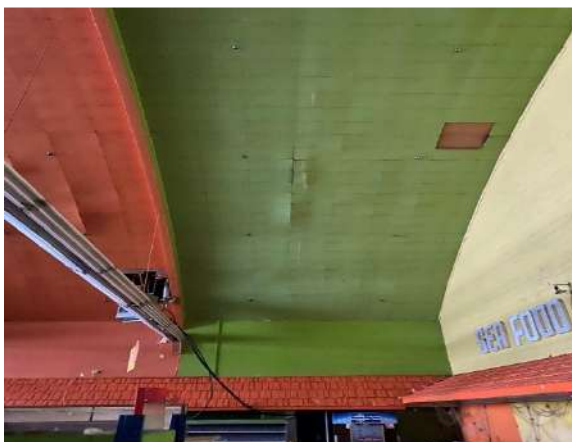
(Photo #2.2) Bowing in Storefront Mullion



(Photo #2.3) Corrosion at Base of Storefront



(Photo #2.4) Cracks & Water Damage End Wall



(Photo #2.5) Water Damaged Ceiling

### 2-Story Building Section Photos



(Photo #3.1) Cracks in Wall Buttress



(Photo #3.2) Rusty Steel Lintel Beams



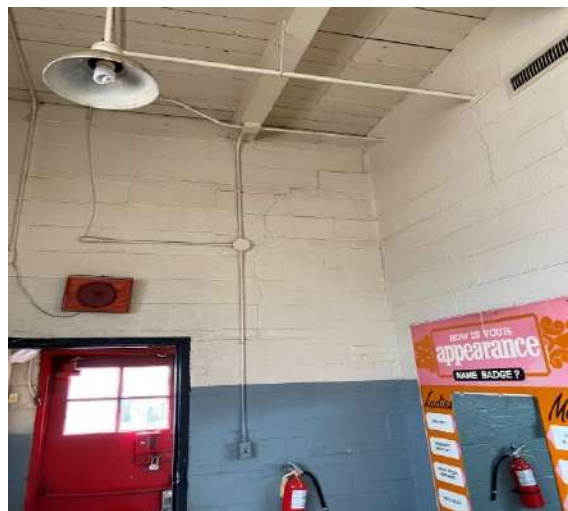
(Photo #3.3) Overhanging Brick on Lintel



(Photo #3.4) Missing Coping Stones



(Photo #3.5) Wall Cracks at Second Floor



(Photo #3.6) Wall Cracks at Second Floor



2-Story Building Section Photos Cont.



(Photo #3.7) Damaged Brick at Wall Corner



(Photo #3.8) Cracks in Stairwell Wall



(Photo #3.9) Water at Bottom of Exterior Stair



(Photo #3.10) Spall in Underside of First Floor



(Photo #3.11) Crack in First Floor Beam

Rear Storage Area and Loading Dock Photos



(Photo #4.1) Deteriorated Site Retaining Wall



(Photo #4.2) Deteriorated Joints in Retaining Wall



(Photo #4.3) Loading Dock Pavement



(Photo #4.4) Concrete Spall and Rusty Steel



Rear Storage Area and Loading Dock Photos Cont.



(Photo #4.5) Bent Steel Column



(Photo #4.6) Rusty Trolley System



(Photo #4.7) Crack and Rusty Lintel at Door



West Side Storage Area Photos



(Photo #5.1) Interior Partition Cracks

Corner Retail Store Photos



(Photo #6.1) Water Damage in Ceiling

Former Chicken Restaurant Photos



(Photo #7.1) Deteriorated Sidewalk Hatch Frame

# Exhibit E

# RITE AID STORE PLANNING & CONSTRUCTION

## NON-WELLNESS REMODEL BUDGET

PROJECT #	7948	CITY	Philadelphia	Version 02/01/18
BLDG. SQ. FT.	32,000	STATE	PA	
SITE SQ. FT.		RCM	Mike Lazar	
CATEGORY	Fit-Out	DATE	06/02/20	

### I. CONSTRUCTION (by G.C. ONLY)

A. SITE	BUDGET ID	SIZE	MATERIALS	LABOR	QTY.	UNIT	UNIT COST	TOTAL
Building Permits						LS	\$ -	\$ -
Site Demolition						LS	\$ -	\$ -
Curb						LF	\$ -	\$ -
Sidewalks (building)		Dock		\$ 25.00	3750	LF	\$ 25.00	\$ 93,750
Sidewalks (site)				\$ 15.00	1200	LF	\$ 15.00	\$ 18,000
Asphalt Paving				\$ 40.00	2566	SY	\$ 40.00	\$ 102,640
Asphalt Overlay						SF	\$ -	\$ -
Concrete Paving				\$ 15.00	1080	SY	\$ 15.00	\$ 16,200
Dumpster Enclosure				\$ 30,000.00	1	LS	\$ 30,000.00	\$ 30,000
Seal Coat Parking Lot						SF	\$ -	\$ -
Striping				\$ 6,000.00	1	SF	\$ 6,000.00	\$ 6,000
Site lighting				\$ 50,000.00	1	EA	\$ 50,000.00	\$ 50,000
Sign foundation						EA	\$ -	\$ -
Powerwash Sidewalk						LS	\$ -	\$ -
Landscaping						LS	\$ -	\$ -
Remove exist. Paving and Cut13"				\$ 25.00	1710	LS	\$ 25.00	\$ 42,750
Fill and compact 13"				\$ 28.00	1068	LS	\$ 28.00	\$ 29,904
Storm inlet Repairs				\$ 5,000.00	2	LS	\$ 5,000.00	\$ 10,000
<b>TOTAL SITE COST</b>								<b>\$ 399,244</b>
SITE COST PER SQ. FT.								#DIV/0!

B. BUILDING	BUDGET ID	SIZE	MATERIALS	LABOR	QTY.	UNIT	UNIT COST	TOTAL
<b>Exterior</b>								<b>\$ 274,970</b>
Paint				\$ 30,000.00	1	SF	\$ 30,000.00	\$ 30,000
Clean/repair storefront glass/glazing				\$ 159,970.00	1	LS	\$ 159,970.00	\$ 159,970
Doors (by G.C.)						EA	\$ -	\$ -
Clean/repair/paint dryvit/stucco				\$ 15,000.00	1	LS	\$ 15,000.00	\$ 15,000
Add Drive-thru Canopy to existing building						LS	\$ -	\$ -
Replace existing entrance doors				\$ 10,000.00	2	EA	\$ 10,000.00	\$ 20,000
Brick Pointing				\$ 20.00	2500	SF	\$ 20.00	\$ 50,000
<b>Ceiling</b>								<b>\$ 255,832</b>
Replacement of damaged tile/limited new ceiling due to remodel				\$ 4.00	30208	SF	\$ 4.00	\$ 120,832
Whole store - paint existing grid						SF	\$ -	\$ -
Full store tile replacement						SF	\$ -	\$ -
Full store tile/grid replacement						SF	\$ -	\$ -
Abate Ceiling Tile				\$ 7.50	18000	LS	\$ 7.50	\$ 135,000
<b>Flooring</b>								<b>\$ 548,448</b>
Asbestos tile removal				\$ 9.00	26800	SF	\$ 9.00	\$ 241,200
Floor slab leveling/preparation				\$ 0.75	30208	SF	\$ 0.75	\$ 22,656
Replacement of damaged tile/limited new floor due to remodel						SF	\$ -	\$ -
Full store new floor				\$ 5.25	30208	SF	\$ 5.25	\$ 158,592
Install pharmacy carpet (by G.C.)						SF	\$ -	\$ -
Install vestibule carpet (by G.C.)						SF	\$ -	\$ -
Install new Photolab floor						SF	\$ -	\$ -
Replace Structural Basement Slab				\$ 45.00	2800	LS	\$ 45.00	\$ 126,000
<b>Painting (interior)</b>								<b>\$ 40,000</b>
Sales floor area				\$ 25,000.00	1	SF	\$ 25,000.00	\$ 25,000
Restrooms/lounge				\$ 3,000.00	1	SF	\$ 3,000.00	\$ 3,000
Pharmacy						SF	\$ -	\$ -
Backroom				\$ 12,000.00	1	SF	\$ 12,000.00	\$ 12,000
Office						SF	\$ -	\$ -
Ceiling						SF	\$ -	\$ -
Miscellaneous						SF	\$ -	\$ -
<b>Roof</b>								<b>\$ 577,210</b>
Patch Existing Roof						SF	\$ -	\$ -
New Roof				\$ 5.00	32368	SF	\$ 5.00	\$ 161,840

Flashing, specialty roofing, etc.		\$ 10.00	1800	LF	\$ 10.00	\$ 18,000
Abate roof asbestos		\$ 6.00	4700	SF	\$ 6.00	\$ 28,200
Demo existing roof		\$ 2.50	27668	SF	\$ 2.50	\$ 69,170
Repair Structural		\$ 300,000.00	1	LS	\$ 300,000.00	\$ 300,000
<b>Carpentry (by area)</b>						<b>\$ 180,400</b>
Pharmacy - install new cabinets/ countertops/uniweb only				LS	\$ -	\$ -
Pharmacy - expand footprint (includes all cabinets, countertops, uniweb, walls, doors & trim)				LS	\$ -	\$ -
Install Rx gates (provided by RA)				LS	\$ -	\$ -
Backroom expansion				LS	\$ -	\$ -
Install new checkout				LS	\$ -	\$ -
Refurbish existing checkout				LS	\$ -	\$ -
Install new One Hour Photo Dept.				LS	\$ -	\$ -
Refurbish existing One Hour Photo Dept.				LS	\$ -	\$ -
New office				LS	\$ -	\$ -
Refurbish existing office				LS	\$ -	\$ -
Construct demising wall		\$ 160,000.00	1	LS	\$ 160,000.00	\$ 160,000
Installation of marlite (sales area)				LS	\$ -	\$ -
Doors and Hardware		\$ 1,200.00	17	LS	\$ 1,200.00	\$ 20,400
<b>Mechanicals</b>						<b>\$ 301,250</b>
New HVAC equipment		\$ 1,250.00	80	LS	\$ 1,250.00	\$ 100,000
New HVAC ductwork		\$ 2,250.00	80	LS	\$ 2,250.00	\$ 180,000
Modification to existing diffusers/returns				LS	\$ -	\$ -
Clean/replace diffusers				LS	\$ -	\$ -
Remove coffin coolers		\$ 250.00	45	LS	\$ 250.00	\$ 11,250
Cooler installation (not electrical)				LS	\$ -	\$ -
Miscellaneous		\$ 10,000.00	1	LS	\$ 10,000.00	\$ 10,000
<b>Plumbing (by area)</b>						<b>\$ 121,000</b>
Pharmacy - new cabinets/relocate sink				LS	\$ -	\$ -
Pharmacy - expand footprint (includes new cabinets)				LS	\$ -	\$ -
Backroom expansion				LS	\$ -	\$ -
Fire sprinkler system		\$ 150.00	240	LS	\$ 150.00	\$ 36,000
Remove coffin coolers				LS	\$ -	\$ -
Ice Cream department				LS	\$ -	\$ -
Restrooms and water service		\$ 85,000.00	1	LS	\$ 85,000.00	\$ 85,000
<b>Electrical (by area)</b>						<b>\$ 277,000</b>
Demo electrical		\$ 20,000.00	1	LS	\$ 20,000.00	\$ 20,000
Primary/secondary service upgrades		\$ 125,000.00	1	LS	\$ 125,000.00	\$ 125,000
Pharmacy - new cabinets/uniweb only				LS	\$ -	\$ -
Pharmacy - expand footprint (includes new cabinets/uniweb)				LS	\$ -	\$ -
Relocate Scriptpro				LS	\$ -	\$ -
Backroom expansion				LS	\$ -	\$ -
Install new checkout				LS	\$ -	\$ -
Refurbish existing checkout				LS	\$ -	\$ -
Install new One Hour Photo Dept.				LS	\$ -	\$ -
Refurbish existing One Hour Photo Dept.				LS	\$ -	\$ -
New valance				LS	\$ -	\$ -
New office				LS	\$ -	\$ -
Refurbish existing office				LS	\$ -	\$ -
Upgrade lounge				LS	\$ -	\$ -
Additional lighting		\$ 220.00	600	LS	\$ 220.00	\$ 132,000
Cooler relocation/addition				LS	\$ -	\$ -
Provide electric for seasonal/fixtures				LS	\$ -	\$ -
Provide electric for new exterior signage				LS	\$ -	\$ -
Miscellaneous				LS	\$ -	\$ -
<b>Labor</b>						<b>\$ 143,800</b>
Demolition		\$ 75,000.00	1	LS	\$ 75,000.00	\$ 75,000
Partial intall new/relocate existing steel				LS	\$ -	\$ -
Remove entire store/install full store fixtures		\$ 1.90	32000	LS	\$ 1.90	\$ 60,800
Erect fixture demising wall				LS	\$ -	\$ -
Hang One Hour Photo sign				LS	\$ -	\$ -
Install backroom shelving				LS	\$ -	\$ -
RR/lounge clean-up (excluding paint/ electric)				LS	\$ -	\$ -
Install valance				LF	\$ -	\$ -

Relocate Scriptpro (G.C. costs only)					LS	\$ -	\$ -
Miscellaneous			\$ 8,000.00	1	LS	\$ 8,000.00	\$ 8,000
<b>General Conditions</b>							<b>\$ 110,250</b>
Trash removal			\$ 15,000.00	1	LS	\$ 15,000.00	\$ 15,000
Storage containers			\$ 750.00	15	LS	\$ 750.00	\$ 11,250
Supervision			\$ 4,000.00	16	LS	\$ 4,000.00	\$ 64,000
Rental equipment			\$ 20,000.00	1	LS	\$ 20,000.00	\$ 20,000
Out-of-town expenses					LS	\$ -	\$ -
Special Taxes (this line item is deducted from OH&P)					LS	\$ -	\$ -
Miscellaneous					LS	\$ -	\$ -
						<b>TOTAL BUILDING COST</b>	<b>\$ 2,830,160</b>
						<i>BUILDING COST PER SQ. FT.</i>	<i>\$ 88.44</i>

<b>C. OVERHEAD AND PROFIT</b>					<b>TOTAL</b>	
			<b>TOTAL OH &amp; P (excludes Special Taxes)</b>	<b>10.00%</b>	<b>\$ 322,940</b>	
					(Percentage)	

<b>D. TOTAL GENERAL CONTRACTOR COSTS</b>					<b>TOTAL</b>	
	GRGC		<b>TOTAL SITE &amp; BUILDINGS COSTS</b>	<b>\$ 3,552,344</b>		
					COST PER SQ/FT OF BUILDING	
					\$ 111.01	

<b>E. GENERAL CONTRACTOR TAX</b>			GTAX			
We are required to take out tax on construction costs for projects in Connecticut or Mississippi. The formula will automatically calculate the correct percentage for the construction costs in CT or MS when they are selected from the dropdown box in the "STATE" field at the top of the form.					<b>0.0%</b>	<b>\$ -</b>

<b>II. NON G.C. ITEMS</b>								
	BUDGET ID	SIZE	MATERIALS	LABOR	QTY.	UNIT	UNIT COST	TOTAL
Demolition	DEMC					LS	\$ -	\$ -
Environmental clean-up, consultant	ENVC					LS	\$ -	\$ -
Miscellaneous (not covered in other categories)	MISC					LS	\$ -	\$ -
Turnkey Project Cost Addition	TPCA					LS	\$ -	\$ -
<b>TOTAL NON-G.C. ITEMS</b>								<b>\$ -</b>

<b>III. TOTAL CONSTRUCTION COSTS</b>								
Total General Contractor Costs							<b>\$ 3,552,344</b>	
Total GC Tax for states of Connecticut or Mississippi							<b>\$ -</b>	
Total Non-G.C. Costs							<b>\$ -</b>	
<b>TOTAL CONSTRUCTION COSTS</b>							<b>\$ 3,552,344</b>	

<b>IV. SOFT COSTS (Due Diligence, Civils, Archs, Legal, Consultants)</b>								
	BUDGET ID	SIZE	MATERIALS	LABOR	QTY.	UNIT	UNIT COST	TOTAL
Architctural	ARCH			\$ 60,000.00	1	LS	\$ 60,000.00	\$ 60,000
Civil Engineering	CIVL			\$ 25,000.00	1	LS	\$ 25,000.00	\$ 25,000
Due Diligence	DDIL			\$ 35,000.00	1	LS	\$ 35,000.00	\$ 35,000
Environmental Consultant	ENVR			\$ 25,000.00	1	LS	\$ 25,000.00	\$ 25,000
Legal Fees	LEGL					LS	\$ -	\$ -
Permits	PERM			\$ 15,000.00	1	LS	\$ 15,000.00	\$ 15,000
Project Management	PROJ			\$ 30,000.00	1	LS	\$ 30,000.00	\$ 30,000
<b>TOTAL SOFT COSTS</b>								<b>\$ 190,000</b>

<b>V. FURNITURE, FIXTURES &amp; EQUIPMENT (Rite Aid buyouts/services)</b>								
	BUDGET ID	SIZE	MATERIALS	LABOR	QTY.	UNIT	UNIT COST	TOTAL
Ceiling Coating	CLNG					LS	\$ -	\$ -
Coolers/freezers equipment & install	COOL							\$ -
2 Door Cooler						LS	\$ -	\$ -
3 Door Cooler						LS	\$ -	\$ -
2 Door Freezer						LS	\$ -	\$ -
3 Door Freezer						LS	\$ -	\$ -
Cooler Installation and Freight						LS	\$ -	\$ -
New Remote Refrigerated Cases						LS	\$ -	\$ -
Checkout Cooler						LS	\$ -	\$ -
Queuing Cooler						LS	\$ -	\$ -
Sports Drink Cooler						LS	\$ -	\$ -

Grab n Go Cooler						LS	\$	-	\$	-
Ice Chest						LS	\$	-	\$	-
Repairs						LS	\$	-	\$	-
Miscellaneous						LS	\$	-	\$	-
<b>Pharmacy/vestibule carpeting</b>	CRPT								\$	-
Vestibule						SF	\$	-	\$	-
Sales Floor						SF	\$	-	\$	-
Pharmacy						SF	\$	-	\$	-
Waiting Area/Consultation						SF	\$	-	\$	-
<b>Interior signage/graphics</b>	DECO					LS	\$	-	\$	-
<b>Doors</b>	DOOR					LS	\$	-	\$	-
<b>Drive-Thru</b>	DTRX					LS	\$	-	\$	-
<b>Energy Management System</b>	EMSS					LS	\$	-	\$	-
<b>Fire/smoke alarm (IF NOT BY GC)</b>	FIRE			\$ 25,000.00	1	LS	\$	25,000.00	\$	25,000
<b>Fixture Install charges ( IF NOT BY GC)</b>	FIXI					SF	\$	-	\$	-
<b>Steel Fixtures</b>	FIXT								\$	-
Full store new retail steel order						LS	\$	-	\$	-
Partial retail steel order						LS	\$	-	\$	-
Misc. parts per Merchandising						LS	\$	-	\$	-
Backroom racking						LS	\$	-	\$	-
Extenders						LS	\$	-	\$	-
Miscellaneous						LS	\$	-	\$	-
<b>Floor cleaning (strip/wax)</b>	FLOR					LS	\$	-	\$	-
<b>Flooring (IF NOT BY GC)</b>	FLRS					LS	\$	-	\$	-
<b>FDC Freight (per trailer)</b>	FRGT					LS	\$	-	\$	-
<b>Security gates/install</b>	GATE					LS	\$	-	\$	-
<b>Hurricane shutters</b>	HURR					LS	\$	-	\$	-
<b>Ice Cream freezers</b>	ICEF					LS	\$	-	\$	-
<b>LED Lighting</b>	LGHT					LS	\$	-	\$	-
<b>Lift</b>	LIFT					LS	\$	-	\$	-
<b>Low Voltage Connections</b>	LOWV					LS	\$	-	\$	-
<b>Music system</b>	MUSC					LS	\$	-	\$	-
<b>Rapidscript Moves/Additions</b>	RAPD					LS	\$	-	\$	-
<b>Carpenter Shop Fixtures (FDC)</b>	RCRP								\$	-
Sales Floor						LS	\$	-	\$	-
Path Flooring						LS	\$	-	\$	-
Cosmetics						LS	\$	-	\$	-
Checkout						LS	\$	-	\$	-
Photo Checkout						LS	\$	-	\$	-
Pharmacy						LS	\$	-	\$	-
Consultation						LS	\$	-	\$	-
Waiting Area						LS	\$	-	\$	-
Manager's Office						LS	\$	-	\$	-
Lounge						LS	\$	-	\$	-
Merch Racks and Fixtures						LS	\$	-	\$	-
Ice Cream						LS	\$	-	\$	-
Impact Door						LS	\$	-	\$	-
Specialty Fixtures from FDC						LS	\$	-	\$	-
Miscellaneous						LS	\$	-	\$	-
Miscellaneous						LS	\$	-	\$	-
<b>Security system</b>	SECR			\$ 25,000.00	1	LS	\$	25,000.00	\$	25,000
<b>Exterior signage</b>	SIGN								\$	-
Sign Survey						EA	\$	-	\$	-
Pylon Sign						EA	\$	-	\$	-
Awnings						LS	\$	-	\$	-
Individual Letters & Bullets						LS	\$	-	\$	-
Reface 1-Hr Photo Sign						LS	\$	-	\$	-
Existing Signage Paint/Cleanup						LS	\$	-	\$	-
Grand Opening Banners						LS	\$	-	\$	-
Install new ACM panels & façade						LS	\$	-	\$	-
Install new LED Lighting						LS	\$	-	\$	-
Miscellaneous						LS	\$	-	\$	-
<b>Sliding doors</b>	SLDR					LS	\$	-	\$	-
<b>Specialty Fixtures</b>	SPEC					LS	\$	-	\$	-
<b>Stainless steel ice cream cabinets</b>	STST					LS	\$	-	\$	-
<b>Miscellaneous</b>	MISC								\$	-
Miscellaneous 1						LS	\$	-	\$	-
Miscellaneous 2						LS	\$	-	\$	-
Miscellaneous 3						LS	\$	-	\$	-
Miscellaneous 4						LS	\$	-	\$	-

Miscellaneous 5					LS	\$	-	\$	-
							TOTAL FF&E		\$ 50,000
<b>VI. REAL ESTATE</b>									
		<b>BUDGET ID</b>				<b>TOTAL</b>			
Broker's Commission		BROK					\$		-
Developer's Fee		DEVL					\$		-
Key Money		KEYM					\$		-
					TOTAL REAL ESTATE			\$	-
<b>VII. TOTAL REQUEST</b>									
								<b>TOTAL</b>	
Total Construction Costs								\$	3,552,344
Total Soft Costs								\$	190,000
Total Furniture, Fixture & Equipment Costs								\$	50,000
Total Real Estate								\$	-
TOTAL AUTHORIZATION FOR CAPITAL EXPENDITURE REQUEST								\$	3,792,344
TOTAL ACE PER BUILDING SQ/FT								\$	118.51



# RITE AID STORE PLANNING & CONSTRUCTION NON WELLNESS REMODEL ACE

Version 02/01/18

Project #: 7948

RCM: Mike Lazar

City: Philadelphia ST: PA

Date Created: 06/02/20

## Project Category:

- ☐ Pharmacy Remodel due to pourover
- ☐ Pharmacy Remodel not due to pourover
- ☐ Major Improvement (describe)
- ☒ Miscellaneous (describe)

Building Rehab and Fit Out

Projected Ground Break Date:

Projected Completion Date:

## Scope of Work:

Fit- Out of 32000SF space to include asbestos abatement floor tile, mastic, insulation and roof tar; removal of contents, existing condensers, walk in boxes, steel fixtures and cases; new storefront entry, glass and aluminum and new entry doors; replace all storefront ; new receiving doors; new demising wall across the Frankford Ave side; repairs and new drywall on CMU walls ; paint all walls and ceiling ; new suspended ceiling at 12' AFF; new light fixtures throughout; new main electrical service existing is damaged; new sprinkler drops and all new heads; 80 tons of roof top HVAC units for entire space; 2 new restrooms none existing; Paint lower 12' of exterior masonry walls; repairs to masonry exterior walls; replace damaged first floor structural slab over basement; estimated hidden structural repairs to damaged columns and beams.

<b>Costs:</b>	Construction Cost	\$	3,552,344	FF&E	\$	50,000
	Soft Cost	\$	190,000	Real Estate	\$	-
LL or Government reimbursement (should be negative)						\$ -
Land Cost						\$ -
<b>Total ACE Amount Requested:</b>				<b>\$</b>	<b>3,792,344</b>	
<b>Total ACE Amount (Excluding Land and Reimbursement):</b>				<b>\$</b>	<b>3,792,344</b>	

## Approvals:

Director of Construction:	Ted Wooley	Date:	07/30/18
Additional Required Signature: _____	_____	Date:	_____
VP, Construction:	_____	Date:	_____
GVP, Construction:	_____	Date:	_____
SVP, Merchandising:	_____	Date:	_____
SVP, Store Development:	_____	Date:	_____
EVP, Operations:	_____	Date:	_____
COO, Rite Aid Stores:	_____	Date:	_____
SEVP, CFO & CAO:	_____	Date:	_____
President & COO:	_____	Date:	_____
Chairman & CEO:	_____	Date:	_____

# Exhibit F



August 10, 2020

To: City of Philadelphia Historical Commission

From: Nancy L. Templeton, AICP, PP

RE: Professional Planning Report – 5129-5135 Frankford Ave

cc: Paul F. Newlin, Real Estate Director, Rite Aid Corporation  
Augusta O'Neill, Esq., Klehr Harrison Harvey Branzburg

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## Introduction

CHPlanning was asked to provide professional planning services to support Rite-Aid Corporation's (Owner) Financial Hardship Application to the Philadelphia Historical Commission regarding the historic designation of the property located at 5129-5135 Frankford Ave. (Subject Property). CHPlanning is providing site planning, zoning, urban design, and community impact analysis to support the Owner's position that reuse of the existing historically designated vacant structure at 5129-5135 Frankford Ave. does not present the highest and best use of the site and that alternative design and use for the site would provide a more positive impact for the community. This analysis addresses Section 9.2(b) of the Philadelphia Historical Commission Rules & Regulations, specifically Subsection 1. "identification of reasonable uses or reuses for the property within the context of the property and its location." It is my position that, while a supermarket is a desirable and marketable use of the property, the current structure and site configuration limits the full development and community impact potential of the site. In particular, the location across from a major public transportation center, mixed use zoning, and need for affordable housing makes this site ripe for a high density, transit-oriented, mixed-use project featuring a supermarket on the ground floor and mixed income housing above. The current building and historic designation restricts the potential for vertical mixed-use development and prohibits the optimal use of the site for financial and community benefit.

In evaluating the planning implications for the Financial Hardship application, I conducted a site visit of the Subject Property and surrounding neighborhood; reviewed the zoning requirements in the Philadelphia Zoning Code; reviewed the Philadelphia 2035: Lower Northeast District Plan; reviewed the Frankford Commercial Corridor Market Analysis Report prepared by Urban Partners; reviewed the Structural Building Review prepared by Maser Consulting; and reviewed the Appraisal Report prepared by PJJ Realty Advisors. The following report and graphic representations illustrate my understanding of the land use and planning implications of removing the historic designation from the Subject Property and my opinion as a professional land planner that the Financial Hardship application should be approved by the Philadelphia Historical Commission.

## Site Conditions and Context

The Subject Property is located at 5129-5135 Frankford Avenue in the Frankford/Juniata neighborhood of Northeast Philadelphia. The 1.68 acre parcel situated at the southwest corner of Frankford Ave. and Pratt Street. The property has street frontage on Frankford Ave., Pratt Street, and Darrah Street. Frankford Ave. is the primary frontage street. The Subject Property is located directly across Frankford Ave. from SEPTA's Frankford Transportation Center on the Market-Frankford Elevated Subway Line, providing direct transit access to Center City and the 69<sup>th</sup> Street Transportation Center in Delaware County. The Frankford Transportation Center is the second busiest station on the Market-Frankford El (SEPTA's most heavily traveled route) and serves the El, 16 bus routes, and one trackless trolley route. The transportation center also provides a 989-space commuter parking facility. The Subject Property is located along the Frankford Ave. commercial corridor, which runs directly underneath the Market Frankford



Holiday Thriftway Front



Holiday Thriftway Rear

elevated rail line.

As indicated on Figure 1: Existing Site Conditions Map, the Subject Property currently contains a one-story, 37,666 square foot structure. Approximately 30,000 square feet of the structure was previously occupied by the Holiday Thriftway Supermarket. The supermarket closed in 2016, leaving about 80% of the building vacant. Current retail tenants include a discount beauty supply store and a fast food restaurant. These businesses occupy about 3,400 square feet. The Subject Property also includes 72 surface parking spaces and loading areas. The parking lot has access on Pratt Street and Darrah Street.

*Figure 1: Existing Site Conditions*



As shown on Figure 2: Neighborhood Context Map, adjacent land uses include a Wells Fargo bank branch on Frankford Ave. and six residential rowhouses on Darrah. Street Surrounding land uses and businesses include several one to three story commercial buildings, some with upper floor apartments, along Frankford Ave.; the Frankford Transportation Center catty corner from the site; a vacant SEPTA parcel directly across Frankford Ave. from the site; a laundromat across Darrah Street; and several one-story retail businesses/restaurants across Pratt Street. A new beauty salon with surface parking was recently constructed across Pratt Street. Jefferson Frankford Hospital and the Aria-Jefferson Health Center are also located nearby on Frankford Ave.



*Figure 2: Neighborhood Context*



*FTC and Vacant SEPTA Lot*



*New Commercial on Pratt Street*

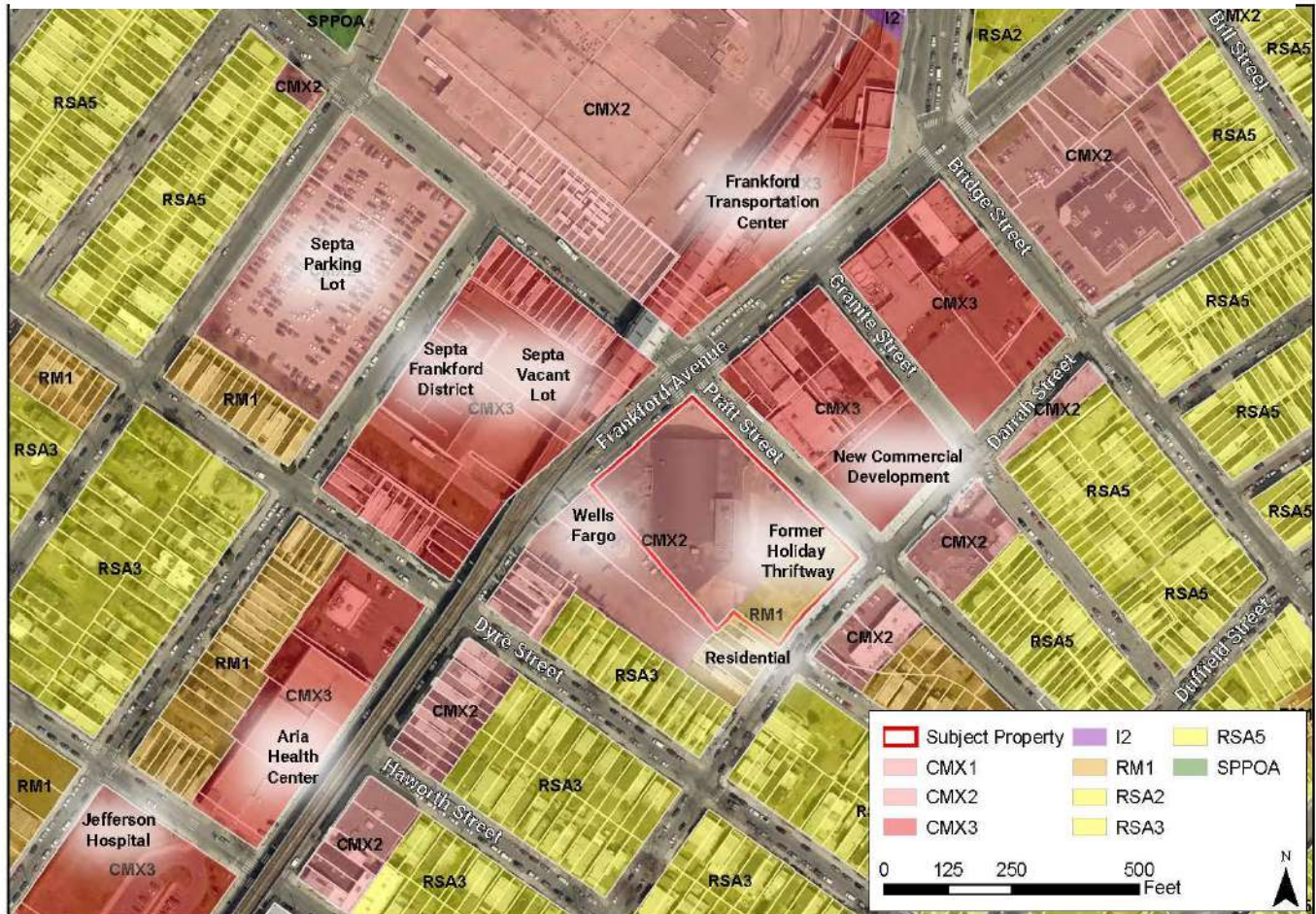
## Existing Zoning

Figure 3: Existing Zoning Map shows the zoning district for the Subject Property and surrounding properties. The majority of the Subject Property is currently zoned Neighborhood Commercial Mixed-Use-2 (CMX-2). There is also a strip of the property along Darrah Street that is zoned Residential Multi-Family-1(RM-1). The intent of the CMX-2 district, as described in the Philadelphia Zoning Code, is to accommodate active commercial and mixed-use development, including neighborhood-serving retail and service uses. The intent of the RM districts is to accommodate moderate to high-density, multi-unit residential buildings in areas where such development already exists or where it is desired in the future.

The existing structure had operated as a supermarket for over 60 years, predating the current iteration of the Zoning Code. As a former supermarket with existing retail businesses and associated parking, the property is compliant with the CMX-2 zoning district. The RM-1 zoned portion of property contains only the parking lot; however the zoning code does not allow commercial uses or parking accessory to a commercial use as a permitted use. The RM-1 zoning district may not have been applicable at the time the supermarket was developed; therefore the existing structure likely operates as a legal non-conforming use on the RM-1 zoned portion of the property. Tables 1 and 2 include the development standards for the CMX-2 and RM-1 districts.



*Figure 3: Existing Zoning*



*Table 1: CMX-2 Development Standards*

CMX-2 Development Standards	
Max. Occupied Area (% of lot)	Intermediate: 75 Corner: 80
Min. Front Yard Depth (ft.)	None
Min. Side Yard Width, Each (ft.)	5 if used
Min. Rear Yard Depth (ft.)	The greater of 9 ft. or 10% of lot depth
Max. Height (ft.)	38

*Table 2: RM-1 Development Standards*

RM-1 Development Standards	
Min. Lot Width (ft.)	16
Min. Street Frontage from the front lot line (ft.)	None
Min. Lot Area (sq. ft.)	1,440
Min. Open Area (% lot area)	Intermediate: 25; Corner: 20
Min. Front Setback(ft.)	Match setback of adjacent or closest building
Min. Side Yard (ft.)	Varies by use - 5 to 12
Min. Rear Yard Depth (ft.)	9
Min. Rear Yard Area (sq. ft.)	144
Maximum Height (ft.)	38

The CMX-2 and the RM-1 districts do not have minimum parking requirements. The CMX-2 district has additional development standards regarding ground floor uses. While residential uses are permitted in the CMX-2 district, buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line. This requirement is intended to promote active uses at the street level.

Both the CMX-2 and RM-1 districts have restrictions on building height and density. The maximum building height in the CMX-2 and RM-1 districts is 38 feet. The number of permitted dwelling units in the CMX-2 district is as follows:

- (a) A maximum of two dwelling units are permitted for lots less than 1,440 square feet in area;
- (b) A maximum of three dwelling units are permitted for lots that are 1,440 square feet to 1,919 square feet in area; and a minimum of 480 square feet of lot area is required per dwelling unit for the lot area in excess of 1,919 square feet.

The number of permitted dwelling units in the RM-1 district is as follows:

- (a) A minimum 360 square feet of lot area is required per dwelling unit for the first 1,440 square feet of lot area.
- (b) A minimum of 480 square feet of lot area is required per dwelling unit for the lot area in excess of 1,440 square feet.

The Philadelphia Zoning Code allows for height and density bonuses in the CMX-2 and RM-1 zoning districts with the provision of certain public amenities as indicated in Table 3.

*Table 3: Building Height and Density Bonuses*

CMX-2	Additional Building Height	Housing Unit Density Bonus
Moderate Income Housing <sup>1</sup> (min. 10%)	7 feet	25% increase
Low Income Housing <sup>2</sup> (min. 10%)	7 feet	50% increase
Fresh Food Market <sup>3</sup>	15 feet	NA
RM-1	Additional Building Height	Housing Unit Density Bonus
Moderate Income Housing	7 feet	25% increase
Low Income Housing	7 feet	50% increase

## Historic and Planning Context

The building on the Subject Property that was previously occupied by the Holiday Thriftway was designated as a Historic Building by the Philadelphia Historical Commission in 2016 and added to the city's register of historic places. The building opened in 1955 as the Penn Fruit Market and operated as a Holiday Thriftway supermarket until it closed in 2016. Historic designation requires that a property owner request a project review from the Historical Commission as part of the building permit application process. Historical Commission approval is needed in order to obtain a building permit to demolish or alter a historic building.

Several plans and studies have been conducted at various planning scales, including the neighborhood level, corridor level, and site level, that address future use of the Subject Property. At the neighborhood level, the property is addressed in the Lower Northeast District Plan, a component of the Philadelphia 2035 Comprehensive Plan, which was adopted in 2012. The Frankford Transportation Center is featured prominently in the District plan, notably identified as a catalyst for change. Specifically, the plan states that "The area surrounding this multimodal transit hub would benefit from improved public spaces and denser, transit-oriented

<sup>1</sup> Total monthly costs (including rent and utility costs) that do not exceed 30% of gross monthly income for households earning up to 60% of the Area Median Income (AMI), adjusted for household size, as reported by the U.S. Department of Housing and Urban Development (HUD) for the Philadelphia Metropolitan Statistical Area.

<sup>2</sup> Total monthly costs (including rent and utility costs) that do not exceed 30% of gross monthly income for households earning up to 50% of the Area Median Income (AMI), adjusted for household size, as reported by HUD for the Philadelphia Metropolitan Statistical Area.

<sup>3</sup> To qualify as a Fresh Food Market, the store must have at least 5,000 sq. ft. of customer-accessible floor area used for display and sales of a general line of food and nonfood grocery products; at least 25% of retail inventory by volume is in the form of perishable goods; and at least 750 sq. ft. of such customer-accessible sales and display area is used for the sale of fresh fruits and vegetables.

development."<sup>4</sup> The Focus Area Plan (pg. 52) for the Frankford Transportation Center includes recommendations for creating a neighborhood center through streetscape improvements, improved public spaces, and the development of a new health and wellness center on the SEPTA-owned site across from the Subject Property. The focus area plan also depicts the existing supermarket building and parking lot remaining on the Subject Property. The plan was adopted in 2012 and since then, the Holiday Thriftway Market has closed and the wellness center on the SEPTA site has not been built. In fact, SEPTA has since built a new district office building on the part of the site that faces Griscom Street, but a portion of the site directly under the El that faces Frankford Ave. is still vacant with no immediate plans for development. Considering the lapse of time and changes to the site conditions, namely the closing of the Holiday Market, planning for this area should be revisited to consider new development opportunities for the site that meet the stated goal of encouraging denser transit-oriented development at the Frankford Transportation Center.

The Frankford Community Development Corporation (FCDC) is the lead neighborhood-based non-profit community organization dedicated to improving the economic and physical conditions of the Frankford Avenue commercial district from the 4200 block to the 5200 block as well as certain adjacent properties on cross streets. FCDC commissioned a market study, completed in 2016 by Urban Partners, to provide guidance for business recruiting and redevelopment activities throughout the Frankford Avenue Commercial District. A specific objective of the market study focuses on the redevelopment of two parcels of land owned by SEPTA near the Frankford Transportation Center. The first property is a 72,000 square foot parcel located directly across Frankford Ave. from the Subject Property. The portion of the parcel facing Griscom Street has been developed as a SEPTA district office. The Frankford Avenue frontage, approximately 24,000 SF of land, is still undeveloped and would be available for alternative development. The second parcel is also a SEPTA owned property currently used as a parking lot for SEPTA employees. This parcel is about 86,000 square feet with Pratt Street frontage between Griscom Street and Penn Street. The market study also considers the Subject Property as a third potential development site depending on the owner's plans for the site. A specific objective of the market analysis is to assess the potential for replacement of the closed supermarket on one of the potential available sites to fill the current need for a supermarket in this portion of the Frankford Trade Area. The overall objective of the market analysis is to analyze the potential for a range of opportunities for new Transit Oriented Development (TOD) on sites adjacent to the FTC and within the Frankford Avenue District. The findings of the market analysis are summarized in the following section.

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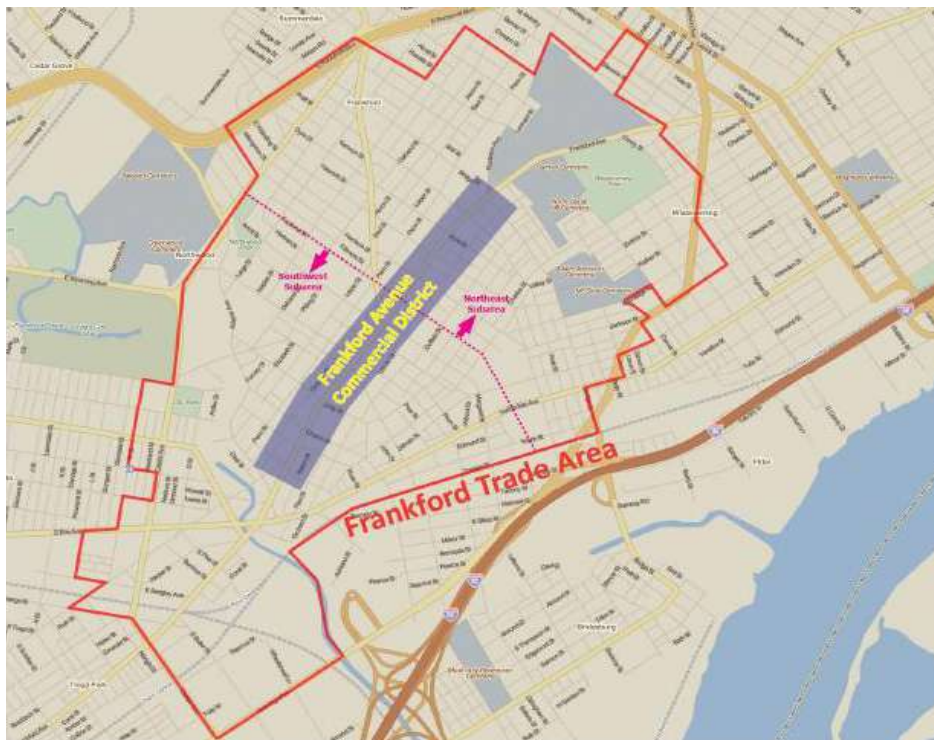
<sup>4</sup> City of Philadelphia, Lower Northeast District Plan: Philadelphia 2035, 2012, pg. 7.



## Market Study and Appraisal Findings

The market analysis completed for FCDC considered the potential for new transit oriented development on sites adjacent to the Frankford Transportation Center, including two SEPTA-owned properties and the Subject Property. The analysis includes an assessment of demographics and supply and demand analysis for grocery, retail, office/commercial, and residential uses in the Frankford Trade Area (see Figure 4 – Frankford Trade Area).

*Figure 4: Frankford Trade Area*



*Source: Frankford Transportation Center Development Sites/Frankford Avenue Commercial District Market Analysis Report, Urban Partners*

Key demographic findings of the market analysis include the following:

- The Frankford Avenue Commercial District draws customers chiefly from nearby residential areas located within about three-quarters of a mile of the District, but it also attracts some customers from a broader region.
- The Trade Area's population grew during 2000 to 2014 by 3.22%, eclipsing Philadelphia's overall 1.94% growth rate and approaching Pennsylvania's growth of 3.89%.<sup>5</sup>
- The Trade Area population is distinctly younger than Pennsylvania as a whole.
- Of the 15,576 occupied units, 50.6% are owner-occupied and 49.4% are rentals.<sup>6</sup>

- The 2014 median household income (American Community Survey) for the market study area was \$29,643 – significantly below the overall Pennsylvania median household income of \$53,115.<sup>7</sup>

Key market potential findings from the market study include the following:

- At near-FTC sites, up to two supermarkets could be supported. The first should be a 35,000 to 40,000 square foot market. A second, smaller store of 15,000 square feet to 20,000 square feet could also be accommodated on one of the potential redevelopment sites.
- Current restaurant offerings can be expanded by perhaps 27,000 square feet.
- The Frankford Trade Area can support up to 129,000 square feet of additional retail opportunities.
- Rental housing could be an important component of TOD development near the FTC—most likely within mixed-use developments.
- Currently, apartment rents in the Frankford/Juniata Park area are insufficient to justify market rate apartment development. Any new rental complex development will likely require tax credits or other public sector subsidies.
- A quality mixed-income rental development, with only a portion of units supported by tax credit financing can be justified by market needs.
- Any market for sales housing immediately adjacent to the FTC would be oriented toward small one and two-person households. Appropriate housing types would be stacked townhomes or moderate-rise condominiums.

The property owner, Rite-Aid Corporation, also commissioned an appraisal report in 2016. The appraisal report, prepared by PJJ Realty Advisors, Inc., is intended to estimate the “as is” and hypothetical market value of the Subject Property given current and future tenant mix. The appraisal report also features an assessment of market conditions for the 19124 zip code, within which the Subject Property is located. The appraisal report, unlike the FCDC market study, focuses only on the market for the existing commercial use. The appraisal report concludes that, although there are positive aspects of the market area and site, including excellent transit access to major job centers and good commercial exposure with three street frontages, the market for commercial uses is weak due to low incomes, declining rental rates, and negative absorption.

The appraisal report estimates the market value for the Subject Property using two approaches – the income capitalization approach and direct sales comparison approach. The income capitalization approach considers the income the property generates through tenant rents, minus expenses and vacancy loss. The direct sales comparison approach considers the actual

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<sup>5</sup> 2010-2014 American Community Survey

<sup>6</sup> 2010-2014 American Community Survey

<sup>7</sup> 2010-2014 American Community Survey

sales transactions for comparable commercial properties in the market area. The appraisal report concludes that the as is market value of the leased fee estate of the Subject Property with the current subtenants is \$1.5 million. The report concludes that the prospective future market value of the fee simple estate of the subject property under the assumption that the property is fully leased with updated market rate tenants/leases will be \$1.6 million. As it turns out, the future market value was established for January 2019 and the major supermarket tenant has since left and only two small tenants remain. Therefore, it could be expected that the current market value would be even lower than \$1.5 million estimate. However, the City of Philadelphia property tax database includes a 2020 market valuation of \$1,919,300.

### Investment Trends

Although both the FCDC market study and appraisal report indicate that the market in the Frankford Trade Area is currently not strong, recent growth and investment trends in similar neighborhoods along the Market Frankford El, including Fishtown and Kensington, indicate that future growth is trending in the direction of the FTC. Having a community organization like the FCDC dedicate professional and financial resources to neighborhood improvement will help spur investment opportunities along Frankford Ave. FCDC has helped local businesses secure grants for facade improvements and the city plans to spend \$4 million to improve lighting and add cameras from the FTC to Girard Ave. SEPTA is also investing \$40 million to rehabilitate the nearby MFL Arrott stop. Directly across Pratt Street from the Subject Property, a new small retail center was recently constructed.

According to a 2017 BillyPenn.com article on the importance of the MFL on economic growth in Philadelphia neighborhoods, much of Philadelphia's resurgence has occurred along the Market-Frankford Line. Census Tracts clustered around the El saw a 1.5 percent annual growth rate since 2001, a rate surpassing the performance of most American big cities.<sup>8</sup> Since 2001, ridership on the Market-Frankford Line has increased by 20 percent in total on weekdays, far outpacing population growth citywide.<sup>9</sup> Ridership at the FTC grew by 30.8% between 2001 and 2016.<sup>10</sup> While this growth trend has not yet translated to increased investment and economic growth near the FTC as it has in Northern Liberties, Fishtown and Kensington, it's only a matter of time before other neighborhoods along the El become the next ones to turnaround. As is the case in many recently gentrified neighborhoods along the El, people will still want to be close to transit after the popular transit-oriented neighborhoods become too expensive or overdeveloped.

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<sup>8</sup> Dent, M., Orso, A., Owens, C. (2017, March 27) "How the Overworked, Unstable El Just Might Be Saving Philadelphia." *BillyPenn.com*.

<sup>9</sup> Dent, M., Orso, A., Owens, C. (2017, March 27) "How the Overworked, Unstable El Just Might Be Saving Philadelphia." *BillyPenn.com*.

<sup>10</sup> Dent, M., Orso, A., Owens, C. (2017, March 27) "How the Overworked, Unstable El Just Might Be Saving Philadelphia." *BillyPenn.com*.



## Highest and Best Use

Highest and Best Use is a real estate term defined by the Dictionary of Real Estate Appraisal as the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. In considering the highest and best use of the Subject Property, it is my professional opinion that, given its prime location at a transit hub on a major commercial corridor, the parcel is currently underutilized and does not represent maximum value as a transit-oriented development.

The existing one-story structure covers over 51% of the site. Because of the historic designation, the building would not be able to be significantly altered, meaning a vertical expansion would not be appropriate. Successful transit-oriented development requires a certain amount of density and mix of uses, particularly near a transit hub like the FTC, the second most heavily used station on the MFL. Reuse of the property as a supermarket will fulfill a stated goal of the community to provide a fresh food option where none currently exists after the closing of Holiday Thriftway. However, the potential to provide a ground floor supermarket with supporting retail and upper floor apartments could supplement the financial feasibility of a supermarket and add more customer volume to the neighborhood. The addition of upper floor apartments, which, based on the FCDC market study would need to include some tax credits and/or public subsidy, would meet an additional community need for affordable housing. Providing mixed-income housing while the market is soft will help to minimize displacement of existing low and moderate income residents before anticipated reinvestment increases rents and property values. However, maintaining the historic designation of the existing structure on the property would prevent the construction of upper floor housing.

The zoning of the Subject Property allows for a certain amount of mixed-use development above and beyond the current structure of the site. The CMX-2 district allows for commercial and retail uses with upper floor multi-family housing up to 38 feet in height. Height and density bonuses provided in the zoning ordinance allow for an additional 22 feet with the provision of a supermarket and at least 10% low and moderate income housing, for a total of up to 60 feet. On the RM-1 zoned portion of the site, multi-family housing can be developed that is compatible with the existing adjacent residences fronting Darrah Street. The maximum building height in the RM-1 district is 38 feet, however a height bonus of up to 7 feet is permitted with the provision of low and moderate income housing. It is possible that the current or future owner of the property could seek a zoning change to increase the development intensity on the site, possibly to CMX-3, which is consistent with many surrounding properties. For simplification and conservative estimation, this report focuses only on development potential within existing zoning.

Figure 5 provides an illustrative conceptual plan for how the property could be developed to its maximum potential considering existing zoning and market feasibility. The FCDC market study indicates that the neighborhood could absorb two additional supermarkets, one of about 35,000 to 40,000 square feet, and the trade area can support up to 129,000 square feet of additional retail. On the CMX-2 zoned portion of the site, the concept plan shows a 30,000 square foot ground floor supermarket fronting Frankford Avenue to match the square footage of the previous

Holiday Thriftway market. The concept plan also shows about 6,500 square feet of ground floor retail space fronting Pratt Street. With the height bonus for the provision of a fresh food market and affordable housing, the mixed-use building can be built up to 60 feet, or one story of commercial with about four stories of mixed income multi-family housing above. On the RM-1 zoned portion of the site, mixed-income multi-family housing can be developed. With the height bonus for the provision of mixed-income housing, the multi-family building can be built to up to 45 feet, or about four stories. This residential development could occur at a later phase if the market is initially too soft for additional units. Parking is not required in either the CMX-2 or RM-1 district, however the concept plan shows some parking remaining to meet the coverage and open area requirements of the zoning ordinance and to supplement the marketability of the property.

*Figure 5: Alternative Concept Plan*



### **Neighborhood and Community Benefits**

The conceptual development alternative described above represents one example of several possibilities for improving the site to benefit the economic and social goals of the Frankford community. The historic designation of the Subject Property limits the community benefits by restraining the development potential on the site. A more robust and dense mixed-use development plan, like that presented in Figure 3, would provide the following neighborhood and community benefits:

- Provides high quality mixed-income housing near a major transit hub with access to multiple employment centers.
- Provides a diverse mix of uses and tenants that improve the financial viability of the property.
- Provides multiple beneficial resources for the community, including a full service supermarket, supporting retail, and affordable housing.
- Provides a catalytic economic impact with the new supermarket and new residential customer base to bolster existing local businesses and attract new ones.

### **Conclusions and Recommendations**

As a professional planner, it is my opinion that the historic designation of the former Holiday Thriftway structure at 5129-35 Frankford Avenue hinders the ability to develop the site to its full potential regarding maximum density, height and mix of uses, features that are hallmarks of transit-oriented development. The stated goals of the Lower Northeast District Plan and the Frankford Community Development Corporation are to provide denser transit oriented development at the multimodal FTC transit hub and to fill the supermarket void left by the Holiday Thriftway. These goals could not be adequately met with the configuration of the existing structure. The existing one-story building and angled corner design leaves limited potential for denser vertical mixed-use development and renders the site underutilized. The existing zoning for the property allows for a mix of residential and commercial uses at a height of up to 60 feet with the provision of community amenities such as a fresh food market and mixed-income housing. Without the historic designation and presence of the existing building, the site could be developed to its maximum potential as a true transit-oriented mixed-use development that will provide a catalytic economic and social impact in the Frankford neighborhood.

CHPlanning, Ltd.



Nancy Templeton, AICP, PP  
Managing Associate

# Exhibit G





August 12, 2020

Philadelphia Historical Commission  
1515 Arch Street, 13th Floor  
Philadelphia, PA 19102

**RE: Hardship Application for 5129-35 Frankford Avenue - Penn Fruit Building**

Dear Commissioners,

Please accept this letter in support of RiteAid's hardship application regarding the historical designation of the old Penn Fruit building at 5129-35 Frankford Ave. The building is not suited for any form of productive occupation, and the historical designation has ensured that no developer or occupant is interested in touching it, and this hurts the Frankford community. Removal of the designation on the basis of hardship is necessary for the future of the site and the economic health of the neighborhood.

We were initially optimistic that the designation could protect what was at the time Frankford's only supermarket. However, as the process progressed, it became clear that the supermarket would not be able to continue in that space, and no new tenant was interested given its condition and layout. Since the designation, the building, which was in poor condition to begin with, has only deteriorated further during its long vacancy. The long vacancy demonstrates the difficulty in finding a new tenant, leaving the Frankford neighborhood without a full-size supermarket. The designation has made remedying these issues financially impractical, thus denying Frankford the ability to attract a new supermarket or a larger mixed-use development.

We regret that the initial designation was made without sufficiently consulting the Frankford community and carefully considering the impact of placing restrictions on the sole supermarket in a low-income community. By granting the hardship, this commission has the opportunity to undo this wrong and allow for future development that will benefit the Frankford community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ellic Devyatkin", with a long, sweeping horizontal line extending to the right.

Ellic Devyatkin  
Commercial Corridor Manager  
Frankford Community Development Corporation

# Exhibit H



# Frankford Transportation Center Development Sites/ Frankford Avenue Commercial District

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## Market Analysis Report

*Prepared for:*  
**Frankford Community Development Corporation**

*Prepared by:*  
**Urban Partners**

*October 2016*

### Introduction

Frankford Community Development Corporation (Frankford CDC) works as the lead neighborhood-based organization striving to improve the economic and physical conditions of the Frankford Avenue commercial district. As a key part of this effort, Frankford CDC is focusing on the redevelopment of two parcels of land owned by SEPTA near the Frankford Transportation Center (FTC). FTC is the terminus of the Market-Frankford Elevated Line (SEPTA's most heavily traveled route). This Center also services seven bus lines and provides a 989 space commuter parking facility. More broadly, Frankford CDC's efforts span eleven blocks of the Frankford Avenue commercial district from the 4200 block to the 5200 block as well as certain adjacent properties on cross streets.

This Market Analysis Report is intended to report on existing market conditions in the District, particularly those that would impact potential uses for two proposed development sites related to the reconstruction of the Frankford Transportation Center (see **Figure 1**). Parcel A is a portion of a 72,000 SF parcel between Griscom and Frankford on which SEPTA proposes constructing a 20,000 SF support facility. The Frankford Avenue frontage—approximately 24,000 SF of land—would be available for alternative development. Parcel B is a 86,000 SF parcel with Pratt Street frontage between Griscom Street and Penn Street.

A specific objective of this market analysis is to assess the potential for supermarket revitalization

and/or development to meet possible shopping needs of Frankford District customers. One major concern has been the uncertainty regarding the continued operation of the Holiday Thriftway at Frankford and Pratt, which, after years of decline and rumors, finally closed on September 24. This closure left this portion of the Frankford Trade Area with no supermarket option. Therefore, a key question—considered below—is whether “Parcel B” should be devoted to development of a new

(replacement) supermarket. Depending on the disposition of the Holiday Thriftway site by its owner—Rite Aid Drugs, this location could also become a third potential development site near the FTC. This parcel has 73,000 SF.

Beyond these specific concerns, this market analysis will provide guidance for business recruiting and redevelopment activities throughout the Frankford Avenue Commercial District.

**Figure 1: Development Parcels Near Frankford Transportation Center**



## Summary of Transit-Oriented Development Potential

The analysis detailed in this report shows a range of opportunities for new development in the Frankford Avenue District. Many of these opportunities are appropriate for the Transit-Oriented Development (TOD) sites adjacent to the FTC.

### TOD Food Market Development

The total supermarket sales potential within the Northeast subarea of the Frankford Trade Area is about \$30.3 million, with no operating market now that the Holiday Thriftway has closed. At near-FTC sites, **up to two supermarkets of different brands could be supported, eventually. The first should be a 35,000 to 40,000 SF market**—either reusing the Holiday Thriftway site or being constructed on the “Parcel B” site. **A second, smaller store of 15,000 SF to 20,000 SF could also be accommodated on one of these sites.** However, introduction of a second store in this vicinity should follow the recruitment of the larger store.

If structured parking was provided, a larger store on “Parcel B” could serve as the base for a mixed-use TOD development with upper floor apartments or condominiums.

### TOD Restaurant Development

In the total Frankford Trade Area, dining facilities are currently capturing only about two-thirds of demand. Supply is even more restricted for full-service restaurants where current locations are capturing only 62% of demand. Current offerings can be **expanded by perhaps 27,000 SF**, particularly through an emphasis on restaurants diversifying cuisine from the current diet of donuts, chicken, pizza and Chinese food.

Focusing restaurant development efforts on TOD sites near the FTC would seem especially appropriate since, at this location, Trade Area demand could be supplemented by evening commuters transferring to their parked automobiles as well as by after-work capture of hospital-related employees. This focus could establish a niche for the area that might, eventually, attract a broader community-wide market to the District.

A restaurant expansion/diversification effort will likely rely on independent restaurant entrepreneurs, rather than national or regional chains. **Frankford CDC could consider initiating this restaurant**

**expansion effort with routine “dining fairs” (maybe Fridays and Saturdays) on one of the development parcels near the FTC. These “fairs” might include stands and food trucks.** The success of this effort could then lead to on-site building construction housing the enduring restaurateurs—either in individual establishments or in an incubator facility.

These restaurants could be located in a new single story retail development or as part of the first floor base for a mixed-use TOD development with upper floor residential.

### Other Retail Development at TOD Sites

Other retail market potential that could be captured at these TOD locations includes:

- **Up to 43,000 SF of expanded apparel**, though these stores may be more appropriately concentrated in TOD development in the Orthodox/Margaret vicinity;
- Specialty stores with strong demand and no current Trade Area supplier: **sporting goods** (other than running shoes), **hobby and game stores, sewing and fabric stores, musical instrument stores, and a pet supply store**; and
- Under-represented **specialty food stores and gift shops.**

Again, these stores could be located in a new single story retail development or as part of the first floor base for a mixed-use TOD development with upper floor residential.

### TOD Rental Housing Development

Rental housing could be an important component of TOD development near the FTC—most likely within mixed use developments. Currently, apartment rents in the Frankford/Juniata Park area are insufficient to justify market rate apartment development. Any new rental complex development will likely require tax credits or other public sector subsidies.

However, the active leasing of rental properties and the very limited availability of income-restricted apartments indicates that additional production of such financially-supported rental developments can be justified by market needs. A quality mixed-income rental development, with only a portion of units supported by tax credit financing, could be one potential opportunity. 6.5% of Frankford renter households have incomes above \$75,000; another 8.1% have incomes in the \$50,000 to \$75,000 range. These households can afford rents in the \$1,100 to \$1,500 range. To capture this market, a new mixed

income development would need to compete with the best currently available units in Frankford in terms of amenities, parking, and finishes.

### **TOD Sales Housing Development**

Given the densities necessary for effective TOD development, any market for sales housing immediately adjacent to the FTC would be oriented toward small one- and two-person households. Appropriate housing types would be stacked townhomes or moderate-rise condominiums. We note in the detail analysis below that the single-story (two-bedroom, one bath) townhome is surprisingly popular in the Frankford/East Juniata Park area. This suggests that a **price level of \$125,000 to \$135,000 for this 750 SF product (\$165 to \$180 per square foot)** could be achieved at these TOD sites. It would be difficult to produce this unit type at this price point without some cost assistance, but the level of subsidy is likely to be comparatively modest.

For a more traditional two-story, three-bedroom stacked townhome, the area sales data suggests that the **best product would be a 1,000 SF to 1,200 SF townhome priced at \$140,000 to \$170,000 (\$140 per square foot).**

# Frankford Community Development Corporation

## Demographics

The Frankford Avenue Commercial District draws customers chiefly from nearby residential areas located within about three-quarters of a mile of the District, but it also attracts some customers from a broader region. Based on data derived through TRF Policy Map—largely from the U. S. Census—we estimate that the total population of the Frankford Trade Area (a roughly three-quarter mile ellipse surrounding the 1.3 mile long Frankford District) was 45,095 in 2014, a slight reduction from the 46,125 in 2010, but well above the 43,690 in 2000. The Trade Area's population grew during 2000 to 2014 by 3.22%, eclipsing Philadelphia's overall 1.94% growth rate and approaching Pennsylvania's growth of 3.89% (see **Table 1**).

**Table 1: Population Trends, 2000-2014**

	Population 2000	Population 2010	Population 2013	Change 2000-14 (%)
<b>Primary Area</b>	43,690	46,125	45,095	3.22%
<b>Philadelphia</b>	1,517,550	1,526,006	1,546,920	1.94%
<b>Pennsylvania</b>	12,281,054	12,702,379	12,758,729	3.89%

Source: TRF Policy Map; U.S. Census Bureau

Between 2000 and 2014, the African-American population rose by about 7,000 persons, while the white population declined by 9,000 (see **Table 2**).

**Table 2: Trade Area Race/Ethnicity, 2000-2014**

	Population 2000	Population 2010	Population 2014
<b>White</b>	24,641	14,703	15,707
<b>African-American</b>	12,874	21,153	19,645
<b>Asian</b>	1,031	1,097	1,147
<b>Other</b>	5,144	9,172	8,596

Source: TRF Policy Map; U.S. Census Bureau

2014 Census data reports that 13,735 people or 30.46% of the population living in this area report as Hispanic. This population count is more than double the 2000 number of Hispanics.

The Trade Area population is distinctly younger than Pennsylvania as a whole (see **Table 3**).

**Table 3: Age Distribution 2014**

	Population	Percent of Population	Pennsylvania Percent of Population
<b>Under 5</b>	3,264	7.24%	5.64%
<b>Age 6-17</b>	9,834	21.81%	15.84%
<b>Age 18-64</b>	28,488	63.17%	62.52%
<b>Over Age 65</b>	3,509	7.78%	16.00%

Source: TRF Policy Map; U.S. Census Bureau

More than 7% of the population is under age 5 and more than 29% is under age 18. For Pennsylvania as a whole, only 21% of the population is under age

18. On the other hand, the primary area has fewer seniors than is typical in Pennsylvania with less than 8% of the population being over age 65.

The most reliable data regarding the Trade Area's housing stock comes from the U.S. Census Bureau's 2010-2014 American Community Survey (ACS), which reports 18,599 housing units, of which 16.25% are vacant. Of the 15,576 occupied units, 50.6% are owner-occupied and 49.4% are rentals (see **Table 4**).

**Table 4: Housing Occupancy and Tenure, 2014**

	Housing Units 2014	(%)
<b>Total housing units</b>	18,599	-
<b>- Occupied units</b>	15,576	84%
<b>- Vacant units</b>	3,023	16%
<b>Owner occupied</b>	7,886	50.6%
<b>Renter occupied</b>	7,690	49.4%

Source: TRF Policy Map; U.S. Census Bureau

The area's 15,576 households include 9,553 families and 6,023 non-family households (see **Table 5**). Non-family households include people living alone as well as unrelated individuals living in the same housing unit.

The 9,553 families represent 61% of all households, including 1,353 households with a married couple with children (9% of all households), 2,878 single females with children (18%), 612 single males with children (4%), and 4,710 "other families" which could include multi-generational households with or without children.

**Table 5: Household Composition, 2014**

	Households 2014	(%)
<b>Total households</b>	15,576	-
<b>Non-family households</b>	6,023	39%
<b>Married Couples with children</b>	1,353	9%
<b>Single female with children</b>	2,878	18%
<b>Single male with children</b>	612	4%
<b>Other families</b>	4,710	30%

Source: TRF Policy Map; U.S. Census Bureau

Similarly, the American Community Survey (ACS) provides household income data. According to the 2014 ACS, the median household income for the market study area was \$29,643. This is significantly below the overall Pennsylvania median household income of \$53,115.

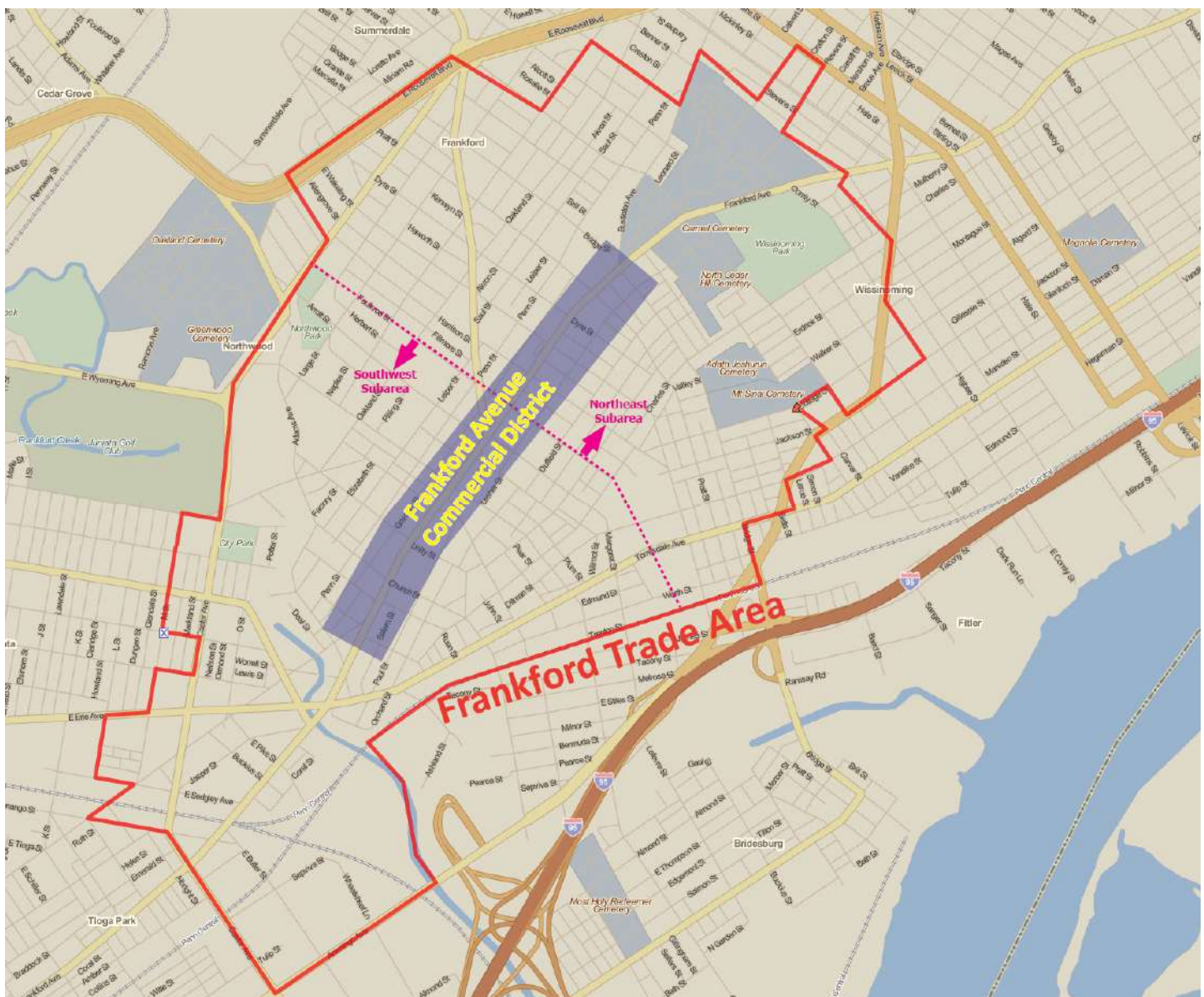


## Grocery Store Market Analysis

The Frankford Avenue Commercial District extends 1.3 miles from southwest to northeast along eleven blocks of the Avenue. The Trade Area for stores located in this District encompasses the area about three-fourths of a mile beyond the District in all directions. The District's one current supermarket (the Holiday Thriftway) is located at the periphery of the District—near the Frankford Transportation Center at Pratt Street in the northeast portion of the District. The other Trade Area supermarkets are

located at the boundary of the Trade Area, along Castor Avenue in the southwest, and at Orthodox & Castor in the west. As a result, for grocery purchases, the Frankford Trade Area generally acts as two subareas, divided roughly by Foulkrod Street, though there is surely some flow back and forth across this arbitrary boundary, especially to the Supremo Food Market at Orthodox.

**Figure 2: Frankford Avenue Commercial District and Frankford Trade Area**



# Frankford Community Development Corporation

## Grocery Supply

**Table 6** inventories all supermarkets and groceries in the Frankford Trade Area.

**Table 6. Grocery Store Supply**

Name	Classification	Address	SF	NE	SW
<b>In Frankford Avenue Commercial District</b>					
Bacalao Food Market	Grocery	4289 Frankford Ave.	2,000		2,000
Frank Food Market	Grocery	4622 Frankford Ave.	5,000		5,000
Quality Food Center	Grocery	4670 Frankford Ave.	5,400		5,400
Sugar & Spice Grocery	Grocery	4801 Frankford Ave.	2,400	2,400	
Super Value Discount	Grocery	4730 Frankford Ave.	6,600		6,600
			<b>21,400</b>	<b>2,400</b>	<b>19,000</b>
<b>Elsewhere In Frankford Trade Area</b>					
Aldi	Supermarket	3975 Castor Ave.	18,000		18,000
Gonzalez Food Market	Grocery	5451 Rutland	1,000	1,000	
Los Amigos Market	Grocery	1034 Foulkrod St.	2,000		2,000
Save-A-Lot	Supermarket	1401 E. Erie Ave.	27,400		27,400
Supremo Food Market	Supermarket	900 Orthodox St.	32,000		32,000
Van Kirk Food Market	Grocery	4400 Van Kirk	1,400	1,400	
			<b>81,800</b>	<b>2,400</b>	<b>79,400</b>
Total			<b>103,200</b>	<b>4,800</b>	<b>98,400</b>

Source: Urban Partners

With the closure of the Holiday Thriftway supermarket, this inventory only found five groceries located along Frankford Avenue within the Commercial District. These five stores total an estimated 21,400 square feet (SF) of store space. One store of 2,400 SF is located in the Northeast subarea; the other four with 19,000 SF are in the Southwest.

Another three groceries and three supermarkets (Supremo, Save-A-Lot, and Aldi) are located elsewhere in the Trade Area. These six stores total an estimated 81,800 SF of store space. Two of these stores with 2,400 SF are located in the Northeast subarea; the other four with 79,400 SF are in the Southwest.

In total, only 4,800 SF of grocery space is located in the Northeast subarea vs. 98,400 SF in the Southwest subarea.

## Grocery Store Demand

In this section, we will describe the current demand for supermarket and grocery store purchases by residents of the Frankford Trade Area. The total population for this Frankford Trade Area is 45,095 based on 2014 U. S. Census Bureau estimates.

Using information about the retail spending behavior of Trade Area residents as compiled by the Nielsen Company, we estimate that the area's population would spend approximately **\$50.7 million** annually on goods purchased from supermarkets and other grocery stores (see **Table 7**). Note that this is not total grocery purchases, but rather the estimated share of such purchases likely to be made at supermarkets and grocery stores if there is adequate supply.

Also as shown on Table 7, Nielsen estimates total retail sales captured by the current supermarkets and groceries in the Trade Area at **\$30.2 million**.

Thus, **demand from the Trade Area exceeds supply by nearly \$20.5 million**. Area residents have, in part, reacted to this shortage of supermarket supply by deflecting food purchases to area convenience stores where the estimated convenience store sales of \$28.4 million exceed usual demand by nearly \$11.7 million.



**Table 7. Grocery Capture  
Grocery Supply & Demand**

	Frankford Ave. Corridor Trade Area	Frankford Ave. Corridor Trade Area	Frankford Ave. Corridor Trade Area	Frankford Ave. Corridor Trade Area
	2016 Demand (Expenditures)	2016 Supply (Retail Sales)	Opportunity Gap/Surplus	2016 Supply (as % of Demand)
<b>Grocery &amp; Convenience Stores</b>	<b>67,454,991</b>	<b>58,644,377</b>	<b>8,810,614</b>	<b>87%</b>
Supermarkets, Groceries	50,721,344	30,224,377 #	20,496,967	60%
Convenience Stores	16,733,647 *	28,420,000 #	-11,686,353	170%

\* Adjusted by Urban Partners

# Modified Nielsen Data

Source: The Nielson Company; Urban Partners

Looking at the Trade Area in its entirety, however, does not truly describe the location of critical shortages in supermarket supply. As shown on **Table 8**, the population of the Southwest subarea of this Frankford Trade Area (18,196 in 2014) generates demand for about \$20.5 million in supermarket/grocery sales, while the supply located in the Southwest sector captures \$28.8 million in sales. This excess of supply over demand is

most likely capturing some sales from Northeast subarea residents, but much of this excess sales capture is coming from the adjacent neighborhoods of Juniata Park, Feltonville, and northern Kensington since much of the supermarket supply in the Southwest is located along Castor Avenue--the western border of the Frankford Trade Area.

**Table 8. Southwest Subarea Grocery Capture**

	Southwest Sector	Southwest Sector	Southwest Sector	Southwest Sector
	2016 Demand (Expenditures)	2016 Supply (Retail Sales)	Opportunity Gap/Surplus	2016 Supply (as % of Demand)
<b>Grocery &amp; Convenience Stores</b>	<b>27,218,340</b>	<b>43,907,877</b>	<b>-16,689,537</b>	<b>161%</b>
Supermarkets, Groceries	20,466,251 #	28,761,877	-8,295,626	141%
Convenience Stores	6,752,089 *	15,146,000 #	-8,393,911	224%

\* Adjusted by Urban Partners

# Modified Nielsen Data

Source: The Nielson Company; Urban Partners

**The true shortage of supermarket supply exists in the Northeast subarea** (see **Table 9**).

**Table 9. Northeast Subarea Grocery Capture**

	Northeast Sector	Northeast Sector	Northeast Sector	Northeast Sector
	2016 Demand (Expenditures)	2016 Supply (Retail Sales)	Opportunity Gap/Surplus	2016 Supply (as % of Demand)
<b>Grocery &amp; Convenience Stores</b>	<b>40,156,651</b>	<b>14,736,500</b>	<b>25,420,151</b>	<b>37%</b>
Supermarkets, Groceries	30,255,093 #	1,462,500	28,792,593	5%
Convenience Stores	9,901,558 *	13,274,000 #	-3,372,442	134%

\* Adjusted by Urban Partners

# Modified Nielsen Data

Source: The Nielson Company; Urban Partners

The population of the Northeast sector (26,899 in 2014) generates demand for about \$30.3 million in super-market/grocery sales, while, after the Holiday Thriftway closure, the supply located in this sector captures only an estimated \$1.5 million in sales. We would expect this demand to be further

supplemented by about \$900,000 in purchases by the 2,700 workers in the District, the majority of which are located in the Northeast Sector.

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## Supermarket Development Potential for Frankford Avenue

The analysis above clearly demonstrates the potential for additional supermarket sales capture within the Northeast sector of the Frankford Trade Area. The crucial questions are where and how?

There appear to be two possible sites for capturing this sales potential within the Frankford Commercial District—at the former Holiday Thriftway and on the SEPTA “Parcel B” at Pratt & Griscom.

In theory, a re-use of the Holiday Thriftway property could be a key to this expanded capture. The physical capacity of the store could capture up to \$12-\$15 million in sales. However, achieving that potential will require both reinvestment in the store facility and reversal of the recent trends that shrank the Holiday Thriftway’s primary market to very near residents, many arriving on foot from public transportation terminating at the FTC.

Even with reinvestment, this store location faces other challenges. At one time, this store location captured a share of purchases by EI commuters who parked near the FTC. However, pedestrian flow from the EI to the new parking garage now bypasses exposure to this store location. Finally, with a large open plaza fronting the store directly across from the main pedestrian entrance/exit to the EI, this site has become a prime location for amplified “free speech”—frequently creating a level of noise that discourages shoppers with options (those traveling by car from home) from patronizing this location.

Further compounding this situation is the traditional pattern in Philadelphia of broad supermarket brand allegiance. Even with recent consolidations, no chain captures more than a third of total sales; at least 10 brands have strong presence in the region.

With this diverse brand loyalty, in considering potential sales capture in a physically compact trade area, no supermarket can anticipate capturing the lion’s share of total sales. Instead, these sales are likely to be spread across multiple store brands—some located within the trade area; some outside. To compensate for such “leakage,” most stores would assume some supplement to sales provided by brand-loyal customers traveling to the store from outside the immediate trade area.

Given these circumstances, we believe that a reasonable capture of supermarket sales potential in this Northeast subarea, on one or both of the sites identified above, will be based on these factors:

- Total supermarket sales potential within the Northeast subarea is about \$30.3 million.
- Given brand loyalties within Philadelphia, no single store is likely to capture more than 40% of this demand (about \$12 million); two stores of different brands may capture 60% of this demand (\$18 million).
- At these near-FTC locations, there is likely to be at most modest supplement from “out-of-trade area” shoppers.

Based on these factors, **up to two supermarkets of different brands could be supported, eventually, within this portion of the Frankford Commercial District. The first should be a 35,000 to 40,000 SF market**—either reusing the Holiday Thriftway site or being constructed on the “Parcel B” site.

Candidate brands not currently in the community that operate stores of this size include the Fresh Grocer (now affiliated with Wakefern) and Lidl, a German supermarket chain looking to expand in the Philadelphia market. **A second, smaller store of 15,000 SF to 20,000 SF could also be accommodated on one of these sites.** Save-A-Lot would be a strong candidate for this smaller store. However, introduction of a second store in this vicinity should follow the recruitment of the larger store.

## Retail Market Analysis

To identify the available shopping opportunities in the Frankford Trade Area for goods and services other than groceries, Urban Partners completed an inventory of all retail businesses located within the Trade Area. This analysis will identify opportunities for the further development of retailing in the area based on the capture of retail purchases made by the Trade Area residents.

Retail shopping patterns in Frankford are quite complex. The adjacent commercial districts and shopping centers provide Trade Area residents with a broad range of competitive retailing opportunities. This retail market analysis describes the structure of retailing in the Frankford Avenue Commercial District and highlights strengths and weaknesses of the retail mix currently provided.

This study focuses on retail stores selling merchandise for personal and/or household consumption. Selected service establishments are also included, especially those businesses providing personal services to individuals and households, such as hair/nail salons and laundry/dry cleaning establishments. Banks and other financial establishments are not included in this retail analysis; instead, they are treated as office uses.

Retail establishments are classified by type of business according to the principal lines of merchandise sold and estimated square footage. This analysis is limited to business categories that are normally found in pedestrian-oriented retail shopping areas, and excludes automobile dealerships and repair facilities, service stations, fuel oil dealers, and non-store retailing.

### Retail Supply

Urban Partners' inventory of retail businesses operating in the Frankford Commercial District is shown in **Table 10**. The District's 160 retail businesses provide goods and services in 29 different retail categories. The most numerous store types include:

- 32 hair and nail salons and barbers;
- 18 limited service restaurants;
- 14 full service restaurants;
- ten dollar and other general merchandise stores;
- nine laundries/dry cleaners/laundromats;
- eight convenience stores;
- eight furniture/home furnishings stores;

- seven bars & lounges; and
- seven electronics stores (mostly cell phones).

These 160 retailers occupy an estimated 416,800 square feet (SF) of store space, including the 21,400 SF of store space in groceries discussed above. Beyond these five groceries, 53% of the remaining 395,400 SF of store space is devoted to six retail categories, including:

- dollar stores and other general merchandise stores—56,400 SF;
- hair and nail salons—40,600 SF;
- limited-service restaurants—35,200 SF;
- pharmacies—27,700 SF;
- full service restaurants—25,800 SF; and
- laundries/dry cleaning—25,300 SF.

Other than the full service restaurants, these uses are very typical of retail concentrations found near major mass transit hubs.

As also shown in Table 10, there are another 183 retail businesses located in the remainder of the Frankford Trade Area. These 183 businesses provide goods and services in 25 different retail categories, the most numerous of which are:

- 50 convenience stores;
- 27 limited service restaurants;
- 23 hair and nail salons and barbers;
- 16 full service restaurants; and
- 14 bars & lounges.

These 183 retailers occupy an estimated 625,000 SF of store space, including the 81,800 SF of store space in supermarkets and groceries discussed above. Beyond these six supermarkets/groceries, 69% of the remaining 543,200 SF of store space is devoted to six retail categories, including:

- the recently opened National Wholesale Liquidators department store—88,000 SF;
- convenience stores—84,400 SF;
- pharmacies—57,300 SF;
- furniture & home furnishings stores—54,100 SF;
- dollar & other general merchandise stores—47,400 SF; and
- limited service restaurants—41,000 SF.

Altogether, the Frankford Trade Area includes 343 retail businesses in 34 retail categories with 1.042 million SF of store space. A full inventory of these retailers is shown in **Appendix A**.

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**Table 10: Frankford Trade Area Retail Supply 2016**

Retail Category	No. of Stores-- Frankford District	SF Store Space-- Frankford District	No. of Stores-- Rest of Trade Area	SF Store Space-- Rest of Trade Area	No. of Stores-- Total	SF Store Space-- Total
<b>Motor Vehicle &amp; Parts Dealers</b>						
Automotive Parts/Accessories, Tire Stores			2	7,200	2	7,200
<b>Furniture &amp; Home Furnishings Stores</b>						
Furniture Stores	4	14,800	3	22,000	7	36,800
Home Furnishing Stores	4	8,700	2	32,100	6	40,800
<b>Electronics &amp; Appliances Stores</b>						
Appliance, TV, Electronics Stores						
Household Appliances Stores	2	5,200	1	8,000	3	13,200
Radio, Television, Electronics Stores	7	12,400	2	2,800	9	15,200
Computers	2	2,600	2	1,800	4	4,400
<b>Building Material, Garden Equipment Stores</b>						
Building Material & Supply Dealers						
Home Centers						
Paint & Wallpaper Stores						
Hardware Stores	2	4,800			2	4,800
Other Building Materials Dealers			1	10,200	1	10,200
<b>Food &amp; Beverage Stores</b>						
Supermarkets, Grocery Stores						
Supermarkets			3	77,400	3	77,400
Grocery Stores	5	21,400	3	4,400	8	25,800
Convenience Stores	8	14,200	50	84,400	58	98,600
Specialty Food Stores	5	7,200	4	11,300	9	18,500
Beer, Wine & Liquor Stores	3	17,900	5	10,300	8	28,200
<b>Health &amp; Personal Care Stores</b>						
Pharmacies & Drug Stores	6	27,700	6	57,300	12	85,000
Cosmetics, Beauty Supplies, Perfume Stores	4	16,000	1	3,000	5	19,000
Optical Goods Stores	1	4,500			1	4,500
Other Health & Personal Care Stores	1	3,100			1	3,100
<b>Clothing &amp; Clothing Accessories Stores</b>						
Clothing Stores						
Women's Clothing Stores	2	3,600			2	3,600
Family Clothing Stores	2	15,900	1	4,500	3	20,400
Other Clothing Stores	2	5,400			2	5,400
Shoe Stores	5	22,800			5	22,800
Jewelry Stores	1	3,300			1	3,300
<b>Sporting Goods, Hobby, Book, Music Stores</b>						
Sporting Goods, Hobby, Musical Inst Stores						
Sporting Goods Stores						
Hobby, Toy & Game Stores						
<b>General Merchandise Stores</b>						
Department Stores			1	88,000	1	88,000
Dollar Stores & Other General Merchandise Stores	10	56,400	6	47,600	16	104,000
<b>Miscellaneous Store Retailers</b>						
Florists			2	2,000	2	2,000
Office Supplies, Stationery, Gift Stores						
Office Supplies & Stationery Stores						
Gift, Novelty & Souvenir Stores			1	1,000	1	1,000
Used Merchandise Stores	1	7,000			1	7,000
Other Miscellaneous Store Retailers	2	2,200	2	1,500	4	3,700
<b>Foodservice &amp; Drinking Places</b>						
Full-Service Restaurants	14	25,800	16	35,200	30	61,000
Limited-Service Eating Places	18	35,200	27	41,000	45	76,200
Drinking Places -Alcoholic Beverages	7	11,600	14	20,800	21	32,400
<b>Personal Services</b>						
Hair Salons, Barbers, Nail Salons	32	40,600	23	21,200	55	61,800
Laundries/Dry Cleaning	9	25,300	5	30,000	14	55,300
Shoe Repair	1	1,200			1	1,200
<b>Total</b>	<b>160</b>	<b>416,800</b>	<b>183</b>	<b>625,000</b>	<b>343</b>	<b>1,041,800</b>

Source: Urban Partners

### *Retail Trade Area Demand*

In this section, we describe the current demand for retail goods and services by the 45,095 residents of the Frankford Trade Area (based on 2014 U. S. Census Bureau estimates).

Again, using information about the retail spending behavior of market study area residents as compiled by the Nielsen Company, we estimate that the Frankford Trade Area's population spends approximately **\$356.7 million** on retail goods annually (see **Table 11**), of which:

- \$92.7 million is in Food and Beverage Stores,
- \$70.8 million is in General Merchandise Stores,
- \$50.2 million is at Eating and Drinking Places,
- \$34.6 million is for Building and Garden Materials,
- \$25.7 million is in Clothing and Accessories Stores,
- \$26.6 million is for Health & Personal Care items,
- \$9.0 million is at Hair Salons & Dry Cleaners, and
- the remaining \$47.1 million is for furniture, electronics, auto parts, sporting goods, gifts, and other items.

Correspondingly, the total supply of goods and services within the Frankford Trade Area generates estimated sales of only \$246.1 million. This leaves a **\$110.6 million opportunity gap for retail goods and services that could be met on Frankford Avenue** or at other Trade Area locations.

This total retail demand is modestly supplemented by approximately **\$7.1 million in additional retail demand coming from the near-workplace expenditures** of the approximately 2,400 office, health care, and retail employees working in the Frankford District (see **Table 12**). These per worker expenditure estimates are derived from studies of office workers by the International Conference of Shopping Centers adjusted by Urban Partners for inflation and for health care and retail employee spending characteristics.

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**Table 11: Resident Retail Demand and Opportunity Gaps**

<b>Retail Supply &amp; Demand</b>	<b>Frankford Trade Area</b>	<b>Frankford Trade Area</b>	<b>Frankford Trade Area</b>	<b>Frankford Trade Area</b>
	<b>2016 Demand (Expenditures)</b>	<b>2016 Supply (Retail Sales)</b>	<b>Opportunity Gap/Surplus</b>	<b>2016 Supply (as % of Demand)</b>
<b>Total</b>	<b>356,715,998</b>	<b>246,089,461</b>	<b>110,626,537</b>	<b>69%</b>
<b>Motor Vehicle and Parts Dealers</b>	<b>5,924,720</b>	<b>2,975,982</b>	<b>2,948,738</b>	<b>50%</b>
Automotive Parts/Accsrs, Tire Stores	5,924,720	2,975,982	2,948,738	50%
<b>Furniture and Home Furnishings Stores</b>	<b>9,251,655</b>	<b>11,974,077</b>	<b>-2,722,422</b>	<b>129%</b>
Furniture Stores	4,868,584	5,011,904	-143,320	103%
Home Furnishing Stores	4,383,071	6,962,173	-2,579,102	159%
<b>Electronics and Appliance Stores</b>	<b>9,128,850</b>	<b>5,708,659</b>	<b>3,420,191</b>	<b>63%</b>
Appliances, TVs, Electronics Stores	7,104,915	5,453,921	1,650,994	77%
Household Appliances Stores	1,231,771	2,495,614	-1,263,843	203%
Radio, Television, Electronics Stores	5,873,144	2,958,307	2,914,837	50%
Computer and Software Stores	1,820,489	254,738	1,565,751	14%
Camera and Photographic Equipment Stores	203,446	0	203,446	0%
<b>Building Material, Garden Equip Stores</b>	<b>34,566,215</b>	<b>5,149,186</b>	<b>29,417,029</b>	<b>15%</b>
Building Material and Supply Dealers	28,162,968	5,149,186	23,013,782	18%
Home Centers	16,630,061	0	16,630,061	0%
Paint and Wallpaper Stores	631,794	0	631,794	0%
Hardware Stores	4,535,976	930,713	3,605,263	21%
Other Building Materials Dealers, Lumberyards	6,365,137	4,218,473	2,146,664	66%
Lawn, Garden Equipment, Supplies Stores	6,403,247	0	6,403,247	0%
Outdoor Power Equipment Stores	1,386,713	0	1,386,713	0%
Nursery and Garden Centers	5,016,534	0	* 5,016,534	0%
<b>Food and Beverage Stores</b>	<b>92,743,581</b>	<b>80,624,377</b>	<b>12,119,204</b>	<b>87%</b>
Grocery Stores	67,454,991	58,644,377	8,810,614	87%
Supermarkets, Grocery (Ex Conv) Stores	50,721,344	30,224,377	# 20,496,967	60%
Convenience Stores	16,733,647	* 28,420,000	# -11,686,353	170%
Specialty Food Stores	6,791,974	5,180,000	* 1,611,974	76%
Beer, Wine and Liquor Stores	18,496,616	16,800,000	* 1,696,616	91%
<b>Health and Personal Care Stores</b>	<b>26,580,358</b>	<b>55,684,253</b>	<b>-29,103,895</b>	<b>209%</b>
Pharmacies and Drug Stores	21,083,888	51,400,000	* -30,316,112	244%
Cosmetics, Beauty Supplies, Perfume Stores	1,798,502	1,991,459	-192,957	111%
Optical Goods Stores	1,293,943	1,463,096	-169,153	113%
Other Health and Personal Care Stores	2,404,025	829,698	1,574,327	35%
<b>Clothing and Clothing Accessories Stores</b>	<b>25,713,539</b>	<b>10,273,278</b>	<b>15,440,261</b>	<b>40%</b>
Clothing Stores	16,026,249	7,176,024	8,850,225	45%
Men's Clothing Stores	725,501	0	* 725,501	0%
Women's Clothing Stores	3,421,318	806,664	2,614,654	24%
Children's, Infants Clothing Stores	1,196,268	0	1,196,268	0%
Family Clothing Stores	8,714,625	5,443,927	3,270,698	62%
Clothing Accessories Stores	666,197	0	666,197	0%
Other Clothing Stores	1,302,340	925,433	376,907	71%
Shoe Stores	2,767,235	2,437,254	329,981	88%
Jewelry, Luggage, Leather Goods Stores	6,920,055	660,000	6,260,055	10%
Jewelry Stores	5,863,593	660,000	* 5,203,593	11%
Luggage and Leather Goods Stores	1,056,462	0	1,056,462	0%



<b>Retail Supply &amp; Demand</b>	<b>Frankford Trade Area</b>	<b>Frankford Trade Area</b>	<b>Frankford Trade Area</b>	<b>Frankford Trade Area</b>
	2016 Demand (Expenditures)	2016 Supply (Retail Sales)	Opportunity Gap/Surplus	2016 Supply (as % of Demand)
<b>Sporting Goods, Hobby, Book, Music Stores</b>	<b>9,390,316</b>	<b>0</b>	<b>9,390,316</b>	<b>0%</b>
Sporting Goods, Hobby, Musical Inst Stores	8,333,371	0	8,333,371	0%
Sporting Goods Stores	4,574,971	0	*	0%
Hobby, Toys and Games Stores	2,433,426	0	*	0%
Sew/Needlework/Piece Goods Stores	565,702	0	*	0%
Musical Instrument and Supplies Stores	759,272	0	759,272	0%
Book, Periodical and Music Stores	1,056,945	0	1,056,945	0%
Book Stores and News Dealers	887,644	0	887,644	0%
Book Stores	757,596	0	*	0%
News Dealers and Newsstands	130,048	0	130,048	0%
Prerecorded Tapes, CDs, Record Stores	169,301	0	169,301	0%
<b>General Merchandise Stores</b>	<b>70,827,910</b>	<b>24,615,611</b>	<b>46,212,299</b>	<b>35%</b>
Department Stores Excl Leased Depts	30,508,575	10,560,000	*	35%
Other General Merchandise Stores	40,319,335	14,055,611	26,263,724	35%
<b>Miscellaneous Store Retailers</b>	<b>13,349,326</b>	<b>1,989,370</b>	<b>11,359,956</b>	<b>15%</b>
Florists	473,933	460,295	13,638	97%
Office Supplies, Stationery, Gift Stores	6,132,842	227,880	5,904,962	4%
Office Supplies and Stationery Stores	2,655,570	0	*	0%
Gift, Novelty and Souvenir Stores	3,477,272	227,880	3,249,392	7%
Used Merchandise Stores	1,133,470	221,195	912,275	20%
Other Miscellaneous Store Retailers	5,609,081	1,080,000	*	19%
<b>Foodservice and Drinking Places</b>	<b>50,220,528</b>	<b>34,344,668</b>	<b>15,875,860</b>	<b>68%</b>
Full-Service Restaurants	25,157,724	15,699,660	9,458,064	62%
Limited-Service Eating Places	22,835,924	16,050,000	*	70%
Drinking Places -Alcoholic Beverages	2,226,880	2,595,008	-368,128	117%
<b>Personal Services</b>	<b>9,019,000</b>	<b>12,750,000</b>	<b>-3,731,000</b>	<b>141%</b>
Hair Salons, Barbers, Nail Salons	4,374,215	5,560,000	-1,185,785	127%
Laundries/Dry Cleaning	4,644,785	7,190,000	-2,545,215	155%
* Adjusted by Urban Partners				
Source: The Nielsen Company, Urban Partners				

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**Table 12: Employee Retail Expenditures**

<b>Near Business Expenditures Per Worker (6/2016)</b>	<b>Office-Based Worker</b>	<b>Health Care Facility Worker</b>	<b>Retail Non-Restaurant Employee</b>	<b>Restaurant Employee</b>	
<b>Total</b>	<b>\$3,846</b>	<b>\$2,545</b>	<b>\$2,878</b>	<b>\$542</b>	
Furniture & Home Furnishings Stores	\$56	\$56	\$14	\$7	
Electronics & Appliance Stores	\$77	\$77	\$31	\$15	
Building Materials, Garden Equipment Stores	\$176	\$176	\$36	\$18	
Food & Beverage Stores	\$904	\$655	\$754	\$245	
Health & Personal Care Stores	\$156	\$156	\$120	\$83	
Clothing & Clothing Accessories Stores	\$273	\$273	\$82	\$41	
Sporting Goods, Hobby, Book, Music Stores	\$147	\$147	\$44	\$22	
General Merchandise Stores	\$225	\$225	\$85	\$44	
Miscellaneous Store Retailers	\$158	\$158	\$47	\$24	
Foodservice & Drinking Places	\$1,646	\$594	\$1,639	\$15	
Personal Services	\$27	\$27	\$27	\$27	
<b>Total Employee Retail Expenditures--2016 (In Thousands)</b>	<b>Office-Based Workers</b>	<b>Health Care Facility Workers</b>	<b>Retail Non-Restaurant Employees</b>	<b>Restaurant Employees</b>	<b>Total</b>
<b>Estimated Frankford District Employment</b>	846	1,200	272	103	
<b>Total Expenditures</b>	<b>\$3,254</b>	<b>\$3,054</b>	<b>\$783</b>	<b>\$56</b>	<b>\$7,147</b>
Furniture & Home Furnishings Stores	\$47	\$67	\$4	\$1	\$118
Electronics & Appliance Stores	\$65	\$92	\$8	\$2	\$167
Building Materials, Garden Equipment Stores	\$149	\$212	\$10	\$2	\$373
Food & Beverage Stores	\$765	\$786	\$205	\$25	\$1,782
Health & Personal Care Stores	\$132	\$187	\$33	\$9	\$361
Clothing & Clothing Accessories Stores	\$231	\$328	\$22	\$4	\$586
Sporting Goods, Hobby, Book, Music Stores	\$124	\$176	\$12	\$2	\$314
General Merchandise Stores	\$191	\$271	\$23	\$5	\$489
Miscellaneous Store Retailers	\$133	\$189	\$13	\$2	\$338
Foodservice & Drinking Places	\$1,393	\$713	\$446	\$2	\$2,553
Personal Services	\$23	\$33	\$7	\$3	\$66

Source: International Conference of Shopping Centers; Urban Partners

## **Retail Development Potential for Frankford**

Consumer shopping patterns vary depending on the types of goods being purchased. For convenience goods purchased frequently, such as groceries, drugs, and prepared foods, shoppers typically make purchases at stores close to their home or place of work. For larger-ticket, rarely purchased items—such as automobiles, electronics and large appliances—shoppers may travel anywhere within the region to obtain the right item at the right price. For apparel, household

furnishings, and other shopping goods, consumers generally establish shopping patterns between these two extremes, trading at several shopping areas within 30 minutes travel from their homes.

In analyzing the retail market within a portion of a larger metropolitan area, these behavioral observations translate into rules-of-thumb:

- Shopping for community-serving goods & services is generally confined to the primary trade area.

- Expenditures made at full-service restaurants will occur chiefly within the primary trade area, but some restaurant expenditures made by trade area customers are lost to established restaurants located outside the trade area. Similarly, some restaurant sales in the trade area come from residents who live elsewhere.
- Expenditures made by primary trade area residents for shopping good items (department stores, apparel, and most specialty goods) will likely occur within the area, but a substantial proportion of these sales will occur outside the area. Similarly, significant sales are attracted from residents outside the primary trade area to well-known stores within the trade area.
- Specific high-quality stores within the primary trade area may attract clientele from beyond the trade area for targeted, single destination trips for specialized purchases.

The development potential for supermarkets has been discussed above. Looking at the remaining 47 retail categories, we note the following:

- supply exceeds demand in eleven categories, most notably several types of health and personal care stores; personal services (hair/nail salons and laundries); furniture, home furnishings, and appliances; liquor/beverage distributors; and bars;
- in three other retail categories, the sales potential provides a portion of the demand for a very large superstore that may already exist within a few miles of Frankford or which is only likely to be built near I-95 or Roosevelt Boulevard. These opportunities include a discount department store (Walmart; Target), a home center (Home Depot; Lowe's), and a warehouse club (Costco; Sam's; BJ's);
- a few categories are shifting to on-line shopping—books, cameras, pre-recorded music, news stands, office supplies—and are poor options for store development in commercial districts such as Frankford Avenue;
- existing supply on Frankford Avenue of cell phone, computer service, and medical supply stores is probably already capturing a reasonable share of trade area demand; and
- other categories, such as outdoor power equipment and lumber yards, are physically inappropriate for Frankford Avenue locations.

The **remaining 23 categories provide the best opportunities** for capturing excess demand in new or expanded Frankford District stores.

As shown on **Table 13**, these opportunities total 129,000 SF, which if fully captured, would grow Frankford Avenue retailing by more than a quarter.

# Frankford Community Development Corporation

**Table 13: Retail Opportunities for Frankford Avenue Commercial District**

Frankford Avenue Retail Opportunities		
<b>Total Retail Opportunities</b>		<b>129,000 SF</b>
<b>Foodservice &amp; Drinking Places</b>		<b>27,000 SF</b>
Full-Service Restaurants	15,000 SF	
Limited-Service Eating Places	12,000 SF	
<b>Clothing &amp; Clothing Accessories Stores</b>		<b>43,000 SF</b>
Men's Clothing Stores	2,000 SF	
Women's Clothing Stores	9,000 SF	
Children's, Infants' Clothing Stores	4,000 SF	
Family Clothing Stores	12,000 SF	
Clothing Accessories Stores	2,000 SF	
Work Clothes/Uniforms	2,000 SF	
Shoe Stores	1,000 SF	
Jewelry Stores	3,000 SF	
Leather Goods Stores	2,000 SF	
Used/Consignment Apparel	6,000 SF	
<b>Building Material, Garden Equipment Stores</b>		<b>19,000 SF</b>
Paint & Wallpaper Stores	2,000 SF	
Hardware Stores	5,000 SF	
Nursery & Garden Centers	12,000 SF	
<b>Specialty &amp; Other Retailing</b>		<b>40,000 SF</b>
Automotive Parts/Accessories	6,000 SF	
Specialty Food Stores	6,000 SF	
Sporting Goods Stores	8,000 SF	
Hobby, Toy & Game Stores	3,000 SF	
Sewing, Needlework & Piece Goods Stores	3,000 SF	
Musical Instrument & Supplies Stores	3,000 SF	
Gift, Novelty & Souvenir Stores	8,000 SF	
Pet Supply	3,000 SF	

Source: Urban Partners

Major categories of potential expansion cover a range of products, including the following:

- **Expanding the number and size of full-service restaurants and other dining options.**

In the total Frankford Trade Area, dining facilities are currently capturing only about two-thirds of demand. Supply is even more restricted for full-service restaurants where current locations are capturing only 62% of demand. The Frankford District has consistently included a significant share of the Trade Area's dining supply, indicating that this type of business can succeed in drawing customers to Frankford Avenue.

The retail analysis suggests that current offerings can be expanded substantially (by perhaps 27,000 SF), particularly through an emphasis on restaurants diversifying cuisine from the current diet of donuts, chicken, pizza and Chinese food. A focus on the area near the FTC would seem especially appropriate since, at that location, Trade Area demand could be supplemented by evening commuters transferring to their parked automobiles as well as by after-work capture of hospital-related employees. This focus could establish a niche for the area that might, eventually, attract a broader community-wide market to the District.

A restaurant expansion/diversification effort will likely rely on independent restaurant entrepreneurs, rather than national or regional chains. **Frankford CDC could consider initiating this restaurant expansion effort with routine "dining fairs" (maybe Fridays and Saturdays) on one of the identified development parcels near the FTC. These "fairs" might include stands and food trucks.** The success of this effort could then lead to on-site building construction housing the enduring restaurateurs—either in individual establishments or in an incubator facility.

- **Expanded apparel offerings** are another major opportunity to capture available market (up to 43,000 SF). Especially strong opportunities are family clothing (12,000 SF) and women's clothing (9,000 SF) products, but other growth could include a work clothes/work uniform store, a children's

apparel store (beyond school uniforms), consignment apparel, some cosmetic jewelry, and other additional specialty clothing and shoe stores.

About **60% of the Frankford District's current apparel offerings are concentrated in the Orthodox/Margaret vicinity. A focus here on growth and diversification of this apparel supply** would help define a clearer role for this segment of the Avenue and build on current strengths.

- 5,000 SF of new or expanded **hardware store** offerings as well as a large **nursery and garden center** (12,000 SF) and a small specialty paint and wallpaper store are also supportable. The hardware store potential might involve a new store or expansion of Frankford Hardware.

A large garden center would not usually be an appropriate insertion into an active, dense retail block. However, the extensive vacancies in the 4200, 4300, and southern portion of the 4400 blocks of Frankford suggest that conversion to other commercial or residential uses may be necessary. A successful garden center could add greening and ambiance to blocks targeted for such conversion, and provide a buffer from the heavy street traffic along Frankford to quieter uses set off the Avenue.

- There are several specialty stores with strong demand and no Trade Area supplier whatsoever. These include **sporting goods** (other than running shoes), **hobby and game stores, sewing and fabric stores, musical instrument stores, and a pet supply store**. All of these provide the opportunity for a new store in the District, though some (musical instruments, for instance), require specialized expertise that may be difficult to recruit.
- There is substantially greater demand than the limited supply in the Trade Area for **specialty food stores and gift shops**. Multiple smaller stores in each category could be supported in the Frankford District.

- Finally, the Trade Area can support two more **auto parts & accessories stores**—one of which could be located in the Frankford District. However, the two most likely chains (Auto Zone and Advanced Auto) have other outlets probably located too close to allow for an additional store in this area. The recent purchase of Pep Boys by the owner of Auto Plus, may yield more competition in Philadelphia in the smaller, parts-only store niche, but that possibility needs to be monitored.
- We should also add that, while the Trade Area is (overall) adequately served by pharmacies, an additional issue is the location of outlets for the two major competitors—Walgreen's and CVS. In that regard, **CVS lacks some coverage in the Northeast Subarea of the District**. The closest outlets are on Castor Avenue and at Harbison and Roosevelt—each about 1.25 miles from the FTC. From a competitive viewpoint, CVS might find a location near the FTC valuable; "Parcel B" could accommodate such a pharmacy.



## Office/Commercial Market Analysis

The U. S. Census Bureau tracks reported employment annually through its "On The Map" service. **Figure 3** illustrates a District employment zone for which Urban Partners extracted overall on-site employment data. This employment zone generally encompasses the Frankford District as well as the surrounding blocks.

**Figure 3. Frankford District Employment--2014**



Density of employment is illustrated by the intensity of the blue coloring. Not surprisingly, the densest employment is concentrated at and near the Aria hospital facility.

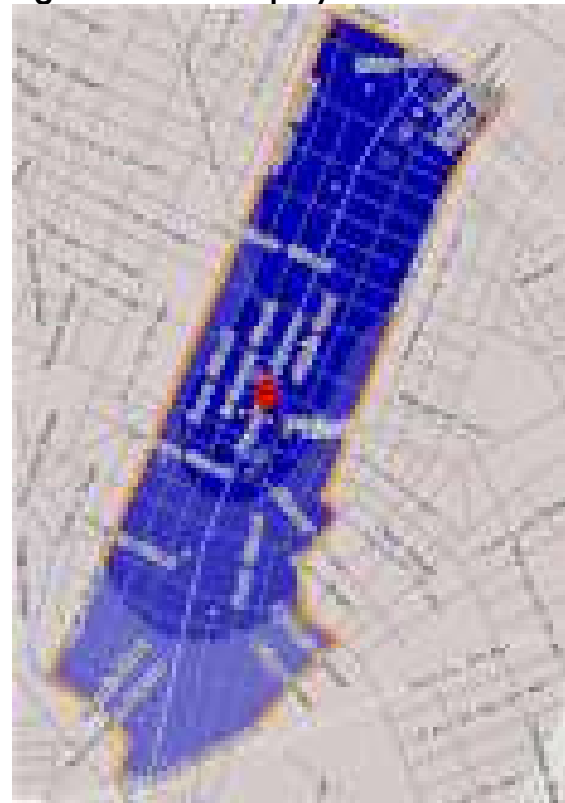
As shown on **Table 14**, 2,770 total jobs were reported in the Frankford District in 2014. 92% of these jobs were reported as full time; 8% part-time. Part-time employment is more concentrated in health care, social assistance, and financial/real estate services with about 10% of jobs in those sectors being part-time.

This reported employment was generally stable over the preceding decade, with a slight reduction from 2,798 in 2009 and 2,895 in 2004. Most of this decline was in retail, food services, and industrial employment; employment in services sectors--health care, social assistance, and education--grew during the decade.

Health care and social assistance sectors dominate the District's employment profile with 50-55% of employment in those sectors. We also note that employment in education services (mostly day care) and other non-health care services (hair and nail salons, for instance) has grown to the point that total reported employment in these sectors exceeds employment in retail stores and restaurants.

The location of employment also illustrates physical trends seen along Frankford Avenue. Clearly, the densest employment concentrations are dominated by the major health care services at and near the hospital. However, retail services are also being concentrated in the 4600 through 5100 blocks of Frankford (see **Figure 4**).

**Figure 4. Retail Employment--2014**



# Frankford Community Development Corporation

**Table 14. Reported District Employment**

	2014		2009		2004	
	Count	Share	Count	Share	Count	Share
<b>Total</b>	<b>2,770</b>		<b>2,798</b>		<b>2,895</b>	
Health Care and Social Assistance	1,482	53.5%	1,557	55.6%	1,385	47.8%
Retail Trade, Accommodations & Food Services	375	13.5%	459	16.4%	620	21.4%
Educational & Other Services	424	15.3%	377	13.5%	306	10.6%
Finance, Insurance, Real Estate, Professional Services, Information, Management	131	4.7%	164	5.9%	176	6.1%
Manufacturing	207	7.5%	98	3.5%	114	3.9%
Construction, Utilities, Transportation, Wholesale Trade, & Waste Management	142	5.1%	142	5.1%	250	8.6%
Arts, Entertainment, and Recreation	0	0.0%	0	0.0%	44	1.5%
Public Administration	9	0.3%	1	0.0%	0	0.0%

Source: U. S. Census "On The Map"

Similarly, dining is increasingly compacted in the northern blocks of the District (**Figure 5**).

**Figure 5. Dining Facility Employment--2014**



On the other hand, the vacated space in the southern portion of the District is being filled in part by day care centers as shown on **Figure 6**.

**Figure 6. Education Services Employment--2014**



Utilizing and refining data proved by Frankford CDC, we have identified 52 commercial and service uses within the District, in addition to the retail businesses inventoried. Obviously, the Aria Hospital complex is the largest of these uses. The other service uses generally occupy storefront spaces, but some larger health care uses also appear to utilize second floors.

**Table 15** provides a roster of these uses. Eleven uses provide health care services. These include the Aria complex and five nearby health offices and services. Other health care clinics, dentist's offices and specialty services are scattered throughout the District.

Ten uses are day care centers and/or pre-schools. There are also seven churches—many in storefront spaces—and four banks. Ten uses are various types of financial services offices ranging from tax services to accountant to insurance agents to check cashing sites. Finally, there are ten uses that are largely one-off—a funeral home, the Library, the PGW office, a tattoo parlor, a union hall, etc.

In terms of location within the District, health care uses are clearly concentrated near the hospital and the four banks are scattered throughout the District. **20 of the remaining 37 non-retail uses are located in the southern portion of the District—the 4200, 4300, and 4400 blocks; 14 are in the 4500 and 4600 blocks.**

**Table 15. Frankford District Commercial/Service Uses**

## Health Care

Aria Healthcare System	5001	Frankford
Best Behavioral Care	5037	Frankford
Charles A. Friedenber, DDS	4606	Frankford
Frankford Avenue Health Center	4467	Frankford
Frankford Medical & Pain Management	4901	Frankford
Frankford Medical Center	4951	Frankford
Northeast Treatment Center	4625	Frankford
Pearl Family Dentistry	5207	Frankford
Steven Oschenreither DMD	4945	Frankford
Wedge Medical Center	4243	Frankford
12 Steps Ahead House of Adonai	5023	Frankford

## Day Care/Pre-School

All Star Kids Learning Factory	4450	Frankford
Children's Play Care Center	4524	Frankford
Education Nation Learning Academy	4635	Frankford
Golden Tots Academy	4507	Frankford
Hasan's Interactive Learning Center	4671	Frankford
Kids Educare LLC	4625	Frankford
Little Achievers	4610	Frankford
Little Hands & Feet Daycare	4310	Frankford
Little Learners Academy	4501	Frankford
Wee Kids Daycare	4282	Frankford

## Churches

Eglise de Dieu la Nouvelle Alliance	4241	Frankford
Fellowship Revival Church of Love	4359	Frankford
Iglesia Del Dios Pentecostal	4331	Frankford
St. Mark's Church	4431	Frankford
Taha Masjid	4665	Frankford
The Anointed Church of God	4461	Frankford
The Church of Jesus Christ of Latter-day Saints	4607	Frankford

## Banks

Citizen's Bank	4675	Frankford
National Penn	4622	Frankford
PNC Bank	4346	Frankford
Wells Fargo	5007	Frankford

## Accountant/Financial Services

Albo Tax Service	4400	Frankford
H&R Block	4900	Frankford
Jackson Hewitt Tax Services	5123	Frankford
Madelyn's EZ Service	4225	Frankford
Ralph & Rose Tax Service	4428	Frankford
Solomon Multi Services	5105	Frankford

## Financial Services/Check Cashing

Diamond Check Cashing	4261	Frankford
Woodland Money Loan	4677	Frankford

## Financial Services/Insurance/Auto Tags

Donny Montano Insurance	4300	Frankford
Instant Auto Tags	4647	Frankford

## Other

Alcoholics Anonymous	4312	Frankford
Turning Points for Children, Non-Profit	4346	Frankford
HACE, Housing Counseling	4660	Frankford
Frankford Neighborhood Library	4628	Frankford
Mark My Flesh Tattoo	4601	Frankford
Nulty Funeral Home	4292	Frankford
Nurse Aid Training	4419	Frankford
Philadelphia Gas Works	4409	Frankford
State Representative Jason Dawkins	4911	Frankford
Teamster's Labor Union 929	4343	Frankford

Source: Urban Partners

## Commercial Rents

A review of published listings for Frankford Avenue first floor space identified typical rent levels in the \$11 to \$12 per square foot range for storefronts near the Arrott Transportation Center or farther north. Space in the 4400 block is offered for less--\$9 per square foot per year (see **Table 16**).

**Table 16. Sampled Commercial Rent Listings**

Location	Monthly Rent	Size (SF)	Annual Rent Per SF
4400 Block Frankford	\$1,500	2,000	\$9.00
Oxford Near Frankford	\$495	500	\$11.88
4800 Block Frankford	\$2,000	2,200	\$10.91
4739 Frankford	Negotiable	17,000	
1352 E. Lycoming	\$1,000	900	\$13.33
Frankford & Church (2nd Floor)	\$400	540	\$8.89
1240 E. Erie	\$3,188	4,500	\$8.50
1050 E. Hunting Park	Negotiable	1,500	

*Sources: Craig's List; Loopnet*

Rent for one recently vacated larger multi-story office building (owned by a regional commercial landlord/ developer) is listed as "negotiable." Rents in adjacent areas of East Juniata Park are similar.

## Residential Sales Market Analysis

The Frankford Trade Area's sale housing market for townhomes was analyzed to identify trends in residential real estate and to determine the potential for new for-sale residential development and its associated pricing. The Trade Area includes the Frankford neighborhood as well as portions of east Juniata Park which are viewed as important comparables for the southern portion of Frankford.

The analysis undertaken here is generally focused on the residential potential for the SEPTA "Parcel B" site, but is also supportive of other potential Frankford development sites including the proposed Gillingham Court development at Ditman and Gillingham and possible partial redevelopment for residential use of the 4200, 4300, and lower 4400 blocks of Frankford Avenue in association with off-Avenue parcels. Therefore, we have focused the analysis on the market for compact, townhome-

and twin-style product which might be developed in these dense locations.

RealQuest Professional provides a comprehensive real estate database service that was utilized for this report. Based on that data, home purchases by likely owner-occupants in the Frankford Trade Area during the May 2014 to March 2016 period included 232 townhomes and 93 twins. A roster of these sales transactions is recorded in **Appendix B**.

37 of these were distressed dispositions by lenders. The sales prices for these transactions ranged from \$15,000 to \$82,000, with a median sales price of \$39,950 for townhomes and \$37,850 for twins. On a per square foot basis, these sales prices ranged from \$10 per SF to \$67 per SF, with a median sales price per SF of \$35.

The more appropriate comparison involves the 288 sales in less distressed circumstances. On **Table 17** shown below, these 288 sales are segmented by unit size, type and location.

**Table 17: Homeowner Purchases—2014-2016**

Unit Size	Unit Type	Number of Transactions	Price Range	Median Sales Price	Median Price Per SF
<b>Northeast Subarea</b>					
720 SF to 760 SF--One-Story	Townhome	8	\$50,000-\$112,000	\$70,500	\$96.32
800 SF to 1,099 SF	Townhome	34	\$42,900-\$119,000	\$70,700	\$72.73
1,100 SF to 1,260 SF	Townhome	28	\$25,000-\$120,500	\$78,450	\$66.99
1,261 SF to 1,399 SF	Townhome	17	\$48,900-\$140,000	\$84,900	\$62.98
1,400 SF +	Townhome	7	\$70,000-\$105,000	\$81,000	\$55.56
1,200 SF to 1,499 SF	Twin	16	\$49,900-\$184,500	\$111,750	\$78.46
1,500 SF to 1,899 SF	Twin	21	\$64,000-\$190,000	\$129,000	\$79.55
1,900 SF +	Twin	16	\$83,000-\$196,000	\$157,000	\$72.76
<b>Southwest Subarea</b>					
800 SF to 1,099 SF	Townhome	5	\$29,999-\$69,900	\$46,300	\$48.92
1,100 SF to 1,260 SF	Townhome	17	\$29,600-\$125,000	\$72,000	\$57.68
1,261 SF to 1,399 SF	Townhome	2	\$59,000-\$61,000	\$60,000	\$45.26
1,400 SF +	Townhome	4	\$53,900-\$159,000	\$126,000	\$77.27
900 SF to 1,199 SF	Twin	5	\$22,000-\$136,500	\$65,000	\$61.09
1,200 SF to 1,499 SF	Twin	8	\$25,000-\$95,000	\$80,100	\$60.30
1,500 SF to 1,899 SF	Twin	10	\$50,000-\$200,000	\$120,000	\$70.67
1,900 SF +	Twin	4	\$69,500-\$175,000	\$109,500	\$49.98
<b>East Juniata Park</b>					
709 SF to 716 SF--One-Story	Townhome	6	\$50,000-\$90,000	\$78,220	\$109.51
800 SF to 1,099 SF	Townhome	17	\$49,900-\$125,000	\$79,900	\$75.66
1,100 SF to 1,260 SF	Townhome	40	\$57,500-\$129,000	\$87,750	\$73.13
1,261 SF to 1,399 SF	Townhome	14	\$55,000-\$109,900	\$80,950	\$60.64
1,400 SF +	Townhome	7	\$50,000-\$118,000	\$80,000	\$52.29
1,200 SF to 1,499 SF	Twin	2	\$180,000-\$182,000	\$181,000	\$131.16

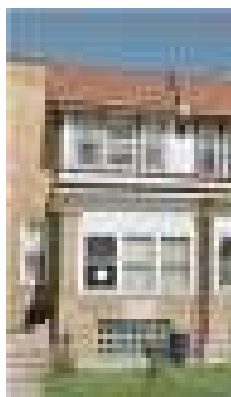
Source: RealQuest Professional; Urban Partners

## Frankford Community Development Corporation

One unusual townhome type found in Frankford/East Juniata Park area is the one-story, two-bedroom townhome sized in the range of 709 SF to 760 SF. 14 of these one-story townhomes were sold to homeowners during the past two years for prices ranging up to \$112,000. The median sales price of this home type was \$70,500 or \$96.32 per square foot in the Northeast Subarea (Frankford neighborhood north of Foulkrod) and about 10% higher in the East Juniata Park neighborhood.



The other townhome sales were more traditional two-story homes—usually three-bedroom, one bath models. In the Northeast Subarea, 86 townhomes of this type were purchased by owner-occupants during this period.



The range of townhome sales prices in this subarea was from \$25,000 to \$140,000, with median sales prices running from \$70,700 for a townhome of less than 1,100 SF to \$84,900 for townhomes between 1,261 SF and 1,399 SF. The few townhomes larger than 1,400 SF sold for somewhat less, indicating that desirable townhome sizes probably peak at 1,300 SF to 1,400 SF.

Fewer townhomes (28) were sold to owner-occupants in Frankford's Southwest Subarea. 17 of these 28 townhomes were sized in the 1,100 SF to 1,260 SF range with a median sales price of \$72,000—about 8% less than in the Northeast Subarea. Data for other home sizes was so sparse that we should be careful drawing conclusions from so few sales.

East Juniata Park, adjacent to Frankford's Southwest Subarea, had homeowner purchase volumes similar to Frankford's Northeast Subarea (84 sales compared to 94 in the NE Subarea), a similar distribution of home sizes, and pricing about 5% to 10% above the sales prices in the Northeast Subarea for the most popular smaller sizes.

Twins were a similarly popular product in the Northeast Subarea, with 53 sold during the two year period at prices ranging from \$49,900 to \$196,000 for units beginning at 1,200 SF. In this area, median sales prices for twins were significantly higher than for townhomes, ranging from \$111,000 for 1,200 SF to 1,499 SF units to \$157,000 for larger 1,900 SF + homes. The most popular sizes (1,200 SF to 1,899 SF) averaged about \$79 per SF in sales price.

The 27 twin sales in the Southwest Subarea generally matched the 28 townhome sales. Prices were about 10% to 20% below prices for twins seen in the Northeast Subarea.

Two newer twins (built in 2008) were sold in East Juniata Park for \$180,000 and \$182,000. These could provide strong comparables for potential new construction in Frankford.

**Table 18. Highest Valued Home Purchases**

Unit Size	Unit Type	Number of Transactions	Price Range	Median Sales Price	Median SF	Median Price Per SF	Median Year Built
<b>Top Quarter of Sales</b>							
712 SF to 760 SF--One-Story	Townhome	4	\$89,900-\$112,000	\$90,000	716	\$126.33	1940
800 SF to 1,099 SF	Townhome	14	\$84,500-\$125,000	\$99,900	1,056	\$95.45	1925
1,100 SF to 1,260 SF	Townhome	21	\$99,900-\$129,000	\$108,000	1,190	\$93.75	1945
1,261 SF to 1,399 SF	Townhome	8	\$103,000-\$140,000	\$113,450	1,321	\$85.94	1933
1,400 SF +	Townhome	5	\$109,900-\$159,000	\$122,000	1,492	\$77.38	1940
1,200 SF to 1,499 SF	Twin	7	\$152,000-\$184,500	\$162,000	1,392	\$123.99	1940
1,500 SF to 1,899 SF	Twin	8	\$155,000-\$200,000	\$171,500	1,688	\$105.37	1940
1,900 SF +	Twin	5	\$182,000-\$196,000	\$189,900	1,984	\$92.24	1940

Source: RealQuest Professional; Urban Partners



This universe of home sales, however, includes only older properties (no new construction) and, therefore, covers property in a variety of physical conditions, as well as properties with varied adjacent circumstances. A more effective approach to understanding the strength of the market, particularly for potential new construction townhomes, is to consider the economics of the most valuable homes.

On **Table 18**, we limit the analysis to the 25% most valuable recent sales in each of the five townhome and three twin sizes. Focusing on these most valuable sales, we can assume that we are examining the highest quality, best maintained product in each size and type.

For the small single-story townhome (two-bedroom; one bath), the median price is \$90,000 or \$126.33 per square foot. For the two-story (three-bedroom, one bath) models with less than 1,400 SF of living space, median sales prices are in the \$100,000 to \$113,000 range (depending on unit size) or \$86 to \$95 per SF. Again, larger homes, while priced somewhat higher, are in less demand.

We should note that this pricing, while obviously for the best maintained units, is still being achieved for very old product. The median year built for these more attractive units is roughly 1940.

For twins, median sales prices for these better maintained units are in the \$162,000 to \$190,000 range (depending on unit size) or \$92 to \$124 per SF.

## New Construction Sales Housing

Though the Trade Area and nearby locations have not had new for-sale homes constructed since 2010, there were six new home communities comprising 245 units built from 2004 to 2010 in adjoining neighborhoods. Most of these developments were in somewhat different market areas (Bridesburg, for instance), but the *Twin Homes at Frankford Creek*, directly across the creek from Southwest Frankford, provide an excellent indication of the potential for new home construction in the area (see **Figure 7**).

**Figure 7. Twin Homes at Frankford Creek**



The chief characteristics of this development were:

- **Twin Homes at Frankford Creek** (E. Cayuga + Castor Avenue (abutting Frankford Creek))
  - Fifty (50) two-story, semi-detached townhouses
  - Built in 2008-9
  - 1,380-1,624 SF of living space
  - 3-4 bedroom, 2 bath
  - Sold for \$162,000 to \$175,000
  - Awarded development subsidies from Pennsylvania Housing Finance Agency; grants from City (HOME) and State (DCED).
  - Developed by a community development corporation (Impact Services).

One important observation concerning this development is that these homes have held their value for the homebuyers, with two units reselling in the past two years at prices above the original purchase prices.

# Frankford Community Development Corporation

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## **New Sale Housing Potential for Frankford**

While the predominant focus of this market analysis is on retail/commercial enhancements to the Frankford District, and in particular as elements for the development of the designated SEPTA parcels, residential development might be a component of this market capture. This might occur either to make most effective use of sites such as SEPTA's "Parcel B" and the proposed Gillingham Court parcel or to provide new activity in the blocks of Frankford Avenue where retail opportunities are weakest—leaving numbers of vacant properties.

For "Parcel B," immediately adjacent to the FTC, small-household oriented development might be most appropriate. This might include townhomes or stacked townhomes. The popularity of the single-story (two-bedroom, one bath) townhome suggests that stacked townhomes of this type might be marketable to one- and two-adult households at this transit-oriented location.

In terms of possible pricing, the Philadelphia experience is that newly constructed sales housing tends to achieve prices about 25% above the prices of the best quality older units in the same area. This price differential has been accentuated in recent years by the impact of the 10-year tax abatement on new home pricing. In this price range, a savings of \$500 to \$1,000 per year might be expected from the tax abatement, providing the potential for an additional price increment of \$10,000 to \$15,000 in home sales prices.

Looking at the data on Table 18, where the older single-story 750 SF townhome is priced at \$90,000 to \$95,000, and adding these increments for new construction and tax abatement, we can see a **price level of \$125,000 to \$135,000 for this 750 SF product (\$165 to \$180 per square foot)**. It would be difficult to produce this unit type at this price point without some cost assistance, but that level of subsidy is likely to be comparatively modest.

For a more traditional two-story, three-bedroom townhome, the area sales data suggests that a well-maintained older home of 1,000 SF to 1,200 SF would likely sell for about \$95 per square foot, or \$100,000 to \$125,000. Adding increments for new construction and tax abatement, we can see a **price level of \$140,000 to \$170,000 for a newly constructed 1,000 SF to 1,200 SF townhome (\$140 per square foot)**.

Although the twin product appears to have strong potential, the "Parcel B" site might be a difficult location for this more family-oriented housing type. However, it might be very appropriate as a new sales housing product in a more extensive redevelopment on or near the Avenue, particularly in the increasingly vacant 4200 to 4400 blocks. Here, the potential for sales housing development will depend largely on two site factors:

- first, the ability to assemble a sufficiently large site to create a "community of homeowners"; at least 20 new homes would seem necessary to create such a "new" feel; and
- secondly, shaping a development site so that the new homes are not oriented to front on Frankford Avenue under the El.

A number of locations in the 4200 and 4300 blocks of Frankford could provide opportunities to assemble such sites.

Pricing of smaller units in these locations may be somewhat less than could be anticipated on "Parcel B." However, the experience with the Twin Homes at Frankford Creek suggests that **sales prices approaching \$200,000 may be possible for newly-constructed twins in the 1,300 SF to 1,500 SF range if the right site can be assembled**. With this base, we would expect that 1,000 SF to 1,200 SF townhomes could reach the \$140,000 to \$170,000 price point discussed above for "Parcel B" to diversify the products offered in such a development.

These same price points would also seem likely for new development of townhomes or twins on other larger development sites—such as the proposed Gillingham Court site—situated in purely residential portions of the neighborhood. **On these sites, we would expect sales prices approaching \$200,000 for newly-constructed twins in the 1,300 SF to 1,500 SF range and \$140,000 to \$170,000 for 1,000 SF to 1,200 SF townhomes.**

## Rental Housing Market Analysis

As shown on Table 4 above, rental housing in the Frankford Trade Area represents slightly less than half of all housing units—49.4%. In terms of subareas, rental units are slightly more concentrated in the Southwest Subarea and East Juniata Park (see **Table 19**).

At the modest end of the spectrum, nearly 30% pay less than \$500 in rent monthly. We note that this segment includes the 442 project-based income-assisted units (about 6% of the rental stock), as well as other households that may be receiving assistance (Section 8) to rent in smaller structures throughout the neighborhood. Even including these modest income households, the median rent in the Trade Area was \$643 in 2014 and about 25% of the market pays rents at \$800 and above.

**Table 19. Housing Tenure by Subarea--2014**

	Housing Units	% Vacant	Occupied Units	% Owner-Occupied	% Rentals
Total Frankford Trade Area	18,599	16.25%	15,576	50.63%	49.37%
Northeast Frankford Subarea	10,665	13.20%	9,257	52.06%	47.94%
Southwest Frankford Subarea/East Juniata Park	7,934	20.36%	6,319	48.52%	51.48%

Much of this difference results from the fact that the four income-restricted housing developments in the Trade Area—with 534 units, including 442 with assistance—are located in this Southwest Subarea (see **Table 20**).

**Table 20. Income-Assisted Housing Inventory**

Name	Address	Ownership	Unit Count	Unit Types
Whitehall Apartments	1923 Margaret/4740 Tackawanna	Public Housing	248	Efficiency Through 5-Bedroom
Carl Mackey Apartments	1401 E. Bristol Street	For-Profit	184	1-, 2-, and 4-Bedroom
Meadow House	4649 Paul Street	Non-Profit	50	Senior 1-Bedroom
Foulkrod Apartments	1342 Foulkrod	For-Profit	52	1- & 2-Bedroom

As noted on **Table 21**, the U. S. Census 2014 data shows the range of rent payments made by Frankford Trade Area renters.

**Table 21. Census-Reported Rent Payments**

	Total Frankford Trade Area	Northeast Frankford Subarea	Southwest Frankford Subarea/East Juniata Park
<b>Monthly Rent</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>
Less Than \$300	12.37%	10.54%	14.88%
\$300 to \$399	4.79%	3.34%	6.79%
\$400 to \$499	11.04%	8.74%	14.21%
\$500 to \$599	14.32%	14.49%	14.08%
\$600 to \$699	17.24%	16.77%	17.90%
\$700 to \$799	18.18%	20.34%	15.22%
\$800 to \$899	12.85%	14.40%	10.70%
\$900 to \$999	4.81%	5.96%	3.22%
More Than \$1,000	4.40%	5.42%	3.00%
<b>Median Monthly Rent</b>	<b>\$643</b>	<b>\$677</b>	<b>\$617</b>

# Frankford Community Development Corporation

## Rental Housing Inventory

Most Trade Area rentals are in homes and smaller apartment buildings; only 2% of the housing stock is in buildings of 50 units or more. To determine the potential for new rental development in the Frankford Area and its likely pricing, we have examined currently availability.

Beyond individual homes and smaller apartment properties, four larger apartment complexes have also been examined (see **Table 22**):

- The **Carl Mackley Apartments** is a three & four-story complex consisting of 184 one-, two-, three-, and four-bedroom units. The complex offers amenities such as new kitchens and baths, on-site laundry, on-site management operation, and spacious lawns/gardens within the complex. Originally built in the 1930's, the complex is listed on the National Register of Historic Places.

Ninety-two (92) of the units receive assistance under a project based Section 8 contract, which stipulates that eligible households are those who earn less than 50% of the Area Median Income. The Section 8 also stipulates the maximum contract rents are capped at 71.9% of the Fair Market Rents for the area (as of 2016, \$1,003 for one-bedroom units, \$1,210 for two-bedroom units, \$1,502 for three-bedroom units, and \$1,659 for four-bedroom units). The maximum out-of-pocket rental expense for the voucher holders are capped at 30% of their Adjusted Gross Income, with the Section 8 subsidy covering the difference between this amount and the Fair Market Rent. At the time this report was written, there was no reported availability.

**Figure 8: Carl Mackley Apartments**



- The **Foulkrod Apartments** is a three-story, garden style apartment complex located on the 1300 block of Foulkrod Street in Frankford neighborhood. The complex, which was renovated using Low Income Housing Tax Credits, has 52 total units with amenities such as controlled access, air conditioning, and on-site maintenance and management operations. Two-bedroom units are currently listed as available at rents ranging from \$795 to \$850. Other unit types are not currently available; we estimate the rent ranges for those units as \$680 to \$795 per month for one-bedrooms and \$895 to \$985 per month for three-bedrooms. These rents include water/sewer and electric. At the time this report was written, there were two-bedroom units available.
- The **Avondale Apartments** is a four-story, mid-rise apartment complex located at the corner of Leiper Street and Arrott Street in the Frankford neighborhood. The complex has 113 units with amenities such as controlled access, private entrance, and on-site laundry facilities. Studio units rent for \$625 per month (\$1.56 per SF), and one-bedroom units rent for \$685 to \$725 per month (\$1.19 to \$1.26 per SF). These rents include all utilities (heat, hot water, gas, and electric). At the time this report was written, there were both types of units available.
- The **Cottage Court Apartments** is a two-story, garden style apartment complex located on the 5200 block of Cottage Street in the Frankford neighborhood. The complex has 40 units with amenities such as new kitchens/bathrooms/windows, high speed internet access, on-site laundry facility, and on-site maintenance and management operations. One-bedroom units are available \$650 to \$725 per month (\$0.98 to \$1.08 per SF), and two-bedroom units rent for \$850 per month (\$0.94 per SF). These rents include water and sewer. At the time this report was written, both unit types were available.

**Table 22: Summary of Rental Rates and Availability for Larger Complexes**

Name	Total Units	Type	Price	Size (SF)	\$/SF	Utilities	Currently Available?	Amenities
<b>Carl Mackley Apartments</b> (Section 8 & Tax Credit Project. Prices for non-Section 8 units unavailable)	184	1 bed 2 bed 3 bed 4 bed	N/A N/A N/A N/A	720 SF 850 SF 1,000 SF 1,200 SF	N/A N/A N/A N/A	All included except electric	No Availability	New kitchens and baths, on-site laundry, on-site management operation, and spacious lawns/gardens within the complex. On the National Register of Historic Places.
<b>Foulkrod Apartments</b> (Tax Credit Project)	52	1 bed 2 bed 3 bed	\$680 to \$795 (Est.) \$795 - \$850 \$895 - \$985 (Est.)	650 SF 910 SF 1,400 SF	\$1.06 to \$1.23 \$0.87 to \$0.93 \$0.65 to \$0.70	Includes cold water/sewer, electric	Yes, 2 bed only	Controlled access, air conditioning, and on-site maintenance and management operations.
<b>Avondale Apartments</b>	113	Studio 1 bed	\$625 \$685 to \$725	400 SF 575 SF	\$1.56 \$1.19 to \$1.26	Includes all utilities	Yes, Both types	Controlled access, private entrance, and on-site laundry facilities
<b>Cottage Court Apartments</b>	40	1 bed 2 bed	\$650 to \$725 \$850	600 – 740 SF 900 SF	\$0.98 to \$1.08 \$0.94	Includes cold water/sewer	Yes, Both Types	New kitchens/bathrooms/windows, high speed internet access, on-site laundry facility, and on-site maintenance and management operations

Source: Apartments.com, Hotpads.com, Forrent.com, Rent.com, Urban Partners

Much of the Frankford Trade Area rental housing supply, however, is located in individual houses and smaller apartment buildings. As shown on **Table 23**, a great variety of product is available for rent in these smaller properties.

With a few exceptions, one-bedroom apartments tend to rent for \$600 to \$725 per month in these smaller properties and two-bedrooms command rents of \$700 to \$800. There are few larger units as apartments; most rentals of three bedrooms or more are entire houses. These homes, which are mostly three-bedroom properties, rent in the \$800 to \$1,100 range per month, with a median rent of \$900. A few four- and five-bedroom homes are available for rent at prices ranging up to \$1,600 per month.

### **Rental Housing Potential for Frankford**

Currently, apartment rents in the Frankford/Juniata Park area are insufficient to justify market rate apartment development. Any new rental complex development will likely require tax credits or other public sector subsidies.

However, the active leasing of rental properties and the very limited availability of quality income-restricted apartments indicates that additional production of such financially-supported rental developments can be justified by market needs.

A quality mixed-income rental development, with only a portion of units supported by tax credit financing, could be one potential opportunity. 2014 ACS data indicates that 6.5% of Frankford renter households have incomes above \$75,000 and another 8.1% have incomes in the \$50,000 to \$75,000 range. These households can afford rents in the \$1,100 to \$1,500 range. To capture this market, a new mixed income development would need to compete with the best currently available units in Frankford in terms of quality of the neighborhood environment, amenities, and finishes.

Even under these circumstances, significant public financial assistance will be necessary for financial viability.

# Frankford Community Development Corporation

**Table 23: Smaller Rental Properties**

Location	Rent	Bedrooms	SF	Type
1827 Kinsey	\$695	Studio	550	Apartment
Margaret/Orthodox Area	\$500	1		Apartment
49xx Penn	\$530	1		Apartment
5245 Oxford	\$600	1		Apartment
Margaret/Orthodox Area	\$600	1		Apartment
4660 Castor	\$650	1		Apartment
1324 Orthodox	\$650	1		Apartment
51xx Penn	\$675	1		Apartment
Oxford Court (5051 Oxford)	\$675	1	650	Apartment
1641 Dyre	\$700	1		Apartment
Palmar Apartments (5926 Bustleton)	\$725	1	675	Apartment
4818 Comly	\$795	1		Apartment
1414 Imogene	\$700	2	800	Apartment
1837 Harrison	\$700	2		Apartment
5010 Saul	\$725	2	1,000	Apartment
4820 Griscom	\$750	2		Apartment
4844 Frankford	\$750	2	1,900	Apartment
5239 Oxford	\$775	2	800	Apartment
Park Place (5730 Frankford)	\$795	2	1,000	Apartment
4360 Leiper	\$900	3		Apartment
1623 Fillmore	\$600	1	1,257	House
2047 Wakeling	\$750	2		House
5813 Akron	\$950	2	1,244	House
4834 Frankford	\$750	3	2,772	House
Near FTC	\$800	3		House
4155 Orchard	\$825	3	1,000	House
1721 Bridge	\$850	3		House
4686 Hawthorne	\$875	3	1,151	House
16xx Wakeling	\$900	3	1,446	House
1324 Steinber	\$900	3	1,200	House
5413 Discher	\$900	3		House
4921 Mulberry	\$900	3		House
2040 Pratt	\$900	3		House
5443 Horrocks	\$950	3		House
46xx Edmund	\$995	3		House
1374 Dyre	\$1,000	3	1,434	House
1514 Alcott	\$1,060	3	1,260	House
1629 Wakeling	\$1,100	3	1,440	House
5338 Charles	\$1,100	3		House
5327 Leshar	\$1,100	3		House
1364 Gillingham	\$900	4		House
15xx Womrath	\$925	4	1,836	House
11xx Fillmore	\$1,350	4		House
1675 Dyre	\$1,600	5		House

Source: Apartments.com, Hotpads.com, Craig's List, Rent.com, Urban Partners



## Summary of Development Potential

The analysis detailed below indicates the following market potential for new development in the Frankford Avenue Commercial District:

### Grocery Market Potential

The total supermarket sales potential within the Northeast subarea of the Frankford Trade Area is about \$30.3 million, with no operating market now that the Holiday Thriftway has closed. At near-FTC sites, **up to two supermarkets of different brands could be supported, eventually. The first should be a 35,000 to 40,000 SF market**—either reusing the Holiday Thriftway site or being constructed on the “Parcel B” site. **A second, smaller store of 15,000 SF to 20,000 SF could also be accommodated on one of these sites.** However, introduction of a second store in this vicinity should follow the recruitment of the larger store.

### Retail Market Potential

In addition to grocery stores, **23 other retail categories provide opportunities** for capturing excess demand in new or expanded Frankford District stores. **These opportunities total 129,000 SF**, which if fully captured, would grow Frankford Avenue retailing by more than a quarter. Major categories of potential expansion include:

- **Expanding the number and size of full-service restaurants and other dining options.** In the total Frankford Trade Area, dining facilities are currently capturing only about two-thirds of demand. Supply is even more restricted for full-service restaurants where current locations are capturing only 62% of demand. Current offerings can be expanded by perhaps 27,000 SF, particularly through an emphasis on restaurants diversifying cuisine from the current diet of donuts, chicken, pizza and Chinese food.

A restaurant expansion/diversification effort will likely rely on independent restaurant entrepreneurs, rather than national or regional chains. **Frankford CDC could consider initiating this restaurant expansion effort with routine “dining fairs” (maybe Fridays and Saturdays) on one of the identified development parcels near the FTC. These “fairs” might include stands and food trucks.** The success of this effort could then lead to on-site building construction housing the enduring restaurateurs—either in individual establishments or in an incubator facility.

- **Expanded apparel offerings** are another major opportunity to capture available market (up to 43,000 SF). Especially strong opportunities are family clothing (12,000 SF) and women's clothing (9,000 SF) products, but other growth could include a work clothes/work uniform store, a children's apparel store (beyond school uniforms), consignment apparel, some cosmetic jewelry, and other additional specialty clothing and shoe stores. Since **60% of the Frankford District's current apparel offerings are concentrated in the Orthodox/Margaret vicinity. A focus here on growth and diversification of this apparel supply** would help define a clearer role for this segment of the Avenue and build on current strengths.
- 5,000 SF of new or expanded **hardware store** offerings as well as a large **nursery and garden center** (12,000 SF) and a small specialty paint and wallpaper store are also supportable. The hardware store potential might involve a new store or expansion of Frankford Hardware. A large garden center—not usually appropriate in a dense retail block—might fit as a greening element in a refocus of the 4200, 4300, and southern portion of the 4400 blocks on non-retail commercial and/or residential uses.
- Specialty stores with strong demand and no Trade Area supplier whatsoever could be added: **sporting goods** (other than running shoes), **hobby and game stores, sewing and fabric stores, musical instrument stores, and a pet supply store.**
- There is substantially greater demand than the limited supply in the Trade Area for **specialty food stores and gift shops.**

### Commercial Market Potential

Health care and social assistance sectors dominate the District's employment profile with 50-55% of total employment in those sectors. This employment is heavily centered at and near the Hospital complex and has been generally stable over the last 14 years. Employment in education services (mostly day care) and other non-health care services has grown consistently, especially providing uses to backfill vacated retail spaces in the southern portion of the Commercial District. Continued growth of child care and other service sectors can be important markets for reshaping the 4200, 4300, and southern 4400 blocks of the Avenue.

## ***Sales Housing Market Potential***

While the predominant focus of this market analysis is on retail/commercial enhancements to the Frankford District, and in particular as elements for the development of the designated SEPTA parcels, residential development might be a component of this market capture. This might occur either to make most effective use of sites such as SEPTA's "Parcel B" and the proposed Gillingham Court parcel or to provide new activity in the blocks of Frankford Avenue where retail opportunities are weakest—leaving numbers of vacant properties.

For "Parcel B," immediately adjacent to the FTC, small-household oriented development might be most appropriate. This might include townhomes or stacked townhomes. The popularity of the single-story (two-bedroom, one bath) townhome suggests that stacked townhomes of this type might be marketable to one- and two-adult households at this transit-oriented location. We can see a **price level of \$125,000 to \$135,000 for this 750 SF product (\$165 to \$180 per square foot)**. It would be difficult to produce this unit type at this price point without some cost assistance, but that level of subsidy is likely to be comparatively modest.

For a more traditional two-story, three-bedroom townhome, the area sales data suggests that the **best product would be a 1,000 SF to 1,200 SF townhome priced at \$140,000 to \$170,000 (\$140 per square foot)**.

Although the twin product appears to have strong potential, the "Parcel B" site might be a difficult location for this more family oriented housing type. However, it might be very appropriate as a new sales housing product in a most extensive redevelopment on or near the Avenue, particularly in the increasingly vacant 4200 to 4400 blocks. Here, the potential for sales housing development will depend largely on two site factors:

- first, the ability to assemble a sufficiently large site to create a "community of homeowners"; at least 20 new homes would seem necessary to create such a "new" feel; and
- secondly, shaping a development site so that the new homes are not oriented to front on Frankford Avenue under the El.

A number of locations in the 4200 and 4300 blocks of Frankford could provide opportunities to assemble such sites. The experience with the *Twin Homes at Frankford Creek* suggests that **sales prices approaching \$200,000 may be possible for newly-constructed twins in the 1,300 SF to 1,500 SF range if the right site can be assembled.**

These same price points would also seem likely for new development of townhomes or twins on other larger development sites—such as the proposed Gillingham Court site—situated in purely residential portions of the neighborhood. **On these sites, we would expect sales prices approaching \$200,000 for newly-constructed twins in the 1,300 SF to 1,500 SF range and \$140,000 to \$170,000 for 1,000 SF to 1,200 SF townhomes.**

## ***Rental Housing Market Potential***

Currently, apartment rents in the Frankford/Juniata Park area are insufficient to justify market rate apartment development. Any new rental complex development will likely require tax credits or other public sector subsidies.

However, the active leasing of rental properties and the very limited availability of income-restricted apartments indicates that additional production of such financially-supported rental developments can be justified by market needs.

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Even under these circumstances, significant public financial assistance will be necessary for financial viability.

## Appendix A: Inventory of Retail Businesses

<u>Business</u>		<u>Address</u>	<u>Type</u>	<u>SF</u>
5 Star Electronics	4707	Frankford Ave.	Radio/TV/Electronics	1,400
7-Eleven	5028	Frankford Ave.	Convenience Store	3,000
7-Eleven	1821	Torresdale Ave.	Convenience Store	2,800
7 Eleven	5231	Large	Convenience Store	3,400
7 Eleven	5231	Harbison	Convenience Store	3,000
7 Laundry	1900 E.	Sedgley Ave.	Laundromat	13,500
777 Lucky Beer Distributor	1400 E.	Cheltenham Ave.	Liquor and Beer Distributors	1,200
A Plus Mini Mart	5801	Roosevelt	Convenience Store	2,500
A & J Grocery	1258	Pratt St.	Convenience Store	1,200
AAA Laundromat	5123	Darrah	Laundromat	5,000
Aaliyah's Place	1525	Arrott St.	Convenience Store	1,200
African Mini Market	4737	Frankford Ave.	Convenience Store	1,200
Aileen Mini Market	3878	Glendale St.	Convenience Store	1,000
Aldi	3975	Castor Ave.	Supermarket	18,000
Alive City Communications	4664	Frankford Ave.	Radio/TV/Electronics	2,000
Almonte Food Market	2056	Bridge St.	Convenience Store	3,000
American Lock Service	4320	Frankford Ave.	Hardware Store	800
Amy's African Hair Braiding	5451	Akron St.	Hair Salon	800
Angelo's Pizza House	3901	Frankford Ave.	Full Service Restaurant	1,200
Ar Rayyan Appliance	4525	Frankford Ave.	Appliances	2,200
Aston Hair Braiding	4836	Frankford Ave.	Hair Salon	1,200
Autozone	1440 E.	Erie Ave.	Auto Parts & Accessories Store	6,500
Azugar Bake Shop	1400 E.	Lycoming St.	Bakery	1,000
Bacalao Food Market	4289	Frankford Ave.	Grocery	2,000
Baez Grocery #2	5200	Burton	Convenience Store	1,200
Balacao Appliance	4258	Frankford Ave.	Appliances	3,000
Bar	4401	Frankford Ave.	Bars and Lounges	2,000
Bar	5104	Frankford Ave.	Bars and Lounges	1,200
Bar Harbor II	5450	Large	Bars and Lounges	1,000
Beauty Depot	5131	Frankford Ave.	Beauty Supply	1,600
Beauty Town	4711	Frankford Ave.	Beauty Supply	4,800
Bella La Donna Salon & Spa	4522	Frankford Ave.	Hair Salon	2,000
Belle Femme Hair Studio	5308	Large	Hair Salon	800
Billy Blues Pub	1559 E.	Hunting Park Ave.	Bars and Lounges	1,100
Boli's Pizza	3883	Glendale St.	Limited Service Restaurant	1,200
Boost Mobile	4662	Frankford Ave.	Radio/TV/Electronics	2,000
BP	1803	Torresdale Ave.	Convenience Store	800
Brian's Sports Bar	5007	Frankford Ave.	Bars and Lounges	1,800
Bridge's Crabs & Bar	5136	Torresdale Ave.	Bars and Lounges	1,000
Bridge Quick Mart	2099	Bridge St.	Convenience Store	2,400
Bridge & Pratt Cafe	5209	Frankford Ave.	Full Service Restaurant	4,000
Bridge & Pratt Family Pharmacy	5107	Frankford Ave.	Pharmacy	2,500
Brito Mini Market	1558 E.	Lycoming St.	Convenience Store	1,600
Budget Pawn	5222	Torresdale Ave.	Dollar Stores & General Merchandise	1,000
C'Elegance Hair Salon	4913	Frankford Ave.	Hair Salon	1,000
Candy's Soul Food	4428	Frankford Ave.	Limited Service Restaurant	2,400
Carol's Party Decorations	4258	Castor Ave.	Other Misc. Retail Store	1,000
Carroll's Flowers	1343 E.	Lycoming St.	Florist	1,000
Checkers	5427	Oxford Ave.	Limited Service Restaurant	1,000
Chevere Mini Market	1439 E.	Luzerne St.	Convenience Store	800
China House	1842	Fillmore	Limited Service Restaurant	800
China Wok	4613	Frankford Ave.	Full Service Restaurant	1,500
Choice Breakfast Lunch	2102	Bridge St.	Full Service Restaurant	1,300
Choice Seafood	2100	Bridge St.	Fish Market	1,300
Church's Chicken	5253	Frankford Ave.	Limited Service Restaurant	4,000
Cigarette & Tobacco Outlet	5759	Roosevelt	Tobacco	500
Citi Gas Convenience	4067	Frankford Ave.	Convenience Store	1,800
City Blue	3908	Kensington Ave.	Family Apparel	4,500
Community Mini-Market	4150 E.	Cheltenham Ave.	Convenience Store	1,000
Computer Service	1538	Pratt St.	Computers	1,000
Cramer's Uniform	4535	Frankford Ave.	Other Apparel	4,200

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<u>Business</u>		<u>Address</u>	<u>Type</u>	<u>SF</u>
Crown Fried Chicken	4724	Oxford Ave.	Limited Service Restaurant	1,400
Crown Fried Chicken	5133	Frankford Ave.	Limited Service Restaurant	1,200
CVS	4035	Torresdale Ave.	Pharmacy	14,000
CVS	1509 E.	Wingohocking	Pharmacy	11,200
D'gala Beauty Salon	1345 E.	Lycoming St.	Hair Salon	800
D & J Flowers and Gifts	1501 E.	Luzerne St.	Gifts	1,000
D & R Food Market	1801	Orthodox St.	Convenience Store	1,400
Daly's Pub Restaurant	4205	Comly	Full Service Restaurant	5,600
Dandee Cleaners	1525	Arrott St.	Dry Cleaners	1,200
David's Furniture & Bedding	4423	Frankford Ave.	Home Furnishings	1,900
Dell's Tavern	5450	Discher	Bars and Lounges	1,600
Dezzy's Jamaican Restaurant	4945	Frankford Ave.	Full Service Restaurant	1,200
Dollar Discount	5243	Frankford Ave.	Dollar Stores & General Merchandise	3,300
Dollar USA	4644	Frankford Ave.	Dollar Stores & General Merchandise	6,400
Donut Queen	4704	Oxford Ave.	Limited Service Restaurant	1,000
Dulce Food Market	1601	Van Kirk	Convenience Store	1,600
Dunkin Donuts	1820	Torresdale Ave.	Limited Service Restaurant	2,800
Dynamic Dollar Plus	4416	Frankford Ave.	Dollar Stores & General Merchandise	8,000
D&Y Mini Mart	4200	Kensington Ave.	Convenience Store	1,600
E-Z Brunch	1540	Pratt St.	Full Service Restaurant	1,000
E-Z Smokes	1542	Pratt St.	Tobacco	1,000
Eastern 99 Cent & Up	5301	Oxford Ave.	Dollar Stores & General Merchandise	2,400
Edward Good Market	1517 E.	Hunting Park Ave.	Convenience Store	800
Eli Chinese Restaurant	4285	Frankford Ave.	Limited Service Restaurant	1,000
Elli's Hair Cut	4653	Frankford Ave.	Hair Salon	1,000
Estephania Mini Market	1701	Bridge St.	Convenience Store	1,200
Experience Mini Market	1443	Adams Ave.	Convenience Store	1,000
Express Fuel	5201	Oxford Ave.	Convenience Store	1,200
Exxon Shop	5250	Torresdale Ave.	Convenience Store	800
Family Dollar	4501	Castor Ave.	Dollar Stores & General Merchandise	15,600
Family Dollar	1540 E.	Erie Ave.	Dollar Stores & General Merchandise	12,600
Family Dollar	4334	Frankford Ave.	Dollar Stores & General Merchandise	12,000
Family Food Market	1607 E.	Erie Ave.	Convenience Store	1,500
Family Inn Tavern	4135	Comly	Bars and Lounges	1,000
Fancy Nail Salon	4459	Frankford Ave.	Nail Salon	2,200
Fine Garden Chinese & American Food	4453	Frankford Ave.	Limited Service Restaurant	2,400
Flash Nail Spa	4518	Frankford Ave.	Nail Salon	1,000
Fly Guy's Barber Shop	4721	Frankford Ave.	Barber	1,400
Foot Comfort Center	4733	Frankford Ave.	Shoes	1,200
Foxy Locks	5301	Large	Hair Salon	800
Fran's Nailery & Spa	4725	Frankford Ave.	Nail Salon	1,200
Frank's Pizza & Wings	4142	Comly	Limited Service Restaurant	1,000
Frank Food Market	4622	Frankford Ave.	Grocery	5,000
Frankford Avenue Pharmacy	4531	Frankford Ave.	Pharmacy	3,000
Frankford Beverage Distributor	4661	Paul St.	Liquor and Beer Distributors	6,200
Frankford Hardware	4444	Frankford Ave.	Hardware Store	4,000
Frankford Kitchen Chinese Takeout	4813	Frankford Ave.	Limited Service Restaurant	1,800
Frankford Laundromat	4538	Frankford Ave.	Laundromat	10,000
Frankford Medical Supplies	4519	Frankford Ave.	Other Health & Medical	3,100
Frankford Mini-Mart	4850	Oxford Ave.	Convenience Store	1,500
Frankford Nail Salon	4804	Frankford Ave.	Nail Salon	1,600
Frankford Pharmacy	4943	Frankford Ave.	Pharmacy	2,200
Frankford Seafood & Soul Food	4663	Frankford Ave.	Full Service Restaurant	1,900
Friendly Hair Salon (Haircutters)	1462 E.	Luzerne St.	Hair Salon	1,000
Fu Kwai Inn	1724	Bridge St.	Limited Service Restaurant	1,000
Furniture	4649	Frankford Ave.	Furniture	3,800
Furniture & Bedding	4602	Frankford Ave.	Home Furnishings	2,200
Furniture & Mattress Clearance Center	4840	Frankford Ave.	Home Furnishings	1,200
G & R Mini Market	1838	Harrison	Convenience Store	1,600
Garcia's Food Market	4260	Castor Ave.	Convenience Store	1,200
George's Famous Pizza	5355	Oxford Ave.	Limited Service Restaurant	1,300
George's Original Pizza Shop	1363 E.	Lycoming St.	Limited Service Restaurant	1,000
Gilbert's Upholstery & Antiques	4529	Frankford Ave.	Upholstery	3,400
Gonzalez Food Market	5451	Rutland	Grocery	1,000
Good 'N' Plenty Breakfast Lunch	4600	Frankford Ave.	Full Service Restaurant	2,200

## Frankford Avenue Commercial District Market Analysis

<u>Business</u>	<u>Address</u>	<u>Type</u>	<u>SF</u>
Great Awakenings Cafe	1466 E. Cheltenham Ave.	Full Service Restaurant	1,200
Great City Chinese	5100 Frankford Ave.	Limited Service Restaurant	1,200
Hair Kreations Salon	5023 Frankford Ave.	Hair Salon	1,300
Hair Mechanics	5307 Oxford Ave.	Hair Salon	800
Hair Styles by Lorenzo	4848 Frankford Ave.	Hair Salon	1,200
Han's Thrift Store	4460 Frankford Ave.	Used Apparel	7,000
Happy Dragon Chinese Food	2105 Bridge St.	Limited Service Restaurant	1,000
Happy Garden	4710 Oxford Ave.	Limited Service Restaurant	1,400
Harbison Beverage	5743 Harbison	Liquor and Beer Distributors	5,000
Harrison Market	1647 Harrison	Convenience Store	1,400
Hawa's African Hair Braiding	5241 Oxford Ave.	Hair Salon	800
Health Fair	4640 Frankford Ave.	Beauty Supply	6,400
Health Food International	3939 M St.	Specialty Food Store	4,500
Home Furnishings	4501 Castor Ave.	Bars and Lounges	4,300
Honey Garden	1401 E. Lycoming St.	Limited Service Restaurant	800
Houston Cash Register & Computer Center	4301 Comly	Computers	1,000
HTL Nail Spa	4536 Frankford Ave.	Nail Salon	2,000
J's Mini Market	4601 Horrocks	Convenience Store	1,200
J & D Barber Shop	1701 Worrell St.	Barber	1,000
Jahi's Next Level Barber Shop	4422 Frankford Ave.	Barber	700
Jaime Mini Mart	1401 E. Luzerne St.	Convenience Store	1,000
Javi's Unisex Barber Shop	4607 Frankford Ave.	Barber	1,200
Jerusalem Furniture	1509 E. Erie Ave.	Furniture	22,000
Johnnie's Italian Restaurant	4201 Comly	Full Service Restaurant	8,600
Joseph's Unisex Clothing	4648 Frankford Ave.	Family Apparel	6,900
Joseph Sporting	4652 Frankford Ave.	Shoes	6,900
Joy's Fashion & Perfume	4666 Frankford Ave.	Women's Apparel	2,000
Juniata Meats	3908 Kensington Ave.	Meat Market	4,500
J. C. Cleaners	4841 Oxford Ave.	Dry Cleaners	2,000
Kassie's World	3804 Castor Ave.	Home Furnishings	21,000
Kelvin Grocery	1661 Orthodox St.	Convenience Store	1,000
Kesha's Kitchen	1621 Orthodox St.	Full Service Restaurant	1,400
KFC/Taco Bell	3981 Kensington Ave.	Limited Service Restaurant	3,800
Kicks USA	5231 Frankford Ave.	Shoes	3,200
Kim Top Hair Salon	4457 Frankford Ave.	Hair Salon	1,400
King Garden Chinese	3701 Frankford Ave.	Limited Service Restaurant	1,000
L & S Cleaners	5111 Frankford Ave.	Dry Cleaners	1,200
La Esmeralda Night Club	4561 Torresdale Ave.	Full Service Restaurant	3,000
La Familia Hair Studio	1354 E. Lycoming St.	Hair Salon	800
La Parada II Restaurant	1543 E. Luzerne St.	Full Service Restaurant	1,200
Laundromat	1500 E. Erie Ave.	Laundromat	6,500
Laundromat	4275 Frankford Ave.	Laundromat	2,000
Laundromat Mini-Store	4815 Frankford Ave.	Convenience Store	1,800
Le Truck II Seafood	4524 Frankford Ave.	Full Service Restaurant	3,300
Leandro Mini Market	4201 Paul St.	Convenience Store	800
Leandro Pizza House	4501 Frankford Ave.	Limited Service Restaurant	2,600
Lee Brothers Deli	4850 Frankford Ave.	Convenience Store	1,200
Leiper Food Market	1362 Unity St.	Convenience Store	1,000
Liberty Bell Restaurant	5213 Frankford Ave.	Full Service Restaurant	1,300
Lina Cold Beer	4507 Frankford Ave.	Bars and Lounges	2,100
Linda's Deli	1412 E. Bristol	Limited Service Restaurant	800
Lisa's Nails	4939 Frankford Ave.	Nail Salon	1,200
Liu's Garden	1458 E. Lycoming St.	Limited Service Restaurant	800
Lo's Chinese Restaurant	1613 Pratt St.	Limited Service Restaurant	3,200
Los Amigos Market	1034 Foulkrod St.	Grocery	2,000
Los Manueles Grocery	1829 Wakeling	Convenience Store	1,200
Lou's Shoe Repair	4846 Frankford Ave.	Shoe Repair	1,200
Lucky Garden	4671 Frankford Ave.	Full Service Restaurant	2,200
M Street Beauty Supply	1401 E. Erie Ave.	Beauty Supply	3,000
Madina Discount	4657 Frankford Ave.	Dollar Stores & General Merchandise	3,300
Making Donut	1601 Pratt St.	Limited Service Restaurant	1,200
Marianny's Unisex	4937 Frankford Ave.	Hair Salon	1,200
Marianny Food Market	1900 Church St.	Convenience Store	1,400
Mario's Bar	4655 Frankford Ave.	Bars and Lounges	1,300



# Frankford Community Development Corporation

<u>Business</u>		<u>Address</u>	<u>Type</u>	<u>SF</u>
Marra's Fashion Looks	5400	Oakland	Hair Salon	800
Mattress Furniture Outlet	3840	Kensington Ave.	Home Frnishings	4,000
Mattress World	1901 E.	Hunting Park Ave.	Home Furnishings	4,800
McDonald's	5219	Frankford Ave.	Limited Service Restaurant	5,000
McDonald's	1811	Torresdale Ave.	Limited Service Restaurant	3,000
McDonald's	5498	Oxford Ave.	Limited Service Restaurant	2,800
Meri African Hair Braiding	5033	Frankford Ave.	Hair Salon	1,200
Metro PCS	5237	Frankford Ave.	Radio/TV/Electronics	2,700
Metro PCS	1603 E.	Erie Ave.	Radio/TV/Electronics	2,000
Metro PCS	4631	Frankford Ave.	Radio/TV/Electronics	1,800
Mi Gente Lounge	1257	Pratt St.	Bars and Lounges	1,400
Mobile Solutions	5216	Torresdale Ave.	Computers	800
Mr. T Shirts	4714	Oxford Ave.	Other Apparel	1,200
N' Darkarou Hair	4941	Frankford Ave.	Hair Salon	1,200
Nabou African Hair Braiding	4735	Frankford Ave.	Hair Salon	1,200
National Variety Store	4673	Frankford Ave.	Dollar Stores & General Merchandise	1,700
National Wholesale Liquidators	900	Orthodox St.	Discount Department Store	88,000
Natural Beauty Hair Salon	5235	Oxford Ave.	Hair Salon	800
Neighborhood Convenience Store	1301	Fillmore	Convenience Store	1,200
Neighborhood Market	4676	Frankford Ave.	Convenience Store	1,300
Neil's Discount Furniture	4831	Frankford Ave.	Furniture	3,500
New China	4852	Frankford Ave.	Full Service Restaurant	2,200
Nini's African Hair Braiding	4343	Frankford Ave.	Hair Salon	1,000
North East Deli & Market	5045	Torresdale Ave.	Convenience Store	1,200
Northeast Discount Pharmacy	4675	Frankford Ave.	Pharmacy	2,200
Nothing Over Budget	5217	Frankford Ave.	Dollar Stores & General Merchandise	4,800
Oakbridge Bar & Grill	5301	Oakland	Bars and Lounges	1,200
Old English Style Pizza	5421	Oxford Ave.	Limited Service Restaurant	1,400
Old London Style Pizza	4601	Torresdale Ave.	Full Service Restaurant	1,800
Old Spot Cafe	4829	Frankford Ave.	Full Service Restaurant	1,400
Olympia Sports	4635	Frankford Ave.	Shoes	10,200
Olympic Cleaners	4280	Frankford Ave.	Dry Cleaners	800
Orthodox Cuts	2003	Orthodox St.	Hair Salon	1,000
Oxford 99 Cent Everything	5401	Oxford Ave.	Dollar Stores & General Merchandise	8,000
Oxford Circle Pharmacy	1501 E.	Cheltenham Ave.	Pharmacy	1,600
Oxford Family Pizza	5321	Oxford Ave.	Limited Service Restaurant	1,200
Oxford Nails	5311	Oxford Ave.	Nail Salon	800
Oxford Restaurant	5335	Oxford Ave.	Full Service Restaurant	2,100
PA Perfect Nails	1601 E.	Erie Ave.	Nail Salon	1,000
Pantry 1 Food Market	5240	Torresdale Ave.	Convenience Store	3,000
Papo Grocery	1601 E.	Cheltenham Ave.	Convenience Store	1,600
Pat's Cafe	4690	Castor Ave.	Bars and Lounges	1,800
Pat's Pub	3884	M St.	Bars and Lounges	1,200
Paula Grocery	5300	Akron St.	Convenience Store	1,000
Pawn Shop	5249	Frankford Ave.	Jewelry	3,300
Pedrito Mini Market	1725	Bridge St.	Convenience Store	1,200
Pete's Clown House	3878	Frankford Ave.	Full Service Restaurant	1,000
Phan's Hair Salon	1459 E.	Lycoming St.	Hair Salon	800
Pharmacy of America	1510 E.	Erie Ave.	Pharmacy	2,500
Philly's Beverage	4330	Howell	Liquor and Beer Distributors	1,800
Philly Boyz Appliance	4325	Frankford Ave.	Furniture	3,000
Pimental Restaurant	1437 E.	Luzerne St.	Limited Service Restaurant	1,000
Pizza Hut	4501	Castor Ave.	Full Service Restaurant	1,600
Pizza Shoppe	1500 E.	Lycoming St.	Limited Service Restaurant	1,200
Popeye's	4501	Castor Ave.	Limited Service Restaurant	4,300
Primo's Bar	1520	Arrott St.	Bars and Lounges	1,200
Primos Barber Shop	4611	Torresdale Ave.	Hair Salon	800
Produce Market	4603	Frankford Ave.	Produce Market	2,000
P&C Deli	1500	Church St.	Convenience Store	1,200
Quality Food Center	4670	Frankford Ave.	Grocery	5,400
Quench Beverage	5359	Oxford Ave.	Liquor and Beer Distributors	1,300
Quicky Mart Express	4346	Frankford Ave.	Convenience Store	3,000
R & G Mini Market	5401	Akron St.	Convenience Store	1,000
Rainbow Shops	5221	Frankford Ave.	Family Apparel	9,000
Rapha Foot & Ankle	4605	Frankford Ave.	Shoes	1,300



## Frankford Avenue Commercial District Market Analysis

<u>Business</u>	<u>Address</u>	<u>Type</u>	<u>SF</u>
Rent-A-Center	3908 Kensington Ave.	Furniture	2,300
Restaurant	1446 E. Hunting Park Ave.	Full Service Restaurant	1,200
Rice Hut	1665 E. Hunting Park Ave.	Limited Service Restaurant	500
Ricky's Nail Salon	5134 Torresdale Ave.	Nail Salon	800
Ricky's Place	4201 E. Cheltenham Ave.	Bars and Lounges	1,400
Rider's Lumber	4861 Worth	Lumber Yard	10,200
Rita's	1923 E. Hunting Park Ave.	Limited Service Restaurant	400
Rite Aid	3900 Castor Ave.	Pharmacy	14,000
Rodriguez Mini Market	5001 Jackson St.	Convenience Store	1,400
Rosa Dominican Beauty Salon	5037 Torresdale Ave.	Hair Salon	800
Ryan Meat Market	4668 Frankford Ave.	Meat Market	1,300
S & A Cleaners	4935 Frankford Ave.	Dry Cleaners	1,300
Saigon Nails	4741 Frankford Ave.	Nail Salon	1,200
Salen Supermarket	1701 Wakeling	Convenience Store	1,800
Sam's Deli	1344 E. Luzerne St.	Limited Service Restaurant	1,600
Sam's Laundromat & Dry Cleaners	5165 Oxford Ave.	Laundromat	4,400
Sam's Pizza	5450 Rutland	Limited Service Restaurant	1,100
Sanchez Supermarket	4600 Torresdale Ave.	Convenience Store	3,000
Save-A-Lot	1401 E. Erie Ave.	Supermarket	27,400
Scott Florist	5722 Frankford Ave.	Florist	1,000
Seafood	4511 Frankford Ave.	Fish Market	2,100
Sensational Boutique	4949 Frankford Ave.	Dollar Stores & General Merchandise	1,200
Serie 56 Restaurant	4107 Frankford Ave.	Full Service Restaurant	1,000
Simple Mobile Solutions	5419 Oxford Ave.	Radio/TV/Electronics	800
Sisters African Hair Braiding	4716 Oxford Ave.	Hair Salon	1,000
Sleek Hair Unisex Salon	5451 Oakland	Hair Salon	800
Soda African Hair Braiding	5103 Frankford Ave.	Hair Salon	1,200
Soll Eye Associates	5001 Frankford Ave.	Optical Goods Stores	4,500
Son's Beauty Salon	5303 Oxford Ave.	Hair Salon	800
Son's Hair Salon	4505 Frankford Ave.	Hair Salon	1,000
Son's Hair Salon II	5101 Frankford Ave.	Hair Salon	1,200
Speedy Food Mart & Deli	5940 Bustleton	Convenience Store	2,400
Spring Chinese Take Out	1800 Torresdale Ave.	Limited Service Restaurant	1,200
SSS Meat Market	4458 Frankford Ave.	Meat Market	600
Station Beauty Supply	1609 Pratt St.	Beauty Supply	3,200
Stevenson's Place	4300 Comly	Bars and Lounges	1,000
Subway	4677 Frankford Ave.	Limited Service Restaurant	2,200
Sugar & Spice Grocery	4801 Frankford Ave.	Grocery	2,400
Super Garden Chinese	4953 Frankford Ave.	Limited Service Restaurant	1,200
Super Star II Laundromat	4817 Frankford Ave.	Laundromat	1,800
Super Value Discount	4730 Frankford Ave.	Grocery	6,600
Supremo Food Market	900 Orthodox St.	Supermarket	32,000
T J Nail Salon	1544 Pratt St.	Hair Salon	1,000
Taha Professional Haircut	4665 Frankford Ave.	Hair Salon	1,200
Tasty Donut	1552 Pratt St.	Limited Service Restaurant	1,000
Teaser's Hair Salon	1553 E. Cheltenham Ave.	Hair Salon	800
Teddy's Pizza	4748 Frankford Ave.	Full Service Restaurant	800
Terminal Deli	4705 Frankford Ave.	Full Service Restaurant	1,400
Texas Chicken & Burgers	3908 Kensington Ave.	Limited Service Restaurant	3,000
The Point After Pub	4250 Frankford Ave.	Bars and Lounges	2,000
Thrift Zone 2	4449 Frankford Ave.	Dollar Stores & General Merchandise	4,200
Tipsy's Bar & Grill	3904 Frankford Ave.	Bars and Lounges	1,600
TM Mini Market	4670 Torresdale Ave.	Convenience Store	1,200
Top Design Nails & Jewelry	1459 E. Luzerne St.	Nail Salon	800
Top Notch Unisex Salon	4647 Frankford Ave.	Hair Salon	1,500
Torresdale Appliance	4571 Torresdale Ave.	Appliances	8,000
Torresdale Auto Parts	1945 Church St.	Auto Parts & Accessories Store	700
Torresdale Cold Beer	4669 Torresdale Ave.	Liquor and Beer Distributors	1,000
Torresdale Food Market	5232 Torresdale Ave.	Convenience Store	1,200
Touba Tawfekh Market	5106 Frankford Ave.	Specialty Food Store	1,200
Universal Dollar	3908 Kensington Ave.	Dollar Stores & General Merchandise	8,000
Universal Selling for Less	4658 Frankford Ave.	Dollar Stores & General Merchandise	11,500
Van's Hair Salon	4523 Frankford Ave.	Hair Salon	800
Van Kirk Food Market	4400 Van Kirk	Grocery	1,400
Video	4456 Frankford Ave.	Other Misc. Retail Store	1,200

# Frankford Community Development Corporation

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<u>Business</u>		<u>Address</u>	<u>Type</u>	<u>SF</u>
Vin's Laundromat	1831	Harrison	Laundromat	1,600
Vin Haircuts	4819	Frankford Ave.	Hair Salon	1,800
Vintage Dollz Studioz Boutique	4312	Frankford Ave.	Women's Apparel	1,600
Vo Nail Hair & Beauty Salon Supply	4501	Castor Ave.	Hair Salon	2,800
Walgreen's	1607	Bridge St.	Pharmacy	16,800
Walgreens	4001	Kensington Ave.	Pharmacy	14,000
Wawa	4506	Castor Ave.	Convenience Store	6,000
Wawa	4259	Comly	Convenience Store	5,600
WellCare Pharmacy 2	1550	Pratt St.	Pharmacy	1,000
Win's Haircut	4461	Frankford Ave.	Hair Salon	1,300
Wine & Spirit	4346	Frankford Ave.	Liquor and Beer Distributors	4,000
Wine & Spirit Shoppe	5233	Frankford Ave.	Liquor and Beer Distributors	7,700
Wireless Gadget	5251	Frankford Ave.	Radio/TV/Electronics	1,000
Wireless Tech	5129	Frankford Ave.	Computers	1,600
Wish Well Laundromat	1806	Torresdale Ave.	Laundromat	4,000
Xhale	4341 E.	Wingohocking	Bars and Lounges	1,200
Xing Wong House	5041	Torresdale Ave.	Full Service Restaurant	1,000
Yee Garden	5361	Oxford Ave.	Full Service Restaurant	2,200
Ying's Grocery Store	1356 E.	Lycoming St.	Convenience Store	1,000
Yummy Yummy Asian Restaurant	4761	Griscom	Limited Service Restaurant	1,000
Zheng's China House	5317	Oxford Ave.	Full Service Restaurant	1,200
Zino's Furniture & Appliances	4413	Frankford Ave.	Furniture	4,500
<b>Total</b>				<b>1,041,800</b>

## Appendix B: Home Sales May, 2014 to March, 2016

### Twins:

Area	Address	Baths	Bedrooms	Living Area (SF)	Sale Price	Price per Square Foot
SW	4511 Tackawanna St			1,170	\$ 18,000	\$15.38
SW	4635 Leshar St			1,433	\$ 20,500	\$14.31
SW	4251 Orchard St			924	\$ 22,000	\$23.81
SW	4722 Hawthorne St			1,448	\$ 25,000	\$17.27
NE	4933 Mulberry St			1,350	\$ 25,500	\$18.89
NE	4905 Penn St	1	4	1,568	\$ 30,000	\$19.13
NE	2008 Pratt St	1	3	1,428	\$ 37,000	\$25.91
SW	3723 Frankford Ave	1	3	1,280	\$ 38,700	\$30.23
SW	1920 Buckius St			1,056	\$ 44,000	\$41.67
NE	1228 Harrison St	1	4	1,560	\$ 44,875	\$28.77
NE	1114 Fillmore St	2	3	1,140	\$ 47,000	\$41.23
NE	1951 Bridge St		3	1,245	\$ 49,900	\$40.08
SW	4323 Pilling St			1,830	\$ 50,000	\$27.32
SW	1513 Womrath St	1	4	1,700	\$ 52,318	\$30.78
NE	4932 Hawthorne St			1,350	\$ 54,000	\$40.00
SW	4438 E Wingohocking St			1,290	\$ 57,900	\$44.88
NE	1636 Haworth St	1	3	1,888	\$ 64,000	\$33.90
NE	1645 Brill St		3	1,440	\$ 65,000	\$45.14
SW	4555 Ditman St			1,064	\$ 65,000	\$61.09
NE	1941 E Cheltenham Ave	1	3	1,380	\$ 68,000	\$49.28
SW	4665 Oakland St			2,208	\$ 69,500	\$31.48
NE	5024 Jackson St	1	3	1,280	\$ 69,999	\$54.69
NE	1207 Foulkrod St			1,952	\$ 70,000	\$35.86
NE	1620 Haworth St	1	3	1,840	\$ 70,000	\$38.04
SW	1318 Sellers St			1,320	\$ 70,000	\$53.03
NE	5115 Tulip St		3	1,350	\$ 70,000	\$51.85
SW	4547 Ditman St			1,064	\$ 76,000	\$71.43
SW	1303 Orthodox St			1,360	\$ 80,000	\$58.82
SW	4529 Tackawanna St			1,292	\$ 80,200	\$62.07
NE	946 Kenwyn St	1	4	1,774	\$ 82,000	\$46.22
NE	4923 Hawthorne St			2,040	\$ 83,000	\$40.69
SW	4659 Adams Ave	1	4	1,587	\$ 85,000	\$53.56
SW	4211 Paul St	1	3	1,376	\$ 85,000	\$61.77
SW	4713 Large St	2		1,200	\$ 89,000	\$74.17
NE	1641 Brill St		3	1,440	\$ 90,000	\$62.50
SW	4647 Castor Ave			1,440	\$ 95,000	\$65.97
SW	943 Herbert St	1	4	1,672	\$ 100,000	\$59.81
SW	4661 Oakland St			2,208	\$ 100,000	\$45.29
NE	1668 Conklin St	1	4	1,717	\$ 103,000	\$59.99
SW	1211 Herbert St	1	4	1,598	\$ 106,000	\$66.33
NE	957 Wakeling St			1,408	\$ 108,500	\$77.06
NE	5211 Castor Ave	1	4	2,295	\$ 110,000	\$47.93
NE	5034 Saul St	1	4	1,916	\$ 110,000	\$57.41
NE	1232 Harrison St	1	4	1,560	\$ 110,000	\$70.51
NE	1210 Haworth St	1	4	1,730	\$ 111,750	\$64.60

## Frankford Community Development Corporation

Area	Address	Baths	Bedrooms	Living Area (SF)	Sale Price	Price per Square Foot
SW	4730 Oakland St			1,853	\$ 115,000	\$62.06
NE	1651 Brill St			1,440	\$ 115,000	\$79.86
SW	2123 Orthodox St			2,177	\$ 119,000	\$54.66
NE	5033 Akron St	1	4	1,754	\$ 120,000	\$68.42
NE	953 Wakeling St			1,408	\$ 120,000	\$85.23
NE	1211 Haworth St		4	1,730	\$ 120,000	\$69.36
NE	5015 Saul St	1	4	1,600	\$ 120,000	\$75.00
NE	5035 Saul St	1	4	1,680	\$ 122,500	\$72.92
NE	1215 Fillmore St	2	5	1,920	\$ 124,000	\$64.58
NE	958 Allengrove St	1	4	1,751	\$ 125,000	\$71.39
SW	953 Arrott St	1	4	1,656	\$ 125,000	\$75.48
NE	1013 Kenwyn St	1	4	2,040	\$ 125,000	\$61.27
SW	4827 E Roosevelt Blvd			1,720	\$ 129,000	\$75.00
NE	1059 Allengrove St	1	4	1,600	\$ 129,000	\$80.62
NE	1232 Wakeling St			2,125	\$ 129,000	\$60.71
SW	4825 E Roosevelt Blvd			1,720	\$ 130,000	\$75.58
NE	5205 Castor Ave	1	4	2,295	\$ 130,000	\$56.64
SW	4608 Castor Ave			986	\$ 136,800	\$138.74
NE	1122 Haworth St	1	4	1,392	\$ 136,900	\$98.35
NE	1229 Fillmore St	1		1,760	\$ 140,000	\$79.55
SW	4707 Ramona Ave	1	4	1,760	\$ 150,000	\$85.23
NE	1022 Kenwyn St	1	4	1,992	\$ 150,000	\$75.30
NE	923 Fillmore St	2	4	1,584	\$ 150,000	\$94.70
NE	961 Allengrove St	1	4	1,408	\$ 152,000	\$107.95
NE	923 Foulkrod St	1	4	1,808	\$ 154,000	\$85.18
NE	1032 Bridge St	1	4	1,828	\$ 155,000	\$84.79
NE	975 Wakeling St			1,408	\$ 159,900	\$113.57
NE	1017 Foulkrod St	2	3	1,200	\$ 159,900	\$133.25
NE	1118 Haworth St	1	4	1,392	\$ 162,000	\$116.38
NE	5002 Castor Ave	1	4	2,276	\$ 164,000	\$72.06
NE	916 Fillmore St	1	4	1,649	\$ 165,000	\$100.06
NE	915 Fillmore St	1	4	1,536	\$ 170,000	\$110.68
NE	1060 Allengrove St	1	4	1,876	\$ 173,000	\$92.22
SW	1128 Foulkrod St	2	5	2,560	\$ 175,000	\$68.36
NE	1205 Foulkrod St	1	4	1,952	\$ 175,500	\$89.91
NE	1209 Harrison St			2,436	\$ 179,000	\$73.48
NE	1200 Haworth St	1	4	1,730	\$ 180,000	\$104.05
EJP	4417 O St	2	3	1,380	\$ 180,000	\$130.43
NE	1047 Granite St	1	4	1,510	\$ 181,000	\$119.87
NE	5003 E Roosevelt Blvd	1	4	2,478	\$ 182,000	\$73.45
EJP	1513 E Cayuga St	2	3	1,380	\$ 182,000	\$131.88
NE	1051 Allengrove St	1	4	1,984	\$ 183,000	\$92.24
NE	949 Fillmore St			1,488	\$ 184,500	\$123.99
NE	987 Harrison St	1	4	1,954	\$ 189,900	\$97.19
NE	5146 Castor Ave			1,700	\$ 190,000	\$111.76
NE	5321 Castor Ave	1	4	2,280	\$ 192,000	\$84.21
NE	1058 Granite St	1	4	1,980	\$ 196,000	\$98.99
SW	934 Herbert St	1	4	1,672	\$ 200,000	\$119.62

**Townhomes:**

Area	Address	Baths	Bedrooms	Living Area (SF)	Sale Price	Price per Square Foot
NW	1623 Foulkrod St	1	3	1,120	\$ 25,000	\$22.32
SE	1913 E Pike St	1	3	1,248	\$ 29,600	\$23.72
SE	4331 Orchard St	1	3	841	\$ 29,999	\$35.67
SE	4133 Orchard St	1	3	954	\$ 30,000	\$31.45
EJP	3929 Palmetto St	1	3	1,080	\$ 40,000	\$37.04
EJP	4237 Neilson St	1	3	1,200	\$ 40,000	\$33.33
NW	1255 Pratt St	1	3	1,200	\$ 41,000	\$34.17
NW	1787 Scattergood St	1	3	1,140	\$ 42,000	\$36.84
NW	5041 Worth St	1	2	720	\$ 42,900	\$59.58
NW	2050 Haworth St	1	2	753	\$ 45,000	\$59.76
SE	1416 Church St	1	3	1,230	\$ 45,000	\$36.59
SE	4255 Griscom St	1	3	1,260	\$ 45,000	\$35.71
SE	4719 Edmund St	1	3	1,244	\$ 46,000	\$36.98
SE	4606 Josephine St	1	3	930	\$ 46,300	\$49.78
NW	5257 Burton St	1	3	1,040	\$ 46,500	\$44.71
NW	979 Allengrove St	1	3	1,272	\$ 48,900	\$38.44
SE	1407 Deal St	1	3	1,020	\$ 49,900	\$48.92
EJP	1325 E Carey St	1	3	1,050	\$ 49,900	\$47.52
NW	5440 Discher St	1	3	1,210	\$ 49,900	\$41.24
EJP	4337 L St	1	2	709	\$ 50,000	\$70.52
EJP	4306 Dungan St	1	2	712	\$ 50,000	\$70.22
NW	5105 Valley St	1	2	732	\$ 50,000	\$68.31
NW	5121 Walker St	1	2	732	\$ 50,000	\$68.31
NW	5452 Erdrick St	1	3	1,056	\$ 50,000	\$47.35
NW	1130 Renwyn St	1	3	1,072	\$ 50,000	\$46.64
EJP	4126 M St	1	3	1,440	\$ 50,000	\$34.72
NW	4945 Charles St	1	3	1,080	\$ 52,000	\$48.15
SE	1425 Adams Ave	1	3	1,114	\$ 52,000	\$46.68
EJP	4037 Glendale St	1	3	1,008	\$ 52,500	\$52.08
NW	5261 Burton St	1	3	1,040	\$ 53,000	\$50.96
NW	5014 Tulip St	1	3	1,050	\$ 53,000	\$50.48
SE	1632 Unity St	1	3	1,472	\$ 53,900	\$36.62
NW	1151 Bridge St	1	3	1,248	\$ 55,000	\$44.07
EJP	4157 O St	1	3	1,308	\$ 55,000	\$42.05
NW	5261 Horrocks St	1	3	1,318	\$ 55,000	\$41.73
NW	5323 Jackson St	1	2	1,320	\$ 55,000	\$41.67
NW	1639 Bridge St	1	3	1,314	\$ 56,000	\$42.62
NW	1690 Bridge St	1	3	1,158	\$ 56,500	\$48.79
NW	1241 Kenwyn St	1	3	1,200	\$ 57,229	\$47.69
NW	5319 Darrah St	1	3	1,048	\$ 57,500	\$54.87
EJP	1709 E Hunting Park Ave	1	3	1,241	\$ 57,500	\$46.33
SE	1545 Womrath St	1	3	1,180	\$ 59,000	\$50.00
SE	1206 Unity St	1	3	1,338	\$ 59,000	\$44.10
NW	1231 Kenwyn St	1	3	1,308	\$ 59,900	\$45.80
EJP	3713 L St	1	3	1,050	\$ 60,000	\$57.14
NW	5455 Erdrick St	1	3	1,056	\$ 60,000	\$56.82
NW	5314 Saul St	1	3	1,280	\$ 60,000	\$46.88
EJP	1542 E Lycoming St	1	3	1,376	\$ 60,900	\$44.26
SE	4347 Elizabeth St	1	3	1,314	\$ 61,000	\$46.42

## Frankford Community Development Corporation

Area	Address	Baths	Bedrooms	Living Area (SF)	Sale Price	Price per Square Foot
NW	5280 Glenloch St	1	3	808	\$ 61,500	\$76.11
NW	1145 E Sanger St	1	3	1,222	\$ 62,000	\$50.74
NW	5016 Cottage St	1	3	996	\$ 63,000	\$63.25
NW	1384 Anchor St	1	3	1,132	\$ 63,000	\$55.65
SE	4153 Orchard St	1	3	1,101	\$ 63,900	\$58.04
NW	5026 Charles St	1	3	1,037	\$ 64,500	\$62.20
NW	1653 Bridge St	1	3	1,220	\$ 64,700	\$53.03
NW	5262 Burton St	1	3	1,040	\$ 64,900	\$62.40
NW	5122 Valley St	1	2	732	\$ 65,000	\$88.80
EJP	4234 M St	1	3	896	\$ 65,000	\$72.54
EJP	4121 M St	1	3	1,500	\$ 65,000	\$43.33
EJP	4331 Glendale St	1	3	1,088	\$ 66,000	\$60.66
EJP	1522 E Lycoming St	1	3	1,290	\$ 66,000	\$51.16
NW	5049 Hawthorne St	1	3	1,332	\$ 67,000	\$50.30
EJP	4342 Dungan St	1	2	712	\$ 67,840	\$95.28
NW	5255 Burton St	1	3	1,040	\$ 67,900	\$65.29
NW	5208 Ditman St	1	3	1,332	\$ 67,900	\$50.98
NW	5335 Cottage St	1	2	908	\$ 69,000	\$75.99
EJP	4239 Glendale St	1	3	912	\$ 69,000	\$75.66
NW	1878 Pratt St	1	2	878	\$ 69,900	\$79.61
SE	1917 E Sedgley Ave	1	3	1,080	\$ 69,900	\$64.72
SE	4613 Naples St	1	3	1,224	\$ 69,900	\$57.11
EJP	3894 Dungan St	1	3	1,230	\$ 69,900	\$56.83
EJP	1661 Worrell St	1	3	1,140	\$ 70,000	\$61.40
EJP	1328 E Lycoming St	1	3	1,200	\$ 70,000	\$58.33
EJP	1447 E Luzerne St	1	3	1,350	\$ 70,000	\$51.85
NW	5431 Rutland St	1	3	1,417	\$ 70,000	\$49.40
EJP	4149 M St	1	3	1,440	\$ 70,000	\$48.61
NW	5314 Gillespie St	1	3	891	\$ 71,500	\$80.25
NW	5428 Tackawanna St	1	3	1,056	\$ 72,000	\$68.18
SE	3857 Frankford Ave	1	3	1,256	\$ 72,000	\$57.32
NW	5232 Akron St	1	3	1,122	\$ 72,500	\$64.62
EJP	4344 Potter St	1	3	1,152	\$ 72,900	\$63.28
NW	5234 Saul St	1	3	1,068	\$ 74,000	\$69.29
NW	4209 E Cheltenham Ave	1	3	1,178	\$ 74,000	\$62.82
NW	5438 Valley St	1	3	1,056	\$ 74,900	\$70.93
NW	1382 Anchor St	1	3	1,132	\$ 75,000	\$66.25
SE	1021 Orthodox St	1	3	1,172	\$ 75,000	\$63.99
EJP	4018 Castor Ave	1	3	1,350	\$ 75,000	\$55.56
NW	5112 Erdrick St	1	2	732	\$ 76,000	\$103.83
EJP	4339 O St	1	3	1,152	\$ 76,000	\$65.97
EJP	1506 E Lycoming St	1	3	1,200	\$ 76,999	\$64.17
EJP	4251 O St	1	3	1,120	\$ 77,000	\$68.75
NW	1633 Fillmore St	1	3	1,137	\$ 77,000	\$67.72
EJP	1639 Worrell St	1	3	1,140	\$ 77,000	\$67.54
EJP	4022 Castor Ave	1	3	1,350	\$ 77,500	\$57.41
EJP	3921 Dungan St	1	3	1,230	\$ 78,000	\$63.41
EJP	4043 Markland St	1	3	1,230	\$ 78,000	\$63.41
NW	1703 Brill St	1	3	1,261	\$ 78,000	\$61.86
NW	1209 Bridge St	1	3	960	\$ 78,500	\$81.77
EJP	4240 M St	1	3	896	\$ 78,900	\$88.06



## Frankford Avenue Commercial District Market Analysis

Area	Address	Baths	Bedrooms	Living Area (SF)	Sale Price	Price per Square Foot
NW	5442 Hawthorne St	1	2	720	\$ 79,000	\$109.72
NW	5430 Montague St	1	2	972	\$ 79,000	\$81.28
EJP	4050 M St	1	3	1,080	\$ 79,000	\$73.15
NW	5128 Duffield St	1	4	1,526	\$ 79,000	\$51.77
EJP	1700 E Hunting Park Ave	1	3	960	\$ 79,900	\$83.23
NW	5378 Charles St	1	3	1,072	\$ 79,900	\$74.53
NW	5237 Oakland St	1	3	1,236	\$ 79,900	\$64.64
EJP	4121 O St	1	3	1,320	\$ 79,900	\$60.53
EJP	4227 Markland St	1	3	919	\$ 80,000	\$87.05
EJP	4349 Glendale St	1	3	1,088	\$ 80,000	\$73.53
EJP	4350 Glendale St	1	3	1,088	\$ 80,000	\$73.53
EJP	4332 Potter St	1	3	1,152	\$ 80,000	\$69.44
EJP	4341 Potter St	1	3	1,152	\$ 80,000	\$69.44
EJP	4343 Potter St	1	3	1,152	\$ 80,000	\$69.44
EJP	1423 E Hunting Park Ave	1	3	1,182	\$ 80,000	\$67.68
EJP	4253 Neilson St	1	3	1,200	\$ 80,000	\$66.67
NW	1378 Dyre St	1	3	1,440	\$ 80,000	\$55.56
EJP	4218 Castor Ave	1	4	1,530	\$ 80,000	\$52.29
EJP	1633 E Lycoming St	1	3	1,200	\$ 81,000	\$67.50
NW	5425 Oakland St	1	3	1,416	\$ 81,000	\$57.20
EJP	4042 Castor Ave	1	3	1,350	\$ 82,000	\$60.74
NW	1744 Harrison St Prem A	1	4	2,657	\$ 82,500	\$31.05
NW	1812 E Sanger St	1	3	1,056	\$ 82,800	\$78.41
EJP	4919 Castor Ave	1	3	1,224	\$ 83,500	\$68.22
NW	1160 Anchor St	1	3	1,222	\$ 84,000	\$68.74
EJP	1616 E Lycoming St	1	2	840	\$ 84,500	\$100.60
NW	5355 Charles St	1	3	1,128	\$ 84,900	\$75.27
NW	5433 Discher St	1	3	1,348	\$ 84,900	\$62.98
SE	1120 Overington St	1	3	1,224	\$ 85,000	\$69.44
EJP	4016 Castor Ave	1	3	1,350	\$ 85,500	\$63.33
EJP	4225 Maywood St	1	3	1,188	\$ 87,000	\$73.23
EJP	1352 E Hunting Park Ave	1	3	1,196	\$ 87,500	\$73.16
NW	5442 Walker St	1	2	912	\$ 88,000	\$96.49
EJP	1424 E Bristol St	1	3	1,224	\$ 88,000	\$71.90
EJP	4133 O St	1	3	1,320	\$ 88,000	\$66.67
EJP	4302 Dungan St	1	2	716	\$ 88,600	\$123.74
EJP	4303 L St	1	2	712	\$ 89,900	\$126.26
NW	5455 Valley St	1	3	1,056	\$ 89,900	\$85.13
NW	5285 Burton St	1	3	1,072	\$ 89,900	\$83.86
EJP	4230 Ormond St	1	3	1,200	\$ 89,900	\$74.92
EJP	4143 Glendale St	1	3	1,230	\$ 89,900	\$73.09
NW	5112 Valley St	1	2	760	\$ 89,999	\$118.42
EJP	4309 L St	1	2	712	\$ 90,000	\$126.40
EJP	4147 Maywood St	1	3	1,056	\$ 90,000	\$85.23
NW	1391 Anchor St	1	3	1,192	\$ 90,000	\$75.50
SE	3835 Frankford Ave	1	3	1,148	\$ 92,000	\$80.14
EJP	4035 M St	1	3	1,200	\$ 92,000	\$76.67
NW	1245 Pratt St	1	3	1,200	\$ 92,000	\$76.67
SE	4356 Paul St	1	3	1,190	\$ 94,900	\$79.75
EJP	1514 E Lycoming St	1	3	1,200	\$ 94,900	\$79.08
EJP	3920 M St	1	3	1,260	\$ 94,900	\$75.32

## Frankford Community Development Corporation

Area	Address	Baths	Bedrooms	Living Area (SF)	Sale Price	Price per Square Foot
EJP	4026 O St	1	3	1,050	\$ 95,000	\$90.48
EJP	4333 O St	1	3	1,152	\$ 95,000	\$82.47
EJP	4249 Neilson St	1	3	1,200	\$ 95,000	\$79.17
SE	4744 Worth St	1	3	1,200	\$ 95,000	\$79.17
SE	1121 Herbert St	1	3	1,223	\$ 95,000	\$77.68
EJP	1505 E Hunting Park Ave	1	3	1,260	\$ 95,500	\$75.79
EJP	1713 E Hunting Park Ave	1	3	1,241	\$ 96,500	\$77.76
NW	1161 Anchor St	1	3	1,262	\$ 97,500	\$77.26
EJP	4245 Castor Ave	1	3	1,380	\$ 98,000	\$71.01
NW	1603 E Cheltenham Ave	1	3	1,430	\$ 98,900	\$69.16
NW	5432 Akron St	1	3	1,020	\$ 99,900	\$97.94
NW	5432 Valley St	1	3	1,056	\$ 99,900	\$94.60
EJP	4222 Markland St	1	3	1,183	\$ 99,900	\$84.45
NW	5228 Horrocks St	1	3	1,282	\$ 99,900	\$77.93
EJP	4238 Castor Ave	1	3	1,334	\$ 99,900	\$74.89
NW	5455 Tackawanna St	1	3	1,056	\$ 100,000	\$94.70
NW	5312 Akron St	1	3	1,080	\$ 100,000	\$92.59
NW	4213 E Cheltenham Ave	1	3	1,178	\$ 100,000	\$84.89
NW	4060 E Cheltenham Ave	1	3	1,260	\$ 100,000	\$79.37
EJP	1404 E Hunting Park Ave	1	3	1,224	\$ 103,000	\$84.15
EJP	4013 Neilson St	1	3	1,280	\$ 103,000	\$80.47
NW	1222 Pratt St	1	3	1,392	\$ 103,500	\$74.35
EJP	4012 M St	1	3	1,080	\$ 104,000	\$96.30
NW	5309 Gillespie St	1	3	1,120	\$ 105,000	\$93.75
NW	4345 E Cheltenham Ave	1	3	1,152	\$ 105,000	\$91.15
EJP	4243 M St	1	3	1,224	\$ 105,000	\$85.78
EJP	4226 Castor Ave	1	4	1,530	\$ 105,000	\$68.63
NW	1025 Harrison St	1	4	1,680	\$ 105,000	\$62.50
NW	1160 E Sanger St	1	3	1,128	\$ 106,000	\$93.97
NW	1725 Scattergood St	1	3	1,184	\$ 106,000	\$89.53
NW	1141 Pratt St	1	3	1,332	\$ 106,000	\$79.58
NW	5313 Akron St	1	3	1,230	\$ 106,500	\$86.59
NW	5117 Ditman St	1	3	1,120	\$ 108,000	\$96.43
NW	5420 Tackawanna St	1	3	1,056	\$ 109,000	\$103.22
EJP	4039 Markland St	1	3	1,230	\$ 109,900	\$89.35
EJP	4237 Castor Ave	1	3	1,380	\$ 109,900	\$79.64
EJP	1513 E Luzerne St	1	3	1,440	\$ 109,900	\$76.32
EJP	4244 Markland St	1	3	1,160	\$ 109,999	\$94.83
SE	1167 Overington St	1	3	1,164	\$ 110,000	\$94.50
EJP	4219 Maywood St	1	3	1,177	\$ 110,000	\$93.46
NW	5402 Hawthorne St	1	2	720	\$ 112,000	\$155.56
EJP	1358 E Hunting Park Ave	1	3	1,196	\$ 113,000	\$94.48
EJP	4267 Ormond St	1	3	1,200	\$ 114,000	\$95.00
EJP	4209 O St	1	3	1,120	\$ 115,000	\$102.68
NW	1113 Brill St	1	3	1,280	\$ 117,000	\$91.41
EJP	4131 L St	1	3	1,472	\$ 118,000	\$80.16
NW	1243 Bridge St	1	3	1,088	\$ 119,000	\$109.38
NW	5356 Oakland St	1	3	1,244	\$ 120,500	\$96.86
SE	4632 Oakland St	1	3	1,492	\$ 122,000	\$81.77
EJP	4305 Glendale St	1	3	1,088	\$ 125,000	\$114.89

Area	Address	Baths	Bedrooms	Living Area (SF)	Sale Price	Price per Square Foot
SE	4611 Naples St	1	3	1,224	\$ 125,000	\$102.12
NW	5358 Large St	1	3	1,320	\$ 127,500	\$96.59
EJP	1420 E Bristol St	1	3	1,224	\$ 129,000	\$105.39
NW	5234 Horrocks St	1	3	1,296	\$ 129,900	\$100.23
SE	962 Arrott St	2	3	1,680	\$ 130,000	\$77.38
NW	5360 Large St	1	3	1,310	\$ 140,000	\$106.87
SE	1304 Arrott St			2,061	\$ 159,000	\$77.15

Additional letters of support provided by the applicant



**MARIA**  
**QUIÑONES SÁNCHEZ**  
COUNCILWOMAN 7<sup>th</sup> DISTRICT

Office of María D. Quiñones Sánchez  
Councilmember, 7<sup>th</sup> District  
Room 508, City Hall  
Philadelphia, PA 19107  
215-686-3448  
[maria.q.sanchez@phila.gov](mailto:maria.q.sanchez@phila.gov)

September 1, 2020

Philadelphia Historical Commission  
1515 Arch Street, 13th Floor  
Philadelphia, PA 19102

**RE: Hardship Application for 5129-35 Frankford Avenue - Penn Fruit Building**

Dear Commissioners,

Please accept this letter in support of RiteAid's hardship application regarding the historical designation of the old Penn Fruit building at 5129-35 Frankford Ave. The building is not suited for any form of productive occupation, and the historical designation has ensured that no developer or occupant is interested in touching it, and this hurts the Frankford community. Removal of the designation on the basis of hardship is necessary for the future of the site and the economic health of the neighborhood.

We were initially optimistic that the designation could protect what was at the time Frankford's only supermarket. However, as the process progressed, it became clear that the supermarket would not be able to continue in that space, and no new tenant was interested given its condition and layout. Since the designation, the building, which was in poor condition to begin with, has only deteriorated further during its long vacancy. The long vacancy demonstrates the difficulty in finding a new tenant, leaving the Frankford neighborhood without a full-size supermarket. The designation has made remedying these issues financially impractical, thus denying Frankford the ability to attract a new supermarket or a larger mixed-use development.

We regret that the initial designation was made without sufficiently consulting the Frankford community and carefully considering the impact of placing restrictions on the sole supermarket in a low-income community. By granting the hardship, this commission has the opportunity to undo this wrong and allow for future development that will benefit the Frankford community.

Respectfully,

Maria D. Quiñones Sánchez  
Councilmember 7<sup>th</sup> District



August 12, 2020

Philadelphia Historical Commission  
1515 Arch Street, 13th Floor  
Philadelphia, PA 19102

**RE: Hardship Application for 5129-35 Frankford Avenue - Penn Fruit Building**

Dear Commissioners,

I am writing on behalf of the Frankford Business and Professional Association in support of RiteAid's hardship application regarding the historical designation of the old Penn Fruit building at 5129-35 Frankford Ave. The building is not in a condition to house a tenant, and the historical designation has discouraged any redevelopment or renovation. This hurts the Frankford community. The business community of Frankford Avenue believes that granting the hardship is needed both for the individual site and the overall economic health of the neighborhood.

At first we hoped that the designation could protect what was at the time Frankford's only supermarket. But we soon realized that the supermarket would not be able to continue in that space, and no new business was interested in the space because of its poor condition and awkward layout. Since the designation, the building has stood vacant. The long vacancy shows that finding a new tenant is not feasible, and in the meantime, Frankford has no supermarket. The designation discouraged would-be developers or tenants from taking over the property because making the necessary improvements is not financially realistic. This has denied Frankford the ability to attract a new supermarket or a larger mixed-use development.

We wish that the initial nomination and designation had been made with more thorough consultation of the Frankford community and careful consideration of the impact of placing restrictions on the sole supermarket in a low-income community. We hope that the Commissioners will grant the hardship to allow for future development that will benefit the commercial corridor and the Frankford community at-large.

Sincerely,

A handwritten signature in blue ink that reads "Diane Richardson". The signature is fluid and cursive, with the first name "Diane" and last name "Richardson" clearly visible.

Diane Richardson  
President, Frankford Business and Professional Association  
Owner, Richardson Group Living Quarters



Nomination document for 5129-35 Frankford Avenue

# NOMINATION OF HISTORIC BUILDING, STRUCTURE, SITE, OR OBJECT

## PHILADELPHIA REGISTER OF HISTORIC PLACES

### PHILADELPHIA HISTORICAL COMMISSION

SUBMIT ALL ATTACHED MATERIALS ON PAPER AND IN ELECTRONIC FORM ON CD (MS WORD FORMAT)

#### 1. ADDRESS OF HISTORIC RESOURCE (must comply with a Board of Revision of Taxes address)

Street address: **5129-5135 Frankford Avenue**

Postal code: **19124**

Councilmanic District: **7<sup>th</sup> District**

#### 2. NAME OF HISTORIC RESOURCE

Historic Name: **Penn Fruit Supermarket**

Common Name: **Holiday Thriftway Supermarket**

#### 3. TYPE OF HISTORIC RESOURCE

☒ Building

☐ Structure

☐ Site

☐ Object

#### 4. PROPERTY INFORMATION

Condition: ☐ excellent ☒ good ☐ fair ☐ poor ☐ ruins

Occupancy: ☒ occupied ☐ vacant ☐ under construction ☐ unknown

Current use: Retail

#### 5. BOUNDARY DESCRIPTION

***SEE ATTACHED***

#### 6. DESCRIPTION

***SEE ATTACHED***

#### 7. SIGNIFICANCE

Period of Significance (from year to year): **1955-c.1975**

Date(s) of construction and/or alteration: **1955**

Architect, engineer, and/or designer: **George Neff**

Builder, contractor, and/or artisan:

Original owner: **Penn Fruit Company**

Other significant persons:

**CRITERIA FOR DESIGNATION:**

The historic resource satisfies the following criteria for designation (check all that apply):

- ☒ (a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or,
- ☐ (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation; or,
- ☒ (c) Reflects the environment in an era characterized by a distinctive architectural style; or,
- ☒ (d) Embodies distinguishing characteristics of an architectural style or engineering specimen; or,
- ☐ (e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation; or,
- ☐ (f) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or,
- ☐ (g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; or,
- ☐ (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City; or,
- ☐ (i) Has yielded, or may be likely to yield, information important in pre-history or history; or
- ☒ (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

**8. MAJOR BIBLIOGRAPHICAL REFERENCES**

*SEE ATTACHED*

**9. NOMINATOR**

Name with Title: **Benjamin Leech, consultant**

Email: **bentleech@gmail.com**

Organization: **Preservation Alliance for Greater Philadelphia**

Date: **March 23, 2016**

Street Address: **1608 Walnut Street, Suite 804**

Telephone: **(215) 546-1146**

City, State, and Postal Code: **Philadelphia, PA 19103**

Nominator ☐ is ☒ is not the property owner.

**PHC USE ONLY**

Date of Receipt: 28 March 2016

☒ Correct-Complete ☐ Incorrect-Incomplete

Date: 28 April 2016

Date of Notice Issuance: 29 April 2016

Property Owner at Time of Notice

Name: Rite Aid of Pennsylvania

Address: PO Box 3165

City: Harrisburg

State: PA

Postal Code: 17105

Date(s) Reviewed by the Committee on Historic Designation: 15 June 2016

Date(s) Reviewed by the Historical Commission: 10 November 2016

Date of Final Action: 10 November 2016

☒ Designated

☐ Rejected

3/16/07

## 5. Boundary Description

Situate on the southeast side of Frankford Avenue (sixty-five feet wide) and the southwest side of Pratt Avenue (fifty feet wide); thence extending along the said side of Pratt Street South forty-four degrees ten minutes eight seconds East three hundred forty-seven feet seven-eighths of an inch to the Northwest side of Darrah Street (fifty feet wide); thence extending along the said side of Darrah Street South forty-five degrees six minutes twelve seconds West one hundred and forty-three feet one eighth of an inch to a point, a bend in said Darrah Street; and thence extending along the said side of Darrah Street South thirty-seven degrees eight minutes eleven seconds West thirty-two feet six and one-quarter inches to a point (which point is two hundred five feet Northeast from the Northeast side of Dyre Street (fifty feet wide); thence extending North fifty-two degrees fifty-one minutes forty-nine seconds West, partly through the center of a party wall eight-seven feet three eighths of an inch to a point; thence extending South forty-one degrees fifty-six minutes fifty-six seconds West thirty-four feet seven and seven-eighths inches to a point; thence extending North thirty-nine degrees twenty-eight minutes four seconds West two-hundred eighty-seven feet five and three-fourths inches to a point on the Southeast side of said Frankford Avenue (sixth-five feet wide); thence extending along the same North fifty degrees thirty-one minutes fifty-six seconds East two hundred feet to the first mentioned point and place of beginning.



## 6. Description

The former Penn Fruit Company supermarket at 5129-35 Frankford Avenue is an arch-roofed, masonry, steel and glass structure designed by architect George Neff and completed in 1955. It occupies a large lot on the southeastern corner of Frankford Avenue and Pratt Street, directly opposite the Frankford Transportation Center (the northern terminus of SEPTA's Market-Frankford El) in the Frankford neighborhood of Northeast Philadelphia. The building is sited diagonally on its lot. Its main arch-roofed volume is oriented north-south, surrounded on three sides by attached one- and two-story, flat-roofed wings. Four attached retail storefronts face Frankford Avenue along the building's northwest elevation; these occupy the same lot and were designed and constructed in conjunction with the supermarket. The parcel also includes a surface parking lot to the rear (southeast) of the building. Currently operating as a Holiday Thriftway supermarket, the building has been minimally altered from its original design and retains a high degree of architectural integrity. Its distinctive arch-roofed form and glass front were characteristic features of Penn Fruit supermarkets constructed in the 1950s and 1960s, an era in which the company embraced modern architecture and the barrel roof as core elements of its corporate identity.

The building's primary facade is a glass curtain wall that exposes the full interior volume of the supermarket to view from the street [Fig. 1]. This glass wall sits on a low stone-faced foundation and rises the full 33-foot height and 100-foot width of the main arch span, divided by steel muntins into three rows and eleven bays of fixed glass panes. The majority of these window units are further divided with narrower muntins into an irregular pattern of half- and quarter-pane units, but these are later modifications. The arched roofline is capped by a narrow cement cornice. To the east of the arch span, a one-story, flat-roofed vestibule houses the supermarket's main entrance, which is accessed from the east. This vestibule's north facade is in plane with the adjacent arched window span, but features a projecting stone-faced planter at its base and a projecting cornice that extends across one bay of arch [Fig. 2]. The planter wall follows a wavy serpentine path and is capped in grey stone. Behind the planter, six square piers

support the vestibule roof and divide its north facade into five window bays. These piers are painted in a repeating sequence of green, orange and yellow—a color scheme continued throughout the supermarket interior and possibly original to the building’s design.<sup>1</sup> A contemporary plastic box sign stands on the roof above the vestibule in the approximate location of the building’s original Penn Fruit signage.

At the building’s northeast corner, the vestibule roof projects outward in a wedge-shaped prow to form a flat canopy over the main entrance, which features two automatic single-leaf glass swing doors (one entrance, one exit) on the vestibule’s east side [Figs. 3-4]. The canopy area continues along the east elevation for half the depth of the building, and is partially enclosed by a non-original metal security fence. Due south of the glass entry vestibule is a decorative one-story panel of rough-faced multi-hued stone; the remainder of the building’s east side is utilitarian in character and clad in brown and tan brick. The building’s rear half rises two stories, with an offset second-story band of ribbon windows constituting the only fenestration [Fig. 5]. A one-story loading dock continues southward behind the two-story block, wrapping the southeast corner of the building and extending the full width of the rear (southeast) elevation [Fig. 6].

The west side of the building incorporates an attached row of one-story, flat-roofed retail spaces that face northwest along Frankford Avenue [Fig. 7]. A continuous projecting slab cornice runs the length of the four-unit row and makes a short return around the northwest corner, extending into a canopy across one bay of the supermarket’s north facade. This northwest corner is also marked by a stone-clad end wall and a projecting planter at the base of the building [Fig. 8]. The retail storefronts, which originally housed a men’s shop, a ladies apparel salon, a “five-and-dime” variety store, and a dry-cleaner, are currently leased to a tax preparation agency, a fast-food restaurant, a beauty supply store, and a cell-phone store.<sup>2</sup> The

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<sup>1</sup> No original color photographs or color descriptions of the building have been located, but historic black-and-white photos appear to depict a three-tone color scheme [see Fig. 11]. Descriptions of other contemporary Penn Fruit locations include references to “rainbow-colored” interiors, and the same green, orange and yellow tones exist in what appear to be original fixtures and finishes inside the supermarket.

<sup>2</sup> “Penn Fruit Store Opens Tomorrow,” *Philadelphia Evening Bulletin*, April 12, 1955.



northernmost storefront was originally a second supermarket entrance, but has since been subdivided into a separate unit. The storefronts all feature contemporary signage and replacement glazing, though original stone-clad foundation walls survive beneath three of the four units' storefront windows. Stone-clad end walls bracket the row. Except for a short stone return around its western corner, the building's southwest elevation is a blank one-story brick wall [Figs. 9-10].



Figure 1: Primary (north) elevation, looking south from the intersection of Frankford Avenue and Pratt Street.



Figure 2: North elevation detail.



Figure 3: Northeast vestibule entrance



Figure 4: Northeast vestibule entrance detail





*Figure 5: East elevation*



*Figure 6: Rear (southeast elevation) loading docks.*



Figure 7: Attached storefronts along Frankford Avenue (northwest) elevation.



Figure 8: Altered northwest corner detail (originally a second supermarket entrance).





Figure 9: West corner detail and southwest elevation



Figure 10: Rear southwest elevation.



Figure 11: Original Penn Fruit signage at northeast vestibule, c. 1959.  
<http://www.phillyhistory.org/PhotoArchive/Detail.aspx?assetId=115538>



Figure 12: North elevation detail, c. 1959. <http://www.phillyhistory.org/PhotoArchive/Detail.aspx?assetId=115535>



## 7. Significance

The glass-fronted, arch-roofed former Penn Fruit Company supermarket at 5129-35 Frankford Avenue is a rare surviving example of an architectural style and building type that spread rapidly across the American landscape in the decades following World War II. As both an architectural and socioeconomic phenomenon, the mid-twentieth-century modern supermarket was a ubiquitous and conspicuous symbol of an ascendant consumer culture fueled by mass production, mass consumption, suburbanization, and the proliferation of the automobile. Penn Fruit was one of the first companies in Philadelphia to adopt the supermarket business model in the 1930s, and was one of the earliest supermarket chains in America to embrace modernist architecture as a core element of its corporate identity. Though approximately four dozen former Penn Fruit supermarket structures still stand across the greater Philadelphia region, including at least nineteen in Philadelphia proper, the vast majority have been heavily altered and no longer retain significant architectural character.<sup>3</sup> In contrast, the Frankford Penn Fruit supermarket survives today in remarkably intact condition. Its barrel-roof form, “open-front” glass facade, expressive color scheme, and other period-characteristic features are reflective of an architectural style, now commonly described as “roadside modern” or “exaggerated modern,” that emerged in tandem with new development patterns and new automobile-oriented building types like shopping centers, diners, gas stations, and motels in the 1950s and 1960s.<sup>4</sup> As an architectural manifestation of production and consumption patterns that transformed daily life in the postwar era, this intact midcentury modern supermarket structure merits recognition and listing on the Philadelphia Register of Historic Places by meeting the following criteria established in Philadelphia’s Historic Preservation Ordinance, Section 14-1004 (1):

(a) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, Commonwealth, or nation or is associated with the life of a person significant in the past;

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<sup>3</sup> <http://joshastuin610.blogspot.com/2014/03/penn-fruit-pa-nj-de.html>

<sup>4</sup> Liebs, Chester. *Main Street to Miracle Mile: American Roadside Architecture*. Boston: Little, Brown & Company, 1985, pp. 59-64.

- (c) Reflects the environment in an era characterized by a distinctive architectural style;
- (d) Embodies distinguishing characteristics of an architectural style or engineering specimen;
- and*
- (j) Exemplifies the cultural, political, economic, social, or historical heritage of the community.

### **A brief history of supermarket architecture**

Just as eighteenth-century market shambles and nineteenth-century market houses were fixtures of daily life and the urban built environment in their respective eras, the supermarket in postwar American society was (and largely remains) the primary architectural symbol of a basic socio-economic prerequisite: public access to food. Broadly defined, supermarkets are large, self-service retail stores that sell a wide variety of foods and household goods (produce, groceries, meats, frozen foods, etc.) under one roof, with a single range of checkout lines and usually with dedicated on-site parking.<sup>5</sup> In both form and function, the supermarket evolved in fits and starts from a number of antecedents: the public market house, the specialty grocer, the department store, the “self-service” combination store, the “drive-in” shopping center, etc. Though some early examples date to the 1920s, supermarkets first appeared in most American cities in the 1930s, when the disruptive effects of the Great Depression upended established consumer patterns and led to new strategies in food retailing. At that time, the vast majority of existing grocery stores occupied small (500-600 square-foot) shopfronts located along traditional commercial corridors or within dense mixed-use neighborhoods. By expanding the range of products offered, by purchasing merchandise in bulk, and by relying more on sales volume than price margin to stay profitable, upstart supermarkets offered significantly lower

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<sup>5</sup> Zimmerman, M.M. *The Super Market: A Revolution in Distribution*. New York: McGraw Hill Book Company, 1955, p. 18; Mayo, James. *The American Grocery Store: The Business Evolution of an Architectural Space*. Westport, Conn.: Greenwood Press, 1993, p. 140.

prices than an average grocery store and were typically ten or even twenty times their size.<sup>6</sup> Initially dismissed by skeptics as a fleeting and unsustainable gimmick, supermarkets instead emerged from the Great Depression as an established industry whose exponential growth—measured both in raw volume and market share—continued unabated for the next three decades. Less than 100 supermarkets existed nationwide in 1934; just two years later, there were more than 1,000, and by 1946 more than 10,000. By 1955, supermarkets were responsible for more than 60% of the national food trade.<sup>7</sup> Over the same quarter-century, the supermarket also evolved from a symbol of novelty and thrift into a sophisticated icon of technological and social progress, consumer choice, and capitalist abundance. This transformation was accompanied by a corresponding evolution in supermarket architecture; not only in the size of supermarket buildings, but in their location, site orientation, structural characteristics, and style.

Many of the first experiments in supermarket retailing were makeshift in nature; King Kullen, generally credited as the first supermarket chain on the East Coast, operated mainly out of converted warehouses, garages, and factories.<sup>8</sup> But early on, other supermarket pioneers commissioned architect-designed, purpose-built new structures, even during the depths of the Depression. The first appearance of a supermarket in an architectural journal occurred as early as 1931 (an A&P in Westwood, California by architect Allen G. Siple was featured in *Architectural Concrete*), and in 1934 *Architectural Record* featured a four-page spread on architect B. Sumner Gruzen's groundbreaking Big Bear supermarket and shopping center in Jersey City, New Jersey.<sup>9</sup> Other notable architects who designed early supermarkets included Albert Kahn (Jack Cinnamon's Market, Highland Park, Michigan, 1935) and Stiles Clements, who

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<sup>6</sup> Zimmerman, p. 17

<sup>7</sup> Zimmerman, p. 54; Liebs, Chester H. *Main Street to Miracle Mile: American Roadside Architecture*. Boston: Little, Brown and Co., 1985, p. 131.

<sup>8</sup> Longstreth, Richard. *The Drive-In, the Supermarket, and the Transformation of Commercial Space in Los Angeles, 1914-1941*. Cambridge: The MIT Press, 1999, p. 121; Zimmerman, p. 35ff.

<sup>9</sup> "Supermarket for Atlantic & Pacific in Westwood, Calif.," *Architectural Concrete*, Vol. 3, Issue 4, 1931, pp. 6-8; Gruzen, B. Sumner. "Automobile Shopping Centers," *Architectural Record*, July 1934, pp. 43-46.

oversaw two major buildings campaigns in the 1920s and 1930s for California-based Ralph's Grocery Company.<sup>10</sup>

Though a variety of architectural styles embellished early supermarket buildings, one design trend came to epitomize the industry by the late 1930s. Streamline Moderne, a style characterized by smooth surfaces, rounded corners, exaggerated horizontal and vertical lines, architecturally-integrated signage, and modern materials like structural glass, porcelain enameled, glass blocks, chrome, and neon, dominated commercial architecture in general during the Great Depression. New Deal initiatives like the Federal Housing Administration's "Modernize Main Street" program incentivized business owners to remodel struggling commercial corridors in an effort to both stimulate the manufacturing and construction fields and to create the appearance of prosperity. Streamline Moderne stood for technological progress, efficiency, and optimism, and from one perspective, the moderne supermarket was simply a logical adaptation of design tropes being applied opportunistically to businesses of all sizes and types—clothing stores, restaurants, movie theaters, pharmacies, etc. An influential 1935 design competition sponsored by glassmaker Libbey-Owens-Ford collected over three thousand entries, the vast majority in a streamlined style, for the conceptual redesign of four "everyday" Main Street business types—a drug store, a clothing store, a gas station, and a grocery store (itself evidence that, while the supermarket was gaining in popularity, it had not yet supplanted the ubiquity of the traditional grocer).

But from another perspective, the industry's embrace of streamlining presaged a more significant shift in the maturation of the supermarket as a cultural phenomenon. Led especially by West Coast architects like Stiles Clement, streamline moderne supermarkets of the late 1930s and early 1940s began to take more sculptural form, with exaggerated sign towers, elaborate entrances and canopies, and more unified treatment of multiple facades. Shedding the image of a makeshift clearinghouse catering solely to bargain-hunters, the modern

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<sup>10</sup> Liebs, p. 129; Longstreth, pp. 87, 116-120.

supermarket began to emerge as an iconic, progressive new building type tailored to changing consumer habits and expectations [Figs. 13-14].

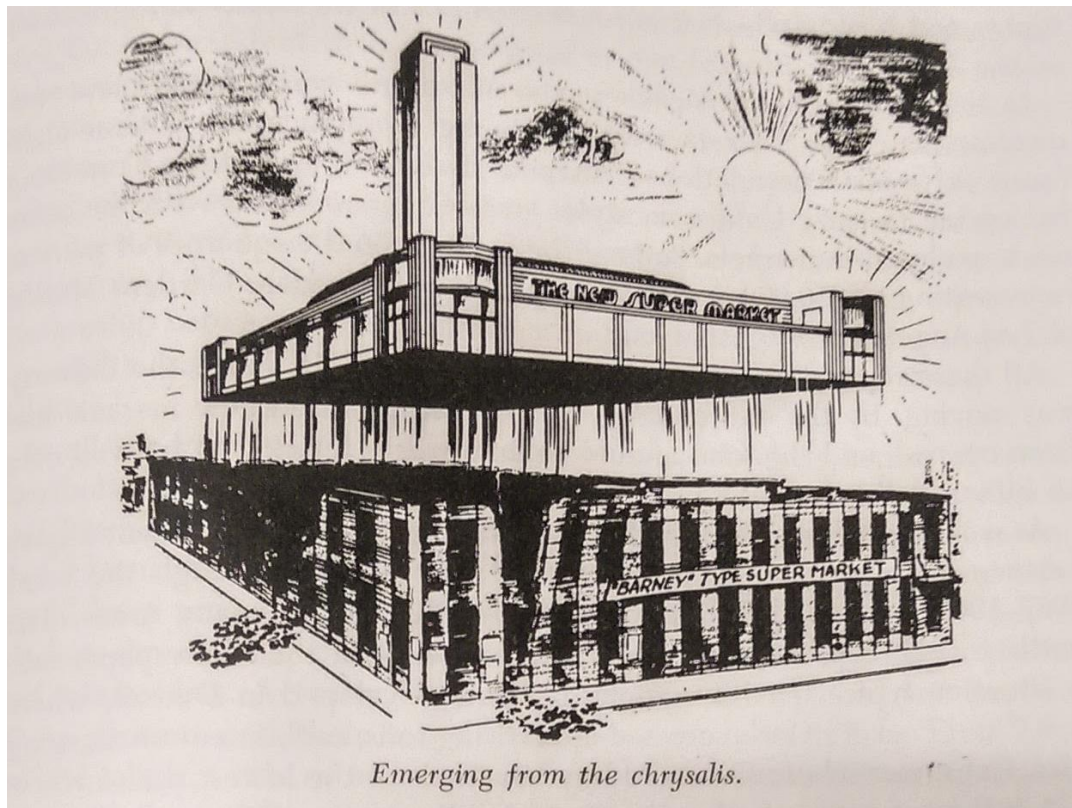


Figure 13: A prototypical Art Moderne supermarket illustrates the emergence of a purpose-built building type in the 1930s. (M.M. Zimmerman, *The Super Market: A Revolution in Distribution*. New York: McGraw Hill, 1955, p. 121.



Figure 14: Ralph's Grocery Company, Crenshaw Boulevard, Los Angeles, 1939-1940, Stiles Clement, architect. Note the arched roof partially concealed behind the streamline moderne façade. (Richard Longstreth, *The Drive-In, the Supermarket, and the Transformation of Commercial Space in Los Angeles, 1914-1941*. Cambridge: The MIT Press, 1999, p. 111.

The automobile drove much of this transformation: not only did supermarkets locate in areas where customers could conveniently drive, but the buildings themselves, usually freestanding and surrounded on one or more sides by parking, were designed to be conspicuous and attractive to passing motorists. Other technologies were also transforming American shopping habits: between 1926 and 1936, refrigerator ownership increased tenfold to almost two million home units. Shopping daily for perishables was no longer a necessity, and consumers began buying more groceries per visit. Finally, supermarkets could stock a far wider variety of goods at a time when competing food brands were flooding the market with new products and packaging methods.<sup>11</sup> By the 1940s, new supermarkets routinely topped 12,000 square feet, with stores adding frozen foods, bakeries, pharmacies, and other new departments, expanding aisle widths to accommodate grocery carts, and providing more space for elaborate product displays.<sup>12</sup>

As one of the few commercial institutions to survive the Great Depression unscathed, the supermarket industry's exceptional growth in the 1930s and 1940s continued unabated in the decade following World War II. America's rapid postwar suburbanization, fueled by increased car ownership, aggressive highway construction, and federal housing policies that incentivized low-density, proscriptive zoning, further tipped the economic scales in favor of supermarkets. The neighborhood shopping center became a standard feature in new suburban developments, and the supermarket became a standard feature of the suburban shopping center.<sup>13</sup> At the same time, supermarket owners and architects redoubled their efforts to attract shoppers with stores designed to symbolize progress, efficiency, convenience, and excitement. With streamline moderne now considered out-of-date, a new mode of modern architecture emerged. The "open front" or "visual front," whereby large expanses of glass replaced solid exterior walls, dominated commercial architecture of all types in the 1950s, supermarkets

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<sup>11</sup> Mayo, pp. 130-133.

<sup>12</sup> Zimmerman, p. 126.

<sup>13</sup> Gruen, Victor. "What the Supermarket Means to the Center...and Vice Versa," *Chain Store Age*, May 1955, p. 39.



included.<sup>14</sup> Unconventional massing, structural expressionism, and integrated graphics were other hallmarks of contemporary design that found particular expression in the postwar supermarket. In a suburban landscape increasingly filled with competing supermarket chains, “brand identity” was of paramount concern, and architecture was a powerful means by which companies sought to differentiate themselves and outshine their competitors.

In this context, the Penn Fruit Company was one of the first supermarket chains to embrace a particular form of structural expressionism that would come to characterize much postwar supermarket design: the clear-span arch. Along with other “exaggerated modern” tropes like the folded roof, the canted roof, and the scalloped roof, variations on the arched-roof form proliferated across the country in the 1950s and 1960s.<sup>15</sup> Constructed variously in steel, concrete, and laminated wood, the clear-span arch provided flexible, column-free interior space and a visually striking exterior profile that added a pronounced verticality to an otherwise low-slung, horizontal program. Arched roofs had long been a staple in the design of train sheds, market houses, warehouses, and other utilitarian structures of the nineteenth and early twentieth centuries, and many 1930s-era streamline moderne supermarkets even featured arched roofs concealed behind flat-topped exterior shells [Fig. 14]. But the full architectural expression of the arch-roofed form, especially when paired with a full-height open front, was an innovation uniquely characteristic of the postwar era.

No single architect, company, or geographic region can lay sole claim to the arch-roofed supermarket, which appears to have evolved along parallel tracks in various regions of the country in the early-to-mid 1950s. On a national scale, the type is perhaps most closely associated with the Safeway Company, which constructed hundreds of its arch-roofed, glass-fronted “Marina-style” stores (named after a 1959 prototype designed by Wurster, Bernardi & Emmons for the Marina district in San Francisco) across the country in the 1960s [Fig 26].<sup>16</sup> But

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<sup>14</sup> Treu, Martin. *Signs, Streets, and Storefronts: A History of Architecture and Graphics Along America's Commercial Corridors*. Baltimore: Johns Hopkins University Press, 2012, p. 162ff.

<sup>15</sup> Calak, Thomas. “The Big Change in Store Fronts,” *Progressive Grocer*, December 1960, p. 78.

<sup>16</sup> Allen, Peter. *A Space for Living: Region and Nature in the San Francisco Bay Area, 1939-1969* (doctoral thesis), University of California, Berkeley, 2009, p. 187.

Safeway's association with this iconic roofline was preceded by more than a decade of similar experiments by other architects and other supermarket chains, including the Penn Fruit Company in Philadelphia.

### **Penn Fruit and the rise of the modern supermarket in Philadelphia**

Penn Fruit was founded by Russian-born brothers Morris and Isaac Kaplan and their friend Samuel Cooke, who opened their first produce stand at 52nd and Market Streets in 1927.<sup>17</sup> By 1933 the partners were running six markets specializing in fresh produce and seafood, including one extra-large store that also featured a bakery, delicatessen, poultry counter, and an assortment of dry goods. Penn Fruit was one of the first companies in Philadelphia to experiment with supermarket-style retailing, and by 1937 were operating six full-blown supermarkets across the city.<sup>18</sup> Though significantly fewer in number than established grocery giants like A&P and Acme, who were slow to abandon their hundreds of small neighborhood grocery stores, Penn Fruit's early embrace of the supermarket model drew national attention. At the height of its success in the 1950s, Penn Fruit averaged the highest per-store sales figures of any supermarket chain in the country.<sup>19</sup>

Early on, the company recognized the importance of attractive, contemporary stores for attracting a large and loyal client base. In 1941 the company hired architect Stiles Clement, well-known for his Ralph's supermarket designs across Southern California, to construct a new 40,000-square-foot store at 69th and Chestnut Streets in suburban Upper Darby. Compared to a typical A&P, Acme, or Food Fair supermarket of the day, Penn Fruit's new design (which was billed with questionable accuracy as "America's Largest Food Market") was unlike anything else in Philadelphia. Though not as ornate or streamlined as some of Clement's earlier California designs, the store featured an expansive open front, a soaring sign tower, and in a first for Penn

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<sup>17</sup> Cooke, James. "How Penn Fruit Checked Out," *Philadelphia Magazine*, July 1977.

<sup>18</sup> Zimmerman, p. 56.

<sup>19</sup> Zimmerman, p. 165.



Figure 15: Rendering of architect Stiles Clement's Upper Darby Penn Fruit supermarket. Philadelphia Evening Bulletin, Nov. 9, 1941.



Figure 16: Lucky Supermarket, San Leandro, Calif., 1947, Raymond Loewy with Francis Constable. Architectural Forum, May 1948, p. 134.

# Beautiful

## PENN FRUIT

*Philadelphia's*  
MOST COMPLETE  
FOOD STORES!



# New

*Shop Tania!*  
 ALL PENN FRUIT STORES  
**OPEN TONITE**  
**UNTIL 9 P. M.**

**OPEN FRIDAY**  
 NITE TIL 10 P. M.  
 OPEN SATURDAY TIL 6

# WYNNEWOOD STORE

**Wynnewood Road across from P. R. R. Station**

ONE BLOCK ABOVE LANCASTER P.K.

Illustration by "The Graphic"

**Good News!** THAT MAGAZINE

**Good News!** **THAT MAGAZINE**  
10 CENTS A COPY



**PENN  
FRUIT  
COMPANY**

# ...Let's Get Acquainted

## Hello Chester



## Penn Fruit

FOR A PREVIEW OF THE KIND OF STORE  
WE'RE BRINGING TO CHESTER — BE SURE  
TO VISIT OUR BRAND NEW —

**OPENS 9 a.m.  
Wednesday**

Be seeing the fruit in major this new shopping center. See the reason that has made it so popular. See the reason that has made it so popular. See the reason that has made it so popular.

# FOOD WONDERLAND

## Baltimore Pike at Oak Road

21



Fruit and for Philadelphia, a prominent arched roofline [Fig. 15]. Promotional literature celebrating the store's grand opening attributed the novel design to the impending war effort: "When the defense program created a shortage of steel the original plans were altered and the beautifully arched ceiling, perhaps more arresting than the original would have been, resulted."<sup>20</sup> While the veracity of this explanation is unknown—many of Clement's earlier Ralph's supermarkets also featured similar clear-span arched roofs, albeit largely obscured from exterior view by enframing parapet walls—the new Upper Darby store clearly established a pattern for subsequent Penn Fruit supermarkets to follow and embellish. For historical context, it is worth noting that the Upper Darby Penn Fruit preceded a widely-praised Raymond Loewy prototype for Lucky's Supermarket in San Leandro, California, which featured a similar barrel-vault roof and pylon tower sign, by more than five years [Fig. 16].<sup>21</sup>



Figure 19: Old York Road and Windrim Avenues, Philadelphia, 1951, architect unknown. Jacob Stelman Collection, Athenaeum of Philadelphia



Figure 20: Wilmington, Delaware, c. 1955, architect unknown.  
<https://www.flickr.com/photos/42444189@N04/8627720340>



Figure 21: Glenolden, Pennsylvania, c. 1955, architect unknown.  
<https://www.flickr.com/photos/42444189@N04/403189>

<sup>20</sup> Penn Fruit Co. advertising supplement, *Philadelphia Record*, Nov. 9, 1941.

<sup>21</sup> "A Real Supermarket," *Architectural Forum*, May 1948, p. 134.

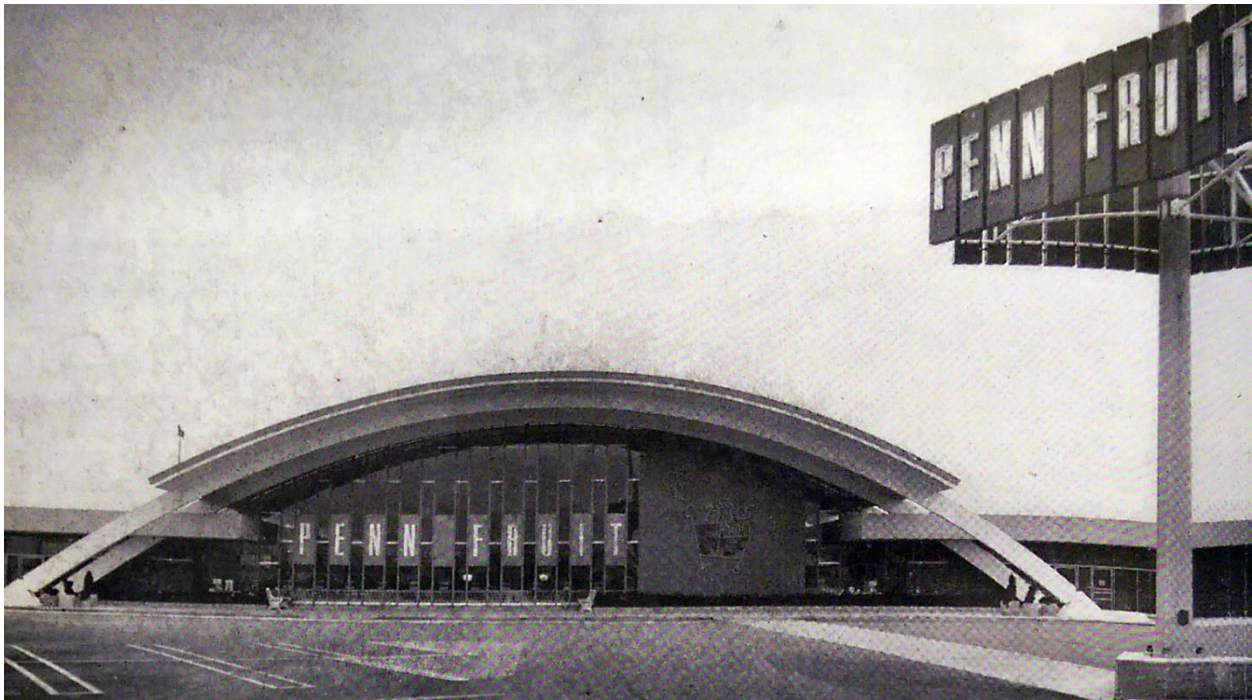


Figure 22: Victor Gruen's prototype suburban Penn Fruit design, Audubon, New Jersey, 1955. *Progressive Architect*, July 1956, p. 100.

Penn Fruit's transition to the arched roof was neither immediate nor uniform, but by the mid-1950s the majority of its new supermarkets featured various iterations of the distinctive roofline. The company tapped a wide range of locally prolific architects to design its Philadelphia and suburban stores, including George Neff, David Supowitz, Thalheimer & Weitz, Sabatino & Fishman, Wallace & Warner, and Kneedler, Mirick & Zantzinger, each of whom produced different variations on the basic arch-roofed form. Some oriented the barrel roof to face forward while others oriented it sideways; some stores featured tall pylon towers while others did not; some fronts were fully glazed while others were enclosed above the ground floor [Figs. 17-21]. But all shared an unmistakable family resemblance which eventually became a trademark of the company, and in 1954 Penn Fruit hired well-known commercial architect Victor Gruen to develop a codified prototype for a major expansion into suburban Pennsylvania, Delaware, New York, New Jersey, and Maryland.<sup>22</sup> Featuring exposed laminated wood trusses, a full-height open front, and elaborate signage and graphics, Gruen's design was

<sup>22</sup> "Commercial Buildings: Prototype Supermarket," *Progressive Architecture*, July 1956, pp. 100-105; Gruen, p. 35; "Huge Store Set for Audubon," *Philadelphia Evening Bulletin*, Nov. 17, 1954.



the most contemporary, structurally expressive Penn Fruit yet, and it cemented the company's reputation for progressive modern architecture and design [Fig. 22]. Variation of Gruen's arched open-front design became standard for the company through the 1960s, clearly distinguishing Penn Fruit supermarkets from those of competing chains like A&P, Acme and Food Fair. Penn Fruit also invested heavily in contemporary interior design during this era, hiring the Philadelphia Museum of Art's design director Wanda Norstrom to develop eye-catching interior color schemes and commissioning custom-designed mosaics, sculptures, and store directories from prominent contemporary artists and designers.<sup>23</sup>

Penn Fruit was one of the first supermarket chains in the postwar period to fully embrace "exaggerated modern" architecture as a core element of its corporate identity, but it was by no means the only one exploring similar design trends. In 1953, for example, acclaimed California modernist A. Quincy Jones designed a King Cole supermarket in Whittier, California which featured a dramatic arched roof and a glazed open front very similar to Penn Fruit's nearly contemporaneous designs [Fig 23].<sup>24</sup> Two years later, a Foodland supermarket in Hawaii by Wimberly & Cook and a Purity supermarket in California by Chicago architect Harry Weese both also featured similar open fronts and arched roofs [Figs 24-25]. By the early 1960s, when the Safeway company was building hundreds of iterations of its 1959 Marina supermarket prototype across the country, the arched roof was a common and recognizable element of the modernist commercial vernacular [Figs. 26-27].<sup>25</sup>

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<sup>23</sup> "Penn Fruit Opens Market at Front and Cheltenham," *Philadelphia Evening Bulletin*, Aug. 25, 1954.

<sup>24</sup> "Foodland Supermarket," *Architectural Record*, March 1955, pp. 170-172; "Prototype of Supermarket," *Progressive Architecture*, July 1955, p. 12.

<sup>25</sup> Calak, p. 78.

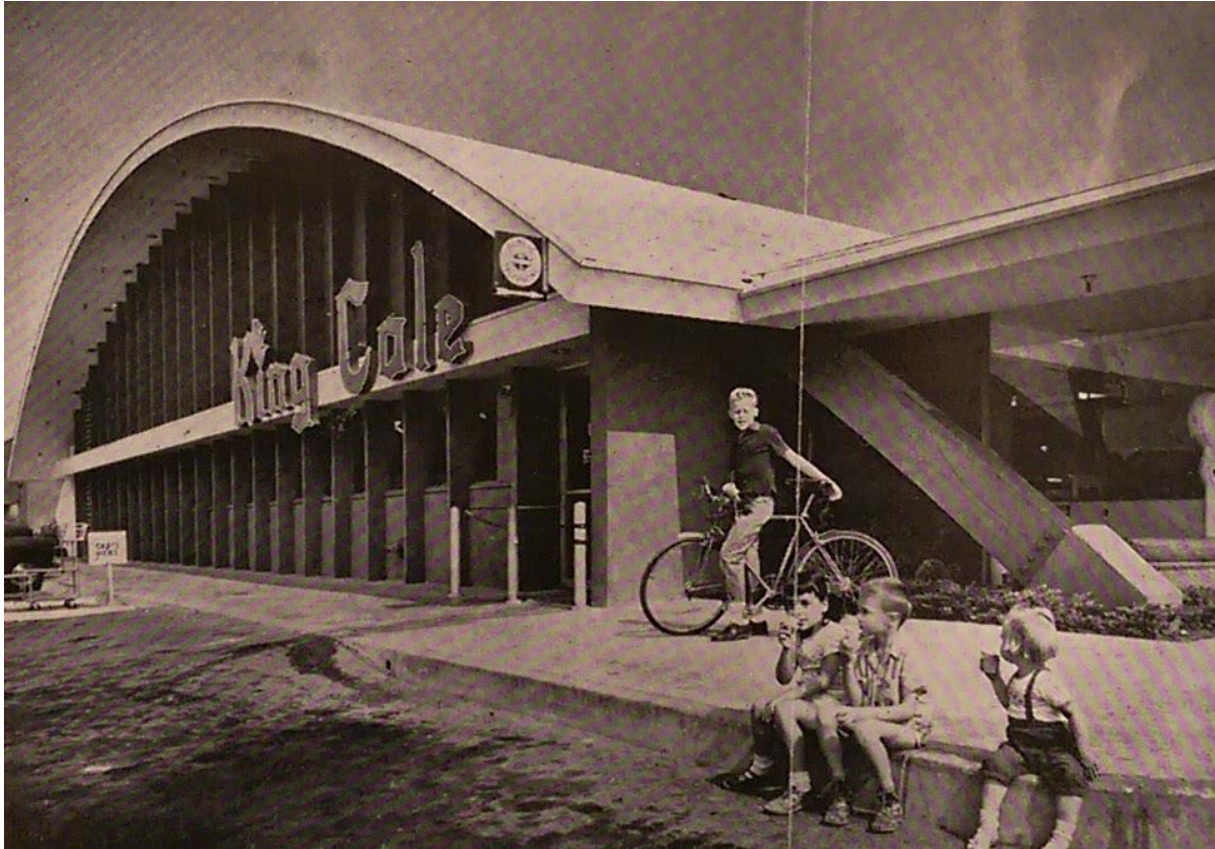


Figure 23: King Cole supermarket, Whittier, California, A. Quincy Jones, architect, 1953. *Progressive Architecture*, August 1953, p. 99.



Figure 24 (L): Foodland Supermarket, Oahu, Hawaii, Wimberly & cook, architects, c.1954. *Architectural Record*, March 1955, p. 171.

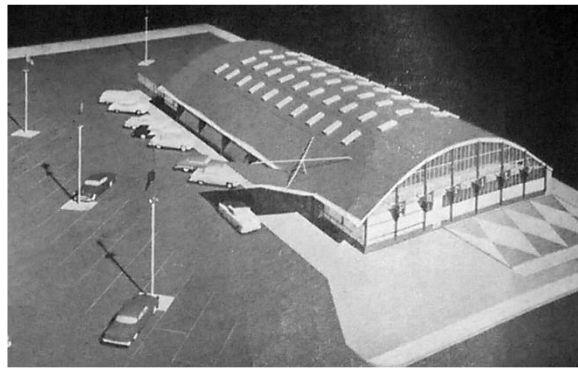


Figure 25 (R): Purity Stores prototype supermarket, Harry Weese, architect, 1955. *Progressive Architecture*, July 1955, p. 12.



Figure 26: Marina Boulevard Safeway, San Francisco, California, Wurster, Bernardi & Emmons, architects, 1959. San Francisco Public Library, <http://webbie1.sfpl.org/multimedia/sfphotos/AAC-7001.jpg>

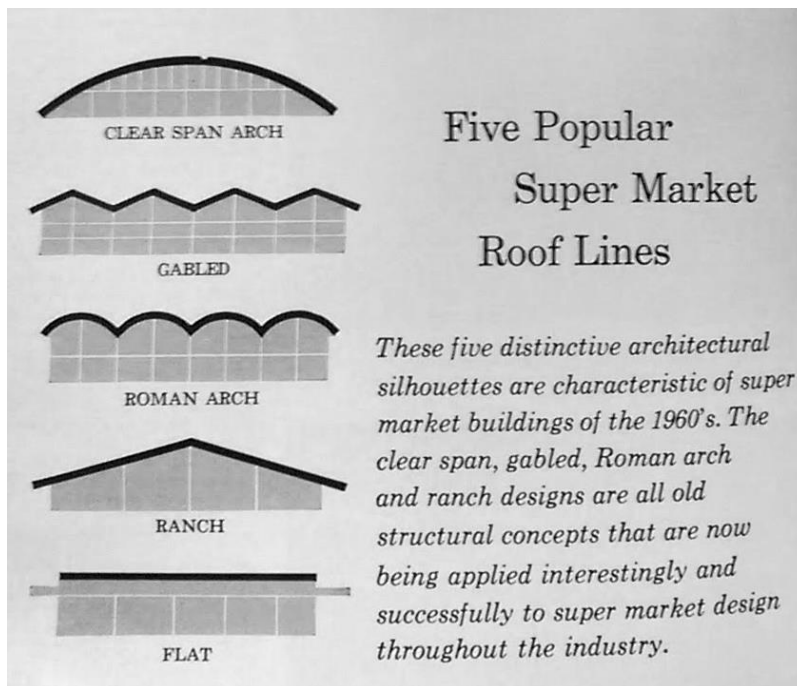


Figure 27: Progressive Grocer, December 1960, p. 78.





Figure 28: Frankford Penn Fruit, 2013. Photo courtesy of Peter Woodall.

### Frankford's Penn Fruit in context

The Frankford Penn Fruit is a highly intact, highly representative example of the company's arch-roofed, open-front supermarkets of the mid-1950s [Fig. 28]. The store replaced a smaller, 25-year-old Penn Fruit market located two blocks away at Frankford Avenue and Bridge Street, evidence of the company's continued investment in older Philadelphia neighborhoods even as it expanded rapidly into the area's newer postwar suburbs. The new site, previously a gas station and large surface lot used for car rentals and seasonal Christmas tree sales, was large enough to accommodate the new 24,000-square-foot supermarket, four attached storefronts along Frankford Street, and parking for 200 cars. While not a true shopping center in the emerging suburban mold, the development emphasized the importance of on-site parking and complementary adjacent businesses in attracting supermarket patrons, even in an urban

context adjacent to public transportation. Second only to Penn Fruit's 69th Street location in its volume of passing traffic, the store was designed to attract 20,000 shoppers a week.<sup>26</sup>

The new supermarket—the company's 30th store—opened to local fanfare on April 13, 1955 [Figs 29-30]. Typical for the era, the grand opening was a promotional spectacle, with a ribbon-cutting ceremony presided over by Ethel Cooke, the 78-year-old mother of Penn Fruit president Samuel Cooke, and seventeen neighborhood housewives who were regulars at the older Penn Fruit store nearby. Prominent newspaper advertisements touted the new supermarket's features: "16 Moving Belt Checkouts! 200 Car Parking Lots! Parcel Pick-up Service! More Than 5,000 Fine Foods to Choose From! See the Modern Murals! See Pancho the Burro!"<sup>27</sup> Newspaper reports noted the store's "self-opening doors" and modern steel and glass construction.<sup>28</sup> With 15,000 square feet of selling area, the store was larger than average for the chain to date, slightly exceeding the industry-standard "ideal" supermarket size of the era.<sup>29</sup>

The store was designed by local architect George Neff (1907-1990), a Philadelphia native and Central High School graduate who studied architecture at the University of Pennsylvania (B.Arch, 1929) and Harvard (M.Arch, 1932). After brief stints in the offices of Harry Sternfeld, Solomon Kaplan, and David Supowitz, Neff established his own practice in 1936, which remained active until his retirement in 1975.<sup>30</sup> His prolific and varied career included commissions for single-family homes, apartment buildings, public housing projects, public schools, recreation centers, fire stations, commercial storefronts, and larger retail and industrial buildings across the Philadelphia region.<sup>31</sup> Among his more notable surviving designs are the Swartz Furniture Building (1108 Chestnut Street, 1946), Stein's Flowers (7059 Frankford

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<sup>26</sup> Application for Zoning Permit #77242B, May 26, 1954; "Penn Fruit Starts Store in Frankford," *Philadelphia Evening Bulletin*, July 3, 1954.

<sup>27</sup> Penn Fruit advertisement, *Philadelphia Evening Bulletin*, April 12, 1955.

<sup>28</sup> "New Penn Fruit Store Opens Tomorrow," *Philadelphia Evening Bulletin*, April 12, 1955.

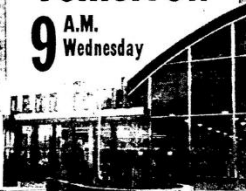
<sup>29</sup> *The Supermarket Industry Speaks: 8th Annual Report by the Members of the Super Market Institute*. Chicago: Super Market Institute, Inc., 1956, p. 16.

<sup>30</sup> Tatman, Sandra L. and Cooperman, Emily T. "Neff, George Warren (1907-1990)," *American Architects and Buildings Database*, <http://www.philadelphiabuildings.org>

<sup>31</sup> "Neff, George Warren (1907-1990)," *American Architects and Buildings Database*, <http://www.philadelphiabuildings.org>


**PENN FRUIT**

A Magnificent **NEW Penn Fruit**  
for our friends in  
**Frankford**  
**OPENS Tomorrow**  
**9 A.M. Wednesday**



**Frankford Ave. & Pratt**

Right at the Bus, Trolley and Elevated Terminal



**EXTRA EXPRESS CHECK-OUTS**

A battery of super-speedy check-out booths to handle your purchases during peak periods. Just hop off the bus, trolley or Elevated and shop—and you're on your way home in a jiffy! No time lost!

Enjoy this Pleasant, Easy Way to Shop!

- 16 MOVING BELT CHECK-OUTS!
- 200 CAR PARKING LOTS!
- PARCEL PICK-UP SERVICE!
- MORE THAN 5,000 FINE FOODS TO CHOOSE FROM!
- SEE THE MODERN MURALS!
- SEE PANCHITO THE BURRO!

**Free!**

TO THE FIRST 500 CUSTOMERS ENTERING OUR NEW STORE

**Wednesday, April 13th**  
LOVELY TOLE ROSE DECORATED  
**METAL SERVING TRAY**

**Thursday, April 14th**  
CRYSTAL CLEAR BAKE WARE  
**FIRE KING PIE PLATE**

**Friday, April 15th**  
TWO EMBOSSED  
**PLASTIC PLACE MATS**

Open Wednesday Nite 'til 9 pm

**PENN FRUIT**

OPEN THURS. NITE 'TIL 9 P. M.—FRI. NITE 'TIL 10 P. M.  
OPEN SATURDAY 8 A. M. 'TIL 6 P. M.

A Magnificent  
**New Penn Fruit**  
**NOW OPEN!**

Right at the Bus,  
Trolley and Elevated  
Terminal in  
Frankford



**at Frankford Ave. and Pratt Street**

Enjoy this New, Easy, Pleasant way to Shop!



**EXTRA EXPRESS CHECK-OUTS**

A battery of super-speedy check-out booths to handle small purchases during peak periods. Just hop off the bus, trolley or El—come in and shop—and you're on your way home in a jiffy! No time lost!

**16 MOVING BELT CHECK-OUTS**

Staffed with courteous attendants—trained to check your purchases accurately and pack your bundles with care.

**PARCEL PICK-UP SERVICE**

Don't lug heavy bundles! Check your purchases with the Parcel Pick-up attendant. Your packages are placed in your car when you return from the parking lot. No lugging, of course!

**MORE THAN 5,000 FINE FOODS TO CHOOSE FROM**

A tremendous array of Fresh and Smoked Meats, Seafood, Fruits and Vegetables, Candies, Pastries... all your favorite canned and packaged foods... all appetizingly arranged in "easy-to-pick-from" displays. Health and Beauty Aids, too! Plus hundreds of every day housewares and soft goods.

**FREE! TO THE FIRST 500 CUSTOMERS ENTERING OUR NEW STORE THIS THURSDAY AND FRIDAY**

**Thursday, April 14th**  
SPARKLING  
**Fire-King Pie Plate**  
Crystal clear... mirror finish... famous Fire-King bakeware is a welcome addition to every kitchen.

**Friday, April 15th**  
TWO EMBOSSED  
**Plastic Place Mats**  
Ten for two... covers for small tables... to place under plants—these good looking, convenient, washable, plastic place mats are a pleasure to use—and so useful!

**PENN FRUIT**

FREE CHECK CASHING SERVICE

Plenty of Free Parking on  
**TWO BIG PARKING LOTS!**

Figure 29 (L): Philadelphia Evening Bulletin, April 12, 1955.

Figure 30 (R): Frankford Gazette and Dispatch, April 15, 1955.



Avenue, 1950), the Jardel Recreation Center (1400 Cottman Avenue, 1953), and the Penn-Wynn Apartments (2201 Bryn Mawr Avenue, 1960).<sup>32</sup> Neff's association with Penn Fruit lasted for most of the 1950s and produced at least six known supermarket commissions.<sup>33</sup> His Frankford Avenue design was among the earliest Penn Fruits to combine the arched roof with a fully-glazed open front, perhaps influencing Victor Gruen's prototype design completed the following year. It is also interesting to note that the store was Penn Fruit's newest supermarket when a group of Safeway executives traveled from California to Philadelphia to tour Penn Fruit's operations, as recounted by former Penn Fruit executive James Cooke in a company history.<sup>34</sup> Though the Frankford location was not mentioned by name, it was more than likely included on their itinerary and may have helped to inspire Safeway's development of their own well-known "Marina-style" stores, which debuted four years later.

Penn Fruit continued to expand through the 1950s and 1960s, and at its height operated eighty stores across five Mid-Atlantic states. Much of its success was directly attributable to its early adoption of both the supermarket model and its cultivation of a progressive, fashionable image in an era when its main competitors were slow to modernize their operations. Unfortunately for Penn Fruit, the relative novelty of the supermarket began to erode in the 1960s and 1970s, as larger rivals A&P, Acme, and Food Fair successfully adopted and co-opted many of Penn Fruit's business practices and instigated a series of price wars that the smaller company struggled to endure.<sup>35</sup> At the same time, the exaggerated modern style in commercial architecture also began to fall from favor as more and more supermarkets and shopping centers began to crowd the built landscape. By the 1970s, the "environmental look," a more

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<sup>32</sup> Midcentury Modern Architectural Resources Inventory, Preservation Alliance for Greater Philadelphia, <http://www.preservationalliance.com/directory/mcmar/index.php>

<sup>33</sup> No comprehensive inventory of Penn Fruit stores and their architects has yet been compiled, and the vast majority of known locations are currently unattributed. It is likely that these six represent just a fraction of Neff's work for Penn Fruit, which included suburban supermarkets in Springfield, Camp Hill, and Pennsauken, and Philadelphia supermarkets at Cottman/Bustleton and Erie/Castor, per various sources.

<sup>34</sup> Cooke, n.p.

<sup>35</sup> Ibid.



Figure 31 (top left): Roosevelt Mall, Cottman and Bustleton Avenues, Philadelphia. George Neff, architect, 1959, altered. Photo via Google Streetview.

Figure 32 (top right): South Philadelphia Shopping Center, 2419 S.24<sup>th</sup> Street, architect and date unknown, altered. Photo via <https://www.flickr.com/photos/62355920@N00/3725329025>

Figure 33 (middle left): City Line Shopping Center, 7630 City Ave., Philadelphia, architect and date unknown, altered. Photo via Google Streetview.

Figure 34 (middle right): Wynnewood Shopping Center, Wynnewood. Wallace & Warner, architects, 1951, altered (compare with Figure 17). Photo via <https://www.flickr.com/photos/62355920@N00/285739983>

Figure 35 (bottom left): Glenolden, architect and date unknown, altered (compare with Figure 21). Photo via <https://www.flickr.com/photos/62355920@N00/2977302478>

Figure 36 (bottom right): Audubon, New Jersey, Victor Gruen, architect, 1955, altered (compare with Figure 22). Photo via <https://www.flickr.com/photos/62355920@N00/6194104388>

conservative, restrained style that emphasized traditional materials like stone, brick, and cedar shingles, had replaced exaggerated modernism as the industry's standard design mode.<sup>36</sup>

Penn Fruit's eventual bankruptcy in 1975, coupled with constantly changing trends in commercial architecture, have both taken a heavy toll on what was once a remarkable collection of modernist buildings. Today, the vast majority of former Penn Fruit locations have either been demolished or heavily modified, and this is especially true of the company's most characteristically modern designs—those that combined the clear-span arch with the full-height open front. Typical alterations have included the removal of canopies and cornices, the enclosing of open fronts, the installation of dropped ceilings, and the complete reconstruction of front facades, usually in a postmodern or neo-traditional style [Figs 31-36]. In contrast, the Frankford Penn Fruit has retained nearly all of its character-defining exterior features save its original Penn Fruit signage and has operated continuously as a supermarket since its construction, having converted to a Holiday Thriftway with minimal alterations following Penn Fruit's closure in the 1970s.<sup>37</sup>

## Conclusion

The former Penn Fruit supermarket at 5129-35 Frankford Avenue is a significant local example of a both a building type and architectural style emblematic of profound changes in American society and consumer culture in the aftermath of the Great Depression and World War II. The ascendancy of the supermarket as the normative mode of food distribution in America was both rapid and transformative: by the early 1960s, around 70% of all grocery shopping took place in a highly specialized retail setting that was essentially nonexistent a mere thirty years prior.<sup>38</sup> Where Americans went to shop, how they traveled there, what products they

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<sup>36</sup> Liebs, p. 134.

<sup>37</sup> The exact date Penn Fruit vacated the property is currently unknown, as the company phased out its store closures over the span of a few years. Holiday/Thriftway installed the current signage in 1979, per Application for Zoning Permit #09491, Sept. 5, 1979.

<sup>38</sup> Liebs, p. 133.

purchased, and how much they spent: all were radically transformed by the supermarket. This paradigm shift coincided with the emergence of a new architectural style—exaggerated modernism—that reoriented the scale and character of commercial architecture to suit a new autocentric, suburbanized lifestyle. At the height of their architectural expression in the 1950s, supermarkets—as exemplified by the arch-roofed, open-front designs embraced by Penn Fruit—combined dramatic structural forms, modern materials, and eye-catching signage and graphics to create iconic new anchors of daily life. In its original design characteristics and in its current state of preservation, the Frankford Penn Fruit possesses significant character, interest, and value as part of the development of Philadelphia in the postwar era, exemplifies the legacy of the Penn Fruit Company as a major innovator in the supermarket industry, reflects the environment of the postwar era characterized by the popularity of exaggerated modernism, and embodies the distinguishing characteristics of the supermarket as building type uniquely emblematic of this era and style. The building therefore merits listing on the Philadelphia Register of Historic Places.

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Historical Commission and Committee on Historic  
Designation meeting minutes regarding the review  
of the nomination of 5129-35 Frankford Avenue

**REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION  
PHILADELPHIA HISTORICAL COMMISSION**

**WEDNESDAY, 15 JUNE 2016, 9:30 A.M.  
ROOM 18-029, 1515 ARCH STREET  
EMILY COOPERMAN, PH.D., CHAIR**

**PRESENT**

Emily Cooperman, Ph.D., chair  
Janet Klein  
Bruce Laverty  
Douglas Mooney  
David Schaaf, R.A., Philadelphia City Planning Commission

Jonathan Farnham, Executive Director  
Kim Broadbent, Historic Preservation Planner II  
Laura DiPasquale, Historic Preservation Planner II  
Meredith Keller, Historic Preservation Planner I

**ALSO PRESENT**

Qiong Zhao Schickltanz  
Laurence Mester, Esq.  
Kathy Dowdell  
Ken Milano  
Eapen Kalathil, Off Penn Properties  
Kelly Wiles, University City Historical Society  
Michael Phillips, Esq., Obermayer Rebmann Maxwell & Hippel  
Patrick Grossi, Preservation Alliance for Greater Philadelphia  
Ben Leech, Preservation Alliance for Greater Philadelphia  
Kevin McMahon, Powers & Co.  
Arielle Harris, University of Pennsylvania  
Edward Jackson, Champion Development Corporation  
John C. Manton  
Jim Campbell, Campbell Thomas & Co.  
Justin Rocznik  
Joseph Kavanagh  
Liam Anderson  
Jack Bienenfeld, Champion Development Corporation  
Ryan Pensabene, The Flynn Company  
Michael Sklaroff, Esq., Ballard Spahr  
George Thomas, Civic Visions  
David Gest, Esq., Ballard Spahr  
Ellie Devyatkin, Frankford CDC  
Malcolm Burnley, Philly Mag  
J.M. Duffin  
Mark Mills, Metropolis Group  
Sarah Chiu, Philadelphia City Planning Commission  
Matthew Pickering, Philadelphia City Planning Commission  
Andrew Palewski

Bill Schick Tanz  
Aja DeGross, Star News  
Andrew Fearon  
Melissa Romero, Curbed Philly  
Jed Levin  
Robyn Willner  
Tony Forte, Esq., Saul Ewing  
Joshua Schrier, Pennsylvania Real Estate Investment Trust (PREIT)  
Albert Rex, MHA  
Tim Kerner, Terra Studio  
Sean Whalen, Esq., Klehr Harrison  
John Henry Scott, Spirit News  
George Poulin, University City Historical Society  
Elizabeth Stegner, University City Historical Society  
Debbie Klak  
Richard Thomas  
Rachael Fowler, CHRS, Inc.  
Joseph Menkevich  
Silvia Callegari  
Oscar Beisert  
Stephanie Haller  
Jill Betters  
Henry L. Schirmer, Esq.

#### **CALL TO ORDER**

Ms. Cooperman called the meeting to order at 9:30 a.m. Ms. Klein and Messrs. Lavery, Mooney, and Schaaf joined her.

#### **2007-13 N. 2<sup>ND</sup> STREET, COLUMBIA SINGING SOCIETY**

Nominator: Staff of the Philadelphia Historical Commission

Owner: Yu Zhen Pan, Qiong Zhao Schick Tanz, Selina Zhao, Tiffany Zhao

**OVERVIEW:** This nomination proposes to designate the property at 2007-13 N. 2<sup>nd</sup> Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Columbia Singing Society (or Gesang Verein) hall satisfies Criteria for Designation A, C, D, and J. The nomination argues that the property, constructed in 1889, is a fine example of the Second Empire style as interpreted by Victorian-era German-American architects Schaeffer & Ausfeld. The nomination further contends that the property is significant as a rare surviving example of a German-American singing society and social hall, an important cultural contribution of Germans in America.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 2007-13 N. 2<sup>nd</sup> Street satisfies Criteria for Designation A, C, D, and J.

**DISCUSSION:** Ms. DiPasquale presented the nomination to the Committee on Historic Designation. Ms. DiPasquale and Mr. Baron represented the nomination. William Schick Tanz and property owner Qiong Zhao Schick Tanz represented the property. Sarah Chiu of the Philadelphia City Planning Commission translated to and from Mandarin Chinese for Ms. Schick Tanz.

would have been designed to attract evening shoppers and walkers, even after hours, as they would have been illuminated. Between 1945 and 1960, he noted, a stroll downtown illuminated by neon from this building and the adjacent movie theater, was part of the cultural package, and the building was designed to promote that. He suggested that with some creative neon, the sign would be a fairly simple thing to replace for whatever new business or entity occupies the building. He expressed his wholehearted support for the building, and congratulated the nominator on presenting the building in a national and international context. Ms. Cooperman agreed, noting that it is a fantastic nomination that covers each narrative extremely well. She offered one minor suggestion to more explicitly discuss the 1930s arrival of this group of architects and designers from Europe. She noted that in the overall narrative of Modernism as it emerges after the war, it is important that these people are on the ground already in Philadelphia by the 1930s. She commented that the PSFS was not the only Modern building being constructed. Ms. Cooperman stated that one of the challenges of Modernism for many people is the conundrum of minimalism. She stated that the form of the building is intact, and that one might argue that form is the most important character-defining feature when discussing minimalism.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1020-24 Market Street satisfies Criteria for Designation C, E, and J.

**5129-35 FRANKFORD AVE, PENN FRUIT**

Nominator: Preservation Alliance for Greater Philadelphia

Owner: Rite Aid of Pennsylvania

**OVERVIEW:** This nomination proposes to designate the property at 5129-35 Frankford Avenue as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation A, C, D, and J. The nomination argues that the arched-roof supermarket, constructed in 1955, possesses significant character, interest, and value as part of the development of Philadelphia in the postwar era, exemplifies the legacy of the Penn Fruit Company as a major innovator in the supermarket industry, reflects the environment of the postwar era characterized by the popularity of exaggerated modernism, and embodies the distinguishing characteristics of the supermarket as a building type uniquely emblematic of this era and style.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 5129-35 Frankford Avenue satisfies Criteria for Designation A, C, D, and J.

**DISCUSSION:** Ms. Broadbent presented the nomination to the Committee on Historic Designation. Patrick Grossi and Benjamin Leech represented the nomination. No one represented the property owner.

Mr. Grossi asked the Committee to table the review of the nomination. He explained that the Preservation Alliance has met with representatives of the Frankford CDC and the current tenant. They are not opposed to the nomination, but are in the midst of a market analysis, and would like more time to understand what historic designation would mean for the work that is already underway. Ellie Devyatkin, the Commercial Corridor Manager for the Frankford CDC, concurred with the request that the nomination be tabled. She explained that Holiday Thriftway currently occupies the building, and is the only supermarket in Frankford. She stated that they would like time to explore implications of designation and how it could affect development opportunities

around the parcel. The Frankford CDC has commissioned a study to assess transit-oriented-development opportunities at this location. They would also like time to determine if planned upgrades to the building would come into conflict with historic designation. Lastly, the Frankford CDC would like time to present different development scenarios to the community. She noted that the CDC has met with the Preservation Alliance and the Historical Society of Frankford.

Mr. Farnham commented that historic designation is a two-step process. First, the Committee on Historic Designation assesses the technical merits of the nomination. Second, the Commission assesses the Committee's recommendation and, if the Commission finds that the property satisfies one or more of the Criteria for Designation, it then determines whether it is good policy for the City to designate a property. The concerns expressed by the Frankford CDC and the Preservation Alliance appear to relate to policy question, not the technical merits question. He suggested that the Committee could move forward with its analysis of the merits of the nomination as proposed today, and then allow the Commission to consider tabling. He noted that the Committee itself does not have the authority to outright table a nomination; rather, that decision is made by Commission. He commented that, no matter how the review progresses at this meeting, whether there is a recommendation to table or whether the Committee reviews the merits and then takes into account the request to table, it should not impede discussions in community. Mr. Grossi responded that, if the Committee would like to proceed and offer a recommendation, they understand and will make the tabling request to the full Commission. Mr. Lavery asked whether the Committee would have to review the nomination again, if it votes to recommend designation. Ms. Cooperman responded that the Committee would not have to review the nomination again. Mr. Leech commented that if there are any concerns about the merits of the nomination itself, he asks that it gets remanded back to the Committee for review. Mr. Farnham responded that the Commission can remand it back to the Committee if there are questions about the technical aspects of the nomination.

The Committee members stated that the nomination is well-written and cogently demonstrates that the property satisfies the cited Criteria.

Ms. Cooperman asked for public comment, of which there was none.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 5129-35 Frankford Avenue satisfies Criteria for Designation A, C, D, and J.

#### **6901 CASTOR AVE, OTT CAMERA**

Nominator: Preservation Alliance for Greater Philadelphia

Owner: Robert and Maureen Ott

**OVERVIEW:** This nomination proposes to designate the property at 6901 Castor Avenue as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation C and D. The nomination argues that the commercial building, designed by architect Allan A. Berkowitz in 1955 for Ott Camera, is significant as an intact structural glass shopfront in the "Main Street Modernism" style, as an example of integrated architectural signage, and as an example of the role product advertising played in the dissemination of commercial modernism.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 6901 Castor Avenue satisfies Criteria for Designation C and D.

**THE MINUTES OF THE 647<sup>TH</sup> STATED MEETING OF THE  
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 8 JULY 2016  
ROOM 18-029, 1515 ARCH STREET  
BOB THOMAS, CHAIR**

**PRESENT**

Robert Thomas, AIA, chair  
Duane Bumb, Department of Commerce  
Emily Cooperman, Ph.D.  
Michael Fink, Department of Licenses & Inspections  
Antonio Fiol-Silva, AICP, FAIA, LEED AP BD+C  
Melissa Long, Office of Housing & Community Development  
John Mattioni, Esq.  
Dan McCoubrey, AIA, LEED AP BD+C  
Rachel Royer, LEED AP BD+C  
Betty Turner, M.A.

Jonathan Farnham, Executive Director  
Randal Baron, Historic Preservation Planner III  
Kim Broadbent, Historic Preservation Planner II  
Laura DiPasquale, Historic Preservation Planner II  
Meredith Keller, Historic Preservation Planner I

**ALSO PRESENT**

Shannon Pitt, UBC  
Frank Graff, MFD  
James O'Neill, Elsee  
Nancy Weinberg, Save Our Sites  
Darin Steinberg, Esq.  
Nicole White, Philadelphia Museum of Art  
Timothy Rub, Philadelphia Museum of Art  
A. Robert Torres, ART Studio  
Todd Sussman, Colliers  
Jose Hernandez, JKRP Architects  
Ambrose Liu, Mural Arts  
Ken Milano  
Stephen J. Maffei, Abitare Design Studio  
Ellie Devyatkin, Frankford Community Development Corporation  
Diana Hualde, Philadelphia Museum of Art  
John C. Manton  
Sean Whalen, Esq., Klehr Harrison  
William Schicktanzt  
Qiong Zhao Schicktanzt  
Laura Blau, BluPath Design  
Kimberly Washington, Frankford Community Development Corporation  
Andrew L. Miller, Esq.  
Jesse Neubelt  
J.M. Duffin



Aaron Wunsch  
Kathy Dowdell  
Betsy Manning  
Carolina Pena, YCH Architect  
Justin Stevenson, YCH Architect  
Paul Steinke, Preservation Alliance for Greater Philadelphia  
David Gest, Esq., Ballard Spahr  
George Thomas, CivicVisions  
Alfred Dragani, DMAS Architects  
Andrew Fearon  
Ben Leech  
Phil Axbury, Mural Arts  
Marcus Balm, Mural Arts  
Elizabeth Stegner, University City Historical Society  
Richard Orlen, VMDT Partnership  
Kent Lessly  
Katherine McGonigle, DMAS Architects  
John Henry Scott, Spirit News  
Eapen Kalathil, Off Penn Properties  
Tony Forte, Esq., Saul Ewing  
Joshua Schrier, PREIT  
Albert Rex, MacRostie Historic Advisors, LLC  
R. Genlen, CHRS  
Tim Kerner, Terra Studio  
Aja Beach, Starr News  
Arielle Harris, Philadelphia City Planning Commission  
Jim Campbell, Campbell Thomas & Co.  
Jed Levin  
Katherine Robinson, Archdiocese of Philadelphia  
Jack Bienenfeld, Champion Development Corporation  
Doug Mooney, Philadelphia Archaeological Forum  
Patrick Grossi, Preservation Alliance for Greater Philadelphia  
Joseph Menkevich  
Sarah Chiu, Philadelphia City Planning Commission  
Jean-Michel Rabaté  
Michael Sklaroff, Esq., Ballard Spahr  
Richard Orlow, Esq.

### **CALL TO ORDER**

Mr. Thomas called the meeting to order at 9:30 a.m. Commissioners Cooperman, Fink, Fiola-Silva, Long, Mattioni, McCoubrey, Royer, and Turner joined him.

### **EXECUTIVE SESSION**

Mr. Thomas announced that the Historical Commission met in executive session to deliberate and consult with counsel regarding a current litigation matter.

### **MINUTES OF THE 646<sup>TH</sup> STATED MEETING OF THE PHILADELPHIA HISTORICAL COMMISSION**

**ACTION:** Ms. Turner moved to adopt the minutes of the 646<sup>th</sup> Stated Meeting of the Philadelphia Historical Commission, held 10 June 2016. Ms. Long seconded the motion, which passed unanimously.

### **CONTINUANCE REQUESTS FOR NOMINATION REVIEWS**

#### **1325 BEACH ST, PECO DELAWARE STATION**

Nominator: Stephanie Haller and Jill Betters

Owner: Delaware Station LLC

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1325 Beach Street satisfies Criteria for Designation A, D, E, H and J, but not Criterion B.

**OVERVIEW:** This nomination proposes to designate the property at 1325 Beach Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the former power station satisfies Criteria for Designation A, B, D, E, H and J. The nomination argues that the property, constructed in two phases between 1917 and 1924, is significant as an expansive reinforced concrete power station, designed in the Classical Revival style by Philadelphia civic architect John T. Windrim. The nomination further argues that the building stands as an established landmark on the Delaware River waterfront, and exemplifies the economic and historical heritage of the community.

**DISCUSSION:** Mr. Farnham presented the continuance request to the Historical Commission.

**ACTION:** Ms. Turner moved to continue the review of the nomination for 1325 Beach Street to the Historical Commission's meeting on 12 August 2016. Mr. Bumb seconded the motion, which passed unanimously.

#### **5129-35 FRANKFORD AVE, PENN FRUIT**

Nominator: Preservation Alliance for Greater Philadelphia

Owner: Rite Aid of Pennsylvania

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 5129-35 Frankford Avenue satisfies Criteria for Designation A, C, D, and J.

**OVERVIEW:** This nomination proposes to designate the property at 5129-35 Frankford Avenue as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that

the building satisfies Criteria for Designation A, C, D, and J. The nomination argues that the arched-roof supermarket, constructed in 1955, possesses significant character, interest, and value as part of the development of Philadelphia in the postwar era, exemplifies the legacy of the Penn Fruit Company as a major innovator in the supermarket industry, reflects the environment of the postwar era characterized by the popularity of exaggerated modernism, and embodies the distinguishing characteristics of the supermarket as a building type uniquely emblematic of this era and style.

**DISCUSSION:** Mr. Farnham presented the continuance request to the Commission. Patrick Grossi represented the nomination. Todd Sussman represented the property owner.

Mr. Farnham expressed concern that the continuance request is from the Community Development Corporation and the nominator, but there has been no communication from the property owner. Mr. Thomas agreed that the continuance request should not extend for an indefinite time period.

Todd Sussman, representing the property owner, stated that the owner would like to see the nomination continued for 60 days. He commented that the owner is opposed to the designation. Patrick Grossi stated that a 90-day continuance would be more appropriate. Kim Washington, executive director of the Frankford Community Development Corporation, supported the 90-day continuance request. Mr. Sussman responded that a 60-day continuance is the maximum that he would consider.

**ACTION:** Mr. Mattioni moved to continue the review of the nomination for 5129-35 Frankford Avenue to the Historical Commission's meeting on 9 September 2016. Ms. Turner seconded the motion, which passed unanimously.

#### **4056 CHESTNUT ST**

Nominator: Aaron Wunsch, Elizabeth Stegner, Oscar Beisert

Owner: Trustees of the University of Pennsylvania; 40<sup>th</sup> St Live Assoc. LP

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 4056 Chestnut Street satisfies Criteria for Designation A, C, D, G, and J.

**OVERVIEW:** This nomination proposes to designate the property at 4056 Chestnut Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the "restrained interpretation of the Italianate" twin satisfies Criteria for Designation A, C, D, G and J. The nomination argues that the twins, constructed between 1869-72 as part of the Thomas H. Powers development consisting of 4046-60 Chestnut Street, are a group of houses that have significant value as part of the development of the twin housing type and the formation of West Philadelphia as a suburb for white-collar commuters. The nomination further contends that the twin is part of and related to a distinctive area, owing to its listing on the National Register of Historic Places as a contributing resource within the West Philadelphia Streetcar Suburb Historic District.

**DISCUSSION:** Mr. Farnham presented the continuance request to the Historical Commission.

**THE MINUTES OF THE 649<sup>TH</sup> STATED MEETING OF THE  
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 9 SEPTEMBER 2016  
ROOM 18-029, 1515 ARCH STREET  
BOB THOMAS, CHAIR**

**PRESENT**

Robert Thomas, AIA, chair  
Michael Fink, Department of Licenses & Inspections  
Antonio Fiol-Silva, AICP, FAIA, LEED AP BD+C  
Anuj Gupta, Esq.  
Melissa Long, Office of Housing & Community Development  
John Mattioni, Esq.  
Dan McCoubrey, AIA, LEED AP BD+C  
Sara Merriman, Commerce Department  
Rachel Royer, LEED AP BD+C  
R. David Schaaf, RA, Philadelphia City Planning Commission  
Betty Turner, M.A.

Jonathan Farnham, Executive Director  
Randal Baron, Historic Preservation Planner III  
Kim Broadbent, Historic Preservation Planner II  
Laura DiPasquale, Historic Preservation Planner II  
Meredith Keller, Historic Preservation Planner I

**ALSO PRESENT**

Logan Dry, KCA Design Associates  
Sean Whalen, Esq., Klehr Harrison  
Brett Peamasky, Klehr Harrison  
Julia Cohen, UPenn  
Noor Jehan Sadiq, UPenn  
Yuexian Huang, UPenn  
Yue Wu, UPenn  
Ian Toner, Toner Architects  
Austin Lukes, UPenn  
Mikayla Raymond, UPenn  
Jim Campbell, Campbell Thomas & Co.  
George Thomas, Ph.D., CivicVisions  
Rebekah Yousef, UPenn  
Tarma Wilson, UPenn  
John Giganti, UPenn  
Carey Jackson Yonce, Canno Design  
Nicole Cabezas, Canno Design  
Fon Wang, Ballinger  
Ted Singer, Plumbob  
Liz Volchok, UPenn  
Katherine Randall, UPenn  
Sara Gdula, UPenn  
Ty Richardson, UPenn  
Sara Stratte, UPenn

Liz Trumbull, UPenn  
Molly Balzano, UPenn  
Alberto Calderon, UPenn  
Violette Levy, UPenn  
Xialin Chen, UPenn  
Kelsey Britt, UPenn  
Annie Albert, UPenn  
Rebecca Sell, Ascent restoration  
Silvia Callegari, UPenn  
Elizabeth Reynolds, UPenn  
Kaitlyn Levesque, UPenn  
Rev. Anthony, UPenn  
David Hollenberg, UPenn  
Arash Dadvand  
Zara Bhatti, UPenn  
Jim Cassidy, C2  
Ellie Devyatlein, Frankford CDC  
Tim Kerner, Terra Studio  
Paul Steinke, Preservation Alliance for Greater Philadelphia  
Oscar Beisert  
Leon Chudzinski, Carlyle Development Group  
Christopher Akes, Linode/Ballinger  
David M. Still, Esq.  
Kathy Dowdell  
Tiffany Swank  
Elizabeth Stegner, University City Historical Society  
Hal Kessler, Mt. Alto Design  
Michael Sklaroff, Esq., Ballard Spahr  
Patrick Grossi, Preservation Alliance for Greater Philadelphia  
Glenn Werner, JKRP  
Michael Koep, Greythorne Development  
Plato Marinokos, Plato Studio  
Liu Junlan  
Richard Orlow, Esq.  
Paul Horos

**CALL TO ORDER**

Mr. Thomas called the meeting to order at 9:00 a.m. Commissioners Fink, Fiol-Silva, Gupta, Long, Mattioni, McCoubrey, Merriman, Royer, Schaaf and Turner joined him.

**MINUTES OF THE 647<sup>TH</sup> STATED MEETING OF THE PHILADELPHIA HISTORICAL COMMISSION**

**ACTION:** Ms. Turner moved to adopt the minutes of the 648<sup>th</sup> Stated Meeting of the Philadelphia Historical Commission, held 12 August 2016. Mr. Fink seconded the motion, which passed unanimously.

**CONTINUANCE REQUESTS FOR NOMINATION REVIEWS****ADDRESS: 5129-35 FRANKFORD AVE, PENN FRUIT**

Proposal: Request for 60-day Continuance

Nominator: Preservation Alliance for Greater Philadelphia

Owner: Rite Aid of Pennsylvania

**DISCUSSION:** Mr. Farnham presented the continuance request to the Historical Commission. Attorney Sean Whalen represented the property owner.

Patrick Grossi of the Preservation Alliance for Greater Philadelphia stated that the Alliance supports the continuance request. Ellie Devyatkin of the Frankford Community Development Corporation stated that the Community Development Corporation supports the continuance request.

**ACTION:** Ms. Merriman moved to continue the review of the nomination for 5129-35 Frankford Avenue for 60 days to the Historical Commission's meeting in November 2016. Ms. Turner seconded the motion, which passed unanimously.

**ADDRESS: 8330 MILLMAN STREET, VANNA VENTURI HOUSE**

Proposal: Request for 60-day Continuance

Nominator: Kathleen Abplanalp and Emily Cooperman, Chestnut Hill Historical Society

Owner: David Lockard

**DISCUSSION:** Mr. Farnham presented the continuance request to the Historical Commission. No one represented the property owner.

**ACTION:** Mr. Mattioni moved to continue the review of the nomination for 8330 Millman Street for 60 days to the Historical Commission's meeting in November 2016. Mr. Fiol-Silva seconded the motion, which passed unanimously.

**THE REPORT OF THE ARCHITECTURAL COMMITTEE, 23 AUGUST 2016**

Dan McCoubrey, Chair

**CONSENT AGENDA**

Mr. Thomas stated that he was recusing on the considerations of the applications for 720 Arch Street and 210 Church Street because his firm is involved with the applications. Mr. Farnham introduced the consent agenda, which included applications for 508-32 Walnut Street; 2012 and



**THE MINUTES OF THE 651<sup>ST</sup> STATED MEETING OF THE  
PHILADELPHIA HISTORICAL COMMISSION**

**THURSDAY, 10 NOVEMBER 2016  
ROOM 18-029, 1515 ARCH STREET  
BOB THOMAS, CHAIR**

**PRESENT**

Robert Thomas, AIA, chair  
Emily Cooperman, Ph.D.  
Michael Fink, Department of Licenses & Inspections  
Antonio Fiol-Silva, AICP, FAIA, LEED AP BD+C  
Anuj Gupta, Esq.  
Melissa Long, Office of Housing & Community Development  
Dan McCoubrey, AIA, LEED AP BD+C  
Thomas McDade, Department of Public Property  
Sara Merriman, Commerce Department  
Rachel Royer, LEED AP BD+C  
R. David Schaaf, RA, Philadelphia City Planning Commission  
Betty Turner, M.A.

Jonathan Farnham, Executive Director  
Randal Baron, Historic Preservation Planner III  
Kim Broadbent, Historic Preservation Planner II  
Laura DiPasquale, Historic Preservation Planner II  
Meredith Keller, Historic Preservation Planner I

**ALSO PRESENT**

Steven Cohen  
Mike Lastowski, True Hand  
Ross E. Hagstoz  
Arielle Harris  
Haydon Mitman, Philly Voice  
Kevin Dolan, Esq., La Salle University  
Thomas Chapman, Esq., Blank Rome  
Roberto Pupo  
Jeffrey Barsky  
William Martin, Esq., Fox Rothschild  
Patrick Grossi, Preservation Alliance  
Peter Kelson, Esq., Blank Rome  
Robert Powers, Powers & Co.  
Paul Kutufaris, Briarwood  
Lyle Seuss, Barton Partners  
Michael Sklaroff, Esq., Ballard Spahr  
Emanuel Kelly, Kelly/Maiello  
David Colman, MIS Capital LLC  
Brett Feldman, Esq., Klehr Harrison  
Eric Comp, Briarwood  
Zachary Katz  
Stacy Geneteaux, Village Green  
Kathryn Cotton

Harrison Haas  
Brian Emmons, Toll Brothers  
Andrew Miller, Esq.  
Matt Ruben, NLNA/CDAG  
Jessica Senker, J&M Preservation Studio  
Jenise Whitaker  
Ashley James  
Ellie Devyatkin, Frankford CDC  
Brett Peanasky, Klehr Harrison  
Aaron Wunsch  
Michael Phillips, Esq., Obermayer  
David Lockard  
Joseph Menkevich  
J.M. Duffin  
Fon Wang, Ballinger  
Jeff Reinhold, Reinhold Residential  
Peter N. Daniele  
Yvonne Boye, Commerce Department  
Stephan Salisbury, Inquirer  
Evan Schueckler  
J.F. McCarthy  
Kahe Lew  
Oscar Beisert  
Paul Steinke, Preservation Alliance for Greater Philadelphia  
Chen Chan  
Madyanne Ritter  
Silvia Callegari  
Fred Baumert, Keast & Hood  
Suzanna Barucco, Preservation Alliance for Greater Philadelphia  
Sandy Smith, Philadelphia Magazine  
Elsbeth Brown  
Jimmy Low  
Ben Leech  
George N. Bottos  
Susan Murray, East Poplar Community Organization  
David Gest, Esq., Ballard Spahr  
Carl Primavera, Esq., Klehr Harrison  
Karen Thompson  
Hal Schirmer  
Harry Bloch, neverbuyacrapollcondo.com  
Paramjit Singh

#### **CALL TO ORDER**

Mr. Thomas called the meeting to order at 9:00 a.m. Commissioners Cooperman, Fink, Fiola-Silva, Gupta, Long, McCoubrey, McDade, Merriman, Royer, Schaaf and Turner joined him.

#### **MINUTES OF THE 650<sup>TH</sup> STATED MEETING OF THE PHILADELPHIA HISTORICAL COMMISSION**

Mr. Farnham offered a correction to page 6 of the minutes pertaining to 81-95 Fairmount Avenue. In the staff overview, he explained, is a timeline of the lengthy review process. He noted that a summary of the 14 October meeting was included in overview, but asserted that the

Mr. McCoubrey asked whether an individual who holds a permit for certain work can move through a constant sequence of amendments that fundamentally change the nature of the project. Mr. Fink answered that an amended permit requires a new application. A literal reading of the code, he continued, requires that a new application is subject to Historical Commission's review. Mr. McCoubrey asked if the Commission's review would take effect once an amendment was filed. Mr. Fink responded that in his reading of the code, any application submitted after the Historical Commission's date of notice of a property's nomination is under the purview of the Commission.

Mr. Thomas offered an analogous project from his own experience and stated that, if the Commission retains jurisdiction on this property and an amendment is necessary, any new application for foundations or structural work would require the Commission's review. He opined that the Commission has previously been amenable to structural work that preserves the building, and added that an amendment to construct an addition would likely not be approved.

Mr. Miller cautioned that the building, after completion of the permitted work, would need to be reviewed to determine if it merits historic designation. Mr. Thomas suggested that the nomination be tabled and reassessed in the future.

Mr. Thomas opened the floor to public comment, of which there was none.

**ACTION:** Ms. Cooperman moved to continue the review of the nomination for 227 E. Allen Street for 90 days to the Historical Commission's meeting in February 2017. Mr. Gupta seconded the motion, which passed unanimously.

#### **5129-35 FRANKFORD AVE, PENN FRUIT**

Nominator: Preservation Alliance for Greater Philadelphia

Owner: Rite Aid of Pennsylvania

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 5129-35 Frankford Avenue satisfies Criteria for Designation A, C, D, and J.

**OVERVIEW:** This nomination proposes to designate the property at 5129-35 Frankford Avenue as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation A, C, D, and J. The nomination argues that the arched-roof supermarket, constructed in 1955, possesses significant character, interest, and value as part of the development of Philadelphia in the postwar era, exemplifies the legacy of the Penn Fruit Company as a major innovator in the supermarket industry, reflects the environment of the postwar era characterized by the popularity of exaggerated modernism, and embodies the distinguishing characteristics of the supermarket as a building type uniquely emblematic of this era and style.

**DISCUSSION:** Ms. Broadbent presented the nomination to the Historical Commission. Patrick Grossi and Paul Steinke of the Preservation Alliance for Greater Philadelphia represented the nomination. Attorney Carl Primavera and structural engineer Fred Baumert represented the property.

Ms. Broadbent explained that a request for continuance and structural engineer's report was distributed at the start of the meeting, as it was recently received by the staff. Mr. Primavera

responded that he is no longer requesting a continuance, and is now prepared to go forward with the review at this meeting. He introduced Fred Baumert of Keast & Hood.

Mr. Baumert explained that he conducted a conditions assessment of the property and assembled the report that was distributed at the start of the meeting. He summarized the findings of the assessment. He stated that there is such advanced deterioration of elements of the building, that requiring preservation would be difficult or impossible to implement. Based on observations at other Penn Fruit stores, the roof is a location that is prone to internal decay. He was able to observe the internal framing that supports the glass curtain wall system, which is clad with aluminum around the steel. Those steel members are corroded. Mr. Baumert stated that he is recommending to the owner that the corrosion is to the point that it is becoming dangerous and, in his opinion, should be taken down. He stated that what has been observed at other Penn Fruit stores in the area is that the storefront systems do not last. There are a few large glass panels and many locations where there are smaller glass panels where they have been replaced. He stated that it is currently impossible to obtain pieces of glass that large; if a glass panel breaks, it needs to be replaced in smaller pieces.

Mr. Primavera explained that the recent tenant went into bankruptcy, and the property is or will be listed with a broker. The community has been working with the City to explore the idea of a transit oriented development at the site. He opined that the condition of the building, as well as the policy concern that this building could stand in the way of a transit oriented development in the future, are two reasons why it should not be designated.

Mr. Baumert discussed the idea of building obsolescence, which he explained as the observation that some buildings are built to be monumental and permanent, whereas others are built to take advantage of market conditions at the time of construction. He stated that as the Penn Fruit supermarket chain grew, it intended to have something that would catch the eye of customers but was built as inexpensively as possible because the company did not intend for these to be long-term edifices. These were meant to be commercial structures with limited life spans. He opined that there are buildings that can be preserved indefinitely, and then there are other buildings where it is virtually impossible to fulfill the requirements of historic preservation because material selection and design do not allow for those buildings to be maintained.

Mr. Thomas asked questions. Does it make sense economically to repair this building? If the building is at risk of being declared dangerous, is it better to simply document the building? Can two panes of glass be installed instead of a single pane, as was done at Wanamaker's? If the Commission chooses to designate, and then there is a financial hardship application, should the Commission instead document a Penn Fruit in better condition? Should the Commission agree that it meets the Criteria but choose to not designate?

Ms. Cooperman commented that calling this "planned obsolescence" is going a little far. She stated that one could say it was expeditiously done, but one of the hallmarks of this period was an experimentation of materials. The designers were not planning for it to fail. She commented that other Commissioners may decide that the condition of this building means it is not worthy of designation, but in terms of architectural significance, it is an approach that is indicative of this period. Mr. Thomas concurred, but again suggested documentation rather than preservation.

Mr. Fiol-Silva asked about the Community Development Corporation's (CDC) position. Kim Washington, Executive Director of the Frankford Community Development Corporation, distributed copies of a recent market study for a transit oriented development by Urban Partners. She explained that the Preservation Alliance reached out to her over one year ago

when they learned of Rite Aid's plan to demolish the building. The CDC's concern was that the neighborhood would be a food desert if Rite Aid were to demolish it. The CDC began to work with SEPTA, City Council, Philadelphia City Planning Commission and Pennsylvania Department of Community and Economic Development to start planning for the transit oriented development anchored by a fresh food supermarket, per the recommendations of the Phila2035 Plan. They reached out to several supermarket operators. The supermarket operators want to be located at the transportation center, but one of the problems is the availability of large parcels for a supermarket development, with this particular site being the most ideal parcel. She stated that the problem with the existing structure is that the supermarket operator that was previously in the building had issues with the equipment, which needs to be brought up to code. She stated that no one was interested in putting a supermarket into this building with these challenges. There is also potential for housing to be incorporated into the transit oriented development, and this again is the parcel that is large enough to support a mixed-use development. She summarized that the CDC is opposed to the preservation of this building because the designation of the building may get in the way of a transit oriented development that will largely benefit the neighborhood and the city.

Mr. Grossi reminded the Commissioners to reconsider the merits of the nomination. He cautioned that some of the discussion has touched on a financial hardship, which is not on the table at this meeting. He urged the Commission to not make a decision based entirely on one relatively brief visual assessment of the building, and that a second opinion should be allowed. He opined that a transit oriented development and the designation of the building are not mutually exclusive, and the building could be a very unique visual anchor for the location. He suggested that a denser mixed-use project could be incorporated on the site while retaining the building. Regarding documentation and the suggestion to find an intact example of a Penn Fruit supermarket, he stated that this building is the best example in the area. Mr. Steinke commented that multiple Penn Fruit supermarket buildings have been adaptively reused, and to give up on this building because its current tenant went bankrupt, forecloses the possibility that another tenant could be part of a transit oriented development that would meet the community's needs.

Mr. Primavera distributed a memorandum stating his client's position on the proposed designation. He stated that he is trying to preserve the most flexibility for the community, as it may be more difficult to sell the property with the historic designation.

Mr. Thomas asked for public comment.

Aaron Wunsch commented that the question of obsolescence comes to the question of builder intent. Was this building meant to be obsolete after a certain period of time? He stated that that is something you learn from the archives. It is a historical question, and should be treated as such. He suggested that the Commission does not accept a brief visual assessment as proof of a historical argument. He concurred that the building can be reused. He opined that the Commission should not be sympathetic to circumventing the hardship process, and that process works according to its own mechanism, and is set up exactly for this kind of circumstance. He stated that the Commission should not foreclose that possibility.

Mr. Primavera noted that Keast & Hood worked with architectural historian George Thomas on the report.

Jeffrey Cohen, architectural historian and member of the Committee on Historic Designation, commented on the notion that there are buildings that are intended to be temporary and

buildings that are intended to be permanent. He opined that this building is an important place-making piece of architecture. He commented that the Commission would be condemning a lot of post-war architecture, and a lot of wooden architecture, if it decided that buildings built with modest materials and that were not built to last should not be considered for historic preservation.

Mr. Thomas opined that the building does contribute architecturally and has the potential to be part of a transit oriented development, with additions or alterations or other changes. Mr. Fiol-Silva asked that the Commission get back to addressing the Criteria. He noted that this nomination was submitted as part of a trio of mid-century modern buildings, but opined that this building is a poor representation of the group. He opined that this building is alien to the community of tightly-knit row houses, and does not reflect the environment of the neighborhood. He commented that the nomination has some compelling examples of these types of buildings, but this one is not the best embodiment of that. He stated that the building is an anomaly, and not a strong case for preservation. He commented that the reuse examples of the building typology have obliterated characteristic features of the building, showing that it is difficult to reuse. He stated that he would not shove preservation down the throat of the neighborhood when they are trying to do something else.

Mr. Schaaf offered a different opinion. He agreed that it is not a rowhouse, because that is not what this nomination is about. He explained that an important feature is how the building is sited in such a manner that it creates a public space in front of it, and is an exception to the neighborhood's fabric. He stated that it is keenly different from everything else, which is one of its strengths. He suggested it could be the keystone of the transit oriented development.

**ACTION:** Mr. Schaaf moved to find that the nomination demonstrates that the property at 5129-35 Frankford Avenue satisfies Criteria for Designation A, C, D, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Cooperman seconded the motion, which passed by a vote of 7 to 5. Commissioners Fink, Fiol-Silva, Gupta, Long and McDade dissented.

**ADDRESS: 8330 MILLMAN STREET, VANNA VENTURI HOUSE**

Proposal: Designation

Nominator: Kathleen Abplanalp and Emily Cooperman, Chestnut Hill Historical Society

Owner: David Lockard

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov), 215-686-7660

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 8330 Millman Street satisfies Criteria for Designation D, E, and F.

**OVERVIEW:** This nomination proposes to designate the property at 8330 Millman Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation D, E, and F. World-renowned architect Robert Venturi designed and built the house for his mother, Vanna Venturi, in the late 1950s and early 1960s. It is widely considered one of the world's most important architectural landmarks of the twentieth century. The subject of numerous books, articles, and essays, the house marks a pivotal shift in architectural theory and design, signifying the end of Modernism and the start of Post-Modernism. The Historical Commission designated Venturi's Guild House on Spring Garden Street, which occupies a similarly prominent position in the canon of architectural history, in 2004.



Financial analysis provided by applicant



**RITE AID**

- **MAILING ADDRESS**  
P.O. Box 3165  
Harrisburg, PA 17105
- **GENERAL OFFICE**  
30 Hunter Lane  
Camp Hill, PA 17011
- 1-800 RITEAID®**

*Prepared for  
The Philadelphia Historical Commission  
Philadelphia, PA*

*October 9, 2020*

Rite Aid Store #7948  
5129-5135 Frankford Ave  
Philadelphia, Pennsylvania 19124

This property is a one-story retail building located on the southeast corner of Frankford Avenue and Pratt Street in the Frankford neighborhood of Philadelphia, Pennsylvania. The street address is 5129-5135 Frankford Avenue, Philadelphia, PA in zip code area 19124. The site is improved with a one-story brick and block building of steel beam construction with a combination flat rubber roof and Barrel Shell hut style rubber roof. The parcel is at street grade and level with parking provided for approximately 72 spaces. The site has approximately 200.42 front feet along Frankford Avenue, 342.05 front feet along Pratt Street and 234 front feet along Darrah Street. There is macadam paved parking accessible from Pratt Street only. Frankford Avenue and Pratt Street are two way roadways with Darrah Street one way. Utilities available to the site include public water, sewer, and gas. It was previously occupied by a supermarket, tax office, hair salon retail store, wireless phone sales and chicken restaurant.

Some site characteristics are as follows:

Land Area is 73,090 square feet or 1.68 acres.

Building Area: 37,666 square feet, gross; 35,150 square feet rentable.

Zoning: CMX2, Commercial District Neighborhood Commercial Mixed Use and RM1, Residential Multi Family zoning districts. The CMX-2 district and the development standards are intended to promote a pedestrian-oriented environment. The RM, Residential Multi-Family districts are primarily intended to accommodate moderate- to high density, multi-unit residential buildings in areas where such development already exists or where it is desired in the future.

Rite Aid of Pennsylvania acquired this property on April 30, 2007 from Ath-Dara Apartment Associates for a consideration of \$3,732,000. The subject assessment is \$1,730,000, for a tax liability of \$24,217. Rite Aid purchased this property to raise and build a new store here. Then the Financial crisis happened in 2008 and we put this on hold. Once we started looking at this again, we were in negotiations with Walgreens and we couldn't build since they are across the street. Now the project doesn't make sense for us to do from an ROI standpoint. We don't see sales as they potentially would have been in 2008.

Tenant Rentable Area (SF) when purchased:

Lee's Wireless Tech 1,550 @ \$11.61/foot or \$18,000 per year.  
B&B Discount 2,000 @\$15.00/foot or \$30,000 per year.  
Crown Chicken 1,400 @\$14.00/foot or \$19,596 per year.  
Holiday Supermarkets 30,000 @\$3.20/foot or \$96,250 per year.  
Jackson-Hewitt 200  
Total Rentable 35,150

Our appraisal report shows a Market value of the leased fee estate of the subject property WITH the tenants if they were still there of *ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000)*; the future market value of the fee simple estate of the subject property WITHOUT the current subtenants with updated tenants/leases are in place to be *ONE MILLION SIX HUNDRED THOUSAND DOLLARS (\$1,600,000)*;

Market rents range from \$8.00 per square foot of rentable area to \$18.00 per square foot, triple net. The market is weak in the subject area. Household income levels are low and not projected to undergo substantial increases in the near term. Average rental rates have declined by 16 percent from the five-year average, while the vacancy rate increased by 60 percent.

Some of our expenses are as follows:

Real Estate Property Taxes (24,217)  
All Risk/Property Insurance (16,169)  
Management Fees (13,042)  
Maintenance (26,363)  
Utilities (35,150)  
Administration (17,575)

Rite Aid has had numerous offers on this property. The offers were mainly focused on raising the property to redevelop the parcel. They are intended for mixed-use apartments and the offers ranged from \$2,200,000 to \$3,050,000. Here is one example of an offer:

Dear Paul:

It has been a pleasure speaking with you regarding the above referenced property. The Buyer would consider the following basic terms and conditions regarding a possible purchase.

SELLER:	Rite Aid of Pennsylvania, Inc.
BUYER:	PH Retail Partner, L.P.
PREMISES:	5129 thru 5135 Frankford Avenue, Philadelphia, PA 19124 Lot 298 Block 90N10 Total Building Square Footage: +/-37,666 SF Total Lot Size: +/-73,090 SF (+/-1.68 Acres)
PURCHASE PRICE:	\$2,700,000.00

DUE DILIGENCE: Buyer shall have ninety (90) days for Due Diligence after the execution of the Agreement of Sale.

The attached excel spreadsheet will give you a financial view of how the sale vs the renting the existing building scenarios. As you can see from the spreadsheet it financially doesn't make sense to lease the property. It makes more sense to redevelop the property.

We appreciate the Historical Commission taking the time to review this application and we look forward to working with you through this process.

Thank You,

Paul F. Newlin III  
Senior Real Estate Director

Pds ending:	Dec 2020	Dec 2021	Dec 2022	Dec 2023	Dec 2024	Dec 2025	Dec 2026	Dec 2027	Dec 2028	Dec 2029	Dec 2030	Dec 2031
<b>Pds:</b>	12	12	12	12	12	12	12	12	12	12	12	12
<b>Mortgage Pmt/Mo</b>	\$29,458	29,458	29,458	29,458	29,458	29,458	29,458	29,458	29,458	29,458	29,458	29,458
<b>Subtenant Inc/Mo</b>	\$26,363											
<b>Subtenant Rent Bump</b>	\$0											
<b>NNN Charges/mo</b>	\$5,461											
<b>NNN Escalation</b>	0.0%											
<b>Subtenant NNN/Mo</b>	0											
<b>Total Sqft</b>	35,150											
<b>Tenant Sqft</b>	35,150											
<b>Mortgage Term Ends</b>	12/31/40											

<b>SURPLUS: 7948</b>		<b>Philadelphia, PA</b>											
<b>Yr:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>Total</b>
<b>Current Condition</b>													
Mortgage	(353,496)	(353,496)	(353,496)	(353,496)	(353,496)	(353,496)	(353,496)	(353,496)	(353,496)	(353,496)	(353,496)	(353,496)	(4,241,952)
NNN Charges	(65,528)	(65,528)	(65,528)	(65,528)	(65,528)	(65,528)	(65,528)	(65,528)	(65,528)	(65,528)	(65,528)	(65,528)	(786,339)
Subtenant Income	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Net</b>	<b>(419,024)</b>	<b>(419,024)</b>	<b>(419,024)</b>	<b>(419,024)</b>	<b>(419,024)</b>	<b>(419,024)</b>	<b>(419,024)</b>	<b>(419,024)</b>	<b>(419,024)</b>	<b>(419,024)</b>	<b>(419,024)</b>	<b>(419,024)</b>	<b>(5,028,291)</b>

<b>Retail Rental</b>													
Prime Lease	(353,496)	(353,496)	(353,496)	(353,496)	(353,496)	(353,496)	(353,496)	(353,496)	(353,496)	(353,496)	(353,496)	(353,496)	(4,241,952)
CAM, Taxes & Insurance Charges	(65,528)	(65,528)	(65,528)	(65,528)	(65,528)	(65,528)	(65,528)	(65,528)	(65,528)	(65,528)	(65,528)	(65,528)	(786,339)
Rental Income	316,350	381,878	381,878	381,878	381,878	381,878	381,878	381,878	381,878	381,878	381,878	381,878	4,517,011
<b>Net</b>	<b>(102,674)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(511,280)</b>
<b>Remodel/Tenant Improvement</b>	<b>(3,515,000)</b>												<b>(3,515,000)</b>
<b>Commission Fee</b>	<b>189,810</b>												<b>189,810</b>
<b>Net</b>	<b>(3,427,864)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(37,146)</b>	<b>(3,836,470)</b>

<b>Surplus Sale</b>													
Sale Price	3,050,000	0	0	0	0	0	0	0	0	0	0	0	3,050,000
Original Purchase Price	(3,732,000)	0	0	0	0	0	0	0	0	0	0	0	(3,732,000)
8 Months Mortgage	(235,664)	0	0	0	0	0	0	0	0	0	0	0	(235,664)
<b>Net</b>	<b>(917,664)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(917,664)</b>
<b>Transfer Fee</b>	<b>(61,000)</b>												<b>(61,000)</b>
<b>Commission Fee</b>	<b>(99,901)</b>												<b>(99,901)</b>
<b>Net</b>	<b>(1,078,565)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(1,078,565)</b>