

**PHILADELPHIA, PA - LAND**



**500 - 506  
WALNUT STREET**

**LOCATION**  
Society Hill

**SIZE**  
18,000 +/- Sq Ft

**DESCRIPTION**  
Land Fully Approved for a 23-Story Condominium Project, on the Corner of 5th and Walnut Streets, directly facing Independence Hall and two National Parks, one block from the Liberty Bell.

**PRICE**  
\$15,000,000



**1143  
N. DELAWARE AVENUE**

**LOCATION**  
Northern Liberties

**SIZE**  
65,232 +/- Sq Ft

**DESCRIPTION**  
Water Front Land Fully Approved for a High-Rise Building with 170+ Residential Units, Parking and Spectacular Views.

Prime Site adjacent to the Historic Penn Treaty Park and the Sugar House Casino site.



**412 - 438  
NORTH FRONT STREET**

**LOCATION**  
Northern Liberties

**SIZE**  
44,693 +/- Sq Ft

**DESCRIPTION**  
Land Fully Approved for a 33-Story Building with 237 Residential Units, 366 Parking Spaces and Ground Level Commercial Space. One block from both the Delaware River and the Sugar House Casino site.

**PRICE**  
\$15,000,000



**1115 - 1125  
N. BODINE STREET**

**LOCATION**  
Northern Liberties

**SIZE**  
40,000 +/- Sq Ft

**DESCRIPTION**  
Land Fully Approved for a 5-Story Building with 70 Residential Units, Commercial Space and Parking.

**PRICE**  
\$6,500,000



**600  
N. 3RD STREET**

**LOCATION**  
Northern Liberties

**SIZE**  
17,500 +/- Sq Ft

**DESCRIPTION**  
Land Fully Approved for a 5-Story "Eco-Friendly" Building with 30 Residential Units, Commercial Space and Parking.

**PRICE**  
\$5,000,000



**836 - 850  
N. 3RD STREET**

**LOCATION**  
Northern Liberties

**SIZE**  
35,200 +/- Sq Ft

**DESCRIPTION**  
Commercial Strip with Plans for 42 Residential Units, 11,000 +/- Sq Ft Day-Care and 70+ Parking Spaces.

**PRICE**  
\$4,500,000



**113 - 125  
CHURCH STREET**

**LOCATION**  
Old City

**SIZE**  
10,000 +/- Sq Ft

**DESCRIPTION**  
Land Fully Approved for a 6-Story Building with 14 Residential Units, 2 Commercial Spaces and Parking.

Marketing materials completed including web-site, brochure and selection of finishes.

**PRICE**  
\$3,200,000



**613 - 625  
N. 3RD STREET**

**LOCATION**  
Northern Liberties

**SIZE**  
10,000 +/- Sq Ft

**DESCRIPTION**  
Land Fully Approved for 9 Town Homes with Parking.

**PRICE**  
\$1,650,000

**PHILADELPHIA, PA - LAND**



**622 - 626  
N. 2ND STREET**

**LOCATION**  
Northern Liberties

**SIZE**  
12,109 +/- Sq Ft

**DESCRIPTION**  
Land Fully Approved for a 13-Story Building with 24 Residential Units, Commercial Space and Parking.

**PRICE**  
\$3,500,000



**241 - 245  
MARKET STREET**

**LOCATION**  
Old City

**SIZE**  
7,144 +/- Sq Ft

**DESCRIPTION**  
Land Fully Approved for a 6-Story Building with 9 Residential Units and Commercial Space. Parking Available.

**PRICE**  
\$2,850,000



**841 - 851  
S. 2ND STREET**

**LOCATION**  
Queen Village

**DESCRIPTION**  
Commercial Strip fully leased to WaWa and other tenants. At the end of leaseholds, excellent Development Site with Preliminary Plans for Residential Development.

**PRICE**  
\$2,800,000



**1102 - 1121  
N. HOWARD STREET**

**LOCATION**  
Northern Liberties

**SIZE**  
24,117 +/- Sq Ft

**DESCRIPTION**  
Land with Plans for a Residential Development.

**PRICE**  
\$2,600,000



**614 - 620  
N. AMERICAN STREET**

**LOCATION**  
Northern Liberties

**SIZE**  
6,600 +/- Sq Ft

**DESCRIPTION**  
Land Fully Approved for a 9-Story Building with 15 Residential Units, Commercial Space and Parking.

**PRICE**  
\$1,500,000



**801 - 805  
N. 2ND STREET**

**LOCATION**  
Northern Liberties

**SIZE**  
4,614 +/- Sq Ft

**DESCRIPTION**  
Land Fully Approved for a 4-Story Building with 4 Residential Units, 2 Commercial Spaces and Parking.

**PRICE**  
\$1,495,000



**900 - 928  
N. FRONT STREET**

**LOCATION**  
Northern Liberties

**SIZE**  
10,810 +/- Sq Ft

**DESCRIPTION**  
Land Fully Approved for 7 wide Single Family Homes with Parking.

**PRICE**  
\$1,400,000



**933 - 937  
N. FRONT STREET**

**LOCATION**  
Northern Liberties

**SIZE**  
8,142 +/- Sq Ft

**DESCRIPTION**  
Land Fully Approved for a Mid-Rise Building with 12 Residential Units and Parking.

**PRICE**  
\$1,200,000

**PHILADELPHIA, PA - LAND**



**950 - 954  
N. 2ND STREET**

**LOCATION**  
Northern Liberties

**SIZE**  
4,600 +/- Sq Ft

**DESCRIPTION**  
Warehouse Fully Approved for a 6-Story Building with 5 Residential Units, Commercial Space and Parking.

**PRICE**  
\$1,200,000



**28  
N. 3RD STREET - REAR**

**LOCATION**  
Old City

**DESCRIPTION**  
Lot with 8 Parking Spaces. Individual Spaces Available.

**PRICE**  
\$600,000



**808 - 810  
S. SWANSON STREET**

**LOCATION**  
Queen Village

**SIZE**  
16' + x 77' +/- Sq Ft each

**DESCRIPTION**  
2 Lots with Plans for 2 Town Homes with large yards and 2 Car Garage Parking.

**PRICE**  
\$250,000 each



**947  
NEW MARKET STREET**

**LOCATION**  
Northern Liberties

**SIZE**  
1,750 + Sq Ft

**DESCRIPTION**  
Lot Fully Approved for a large Single Family Home with Garage Parking.

**PRICE**  
\$200,000

**PHILADELPHIA, PA - COMMERCIAL**



**1210 - 1212  
CHESTNUT STREET**

**LOCATION**  
Center City

**SIZE**  
50,000 +/- Sq Ft

**DESCRIPTION**  
4-Story Building with Commercial Space on the first floor (leased) and Office Space on the Upper Floors.

**PRICE**  
\$5,800,000



**626 - 636  
N. 5TH STREET**

**LOCATION**  
Northern Liberties

**SIZE**  
Building 30,000 +/- Sq Ft  
Land 50,000 +/- Sq Ft

**DESCRIPTION**  
1-Story Building with a Loading Dock and Parking. Fully Approved for a 5-Story Office Building with Parking.

**PRICE**  
\$5,500,000



**632 - 634  
N. 2ND STREET**

**LOCATION**  
Northern Liberties

**SIZE**  
6,000 +/- Sq Ft

**DESCRIPTION**  
3-Story Building on the Corner of 2nd & Fairmount Streets with Newly Renovated 1st Floor Commercial Space and 4 Apartments/Offices on Upper Floors.

**PRICE**  
\$1,800,000



**1206  
WALNUT STREET**

**LOCATION**  
Center City

**SIZE**  
7,000 +/- Sq Ft

**DESCRIPTION**  
3-Story Building with Commercial Space on the 1st Floor and 4 Apartments on Upper Floors.

**PRICE**  
\$1,650,000

**NEW JERSEY - LAND**



**NORTH RHODE ISLAND AVENUE**

**LOCATION**  
Atlantic City

**SIZE**  
1,200' +/- of Water Frontage by  
90' +/- of Depth.

**DESCRIPTION**  
Water Front Site.  
Compromising 4 Running Blocks  
with Water Rights.  
Incredible Development Site

**PRICE**  
\$36,000,000



**409 - 415 N. MASSACHUSETTS AVENUE**

**LOCATION**  
Atlantic City

**SIZE**  
60' x 166' +/-

**DESCRIPTION**  
Water Front Land. Development  
Site for Town Homes on the Bay.

**PRICE**  
\$2,200,000



**521 - 525 N. MASSACHUSETTS AVENUE**

**LOCATION**  
Atlantic City

**SIZE**  
100' x 160' +/-

**DESCRIPTION**  
Water Front Land. Development  
Site for Town Homes on the Bay.

**PRICE**  
\$2,200,000



**102 A & B S. DUDLEY AVENUE**

**LOCATION**  
Ventnor

**SIZE**  
50' x 125' +/- each

**DESCRIPTION**  
2 Beach Block Lots.  
Development Site for 2 Single  
Family Homes.

**PRICE**  
\$1,600,000 each



**626 N. CONNECTICUT AVENUE**

**LOCATION**  
Atlantic City

**SIZE**  
60' x 90' +/-

**DESCRIPTION**  
Water Front Lot. Designed for a  
Single Family Home with a Boat  
Slip on the Bay. Approx. 110' of  
Water Frontage.

**PRICE**  
\$990,000



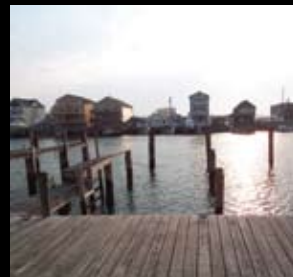
**3 S. BENSON AVENUE**

**LOCATION**  
Margate

**SIZE**  
48' x 108' +/-

**DESCRIPTION**  
Lot with Plans and Permits for  
a Single Family Home.

**PRICE**  
\$795,000



**620 & 622 N. CONNECTICUT AVENUE**

**LOCATION**  
Atlantic City

**SIZE**  
25' x 90' +/- each

**DESCRIPTION**  
2 Water Front Lots.  
Development Site for 2 Single  
Family Homes with Boat Slips  
on the Bay.

**PRICE**  
\$625,000 each



**119 N. WASHINGTON AVENUE**

**LOCATION**  
Margate

**SIZE**  
32' x 105' +/-

**DESCRIPTION**  
Home with Plans and Permits  
for a Single Family Home.

**PRICE**  
\$450,000

**PHILADELPHIA, PA - RESIDENTIAL**



**101  
WALNUT - 2ND FLOOR**

**LOCATION**  
Old City

**SIZE**  
2,800 +/- Sq Ft

**DESCRIPTION**  
New Condominium Unit comprising the entire 2nd Floor with a Huge Private Terrace and Parking. 2 Bedrooms and 2.5 Baths.

**PRICE**  
\$2,000,000



**101  
WALNUT - 3RD FLOOR**

**LOCATION**  
Old City

**SIZE**  
2,800 +/- Sq Ft

**DESCRIPTION**  
New Condominium Unit comprising the entire 3rd Floor with Panoramic Views and Parking. 2 Bedrooms and 2.5 Baths.

**PRICE**  
\$1,700,000



**239  
MARKET STREET - FLRS 3 & 4**

**LOCATION**  
Old City

**SIZE**  
2,000 +/- Sq Ft

**DESCRIPTION**  
Newly Renovated Bi-Level Loft Condominium with private deck. 2 Bedrooms and 2.5 Baths.

**PRICE**  
\$975,000



**239  
MARKET STREET - 2ND FLOOR**

**LOCATION**  
Old City

**SIZE**  
1,200 +/- Sq Ft

**DESCRIPTION**  
Newly Renovated Loft Condominium. 1 Bedroom and 1.5 Baths.

**PRICE**  
\$575,000



**239  
MARKET STREET - 1ST FLOOR**

**LOCATION**  
Old City

**SIZE**  
1,200 +/- Sq Ft

**DESCRIPTION**  
Newly Renovated 1st Floor Commercial Space in 4-Story Certified Historic Building. Building runs Street to Street (Market - Church). Parking Available.

**PRICE**  
\$495,000



**223  
GREEN STREET**

**LOCATION**  
Northern Liberties

**DESCRIPTION**  
2 New Luxury Town Homes featuring 3 Bedrooms, 2.5 Bathrooms, Deck with incredible views and Garage Parking.

Pre-Construction  
Completion Summer 2008

**PRICE**  
\$785,000 each



**722  
N. 2ND STREET - UNIT 301**

**LOCATION**  
Northern Liberties

**SIZE**  
1,150 +/- Sq Ft

**DESCRIPTION**  
Newer Condominium with 2 Master Bedrooms/Bathrooms exposed Brick Walls, Wood Ceilings, and Balcony overlooking common Outdoor Space.

**PRICE**  
\$449,000



**712  
N. 2ND STREET - UNIT 21**

**LOCATION**  
Northern Liberties

**SIZE**  
825 +/- Sq Ft

**DESCRIPTION**  
New 1 Bedroom/Bathroom Condominium.

**PRICE**  
\$329,000

## NEW JERSEY - RESIDENTIAL



**447  
N. THURLOW AVENUE**

**LOCATION**  
Margate

**SIZE**  
90' X 100' +/- Sq Ft

**DESCRIPTION**  
Large Water Front Home featuring 6 Bedrooms, 4.5 Bathrooms, Huge Deck, Boat Slips, Incredible Views and more.

**PRICE**  
\$2,800,000



**3305  
AMHERST AVENUE**

**LOCATION**  
Longport

**DESCRIPTION**  
Water Front Home featuring 4 Bedrooms, 3.5 Bathrooms, 3 Boat Slips and more.

**PRICE**  
\$2,750,000



**AQUELLA  
SNUG HARBOR**

**LOCATION**  
Atlantic City

**DESCRIPTION**  
New Water Front Luxury Town Home on the Bay with Parking and Boat Slip. 3 Bedrooms and 2.5 Baths.

**PRICE**  
\$1,750,000



**445  
N. THURLOW AVENUE**

**LOCATION**  
Margate

**SIZE**  
90' X 100' +/- Sq Ft

**DESCRIPTION**  
Newly Renovated Water Front Home featuring 3 Bedrooms, 2 Bathrooms, Large Decks, Boat Slips and more.

**PRICE**  
\$1,600,000

## NEW JERSEY - COMMERCIAL



**3215  
ATLANTIC AVENUE C-1**

**LOCATION**  
Longport

**SIZE**  
850 +/- Sq Ft

**DESCRIPTION**  
Newly Renovated Commercial Office-Condo and 3 Parking Spaces. Across from the Beach with Unobstructed Views.

**PRICE**  
\$1,000,000



**24  
S. NORTH CAROLINA AVENUE**

**LOCATION**  
Atlantic City

**SIZE**  
25' x 150' +/- Sq Ft

**DESCRIPTION**  
Bar / Restaurant. Great Development Site, walking distance to Casinos.

**PRICE**  
\$1,350,000

## FLORIDA - RESIDENTIAL



**PORTOFINO CONDO  
UNIT 603**

**LOCATION**  
Miami

**SIZE**  
2,340 +/- Sq Ft  
3 Bedrooms and 2.5 Baths.

**DESCRIPTION**  
Condominium Unit in the Portofino Tower located in Miami Beach, Florida. Portofino Tower is one of South Beach's first and tallest luxury condominiums. 44 Lavish Stories offer incredible views of the Atlantic Ocean, downtown Miami and Biscayne Bay through floor to ceiling windows. Reserved Parking Space with Valet Parking.

**PRICE**  
\$1,895,000



**PORTOFINO CONDO  
UNIT 2606**

**LOCATION**  
Miami

**SIZE**  
2,040 +/- Sq Ft  
2 Bedrooms and 2.5 Baths.

**DESCRIPTION**  
Condominium Unit in the Portofino Tower located in Miami Beach, Florida. Portofino Tower is one of South Beach's first and tallest luxury condominiums. 44 Lavish Stories offer incredible views of the Atlantic Ocean, downtown Miami and Biscayne Bay through floor to ceiling windows. Reserved Parking Space with Valet Parking.

**PRICE**  
\$1,695,000