

\$110,000 - 4013 Dungan St, PHILADELPHIA

MLS® #PAPH2532414

\$110,000

2 Bedroom, 1.00 Bathroom, 1,232 sqft
Residential on 0.02 Acres

JUNIATA, PHILADELPHIA, PA

We are pleased to present an exclusive opportunity to acquire a stabilized, income-producing portfolio consisting of 41 scattered-site single-family rentals located across key submarkets of North and West Philadelphia. The portfolio is 100% leased (40 private-pay / 1 PHA) with long-term tenants in place (average lease term of > 5.6 years), and has undergone significant renovation work within the last 5-10 years, offering durable in-place cash flow and strong occupancy history. While each home varies slightly in configuration and style, the majority feature modernized mechanicals, updated kitchens and baths, and efficient layouts tailored to working-class tenant demand. Despite its stabilized performance, rents across the portfolio remain below market averages, positioning the portfolio for strong NOI growth through targeted unit turnover and operational optimization. The properties all have long-term active rental licenses, no violations, and are certified lead safe (37) or lead free (4). This portfolio offers a rare blend of current cash flow and strategic upside in a high-demand rental corridor within Philadelphia's path of growth. Ideal for local or institutional investors seeking scale in an urban SFR market with tangible long term appreciation potential.

Built in 1925

Essential Information



MLS® #	PAPH2532414
Price	\$110,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,232
Acres	0.02
Year Built	1925
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Other
Status	Active

Community Information

Address	4013 Dungan St
Area	19124
Subdivision	JUNIATA
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19124

Interior

Heating	Other
Cooling	Other
# of Stories	2
Stories	2 Story

Exterior

Foundation	Other
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School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	August 28th, 2025
Days on Market	58
Zoning	RSA5

Listing Details

Listing Office SDG Management, LLC

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