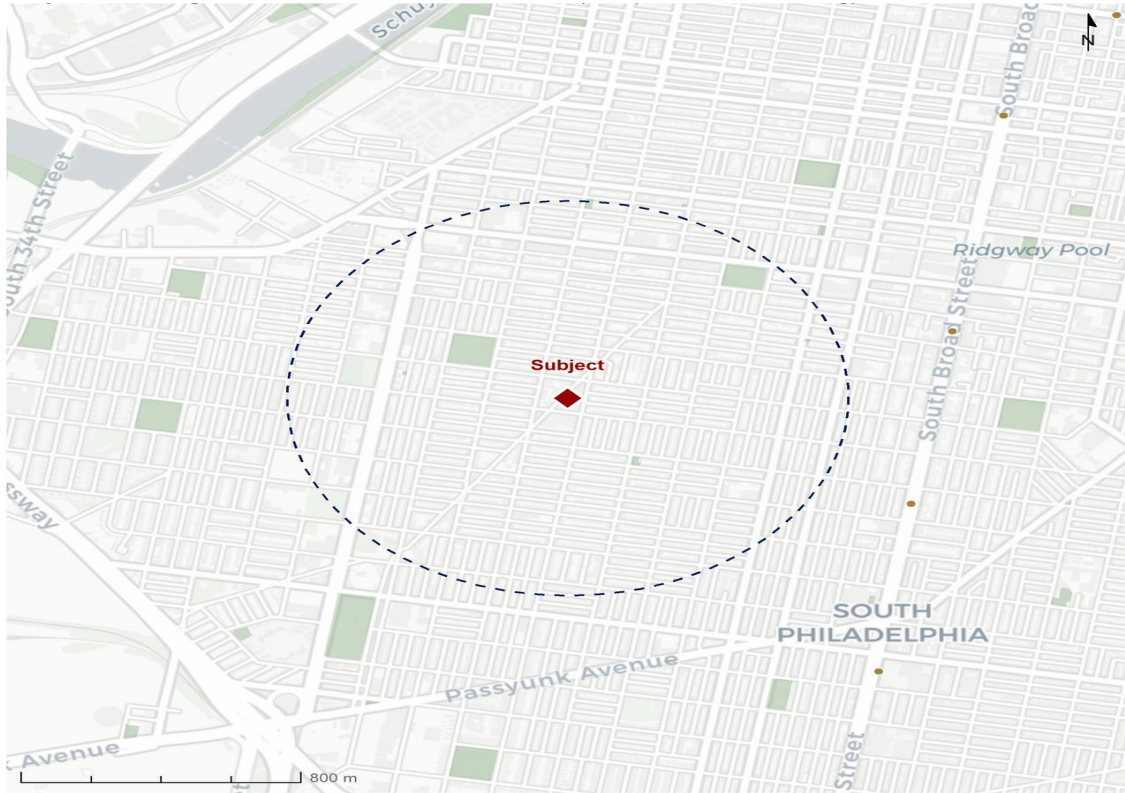


# SITELENS

S I T E I N T E L L I G E N C E R E P O R T



Source: OpenDataPhilly, U.S. Census ACS, OpenStreetMap. SiteLens analysis, May 2026.

## 1429–35 Point Breeze Avenue

Philadelphia, Pennsylvania · OPA #885418280

PREPARED FOR

**Prospective Investor / Developer**

Sample Report — For Demonstration Purposes  
Only

*Sample report — not commissioned*

PREPARED BY

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REPORT JUNE 2026 · SAMPLE — DEMONSTRATION ONLY

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SECTION 01

# Executive Summary

**SITE DILIGENCE SUMMARY —  
RECORD FACTS & VERIFICATION  
ITEMS**

The subject is a four-parcel CMX-2 commercial-corridor assemblage. Per Office of Property Assessment (OPA) records, the parcels were acquired on May 30, 2014 (deed recorded June 6, 2014, per OPA/DOR), an approximately 12-year ownership tenure as of this report date, by an owner with a mailing address outside the Philadelphia region; the 2023 citywide reassessment increased the assessed value by approximately 90%, and OPA/Department of Revenue records show an outstanding tax and L&I balance of \$4,232 as of the data-retrieval date. These are record facts only and imply nothing about the owner’s intentions or willingness to transact.

Based on a preliminary review of CMX-2 dimensional standards, a mixed-use concept of roughly 10,000 sf gross buildable area appears generally consistent with the 38-ft height and 75%-coverage baseline standards, subject to zoning counsel and L&I confirmation; a residential count near 10 units appears supportable on preliminary review, with any higher count subject to unit-mix and dimensional confirmation. Eight comparable sales were identified and reviewed (Section 9); observed prices spanned approximately \$138/sf (the vacant-land anchor) to \$239/sf, with an improved-comp median of \$212/sf, reported as per-square-foot transaction indicators only. This is not an appraisal, broker opinion of value, or probable-value conclusion, and no dollar value is assigned to the subject; an independent USPAP appraisal is required for any transactional use. Any acquisition price, financing structure, and return outcome are matters for the buyer’s own underwriting and are outside the scope of this brief. The buyer should engage zoning counsel on dimensional confirmation, an environmental consultant for a Phase I ESA, and a title insurer for the lot-area and lien items flagged below.

**SITELENS**

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**SITE DILIGENCE  
BRIEF**

*Informational & analytical only  
Not an appraisal, opinion of value,  
or recommendation to transact*

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1429-35 POINT BREEZE AVENUE  
Philadelphia, PA · CMX-2 · 4,787 sf

<p>ZONING &amp; PROGRAM</p> <p><b>CMX-2</b></p> <p><i>prelim. zoning screen · ~10 units, subject to L&amp;I / counsel</i></p>	<p>COMPARABLE \$ / SF</p> <p><b>\$138–\$239/sf</b></p> <p><i>spread \$138–\$239/sf · vacant \$138 · median \$212</i></p>
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## Client Value Dashboard

The dashboard below summarizes what this first-look brief examined, the first-look finding for each layer, and how a prospective investor or developer can use it. It organizes public-record findings into a starting point for professional diligence; it does not recommend a transaction, assign a value, or substitute for licensed advice.

Category	First-Look Finding	Client Use
Parcel / Ownership	Four-parcel CMX-2 assemblage; OPA/DOR records reviewed (acquired May 30, 2014, recorded Jun 6, 2014).	Confirms basic site identity before deeper diligence.
Zoning Screen	Preliminary ~10,000–11,000 sf envelope appears plausible, subject to L&I / counsel confirmation.	Helps scope architect and zoning-counsel questions.
Development Activity	14,415 permits within 500 m; 1,306 new-construction permits over 2007–2026.	Shows local permitting intensity around the site.
Comparable Transactions	Spans \$138–\$239/sf; median \$212/sf (per-sf indicators, not a valuation).	Gives observed transaction context, not an opinion of value.
Environmental Screen	Six of eight screens not mapped / not identified; two (EJScreen, Historic) not verified.	Directs Phase I ESA and portal follow-up.
Key Diligence Items	RCOs, OPA/GIS lot-area discrepancy, tax/L&I balance, unit-count confirmation.	Converts scattered records into an action set.

## ◆ NOTABLE SITE FACTS

- ◆ 14,415 permits within 500 m (1,306 new-construction) over 2007-2026 indicate sustained local permitting activity.
- ◆ CMX-2 base district generally permits residential, retail, and office uses; a concept that remains within baseline dimensional standards may present lower variance exposure, subject to zoning counsel and L&I confirmation (see Section 4).
- ◆ ACS 2019-2023 median household income is higher in the 1-mile ring (\$88,468) than the ½-mile ring (\$77,876); both exceed the citywide figure (\$63,727).

## ⚠ KEY ITEMS TO VERIFY

- ⚠ RCO coordination: three active Registered Community Organizations (Concerned Citizens of Point Breeze, Point Breeze CDC, Point Breeze Network Plus) are mapped to the area. Philadelphia's community-review process may be relevant depending on the final scope and the approvals pathway; the buyer's land-use counsel can advise on whether and when coordination applies.
- ⚠ Zoning confirmation: any unit count is subject to unit-mix and dimensional confirmation by qualified zoning counsel and L&I under Philadelphia Code Title 14; the ~10-unit figure is a preliminary-review estimate only. Environmental verification: a preliminary review of FEMA MSC / FIRM panel 4207570191H (eff. 11/18/2015) did not identify the subject within a mapped SFHA, floodway, or 0.2% annual chance flood zone (consistent with Zone X); two screens (EJScreen and the Historic Resource Inventory) could not be loaded and are marked Not Verified, pending a formal check. The buyer should reconfirm current-effective FIRM panel status and insurance requirements with the FEMA MSC and commission a Phase I ESA at acquisition.
- ⚠ Regulatory-change item: a successor restrictive overlay to the lapsed Bill 180973 could be proposed in future; the timing of any approvals relative to future legislation may be relevant, and land-use counsel can advise. Market data item: any buyer pro forma will depend on corridor rent and absorption assumptions, which require current local market data from the buyer's broker or market-study provider.

**NOTICE.** This report is informational and analytical only. It is not financial, investment, legal, tax, or appraisal advice, and it is not a brokerage opinion of value or a recommendation to transact. The reader must engage appropriately licensed professionals before any acquisition, financing, or development decision. Full Limitations & Disclaimer on the inside back pages.

## Recommended Next Steps

1. Commission a title search and ALTA survey to confirm boundary lines and resolve the lot-area discrepancy between OPA records (4,787 sf), GIS parcel geometry (~4,686 sf), and Atlas sub-parcel sums (~4,683 sf) — a ~100 sf spread that should be resolved before closing.
2. **Consult** land-use counsel on whether and when coordination with the three mapped Registered Community Organizations (Concerned Citizens of Point Breeze, Point Breeze CDC, Point Breeze Network Plus) applies, which depends on the final scope and the approvals pathway.
3. **Engage** qualified zoning counsel and confirm with L&I under Philadelphia Code Title 14 the unit count and any unit-mix or dimensional requirements before relying on the preliminary-review figures in Section 4; commission a Phase I ESA at acquisition and formally confirm the two remaining screens (EJScreen, Historic). A preliminary review of FEMA MSC / FIRM panel 4207570191H (eff. 11/18/2015) did not identify the subject within a mapped flood zone (see Section 8 and Figure 8); the buyer should reconfirm current-effective panel status and any insurance requirements with the FEMA Map Service Center prior to closing.

## SECTION 02

# Property Profile

*The parcel, on the record.*

<b>LOT SIZE</b> <b>4,787</b> <i>sq ft (assembled)</i>	<b>ZONING</b> <b>CMX-2</b> <i>commercial corridor</i>	<b>UNITS (PRELIM.)</b> <b>~10</b> <i>subject to confirmation</i>	<b>ACQUIRED</b> <b>\$205K</b> <i>May 30, 2014 (~12-yr)</i>
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## Recorded Property Facts

<b>PROPERTY ADDRESS</b>	1429–1435 Point Breeze Avenue, Philadelphia, PA 19146-4521
<b>OPA ACCOUNT #</b>	885418280
<b>PARCEL ID (DOR)</b>	010S210022 (+ 3 adjacent)
<b>RECORDED OWNER</b>	NK Holdings LLC (mailing address: Lebanon, PA, per OPA records)
<b>LOT DIMENSIONS</b>	64 ft frontage × 74 ft depth · 4,787 sq ft per OPA (GIS 4,686 sf; resolve via ALTA)
<b>CURRENT USE (OPA)</b>	Vacant Land — CMX-2 commercial corridor
<b>ZONING BASE DISTRICT</b>	CMX-2 (Neighborhood Commercial Mixed-Use)
<b>ZONING OVERLAYS</b>	/NIS use overlay (14-540) — citywide use prohibition (not identified as a dimensional constraint in this preliminary screen; counsel to confirm)
<b>LAST SALE PRICE / DATE</b>	\$205,000 · May 30, 2014 (recorded Jun 6, 2014; ~12-yr ownership)
<b>CURRENT ASSESSED VALUE</b>	\$383,800
<b>ANNUAL REAL ESTATE TAX</b>	~\$5,400 (plus \$4,232 outstanding)
<b>TAX STATUS</b>	Delinquent — \$2,767 tax + \$1,466 L&I lien outstanding
<b>BUILDING FOOTPRINT</b>	Vacant — no structures
<b>CENSUS TRACT</b>	003100

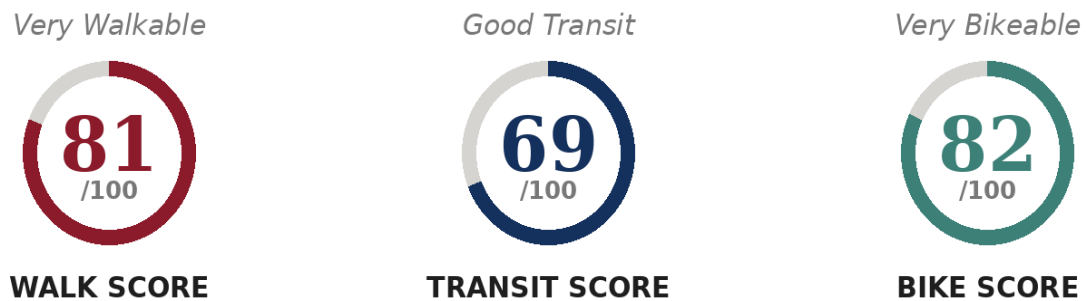
## SECTION 03

# Location Context

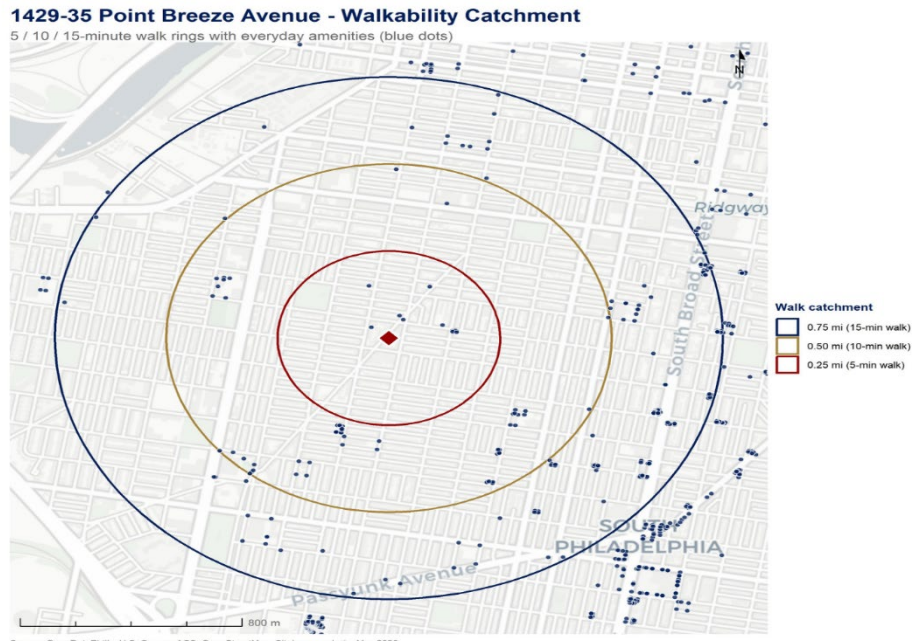
*Where the parcel sits, and what that location means.*

The subject is located in Point Breeze, within Philadelphia Planning District 3 (South). The site fronts the Point Breeze Avenue commercial corridor and sits within approximately 0.2 mile (about a 4-minute walk) of SEPTA bus routes 7, 17, and 29; SEPTA Route 79 runs along Snyder Avenue a few blocks south, and the Broad Street Subway is accessible at the Tasker-Morris station (~0.7 mi). The surrounding street network is fine-grained, walkable, and increasingly mixed-use, reflecting Philadelphia’s broader rebalancing of legacy industrial corridors toward residential and neighborhood retail.

Key location indicators are summarized below. Each score is benchmarked against the Philadelphia citywide median.



**Figure 1.** Mobility profile: Walk Score 81 (Very Walkable), Transit Score 69 (Good Transit), Bike Score 82 (Very Bikeable). Source: Walk Score, accessed May 2026 — scores reflect the 1437-39 Point Breeze listing, which sits within the same Walk Score scoring radius as the subject parcel.



**Figure 2.** Walkability catchment — 5/10/15-minute walk rings with everyday amenities (blue dots).

### Nearby Anchors (within 0.5 mile)

Anchor	Type	Distance	Walk Time
SEPTA Bus (Rts 7, 17, 29)	Bus	0.2 mi	4 min
Stop & Shop	Retail	0.3 mi	6 min
St. Simon the Cyrenian	Civic	0.3 mi	7 min
Ralph Brooks Park	Recreation	0.4 mi	9 min
Washington Ave corridor	Employment	0.5 mi	11 min

SECTION 04

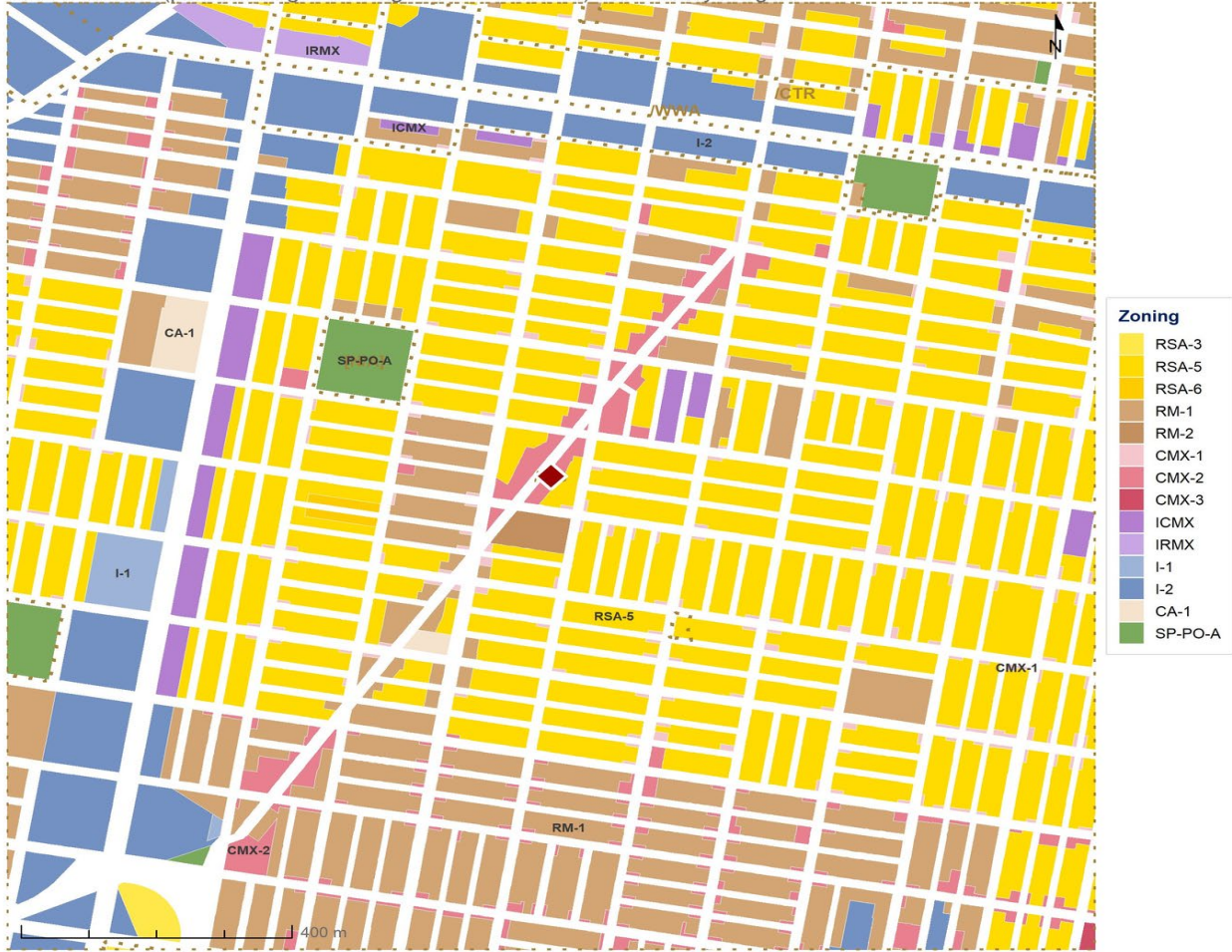
# Zoning Analysis

*Preliminary zoning envelope to verify.*

The subject parcel falls within the CMX-2 (Neighborhood Commercial Mixed-Use) base district under the Philadelphia Zoning Code (Title 14). CMX-2 is one of Philadelphia’s mixed-use designations, intended to accommodate moderate-scale commercial corridors with active ground-floor retail and residential above. The parcel is additionally subject to the /NIS overlay (14-540), the Narcotics Injection Sites Overlay District enacted in September 2023. Per the ordinance text, this overlay applies citywide (excepting Council District 3) and prohibits a single specific land use — supervised narcotics injection sites. On a reading of the ordinance, it does not appear to impose height, FAR, residential density, parking, or other dimensional standards relevant to a typical mixed-use concept; it is noted here for completeness, and the buyer’s zoning counsel should confirm its application to any specific proposal.

### 1429-35 Point Breeze Avenue - Zoning Context

CMX-2 corridor (pink-red diagonal along Point Breeze Ave) with overlays in gold



Source: OpenDataPhilly, U.S. Census ACS, OpenStreetMap. SiteLens analysis, May 2026.

**Figure 3.** Zoning base districts within 500 m of the subject parcel. the CMX-2 corridor (pink-red) runs diagonally along Point Breeze Avenue; the subject is outlined in red.

## Dimensional Standards — CMX-2 Base

Standard	CMX-2 Baseline Standard	Notes
Max FAR (Floor Area Ratio)	No max FAR	(height + 75% coverage govern)
Max Height	38 ft (~3 stories)	baseline district standard; counsel/L&I confirmation required
Front Setback	0 ft (build to street line)	0 ft
Side Setback	0 ft (5 ft if side yard provided)	0 ft
Rear Setback	9 ft min	or 10% of lot depth
Parking Min. (per DU)	None required	No parking minimum
Ground-Floor Use	Ground floor — use / form preference (not a dimensional standard)	Active / non-residential ground-floor use standard may apply; confirm with zoning counsel / L&I

## Permitted Uses (selected)

### BY-RIGHT

- Multi-family residential (3+ units)
- Retail sales (<10,000 sf)
- Sit-down restaurants (by-right); take-out restaurants require special exception
- Personal services
- Professional offices
- Live/work units
- Day care, adult day care

### SPECIAL EXCEPTION / VARIANCE

- Buildings exceeding 75% lot coverage
- Buildings exceeding 38 ft height
- Drive-through services
- Auto sales / repair
- Self-storage (>10,000 sf)
- Single-family detached
- Heavy manufacturing

### ZONING BOARD CONTEXT

On preliminary review, the dimensional concept described below (38-ft height, 75% coverage, a unit count near 10) appears generally consistent with several CMX-2 baseline standards, which suggests that a concept staying within those standards may present lower variance exposure — but this is not a legal determination and must be confirmed by qualified zoning counsel and Philadelphia L&I. If confirmed, remaining within these baseline standards would reduce exposure to the variance timeline and the associated community-review process that accompanied the lapsed Bill 180973 overlay. Any request for additional height or density would change this analysis and should not be undertaken without zoning counsel and appropriate RCO coordination.

## Entitlement & Program Envelope

*A dimensional concept under CMX-2 — subject to zoning counsel and L&I confirmation.*

Under the CMX-2 base district, three dimensional standards are most relevant to a building concept on the 4,787 sf assemblage: a 38-ft maximum height (typically three stories of Type V construction), a 75% maximum lot coverage, and a rear setback (commonly cited as 9 ft or 10% of lot depth, whichever is greater). Applied to the parcel on a preliminary basis, these standards suggest an approximate ground-floor footprint of ~3,500 sf and a gross buildable area on the order of 10,000–11,000 sf across three stories; these are planning-level estimates, not surveyed or engineered figures. Published CMX-2 guidance indicates no minimum parking requirement for several relevant uses and no FAR cap, with height and coverage governing the building concept, and a build-to-street-line frontage pattern; the buyer's zoning counsel should confirm each standard as applied to this parcel. Uses generally permitted in CMX-2 include multi-family residential, limited-size retail, sit-down restaurants, personal services, professional offices, and live/work units, supporting a ground-floor-retail / upper-floor-residential configuration. A unit count near 10 appears supportable on preliminary review; any higher count is subject to unit-mix and dimensional confirmation by qualified zoning counsel under Philadelphia Code Title 14 and is not relied upon here. The /NIS overlay (14-540) is a use prohibition on supervised injection sites and, per the ordinance, does not impose height, FAR, density, or parking constraints relevant to a building concept; this characterization should also be confirmed by counsel.

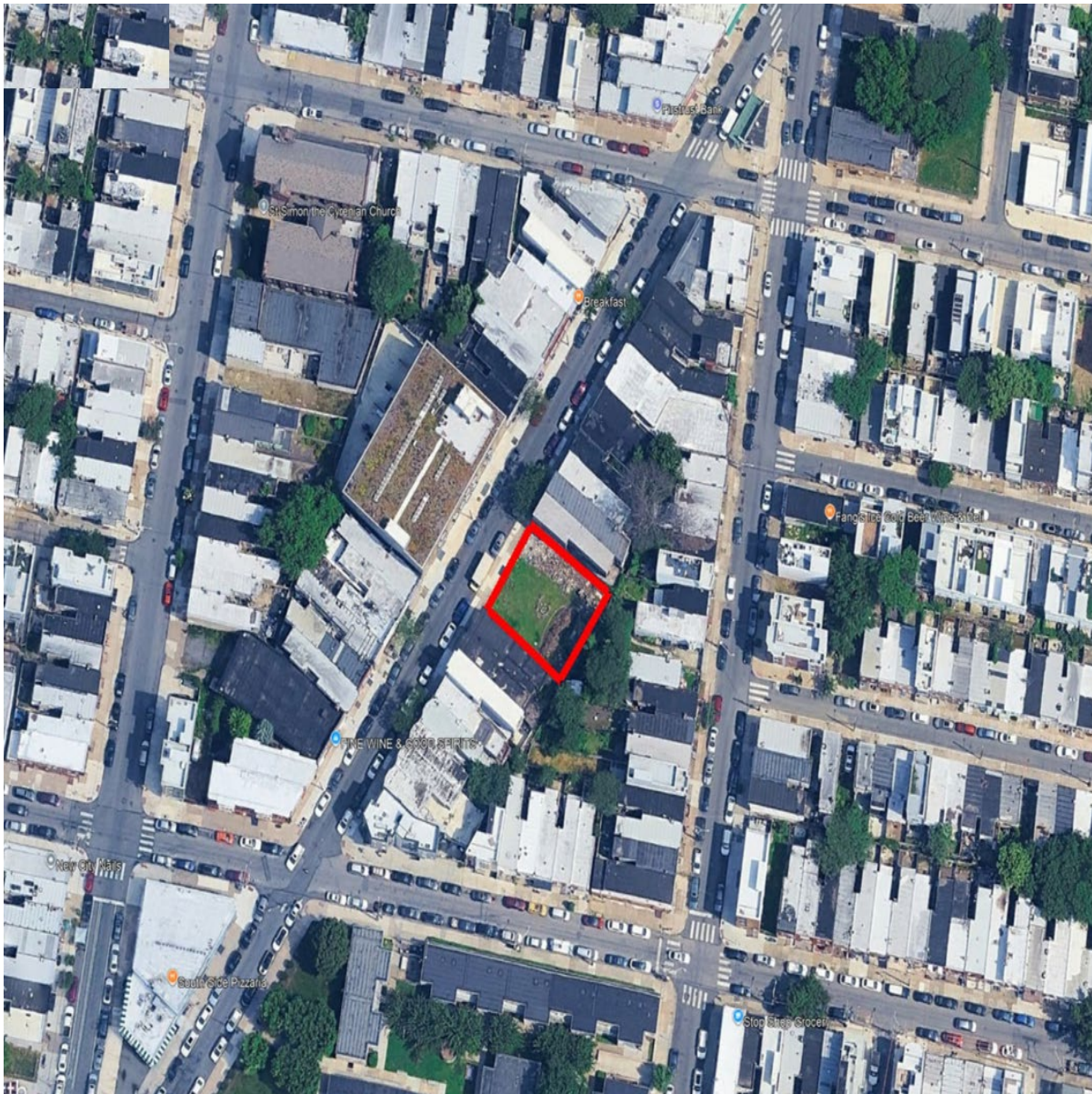
Comparable mixed-use new-construction projects within the Point Breeze and Graduate Hospital corridors over the trailing 24 months reflect this general envelope and use mix (see Section 6 development activity and Section 9 comparable sales). The corridor's prevailing development pattern is dominated by three-story, ground-floor-retail-plus-residential buildings on similar lot dimensions, with build-to-street-line frontage and roof access providing private outdoor amenities.

## SECTION 05

# Land Use & Surroundings

*Observed land-use pattern around the parcel.*

Land use within the 500 m study area reflects a transitional context: predominantly residential to the north and east, with an emerging commercial / mixed-use spine along Point Breeze Avenue. Industrial uses have receded to the southeast over the last decade, replaced by warehouse-to-residential conversions and small-format retail. Vacant parcels (light tan in the map below) cluster along the corridor — an indicator of remaining underutilized land within the corridor.



**Figure 4.** Aerial context — subject assemblage outlined in red. Imagery © Google Earth (Google); imagery date per Google Earth, accessed May 2026. Cropped to the subject for this exhibit; used for locational reference only.

## Land Use Mix — 500 m Buffer

Land Use Category	% of Area	Trend (5 yr)
Residential (single + multi)	~40%	▲ rising
Commercial / Retail	~20%	▲ rising
Mixed-Use	~15%	▲ rising
Vacant / Underutilized	~15%	▼ declining
Industrial	~10%	▼ declining
Civic / Open Space	<5%	→ stable

Legend: ▲ rising share over prior 5 years · ▼ declining share · →. Land-use shares above are approximate visual estimates within the 500 m buffer, drawn from the PCPC Land Use feature class viewed via Philadelphia Atlas; mixed-use parcels are treated as a distinct category rather than allocated to residential or commercial. Trend arrows are qualitative and reflect the visible direction of change across the observation window; they are not GIS-calculated deltas. A formal spatial summary in ArcGIS Pro is recommended at term-sheet stage if precise shares or trend magnitudes become diligence-material.

## SECTION 06

# Development Activity

*Recorded permit activity within 500 m — 2007 to 2026.*

Within a 500-meter radius of the subject, the City of Philadelphia's Licenses & Inspections (L&I) database records **14,415 permits issued between 2007 and 2026**, of which 4,930 are development-related permits, including new construction, alteration, addition, demolition, and zoning/use permits (the categories highlighted in red in Figure 5.3). New construction alone accounts for 1,306 of those permits over the 19-year window. These are counts recorded in the L&I permit database for the 500-meter radius over the period; they describe local permitting activity and are not a statement about financing availability or development feasibility.

## 1429-35 Point Breeze Avenue - Development Permits (500 m)

14,415 permits 2007-2026; peak cycle 2016-2018; new construction in red

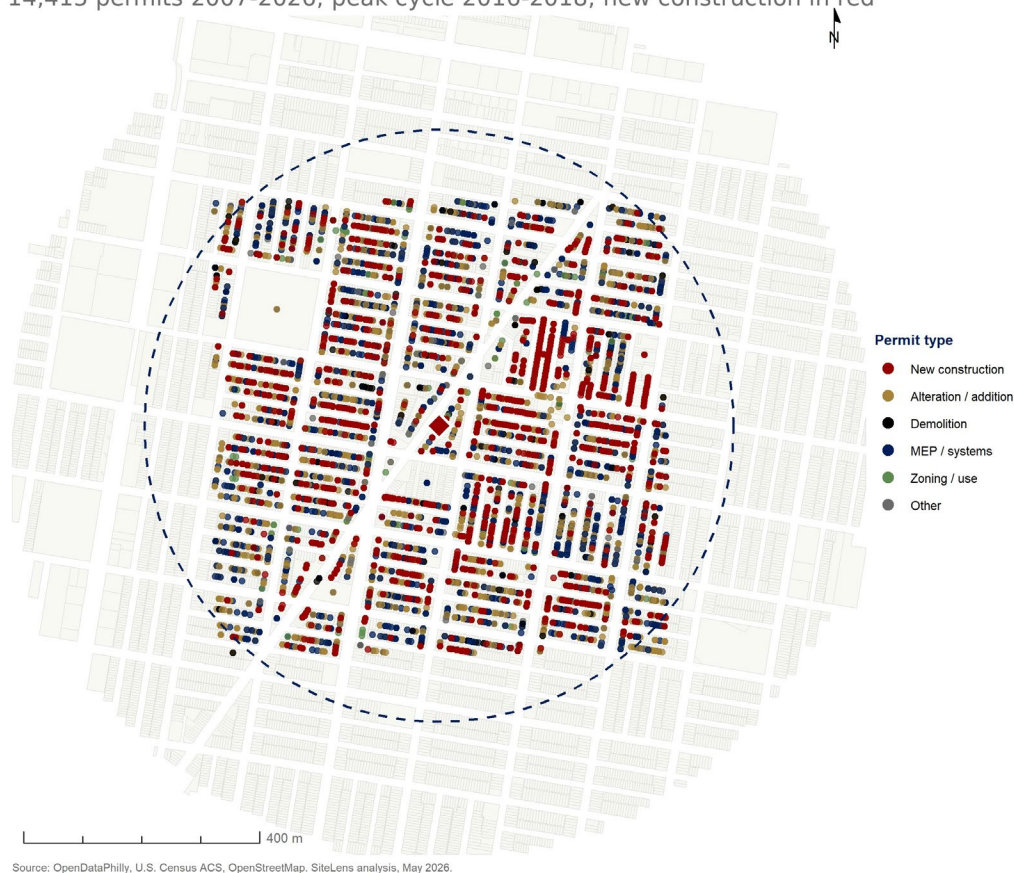


Figure 5.1 — Development Permits within 500m (new construction in red)

## 6.1 The 2016-2018 Peak and the Current Plateau

The annual permit volume rose through 2015 and peaked in **2017 at 1,740 permits**, and averaged **1,622 permits per year across the three-year 2016-2018 peak**. Activity has since moderated. The trailing 24-month window (June 2024 - May 2026) recorded **1,155 permits**, of which 173 are new construction. Year-over-year, trailing 12-month development activity has decreased by approximately 3.7 percent. The data show permit volume below the 2016-2018 peak while remaining active over the trailing window.

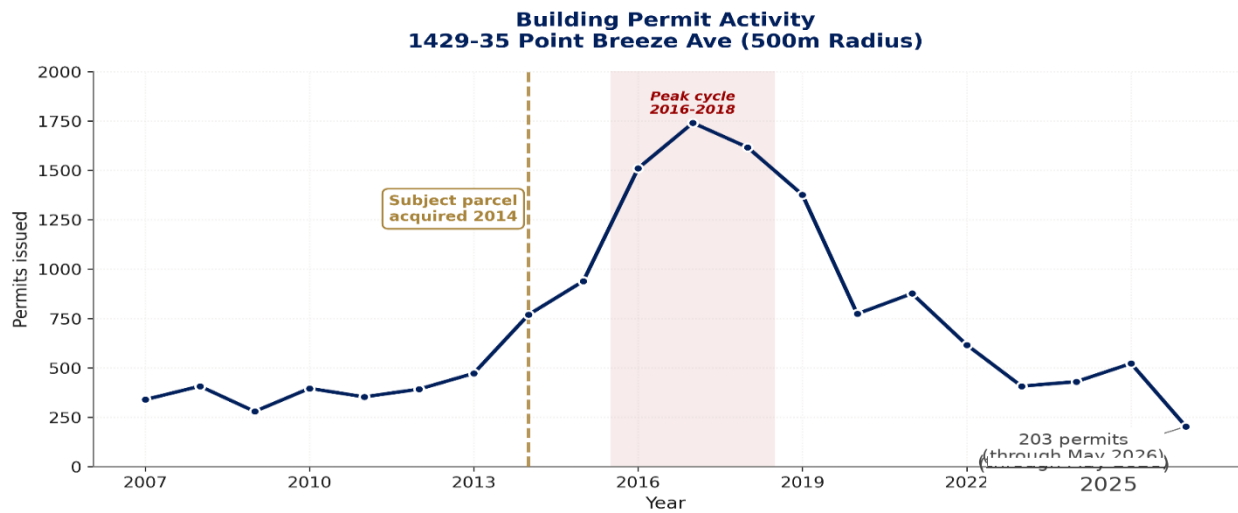


Figure 5.2 — Permit Activity Timeline, 2007-2026

The permit record shows higher land-development activity during the 2016-2018 window and a lower volume since. As factual context, Bill 180973 (a proposed community-protective overlay) was introduced on November 1, 2018, near the end of the 2016-2018 peak-permit period, and ultimately lapsed; the regulatory history is described in Section 4 and is subject to counsel / L&I confirmation. Per OPA records, NK Holdings acquired the assemblage for \$205,000 in 2014 and has held it since (an approximately 12-year ownership tenure; record facts only, implying nothing about the owner’s intentions). These are observed patterns in the public permit and ownership record and are not a market forecast or a statement about timing for any buyer.

## 6.2 Residential Dominance

Of the 4,930 classified development permits, **82.3 percent are residential**. This is consistent with the Point Breeze pattern of converting industrial and commercial corridor parcels to mixed-use residential product. The corridor itself (Point Breeze Avenue, Washington Avenue, the 22nd-23rd Street grid) carries the heaviest concentration of new-construction permits in the 500m radius — visible in the heavy red clustering along the diagonal in Figure 5.1.

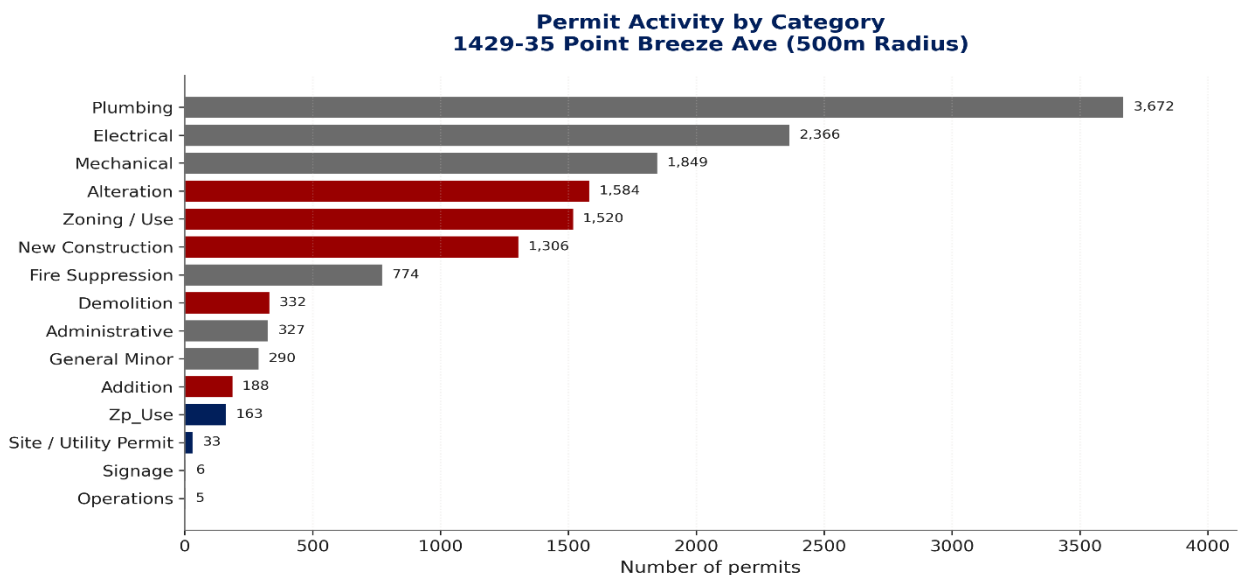


Figure 5.3 — Permit Category Mix

### Most Active Developers & Owners — 500 m Radius

Rank	Developer / Owner	Profile	Permits	Role
1	Wharton Street Properties	Corridor-scale builder	25	Private
2	Philadelphia Land Bank	Affordable assembly	22	Public
3	Gialloreto Jerry	Individual developer	17	Private
4	Redevelopment Authority (PRA)	Affordable assembly	15	Public
5	Marom Gerritt II LP	Corridor-scale builder	15	Private

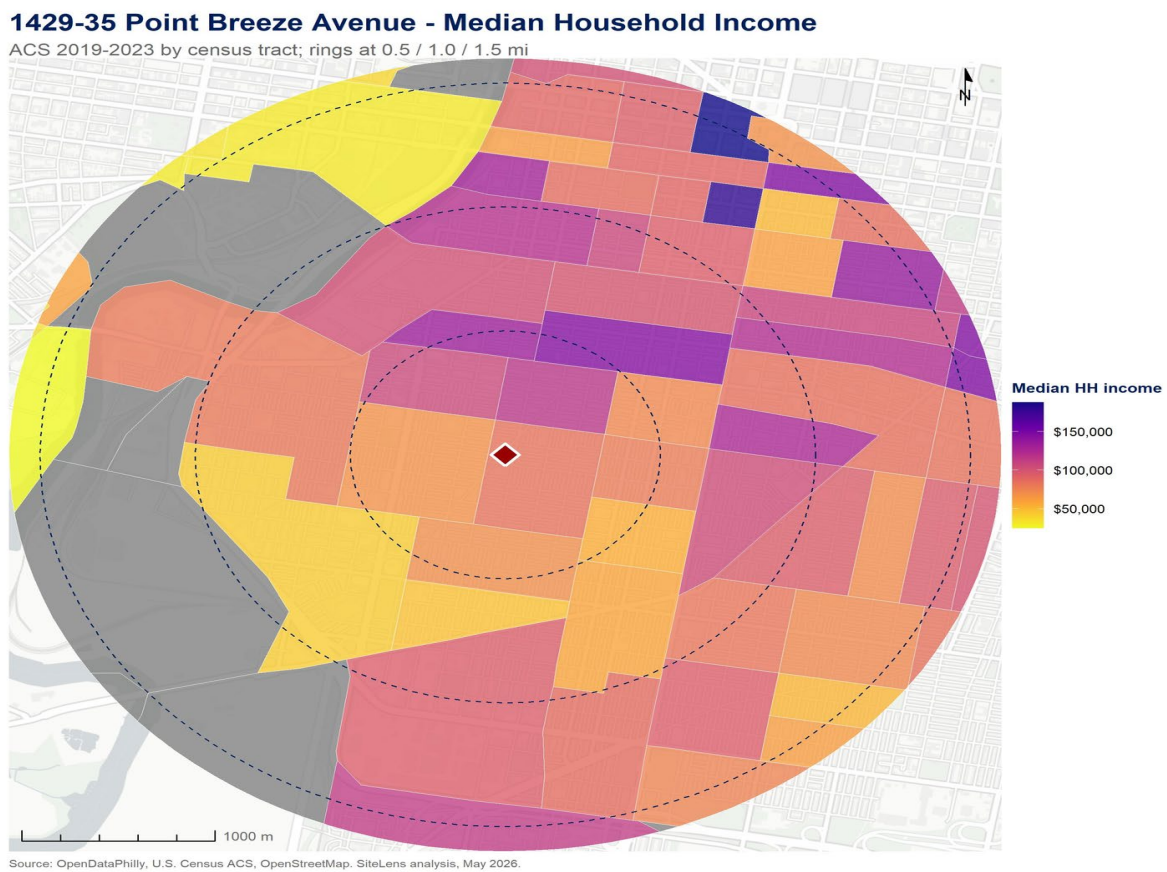
Public entities appear among the most active ownership/permit actors in the 500 m study area (Philadelphia Land Bank and the Redevelopment Authority), indicating public-sector activity in the area. Private repeat actors (Wharton Street Properties, Marom Gerritt) are noted as market participants for further research. No partnership, sale, or disposition inference is made; these are observations from the public permit and ownership record only.

SECTION 07

# Demographic Profile

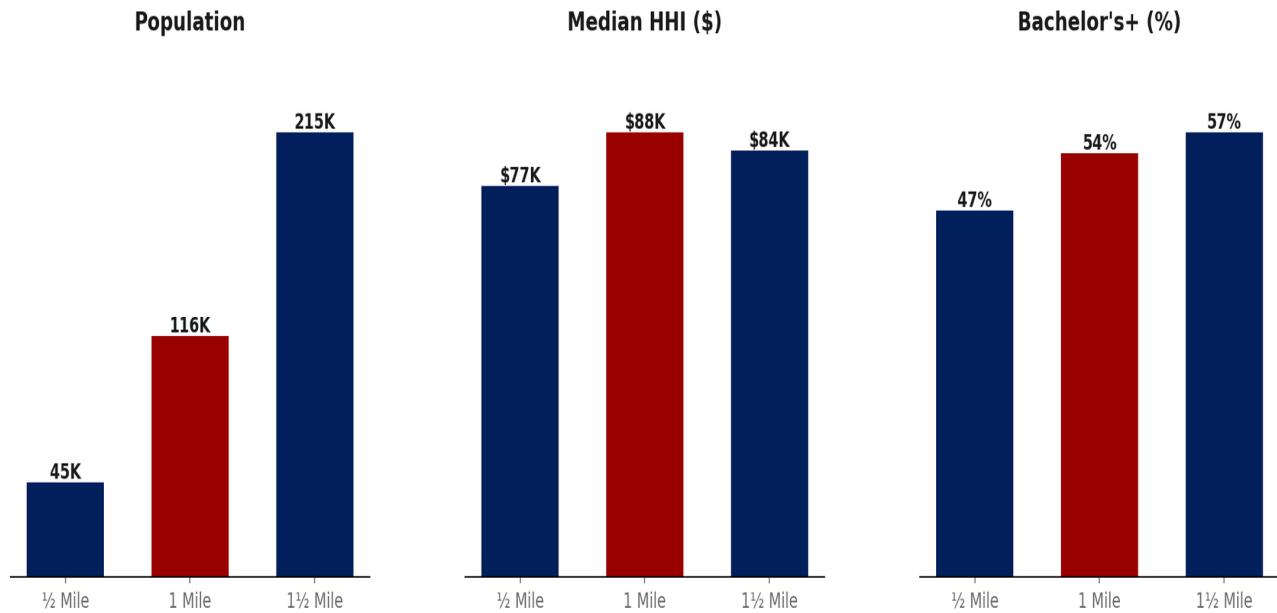
*Who lives near the parcel, in three rings.*

Demographic context is presented at three concentric ring buffers (½, 1, and 1½ miles) drawn from the parcel centroid, using ACS 2019-2023 5-year estimates. The ½-mile ring captures the immediate area; the 1-mile ring captures the broader Point Breeze / Graduate Hospital sub-market; the 1½-mile ring captures the South Philadelphia reference frame. The indicators reported are direct ACS fields: total population, median household income, median age, population 25+ with a bachelor’s degree or higher, and average household size. These are reported as ACS estimates with their inherent margins of error; a paid Esri Business Analyst or equivalent extract would be required to confirm any figure for transactional use.



**Figure 6.** Median household income by census tract within ½, 1, and 1½ miles of the subject.

## Comparative Profile



**Figure 7.** Side-by-side comparison of key demographic indicators across the three rings.

## Detailed Demographic Indicators

Indicator	1/2 Mile	1 Mile	1 1/2 Mile
Total Population	45,950	116,647	215,373
Median Household Income	\$77,876	\$88,468	\$84,941
Avg Household Size	2.17	2.15	2.07
Median Age	34.8	35.9	35.2
Population 25+ w/ Bachelor's+	46.9%	54.2%	56.9%

Across the three rings, median household income is higher in the 1-mile ring (\$88,468) than in the 1/2-mile ring (\$77,876), with the 1 1/2-mile ring at \$84,941. Median household income across all three rings is between approximately 22% and 39% above the citywide figure of \$63,727 (ACS 2019-2023). Population 25+ with a bachelor’s degree or higher ranges from 46.9% to 56.9% across the rings. These are factual ACS indicators; this brief draws no conclusion about rent levels, absorption, or investment performance, which are matters for the buyer’s own market study.

## SECTION 08

# Environmental & Site Constraints

*Screening-level environmental and site constraints.*

The subject was screened against FEMA NFHL flood mapping (floodway, SFHA, and 0.2% annual zones), EPA EJScreen, the USFWS Wetlands Inventory, the Philadelphia Historic Resource Inventory, and Atlas slope and floodplain layers — producing the eight constraint screens summarised below. For the three flood screens, a preliminary review of FEMA Map Service Center / FIRM mapping — specifically the current-effective FIRM panel 4207570191H, effective 11/18/2015, accessed via the FEMA Map Service Center in May 2026, with its accompanying TFW worldfile (georeferenced to Pennsylvania South State Plane, NAD83 ft, EPSG:2272) — did not identify the subject within a mapped Special Flood Hazard Area, floodway, or 0.2% annual chance (500-year) flood zone; no Base Flood Elevations are drawn within the displayed ~5,000 ft window, which is consistent with FIRM Zone X. Three further screens (slope, brownfield/NPL, wetlands) did not identify a constraint in the retained public-data layers. Two screens — EPA EJScreen and the Philadelphia Historic Resource Inventory — could not be loaded during analysis and are therefore marked Not Verified; the buyer should complete a formal portal check for each. No screening result substitutes for site-specific Environmental Site Assessment (Phase I) work; a Phase I ESA at acquisition is recommended. The buyer should reconfirm the current-effective FIRM panel status and any flood-insurance requirements directly with the FEMA Map Service Center (<https://msc.fema.gov>) and a licensed insurer prior to closing, since LOMA/LOMR revisions or panel re-issuance may occur between this report date and a future transaction.



**Figure 8.** FEMA FIRM panel 4207570191H (effective 11/18/2015; accessed via the FEMA Map Service Center, May 2026) excerpt centered on the subject parcel at 1429–35 Point Breeze Avenue (red crosshair). State-plane reticle (PA South, NAD83 ft) and “JOINS PANEL” neighbor-panel notation indicate the source is a FEMA FIRM panel. Within the displayed ~5,000 ft window, no Special Flood Hazard Area, floodway, 0.2% annual chance envelope, or Base Flood Elevations are drawn at or near the subject, which is consistent with FIRM Zone X. Subject location computed from the accompanying TFW worldfile. This is a preliminary map review, not a flood determination; the buyer should reconfirm current-effective panel status and any insurance requirements with the FEMA Map Service Center prior to closing.

### Constraint Summary

Constraint	Status	Notes
FEMA Floodway	● NOT MAPPED	Preliminary review of FEMA MSC / FIRM panel 4207570191H (eff. 11/18/2015) and its TFW worldfile did not identify a mapped floodway at or near the subject (see Figure 8). Buyer to reconfirm current-effective panel status at the FEMA MSC.
FEMA SFHA (1% Annual)	● NOT MAPPED	Preliminary review of FEMA MSC / FIRM panel 4207570191H (eff. 11/18/2015) did not identify the subject within a mapped Special Flood Hazard Area (1% annual chance); the location appears consistent with FIRM Zone X. Buyer to reconfirm current-effective panel status and any insurance requirements.
0.2% Annual (500-yr)	● NOT MAPPED	Preliminary review of FEMA MSC / FIRM panel 4207570191H (eff. 11/18/2015) did not identify the subject within a mapped 0.2% annual chance (500-year) flood zone. Buyer to reconfirm current-effective panel status at the FEMA MSC.

Constraint	Status	Notes
Steep Slope Overlay	● NOT IDENTIFIED	Not identified in retained public screen (Philadelphia Steep Slope Overlay); flat urban-infill parcel. Subject to confirmation by survey/site assessment.
Brownfield / NPL site	● NOT IDENTIFIED	Not identified in retained public screen (no recorded remediation/NPL listing found). A Phase I ESA is required to assess site conditions.
Wetlands (NWI)	● NOT IDENTIFIED	Not identified in retained public screen (USFWS NWI); no mapped wetlands within 500 m. Subject to confirmation by site assessment.
Historic Overlay	● NOT VERIFIED	Not verified — the Philadelphia Historic Resource Inventory screen could not be loaded during analysis. Pending formal portal check by the buyer.
EJ Index (state %ile)	● NOT VERIFIED	Not verified — the EPA EJScreen portal could not be loaded during analysis (Tract 003100). Pending formal portal check by the buyer.

Status legend: ● NOT MAPPED not within a mapped FEMA flood zone · ● NOT IDENTIFIED not found in retained public screen · ● NOT VERIFIED screen not loaded; pending buyer check · ● MATERIAL significant constraint

**WHAT THE ENVIRONMENTAL SCREEN MEANS FOR YOU**

At the screening level, six of eight constraint screens did not identify a constraint in the retained public-data layers. For the three flood screens, a preliminary review of FEMA MSC / FIRM panel 4207570191H (eff. 11/18/2015) and its TFW worldfile did not identify the subject within a mapped SFHA, floodway, or 0.2% annual chance flood zone, which is consistent with FIRM Zone X. Two screens (EJScreen and the Philadelphia Historic Resource Inventory) could not be loaded during analysis and are marked Not Verified, pending a formal portal check by the buyer. Items for the buyer to action: (1) reconfirm the current-effective FIRM panel status and any flood-insurance requirements directly with the FEMA Map Service Center and a licensed insurer — this brief does not determine insurance obligations or premiums; (2) complete the EJScreen and Historic Resource Inventory portal checks; (3) commission a Phase I ESA at acquisition to address any recognized environmental conditions not visible at the screening level; (4) coordinate with the relevant Registered Community Organizations as may be appropriate depending on final scope and the approvals pathway.

SECTION 09

# Comparable Sales Analysis

*Observed nearby transaction indicators.*

Eight arm’s-length comparable transactions were identified and manually reviewed from a 17-finalist pool (53% manual exclusion rate). Comps were filtered to CMX zoning, mixed-use / commercial / vacant-land categories, and closings within the trailing 18 months. The set spans a vacant-land anchor of \$138/sf (1309 Point Breeze Ave, the nearest vacant CMX-2 comp) up to \$239/sf, with an improved-comp median of \$212/sf and a mean of approximately \$203/sf. These are observed per-square-foot transaction indicators only; this brief does not apply them to the subject as a dollar value, and they do not constitute an appraisal, broker opinion of value, market value, or probable-value conclusion. Any buyer wishing to translate per-square-foot comps into a value for the subject should do so through an independent USPAP appraisal, which is required for any transactional use; any acquisition price will depend on the buyer’s own underwriting.

## 1429-35 Point Breeze Avenue - Comparable Sales

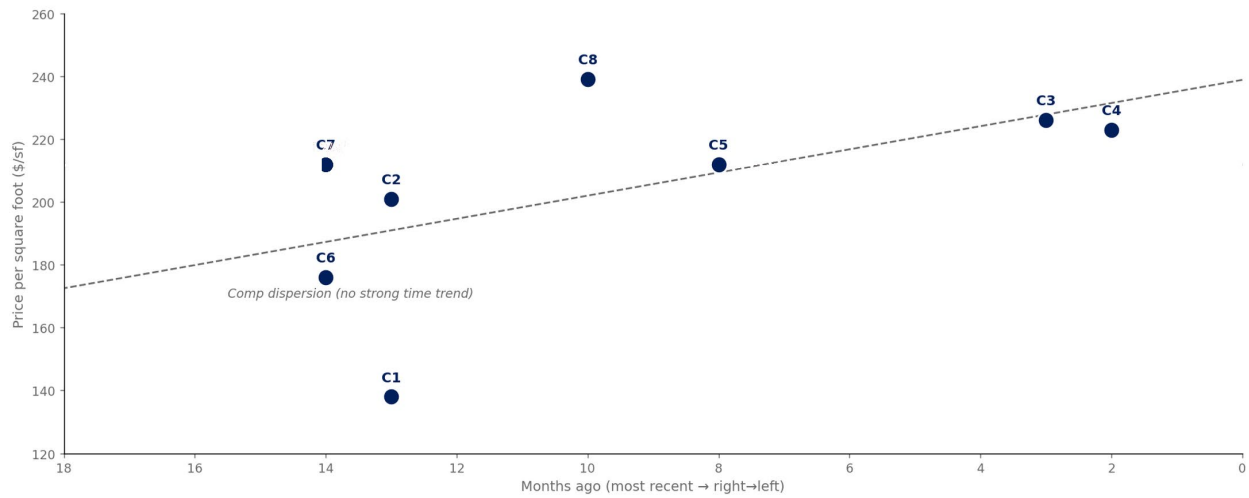
8 verified comps; circle size & color = \$/sf



Source: OpenDataPhilly, U.S. Census ACS, OpenStreetMap, SiteLens analysis, May 2026.

**Figure 9.** Eight verified comparable sales; circle size and color = \$/sf. Vacant anchor 1309 Point Breeze at \$138/sf.

## Price Trend



**Figure 10.** Price per square foot of comparable sales over the last 18 months. Red dashed line indicates the observed trend across the comparable set.

## Comparable Sales — Detail

ID	Address	Zoning	Closed	Lot (sf)	Sale \$	\$ / sf
C1	1309 Point Breeze Ave	CMX-2	Apr 2025	1,232	\$170K	<b>\$138</b>
C2	1434 Point Breeze Ave	CMX-2	Apr 2025	1,341	\$270K	<b>\$201</b>
C3	2041 Wharton St	CMX-2	Feb 2026	1,105	\$250K	<b>\$226</b>
C4	1648 S 24th St	CMX-1	Mar 2026	1,040	\$231.5K	<b>\$223</b>
C5	1724 Dickinson St	CMX-1	Sep 2025	1,134	\$240K	<b>\$212</b>
C6	1800-10 S 23rd St	CMX-2	Mar 2025	3,618	\$635K	<b>\$176</b>
C7	1700 Dickinson St	CMX-1	Mar 2025	1,134	\$240K	<b>\$212</b>
C8	2323-25 Mifflin St	CMX-2	Jul 2025	1,612	\$385K	<b>\$239</b>
—	<b>MEDIAN (8 comps)</b>	—	—	<b>1,183</b>	<b>\$245K</b>	<b>\$212</b>
—	<b>MEAN (8 comps)</b>	—	—	<b>1,527</b>	<b>\$303K</b>	<b>\$203</b>

OBSERVED COMP RANGE (\$/SF) **\$138 – \$239 / sf** · MEDIAN **\$212/sf** ·  
 USPAP APPRAISAL REQUIRED FOR TRANSACTIONAL USE

**Note on methodology:** Vacant land comps are prioritized. Where insufficient vacant-land comparables are available within the 1-mile radius and 18-month window, the analysis supplements with selected "covered land" or "tear-down" transactions where the structure is obsolete or dilapidated and transaction value is substantially attributable to land. Such comps are screened during the manual finalist review (53% exclusion rate noted in Section 9); heavily improved comps where the structure carries material residual value are excluded rather than carried with a notional demolition adjustment. The retained set should therefore be read as an envelope of comparable land economics, not a formally demoted-comp ladder; a paid appraisal would apply per-comp adjustments.

## SECTION 10

# Diligence Flag Register

*Factual items for the buyer's team to verify.*

This register lists factual items identified during preparation of this brief that a buyer's team should independently verify. It does not rate likelihood or impact, recommend mitigations, or express any view on whether to transact; those are judgments for the buyer and the buyer's licensed advisors. Each entry states the item, the source it was drawn from, why it may matter, and who is typically positioned to verify or resolve it. Financial-return considerations (capital cost, hold period, exit) are outside the scope of this brief.

Flag	Source	Why it matters	Who should verify
Three active Registered Community Organizations (Concerned Citizens of Point Breeze, Point Breeze CDC, Point Breeze Network Plus) are mapped to the area.	Philadelphia RCO registry; District Plan.	Philadelphia's community-review process applies to many projects; the relevance and timing depend on the final scope and approvals pathway.	Land-use counsel; the buyer's entitlement team.
Outstanding tax / L&I balance of \$4,232 recorded against the parcels.	OPA / Dept. of Revenue records, as of data-retrieval date.	Open balances and any liens are typically addressed at closing and affect clear title.	Title insurer; closing attorney.
Unit count near 10 is a preliminary-review estimate; an 11-unit figure is not confirmed.	Preliminary review of CMX-2 dimensional standards (Section 4).	Permitted unit count and unit-mix determine the achievable program and are a legal determination, not a planning estimate.	Zoning counsel; Philadelphia L&I.
Two environmental screens (EJScreen, Historic Resource Inventory) were not loaded during analysis; FEMA flood screens were reviewed but not formally determined.	FEMA MSC / FIRM panel 4207570191H (retained);; EPA EJScreen (attempted; not verified in this brief).	Screening is not a site assessment or a flood determination; conditions not visible in public layers can exist.	Phase I ESA consultant; FEMA MSC; licensed insurer.
Corridor rent levels and absorption are not established in this brief.	Not assessed here; noted as out of scope.	Any buyer pro forma depends on rent and absorption assumptions, which require current, local market data.	Buyer's broker / market-study provider.
A successor restrictive overlay to the lapsed Bill 180973 could be proposed in future.	Philadelphia legislative history (Bill 180973, lapsed).	Future legislation could change the regulatory baseline; timing relative to approvals may matter.	Land-use counsel.
An apparent ~100 sf discrepancy between OPA and GIS lot-area figures.	OPA records vs. city GIS lot geometry.	Lot area affects dimensional calculations and conveyance; the discrepancy should be resolved to a survey standard.	Licensed surveyor (ALTA); title insurer.

SECTION 11

# Buyer Verification Scope

*What this brief covers — and what the buyer’s team should independently verify.*

This report provides the zoning, market, environmental, and regulatory context for the buyer’s financial underwriting. Acquisition price will depend on the buyer’s capital structure, target return, and risk tolerance. The buyer should conduct their own pro forma and engage legal counsel on zoning confirmation. The financial return will depend on the buyer’s capital cost, hold period, and exit assumptions — factors outside the scope of this site analysis.

## Buyer Verification Checklist

*The items below consolidate the verification points raised throughout this brief into a single actionable list, with a suggested responsible party and the diligence stage at which each is typically addressed. Priorities are organisational suggestions only; the buyer and the buyer’s licensed advisors determine the actual scope and sequence.*

Priority	Item	Responsible Party	Before LOI?	Before Closing?
High	Confirm zoning envelope and unit count	Zoning counsel / L&I	Yes	Yes
High	Resolve OPA/GIS lot-area discrepancy	Surveyor / title	Yes	Yes
High	Confirm tax/L&I balance and any liens	Title insurer	Yes	Yes
High	Phase I Environmental Site Assessment	Environmental consultant	Optional	Yes
Medium	Confirm applicable RCO process	Land-use counsel	Yes	Yes
Medium	Verify EJSscreen and Historic Inventory	Buyer / counsel	Yes	Yes
Medium	Pull current rent comps / absorption	Broker / market analyst	Yes	Optional
Low	Confirm transit and amenity assumptions	Buyer team	Optional	Optional

## Documents & Actions to Request

*A suggested sequence of documents and actions to request from the seller and the buyer’s own advisors, organised by diligence stage.*

Stage	Documents / Actions to Request
Before LOI	Current tax balance; zoning confirmation; seller parcel list; latest survey if available.
During Diligence	ALTA survey; title commitment; Phase I ESA; zoning memo from counsel; utility availability.
Before Closing	Final lien payoff; title insurance; updated public-record check; flood determination if required by lender.

## Questions for Your Advisors

*A starting question set the buyer can hand to each professional, drawn directly from the items flagged in this brief. These are suggested scoping questions, not legal, design, or brokerage conclusions.*

Advisor	Suggested Questions Drawn From This Brief
Zoning counsel	Confirm the permitted unit count and unit-mix under CMX-2 (Title 14); confirm whether the concept triggers a Registered Community Organization review; confirm the /NIS overlay (14-540) has no dimensional effect on a typical mixed-use concept; confirm variance exposure, if any.
Architect	Test the 75% lot-coverage limit and rear-setback requirement against a buildable footprint; confirm egress and ground-floor use feasibility; confirm the 38-ft height accommodates the intended story count.
Broker / market analyst	Confirm current corridor rent comps and absorption; confirm retail demand for the ground-floor use; provide an independent view of the per-square-foot transaction context summarised in Section 9.
Surveyor / title	Resolve the OPA/GIS lot-area discrepancy via ALTA survey; confirm the parcel boundaries of the four-parcel assemblage; identify any easements or encroachments.
Environmental consultant	Scope a Phase I ESA; complete the EJSscreen and Historic Resource Inventory checks left pending in this brief; confirm the FEMA flood status with a formal determination if the lender requires one.

### Out-of-Scope Items

The following are expressly outside the scope of this brief and are not provided: real estate appraisal or opinion of value; legal, tax, or title opinions; engineering or environmental assessments (including Phase I/II ESA); financial pro forma, return projections, or financing structuring; brokerage or transaction advice; and any recommendation as to whether to acquire, finance, or develop the property. These require separately engaged, licensed professionals.

**SECTION 11B**

**Source Confidence & Verification Status**

*What is known, what is estimated, and what remains to be verified.*

The table below states, for each data layer used in this brief, whether it was retrieved, the confidence level, and the verification note. It is deliberately candid: layers that could not be loaded are marked Pending, and the lot-area discrepancy is shown as Conflicting. Nothing here is represented as more certain than the underlying public record supports.

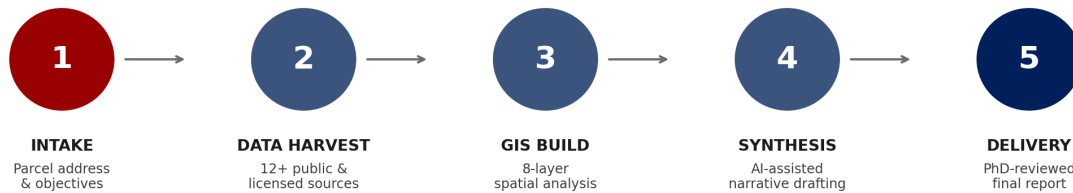
Data Layer	Status	Confidence	Verification Note
Parcel identity / OPA	Retrieved	High	Public assessor record (OPA).
Ownership / sale date	Retrieved	High	OPA/DOR record; acquired May 30, 2014, recorded Jun 6, 2014.
Lot area	Conflicting	Medium	OPA vs. city GIS discrepancy (~100 sf); ALTA survey required.
Zoning district	Retrieved	High	CMX-2 base district; counsel / L&I confirmation required for any concept.
Unit count / envelope	Preliminary estimate	Medium	Planning-level screen only; not a legal determination.
FEMA flood screen	Reviewed	Medium	FIRM panel 4207570191H, accessed May 2026; preliminary map review, not a flood determination.
EPA EJScreen	Not verified	Pending	Portal could not be loaded; buyer to complete formal check.
Historic inventory	Not verified	Pending	Portal could not be loaded; buyer to complete formal check.
Comparable sales	Manually reviewed	Medium	Observed public-record transactions; not appraisal-adjusted to the subject.
Demographics	ACS estimate	Medium	ACS 2019–2023 5-year estimates; subject to ACS margins of error.

Confidence reflects the strength of the underlying public source as of the access date, not a guarantee of accuracy. “High” indicates a direct public-record retrieval; “Medium” indicates an estimate, a screening-level review, or a manually reviewed set; “Pending” indicates a screen that could not be completed in this brief and is left for the buyer to verify.

SECTION 12

# Methodology & Data Sources

SiteLens reports are produced through a five-stage analytical pipeline. Each stage incorporates a defined set of public, licensed, and proprietary data sources, with quality control at every handoff. The pipeline is illustrated below.



**Figure 11.** The five-stage SiteLens analytical pipeline, from intake to delivery.

## Data Sources

Category	Specific Source
Parcel & Ownership	Philadelphia Office of Property Assessment (OPA); Department of Records (DOR).
Zoning	PHL.gov Zoning Base Districts; Zoning Overlays; Title 14 (Zoning Code).
Land Use	Philadelphia City Planning Commission — Land Use feature class.
Permits & Violations	Philadelphia Department of Licenses & Inspections (eCLIPSE); PHL API.
Demographics	US Census Bureau — American Community Survey 5-year estimates (most recent vintage).
Environmental	FEMA National Flood Hazard Layer (PHL clip); FEMA Flood Insurance Rate Map (FIRM) panel 4207570191H, effective 11/18/2015, with TFW worldfile (PA South State Plane NAD83 ft, EPSG:2272), retrieved from the FEMA Map Service Center (msc.fema.gov), accessed May 2026; Philadelphia Steep Slope Overlay; EPA EJScreen (attempted; not verified in this brief).
Comparable Sales	Philadelphia Department of Records (DOR) property-transfer records. Where publicly available listing information was consulted for context, it is noted; any such cross-reference is informational only.
Walkability / Transit	Publicly available walkability indices and SEPTA route information, where consulted. Any transit-time estimates are approximate and should be independently verified if material.
Market Context	Publicly available market reports and corridor news coverage, and ACS-derived analytics, where consulted. This brief relies only on sources that are publicly available or retained in the project file; no proprietary or paid-database conclusions are asserted unless the underlying extract is retained and available on request.
Imagery	Aerial imagery used in this brief (Figure 5): Google Earth (© Google), accessed May 2026, used for locational reference only. Esri World Imagery, USGS NAIP, and City of Philadelphia aerial orthophotos are alternative public/licensed imagery sources available for future or higher-tier exhibits but were not used here.

# Glossary of Terms

Term	Definition
<b>ACS</b>	American Community Survey — the US Census Bureau's rolling annual survey of demographic, economic, and housing characteristics.
<b>CMX-2</b>	Community Commercial Mixed-Use, level 2 — a Philadelphia zoning district permitting residential, retail, and office use in low-to-moderate density mixed-use buildings, typically 3 stories / 38 ft maximum by-right.
<b>DOR</b>	Department of Records (Philadelphia) — custodian of parcel boundaries, deeds, and property transfers.
<b>EJ Index</b>	Environmental Justice Index — EPA composite indicator combining demographic and environmental burden factors; percentile-ranked at state or national level.
<b>FAR</b>	Floor Area Ratio — the ratio of a building's total floor area to the area of its lot. A FAR of 3.0 on an 8,400 sf lot permits 25,200 sf of building.
<b>GBA / GSF</b>	Gross Buildable Area / Gross Square Footage — total enclosed floor area, including non-rentable space (corridors, lobbies, mechanical).
<b>HHI</b>	Household Income — total income of all members of a household; typically reported as median for area comparisons.
<b>L&amp;I</b>	Licenses & Inspections — Philadelphia department overseeing building permits, violations, and code enforcement.
<b>OPA</b>	Office of Property Assessment (Philadelphia) — assesses property values for taxation and maintains the parcel record database.
<b>SFHA</b>	Special Flood Hazard Area — FEMA-designated area with a 1% annual chance of flooding (the "100-year floodplain").
<b>TOD</b>	Transit Oriented District — a zoning overlay providing development bonuses (typically increased FAR, height, reduced parking) for parcels near high-frequency transit.
<b>USPAP</b>	Uniform Standards of Professional Appraisal Practice — the governing standards for licensed real estate appraisers in the United States.
<b>ZBA</b>	Zoning Board of Adjustment — the body that hears applications for variances and special exceptions from the base zoning code.

## SECTION 13

# Limitations & Assumptions

*What this report is — and what it isn't.*

This report is an informational and analytical document intended to support a buyer's pre-acquisition due diligence. It does not constitute, and should not be relied upon as, a substitute for the following professional services or work products:

- A real estate appraisal (USPAP-compliant) — any observed comparable indicators herein are analytical and are not appraised values.
- A title commitment or title insurance — recorded ownership cited from OPA may not reflect latest transfers.
- A boundary survey or ALTA survey — lot dimensions derived from DOR parcel geometry.
- A Phase I or Phase II environmental site assessment — environmental review is screening-level only.
- A geotechnical, structural, or MEP engineering analysis.
- Legal advice — particularly with respect to zoning interpretation, variance prospects, or land-use litigation.

Observed comparable indicators and analytical figures herein rely on public-data sources current as of the report date; actual transaction outcomes will vary with market conditions, deal-specific terms, and the execution capability of any acquiring entity. Public-data sources are cited where used; the analyst has made reasonable efforts to verify but does not warrant the accuracy of underlying public records.

## Not Financial, Investment, Legal, or Appraisal Advice

This report is provided for informational and analytical purposes only. It does NOT constitute, and must not be relied upon as: (a) financial, investment, or tax advice; (b) legal advice; (c) a real-estate brokerage opinion of value or any form of solicitation to buy, sell, finance, or develop the subject property; (d) an appraisal of value under USPAP or any other appraisal standard; or (e) a recommendation to enter into any transaction. SiteLens and its principal Dr. Muhammad Arif Khan are not a licensed real-estate broker, licensed appraiser, licensed attorney, registered investment advisor, or fiduciary in any jurisdiction. Any reader contemplating a transaction relating to the subject property or any related asset must engage appropriately licensed professionals — including but not limited to a real-estate attorney, a licensed appraiser, a Phase I ESA environmental consultant, a zoning attorney, a title insurer, and a CPA or tax advisor — and must rely on those professionals' independent work product rather than on this report.

## **No Reliance — Reader Responsibility**

The reader of this report (and any third party to whom it may be shown) is solely responsible for forming their own independent conclusions and for conducting all due diligence appropriate to any contemplated transaction. Data presented in this report is drawn from public sources (Philadelphia OPA, DOR, L&I, PCPC, the Philadelphia Atlas, FEMA, EPA EJScreen, the US Census Bureau, Walk Score, and similar), from broker listings, and from screening-level analyses described throughout the report; while reasonable professional care has been exercised in its preparation, no warranty (express or implied) is provided as to accuracy, completeness, timeliness, or fitness for any particular purpose. Several specific items in this report — including but not limited to the FEMA, EJScreen, and Historic portal screens, certain demographic derivatives, and the land-use mix percentages — are expressly flagged within the body of the report as pending formal verification or as analytical estimates rather than verified values. Market, regulatory, environmental, and physical conditions affecting the subject property can change rapidly; all material figures should be independently re-verified by the reader as of the date of any contemplated transaction.

## **Limitation of Liability**

To the maximum extent permitted by applicable law, SiteLens, its principal Dr. Muhammad Arif Khan, and any contributing analysts disclaim all liability for any direct, indirect, incidental, consequential, special, punitive, or exemplary damages of any kind — including without limitation lost profits, lost opportunity, transaction losses, financing costs, or third-party claims — arising from any use of, reliance upon, or distribution of this report, whether in contract, tort, statute, or otherwise. The aggregate liability of SiteLens and its principal for any and all claims relating in any way to this report, regardless of cause of action, shall not exceed the fee actually paid by the engaging party for the production of this report. This report is provided to the engaging party only and may not be relied upon by any third party without SiteLens's prior written consent.

## **Report Validity & Effective Date**

This report reflects information available as of its date of issuance. SiteLens has no obligation to update the report after issuance to reflect changes in regulation, market conditions, public data, or property status. For any use of this report more than ninety (90) days after the date of issuance, the engaging party is responsible for re-verifying all material figures and conclusions, or for commissioning an updated report.

## SECTION 14

# About the Analyst

## Dr. Muhammad Arif Khan, PhD

PhD in Urban Planning & Public Policy (UT Arlington, 2023); Master of City Planning (University of Pennsylvania, 2018); BE Civil Engineering (NUST, Pakistan, 2015).

Leads a small specialist team working in GIS analysis, planning analysis, and design production, using automated delivery workflows. Previously a USDOT-funded research assistant at the Center for Transportation, Equity, Decisions and Dollars (CTEDD), and an intern with the Delaware Valley Regional Planning Commission (DVRPC) in Philadelphia.

Peer-reviewed publications in urban systems, GIS, transportation modeling, and autonomous-vehicle policy.

## Engagement & Contact

SiteLens reports are produced as boutique commissions for real estate developers, investors, planners, and architects who require pre-acquisition or pre-design intelligence on a specific US parcel. Standard turnaround is 5-7 business days from receipt of address and scope confirmation. Expanded geography, additional source layers, refreshed data pulls, and ongoing monitoring are available.

**E m a i l :**     **[qaisrani@alumni.upenn.edu](mailto:qaisrani@alumni.upenn.edu)**

# SITELENS

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