Acquisition Criteria

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- **Price:**$750K to $5MM
- **Units:**8 to 40 multi-family units
- **Price Per Door:**$130K or Less
- **Going-In Cap Rate:**7.5% Minimum, in-place verified
- **Class:** B & C properties in A & B submarkets
- **Occupancy:**90%+ occupied, or rents 10%+ under market
- **Rent Regulation:** No rent-controlled municipalities
- **Lead Compliance:** Lead-Safe Certificate in place for pre-1978 units, or priced to fund remediation
- **Age:** No vintage cutoff; roof, heating, electrical, and plumbing documented
- **Last Rehab:** Within 10 Years, or priced to fund a full renovation
- **Deal Type:**(Value Adds and Stabilized; listed and off-market)
- **Debt Type:**(Free and Clear, Assumable Loans Below 5%, Agency Small-Balance, Loans Maturing Within 24 Months)

Preferred Target Markets

We specialize in the **Philadelphia–Bucks County and South Jersey MSA**. **Philadelphia** is our primary market; **New Castle County, Delaware,** and **Camden County, New Jersey,** are secondary.

> **Priority:** Philadelphia and Buck County first, then the Far Northeast and Upper Darby–Drexel Hill. Wilmington next. Camden County outside rent-controlled municipalities.

Contact Us

Reynaldo Núñez, Principal

Kings Legacy Capital

nunezreynaldo@gmail.com

714-782-4104

PHILADELPHIA–Buck County-WILMINGTON MSA

Philadelphia PHILADELPHIA COUNTY, PA	**Buck County** Buck County COUNTY, PA	**Far Northeast** PHILADELPHIA COUNTY, PA
Upper Darby DELAWARE COUNTY, PA	**Wilmington** NEW CASTLE COUNTY, DE	**Camden County** NEW JERSEY

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