

NOVEMBER 18, 2025 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.A

RESOLUTION NO. 2025 - ____

RESOLUTION APPOINTING ANGELA BROOKS AS BOARD CHAIR

WHEREAS, Herbert Wetzel was appointed by the Mayor of Philadelphia to serve on the Philadelphia Land Bank Board of Directors (the “**Board**”) on April 25, 2024 and served as Chair of the Board until he was relieved of his appointment on October 16, 2025;

WHEREAS, on October 17, 2025, Cherelle Parker, Mayor of Philadelphia, appointed Angela Brooks to fill the Board of Directors vacancy created by Herbert Wetzel’s departure;

WHEREAS, Section 201 of the Bylaws of the Philadelphia Land Bank (as amended) states “If an office is vacated, the position may be filled during a regular meeting of the Board;”

WHEREAS, Angela Brooks is the sole nominee for the office of Board Chair;

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that, in accordance with Section 201 of the Bylaws of the Philadelphia Land Bank, Angela Brooks is elected Chair of the Board until the next election of the officers of the Board of Directors is held.

This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

NOVEMBER 18, 2025 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM IV.B

RESOLUTION NO. 2025 – ____

**RESOLUTION AMENDING RESOLUTION 2022-55 TO SUBSTITUTE
SPECIAL PURPOSE ENTITIES FOR FINE PRINT CONSTRUCTION, LLC
AS DEVELOPER OF 2329 ELLSWORTH STREET, 2445 FEDERAL STREET,
1709 POINT BREEZE AVENUE, 1711 POINT BREEZE AVENUE,
1822-34 REAR POINT BREEZE AVENUE AND 1836 POINT BREEZE AVENUE**

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (“**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank in accordance with the requirements of Chapter 16-400 of the Philadelphia Code;

WHEREAS, the Board of Directors (the “**Board**”), pursuant to Resolution 2022-55 adopted on December 13, 2022 (the “**Resolution**”), approved the conveyance of 2329 Ellsworth Street, 2445 Federal Street, 1709 Point Breeze Avenue, 1711 Point Breeze Avenue, 1822-34 Rear Point Breeze Avenue, and 1836 Point Breeze Avenue (collectively, the “**Properties**”), in addition to eight (8) additional properties not at issue in this request, to Fine Print Construction, LLC (“**Fine Print**”);

WHEREAS, Fine Print has requested approval to substitute the following separate special purpose entities for Fine Print as Developer of each of the respective Properties: 2329 Ellsworth LLC, 2445 Federal LLC, 1709 Point Breeze LLC, 1711 Point Breeze LLC, and SUUDA-Kenyatta Bey LLC (for 1822-24 Rear and 1836 Point Breeze Avenue), each of which is a Pennsylvania limited liability company whose members are one or both of the same individuals who organized Fine Print Construction LLC (the “**Special Purpose Entities**”);

WHEREAS, the Special Purpose Entities are in all respects qualified to serve as Developer of each of the respective Properties;

WHEREAS, the Board has determined that it is in the best interests of the Land Bank to amend the Resolution and approve the substitution of the Special Purpose Entities as Developer of each of the respective the Properties, with all other terms of Resolution 2022-55 to remain in full force and effect;

NOW THEREFORE, BE IT HEREBY RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The substitution of the Special Purpose Entities as Developer of each of the respective Properties is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council. All other terms and conditions of the approved disposition of the Property shall remain in full force and effect.
2. The conveyance of the Properties to the Special Purpose Entities complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements and other documents, as may be necessary or desirable, to consummate the conveyance of the Premises (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and

modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.

4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

Approved by Philadelphia City Council Resolution No. _____ dated _____.

NOVEMBER 18, 2025 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.A.1

RESOLUTION NO. 2025 - ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1437, 1438, 1539, 1544, 1546 AND 1610 OGDEN STREET; 863 NORTH 15TH STREET;
AND 841, 845 AND 851 NORTH 16TH STREET TO
FRANCISVILLE COMMONS 1, LLC**

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 1437, 1438, 1539, 1544, 1546 and 1610 Ogden Street; 863 North 15th Street; and 841, 845 and 851 North 16th Street (collectively, the “**Property**”) to Francisville Commons 1, LLC (the “**Purchaser**”).

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchaser for Five Thousand and 00/100 U.S. Dollars (\$5,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

Philadelphia City Council Resolution No. _____ dated _____.

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

1. **ADDRESS:** 1437, 1438, 1539, 1544, 1546, 1610 Ogden St; 863 N. 15th Street; 841, 845, 851 N. 16th Street

2. PROPERTY INFORMATION

Zip Code: 19130	Census Tract: 013300	Council District: 5
Zoning: RM1, CMX1	Lot Area: 8,663 SF	
OPA Value: \$1,639,000	Appraised Value: \$1,700,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Francisville Commons 1, LLC	Type: Business / Legal Entity
Entity Owners: Edward Pridgen (51%), John Killeen Jr (49%)	
Mailing Address: 1411 N 62nd St, Philadelphia, PA 19151	
Authorized Contact: Edward Pridgen	
Application Date: April 2, 2025	

4. PROJECT INFORMATION

Disposition Type: Non-Comp: 51% of Site as Affordable, Workforce, or Mixed Income Housing	Strategic Plan Goal (Land Bank Only): Housing - Workforce (61%-120% AMI)
Price Paid at Settlement: \$5,000	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 10
Units: 10 units - Residential	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 12,000 SF	Construction Cost / sq. ft.: \$164.00
Construction Costs: \$2,114,600.00	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$2,413,700.00	Mortgage Amount: \$N/A

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	Economic Opportunity Plan Goals: MBE 25 % and WBE 10 %
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Construction Commencement Deadline: 3 months after settlement	Construction Completion Deadline: 18 months after settlement

DEVELOPMENT FACT SHEET

Last Updated: November 13,2025

6. DEVELOPMENT SUMMARY

A. How was title acquired?

All properties are in the Land Bank's inventory and were acquired by interagency transfer or at a sheriff's tax sale.

B. Application Summary:

Francisville Commons 1, LLC will develop ten (10) units of single-family homes. Applications were solicited via a Request for Proposals (RFP) for the properties, and the applicant was the most qualified bidder for the properties. An EOP plan will apply for this project.

C. Unit Details:

- 10 Total Units
- Single-family homes
- Maximum sale price of \$280,000.
- Target households with incomes at or below 100% AMI.
- 2 stories, with finished basements, containing 3 bedrooms and 2 bathrooms.
- Approximately 1,200 SF each.
- Eligible for Neighborhood Preservation Initiative's Turn The Key Program.

D. Summary of Restrictions or Covenants:

This transaction is subject to the following only if the box is checked:

☒ Irrevocable Power of Attorney ☒ Right of Re-entry/Reverter

A Declaration of Restrictive Covenants will be placed on all the affordable units to ensure that they will remain affordable for a minimum of 15 years, and purchasers of the affordable units will be income-certified.

E. Community Outreach:

- Staff received a completed Community Outreach Package to confirm a community meeting was held:
☒ Yes ☐ No ☐ N/A
- Meeting Date (if applicable): October 8, 2025 (9 attendees)

7. STAFF RECOMMENDATION

Staff recommends the disposition of 1437, 1438, 1539, 1544, 1546, and 1610 Ogden Street; 863 N. 15th Street; and 841, 845, and 851 N. 16th Street to Francisville Commons 1, LLC for development as single-family homes.

Prepared by: Todd Hestand, Senior Development Specialist

Reviewed by: Angel Rodriguez, Executive Director

Attachments - If box below is checked, the item is attached.

- ☒ Property photos
- ☒ Site Map
- ☒ Floor Plans
- ☒ Sources and Uses (Excel spreadsheet)
- ☒ Appraisal Summary Pages

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

SITE PHOTOS

1437 Ogden St.



1438 Ogden St.



1539 Ogden St.



DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

1544 and 1546 Ogden St.



1610 Ogden St.



DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

863 N. 15th St.



841 N. 16th St.



DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

845 N. 16th St.



851 N. 16th St.



DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

SITE MAP

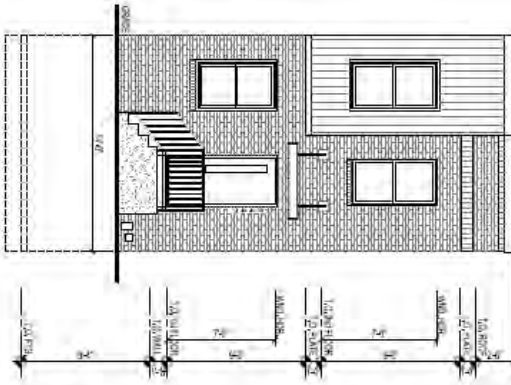


DEVELOPMENT FACT SHEET

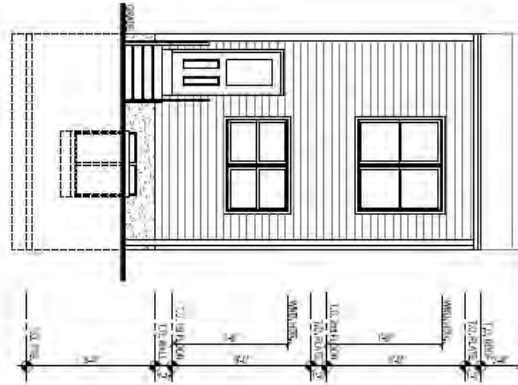
Last Updated: November 13, 2025

ELEVATIONS / FLOOR PLANS (14 ft width)

4 FRONT ELEVATION
SCALE: 1/8" = 1'-0" (1/4" = 1'-0")



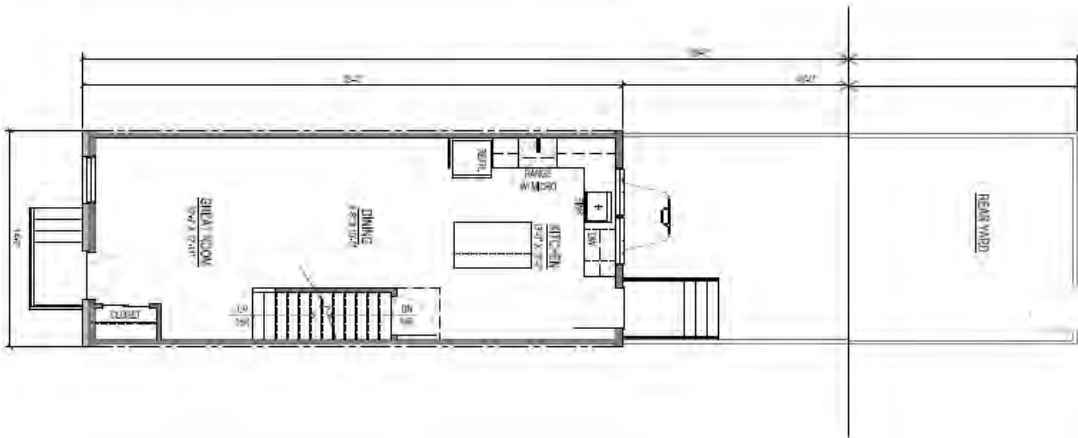
5 REAR ELEVATION
SCALE: 1/8" = 1'-0" (1/4" = 1'-0")



3 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" (1/4" = 1'-0")



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" (1/4" = 1'-0")



1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0" (1/4" = 1'-0")

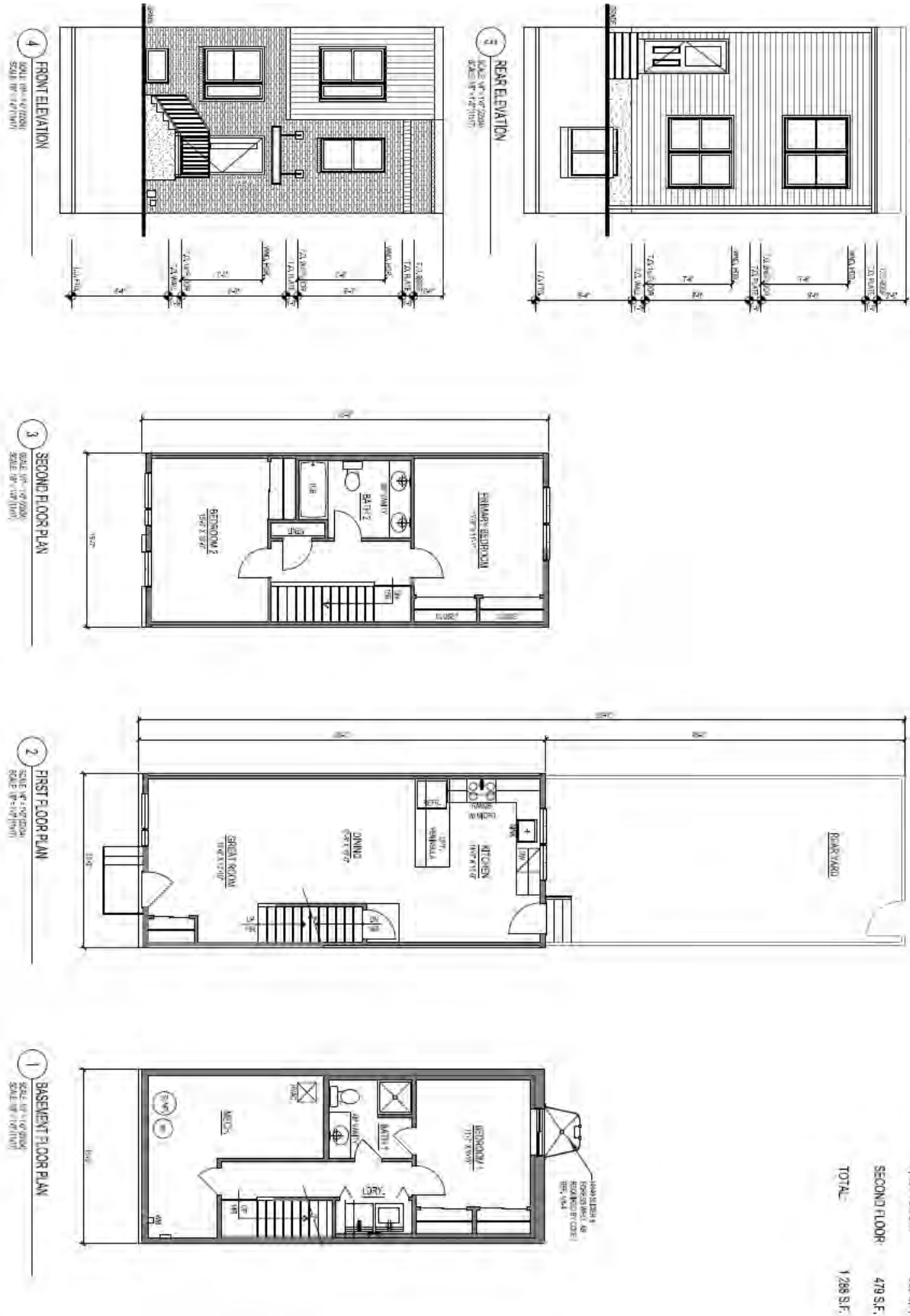


BASMENT:	320 S.F.
FIRST FLOOR:	485 S.F.
SECOND FLOOR:	443 S.F.
TOTAL	1,158 S.F.

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

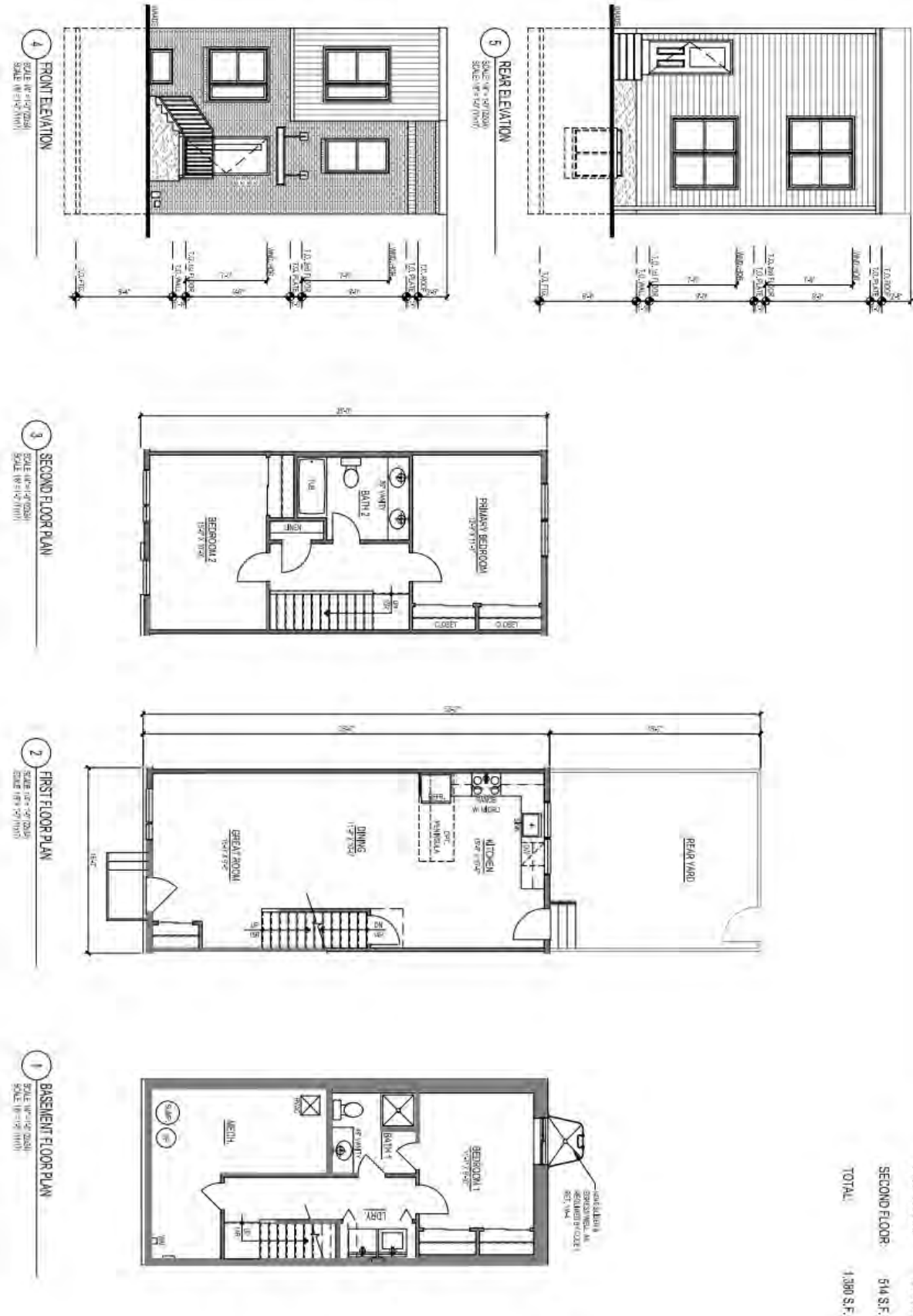
ELEVATIONS / FLOOR PLANS (15 ft width)



DEVELOPMENT FACT SHEET

Last Updated: November 13,2025

ELEVATIONS / FLOOR PLANS (16 ft width)



BASEMENT	306 S.F.
FIRST FLOOR	560 S.F.
SECOND FLOOR	514 S.F.
TOTAL	1,380 S.F.

DEVELOPMENT FACT SHEET

Last Updated: November 13,2025

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Applicant: Francisville Commons 1, LLC (The Prime Corporation)

Property Address: 1437, 1438, 1539, 1544, 1546, 1610 Ogden St; 863 N. 15th Street; 841, 845, 851 N. 16th Street

SOURCE OF FUNDS

Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Yes	\$1,930,960.00	80.00%	Univest Bank and Trust Company
Yes	\$362,055.00	15.00%	Philadelphia Accelerator Fund
Yes	\$120,685.00	5.00%	The Prime Corporation/Cadence Development Partners
TOTAL SOURCE OF FUNDS		\$2,413,700.00	100.00%

USE OF FUNDS

HARD COSTS

ACQUISITION

Cost	% Total
Property Acquisition	\$5,000.00 0.21%
Closing Costs	\$0.00 0.00%

UNIT CONSTRUCTION

Complete table at bottom of page	\$1,968,000.00 81.53%
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OTHER CONSTRUCTION

Landscaping	\$0.00 0.00%
Permits	\$10,100.00 0.42%
Clearance and Demolition	\$0.00 0.00%
Utility Connections & Tap Fees	\$0.00 0.00%

INFRASTRUCTURE

Streets and Sidewalks	\$25,700.00 1.06%
Water and Sewer	\$0.00 0.00%
Stormwater & Drainage	\$32,000.00 1.33%
Impact Fees	\$19,000.00 0.79%

OTHER HARD COSTS

Hard Cost Contingency	\$54,800.00 2.27%
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TOTAL HARD COSTS

\$2,114,600.00 87.61%

SOFT COSTS

PROFESSIONAL FEES

Site Planning	\$0.00 0.00%
Architecture & Engineering	\$74,400.00 3.08%
Legal	\$17,500.00 0.73%
Consultant	\$0.00 0.00%
Survey	\$8,700.00 0.36%
Market Study	\$6,800.00 0.28%
Environmental	\$4,500.00 0.19%
Organization Expense	\$0.00 0.00%
Other Consultants	\$0.00 0.00%

FINANCE COSTS

Construction Loan Interest	\$125,100.00 5.18%
Construction Origination	\$0.00 0.00%
Appraisal	\$6,000.00 0.25%
Construction Insurance	\$41,600.00 1.72%
Property Taxes	\$4,200.00 0.17%

OTHER SOFT COSTS

Holding Costs	\$0.00 0.00%
Soft Cost Contingency	\$10,300.00 0.43%
Developer Fee, if applicable	\$0.00 0.00%

TOTAL SOFT COSTS

\$299,100.00 12.39%

TOTAL DEVELOPMENT COST

\$2,413,700.00 100.00%

Construction/Rehab. Costs

Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1 Jnit Type 1 (3 bedrooms, 2 baths)	1,200	\$164.00	\$196,800.00	10	\$1,968,000.00	12,000	100.0%
TOTALS					\$1,968,000.00	12,000	100.0%

ROI CALCULATION	
# of Units	10
Cost Per Unit	\$241,370.00
TOTAL COST	\$2,413,700.00
Price/unit Type 1	\$280,000.00
Total Sales Type 1	\$2,800,000.00
Price/unit Type 2	
Total Sales Type 2	\$0.00
TOTAL SALES	\$2,800,000.00
Selling cost - 3%	\$84,000.00
NET SALES	\$2,716,000.00
Expected Profit	\$302,300.00
ROI	12.5%

DEVELOPMENT FACT SHEET

Last Updated: **November 13,2025**

APPRAISAL AND CURRENT USE SUMMARY

Lot #	Location	Frontage	Use (vacant lot, side yard, garden, vacant building)	Agency	OPA Value (this year)	Opinion Of Value / Appraisal
1	1437 Ogden Street	15	Vacant lot	PLB	\$171,400	\$200,000
2	1438 Ogden Street	16	Vacant lot	PLB	\$159,200	\$200,000
3	1539 Ogden Street	16	Vacant lot	PLB	\$194,400	\$200,000
4	1544 Ogden Street	14	Vacant lot	PLB	\$120,500	\$100,000
5	1546 Ogden Street	14	Vacant lot	PLB	\$120,500	\$100,000
6	1610 Ogden Street	15	Vacant lot	PLB	\$192,700	\$200,000
7	863 N. 15 th Street	14	Vacant lot	PLB	\$159,500	\$150,000
8	841 N. 16 th Street	15	Vacant lot	PLB	\$217,000	\$200,000
9	845 N. 16 th Street	15	Vacant lot	PLB	\$125,600	\$150,000
10	851 N. 16 th Street	16	Vacant lot	PLB	\$178,600	\$200,000

NOVEMBER 18, 2025 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.A.2

RESOLUTION NO. 2025 - ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1808, 1809, 1810, 1812, 1819, 1824, 1828, 1837 AND 1838 NORTH BAILEY STREET; 2525 AND
2611 CECIL B. MOORE AVENUE; 1725, 1726, 1729, 1747, 1749 AND 1832 NORTH 26TH STREET;
AND 1735, 1747 AND 1765 NORTH 27TH STREET TO NATION BUILDERS WFH, LLC**

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 1808, 1809, 1810, 1812, 1819, 1824, 1828, 1837 and 1838 North Bailey Street; 2525 and 2611 Cecil B. Moore Avenue; 1725, 1726, 1729, 1747, 1749 and 1832 North 26th Street; and 1735, 1747 and 1765 North 27th Street (collectively, the “**Property**”) to Nation Builders WFH, LLC (the “**Purchaser**”).

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchaser for Ten Thousand and 00/100 U.S. Dollars (\$10,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

Philadelphia City Council Resolution No. _____ dated _____.

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

1. ADDRESS: 1808, 1809, 1810, 1812, 1819, 1824, 1828, 1837, 1838 N. Bailey Street; 2525, 2611 Cecil B. Moore Avenue; 1725, 1726, 1729, 1747, 1749, 1832 N. 26th Street; 1735, 1747, 1765 N. 27th Street

2. PROPERTY INFORMATION

Zip Code: 19121	Census Tract: 014900, 015102	Council District: 5
Zoning: RSA5 and RM-1	Lot Area: 16,849 SF	
OPA Value: \$1,088,300	Appraised Value: \$975,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Nation Builders WFH, LLC	Type: Business / Legal Entity
Entity Owners: Joshua Mathew & Fitim Ajvazi	
Mailing Address: 2547 Frankford Ave, Suite C, Philadelphia, PA 19125	
Authorized Contact: Joshua Mathew	
Application Date: July 08, 2025	

4. PROJECT INFORMATION

Disposition Type: RFP	Strategic Plan Goal (Land Bank Only): Housing - Workforce (61%-120% AMI)
Price Paid at Settlement: \$10,000	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 20
Units: 20 units - Residential	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 25,000 SF	Construction Cost / sq. ft.: \$160.00
Construction Costs: \$4,000,000	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$4,841,722	Mortgage Amount: \$N/A

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	Economic Opportunity Plan Goals: MBE 20 % and WBE 20 %
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Construction Commencement Deadline: 3 months after settlement	Construction Completion Deadline: 18 months after settlement

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

6. DEVELOPMENT SUMMARY

A. How was title acquired?

Title for parcels was acquired by the City of Philadelphia OR the Land Bank through Sheriff sale or by the PRA via condemnation. The properties that are currently owned by the City and the PRA have all the approvals to be transferred to the Land Bank.

B. Application Summary:

Nation Builders WFH, LLC will develop twenty (20) affordable single-family homes. Applications were solicited via a Request for Proposals (RFP) for the properties, and the applicant was the most qualified bidder for the properties. An EOP plan will apply for this project.

C. Unit Details:

- 20 Single-family homes
- Targeting households with incomes at or below 100% AMI
- Maximum sale price of \$280,000
- Eligible for Neighborhood Preservation Initiative's Turn the Key Program
- The homes on Bailey Street will be two-story with a finished basement; the remaining on North 26th Street, North 27th Street and Cecil B. Moore Avenue will be three-story without basements
- Approximately 1,250 SF each with 3 bedrooms and 2 bathrooms

D. Summary of Restrictions or Covenants:

This transaction is subject to the following only if the box is checked:

☒ Irrevocable Power of Attorney ☒ Right of Re-entry/Reverter

A Declaration of Restrictive Covenants will be placed on all the affordable units to ensure that they will remain affordable for a minimum of 15 years, and purchasers of the affordable units will be income-certified.

E. Community Outreach:

- Staff received a completed Community Outreach Package to confirm a community meeting was held:
☒ Yes ☐ No ☐ N/A
- Meeting Date (if applicable): September 4, 2025

7. STAFF RECOMMENDATION

Staff recommends the disposition of 1808, 1809, 1810, 1812, 1819, 1824, 1828, 1837, 1838 N. Bailey Street; 2525, 2611 Cecil B. Moore Avenue; 1725, 1726, 1729, 1747, 1749, 1832 N. 26th Street; 1735, 1747, 1765 N. 27th Street to Nation Builders WFH, LLC for development as single-family homes.

Prepared by: Brian Romano, Senior Development Specialist

Reviewed by: Angel Rodriguez, Executive Director

Attachments - If box below is checked, the item is attached.

- ☒ Property photos
- ☒ Site Map
- ☒ Floor Plans
- ☒ Sources and Uses (Excel spreadsheet)
- ☒ Appraisal Summary Pages

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

SITE PHOTOS



1725 N. 26th Street



1726 N. 26th Street



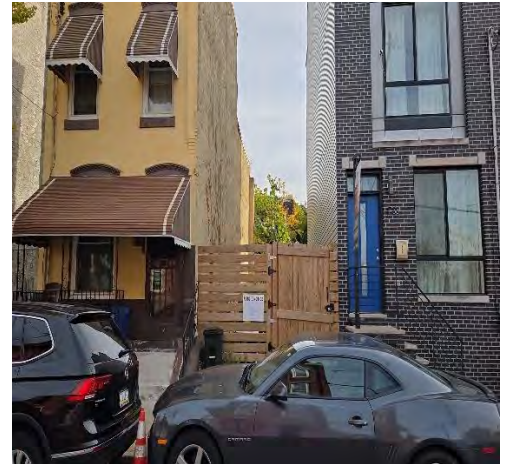
1729 N. 26th Street



1747-49 N. 26th Street



1832 N. 26th Street



1735 N. 27th Street



1747 N. 27th Street



1765 N. 27th Street



1808-12 N. Bailey Street

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025



1809 N. Bailey Street



1819 N. Bailey Street



1824 N. Bailey Street



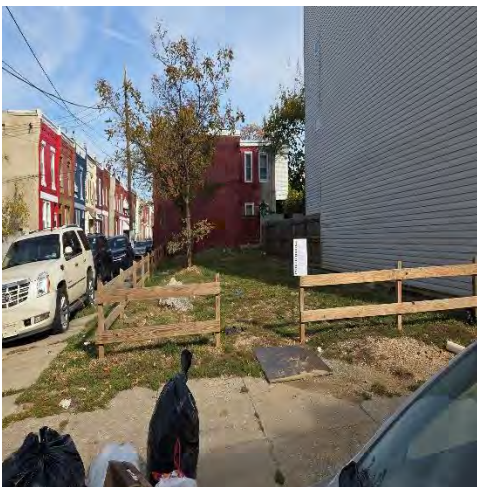
1828 N. Bailey Street



1837 N. Bailey Street



1838 N. Bailey Street



2525 Cecil B. Moore



2611 Cecil B. Moore

Last Updated: November 13, 2025

The map displays the 26th and 27th wards of Chicago. The 27th ward is on the left, and the 26th ward is on the right. The map shows a grid of streets with red highlights on specific blocks. The streets labeled are WILT, RIDGE, MONTGOMERY, EYRE, LECOUNT, BAILEY, 26TH, BAMBREY, and CECIL B MOORE. The red highlights are located on the following blocks:

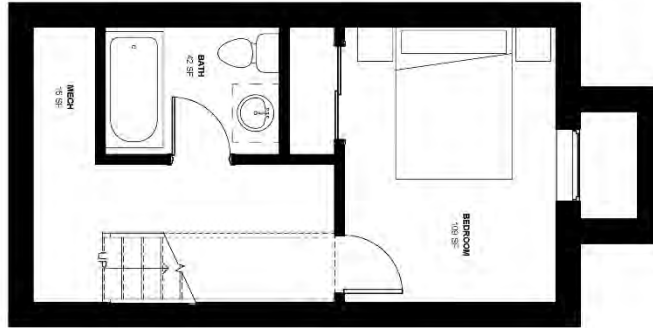
- WILT: Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- RIDGE: Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- MONTGOMERY: Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- EYRE: Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- LECOUNT: Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- BAILEY: Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- 26TH: Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- BAMBREY: Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- CECIL B MOORE: Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

DEVELOPMENT FACT SHEET

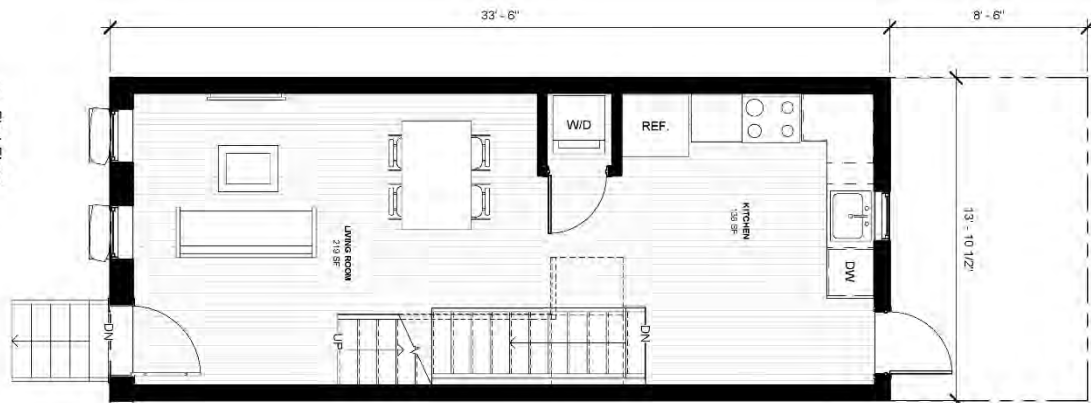
Last Updated: November 13, 2025

FLOOR PLANS (Shallow Lots < 45 ft)

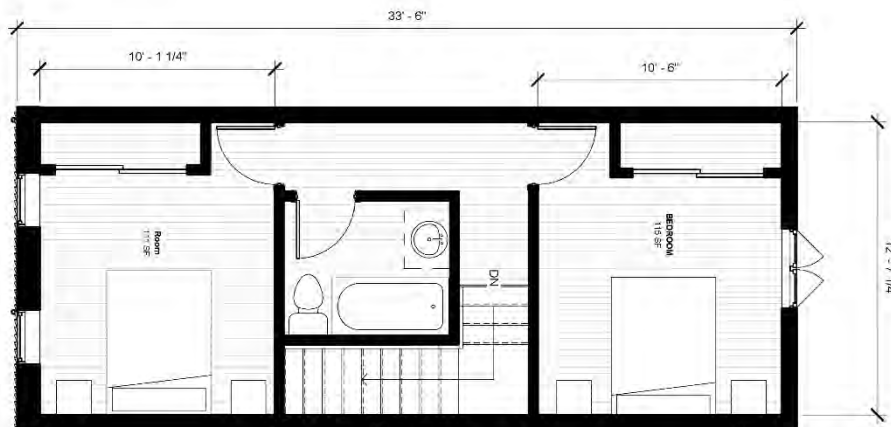
① Basement
1/4" = 1'-0"



② First Floor
1/4" = 1'-0"



③ Second Floor
1/4" = 1'-0"



DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

ELEVATIONS / RENDERING (Shallow Lots < 45 ft)

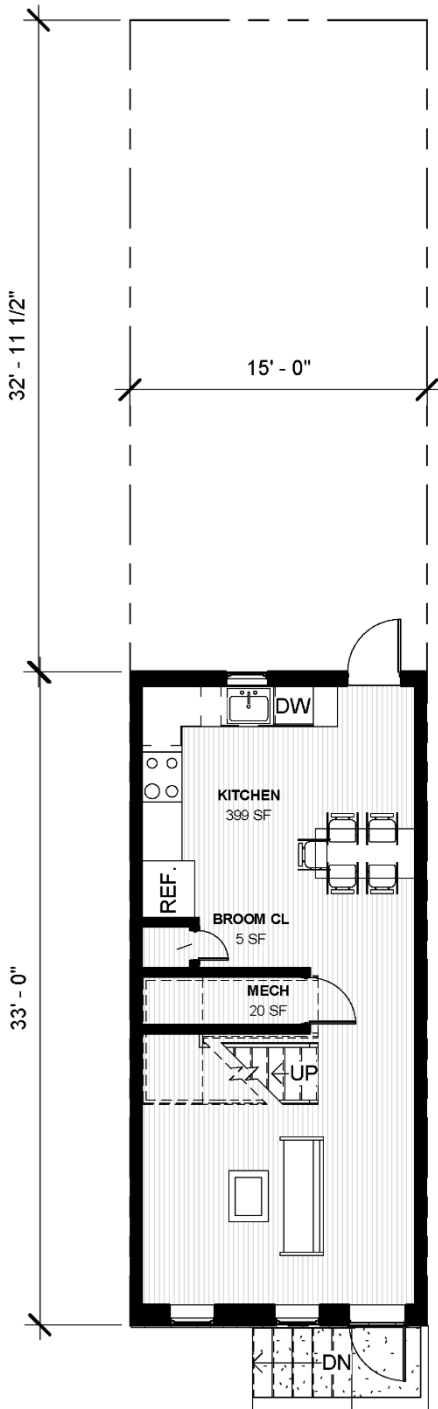
④ Main Elevation
1/2" = 1'-0"



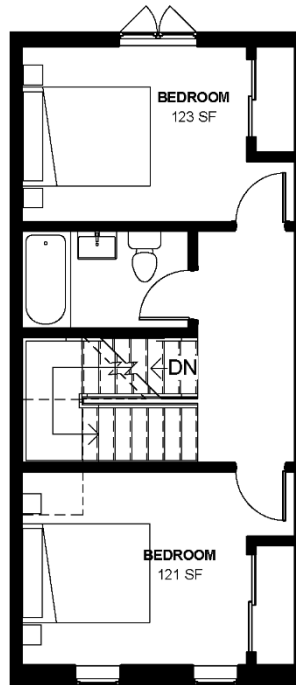
DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

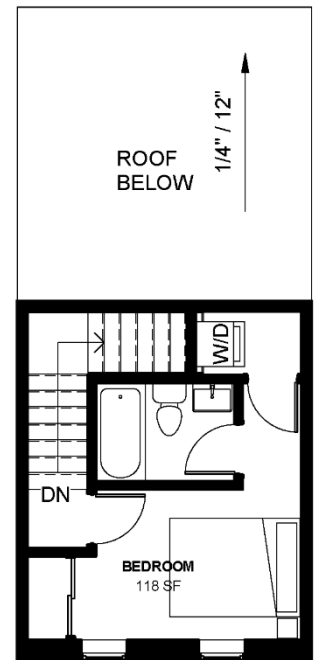
FLOOR PLANS (Deep Lots ≈ 62 ft)



① First Floor
1/8" = 1'-0"



② Second Floor
1/8" = 1'-0"

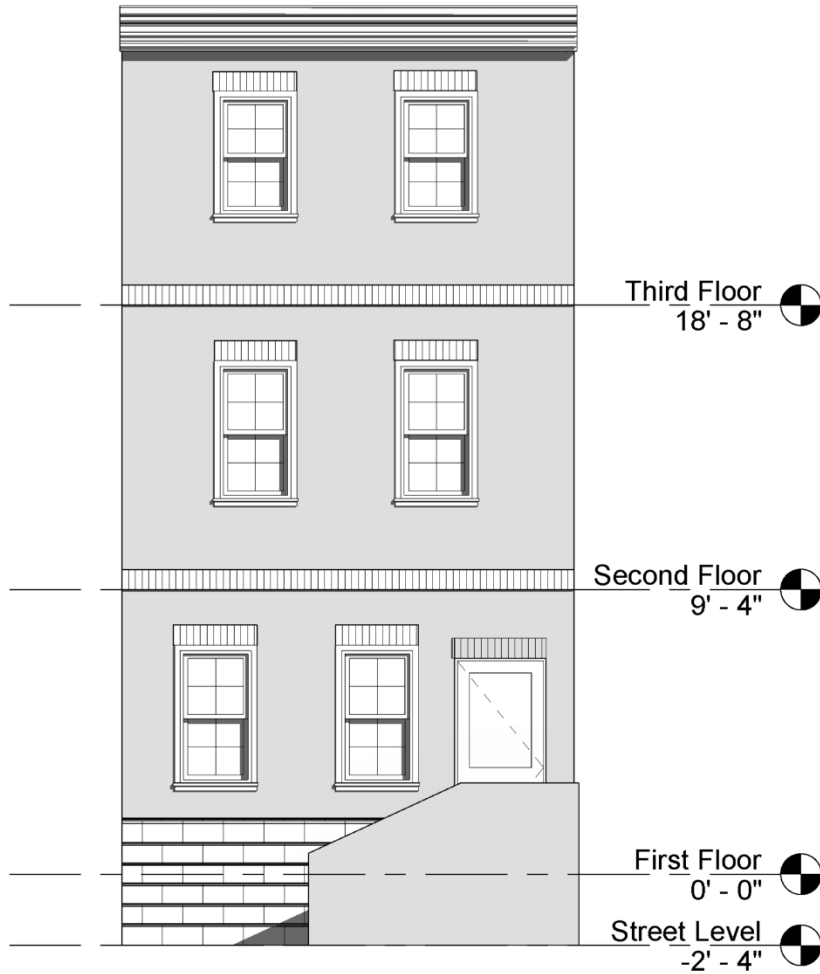


③ Third Floor
1/8" = 1'-0"

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

ELEVATIONS (Deep Lots \approx 62 ft)



④ Main Elevation
3/16" = 1'-0"

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Applicant: Nation Builders WFH, LLC
Property Address: 1808, 1809, 1810, 1812, 1819, 1824, 1828, 1837, 1838 N. Bailey Street; 2525, 2611 Cecil B. Moore Avenue; 1725, 1726, 1729, 1747, 1749, 1832 N. 26th Street; 1735, 1747, 1765 N. 27th St

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt	Yes	\$2,000,000.00	41.31%	Finanta - Loan Commitment
Subordinate Debt	Yes	\$2,000,000.00	41.31%	Firsttrust Line of Credit
Developer Equity	Yes	\$841,722.42	17.38%	Sponsor Equity
TOTAL SOURCE OF FUNDS		\$4,841,722.42	100.00%	

USE OF FUNDS

HARD COSTS

	Cost	% Total	
ACQUISITION			
Property Acquisition	\$10,000.00	0.21%	
Closing Costs	\$1,300.00	0.03%	
Other - describe in space to the right	\$11,300.00	0.23%	Title and recording fees
UNIT CONSTRUCTION			
Complete table at bottom of page	\$4,000,000.00	82.62%	
OTHER CONSTRUCTION			
Landscaping	\$7,500.00	0.15%	
Permits	\$16,900.00	0.35%	
Clearance and Demolition	\$10,000.00	0.21%	
Utility Connections & Tap Fees	\$0.00	0.00%	
INFRASTRUCTURE			
Streets and Sidewalks	\$10,000.00	0.21%	
Water and Sewer	\$15,000.00	0.31%	
Stormwater & Drainage	\$5,000.00	0.10%	
Impact Fees	\$0.00	0.00%	
OTHER HARD COSTS			
Hard Cost Contingency	\$300,000.00	6.20%	
TOTAL HARD COSTS	\$4,387,000.00	90.61%	

ROI CALCULATION	
# of Units	20
Cost Per Unit	\$242,086.14
TOTAL COST	\$4,841,722.72
Price/unit Type 1	\$280,000.00
Total Sales Type 1	\$5,600,000.00
Price/unit Type 2	
Total Sales Type 2	\$0.00
TOTAL SALES	\$5,600,000.00
Selling cost - 3%	\$168,000.00
NET SALES	\$5,432,000.00
Expected Profit	\$590,277.28
ROI	12.2%

SOFT COSTS

PROFESSIONAL FEES			
Site Planning	\$10,000.00	0.21%	
Architecture & Engineering	\$125,000.00	2.58%	
Legal	\$24,000.00	0.50%	
Consultant	\$10,000.00	0.21%	
Survey	\$8,000.00	0.17%	
Market Study	\$5,000.00	0.10%	
Environmental	\$5,000.00	0.10%	
Organization Expense	\$10,000.00	0.21%	
Other Consultants	\$0.00	0.00%	
FINANCE COSTS			
Construction Loan Interest	\$112,500.00	2.32%	
Construction Origination	\$20,000.00	0.41%	
Appraisal	\$5,000.00	0.10%	
Construction Insurance	\$36,000.00	0.74%	
Property Taxes	\$5,700.00	0.12%	
OTHER SOFT COSTS			
Holding Costs	\$16,522.72	0.34%	
Soft Cost Contingency	\$20,000.00	0.41%	
Developer Fee, if applicable	\$0.00	0.00%	
Other - describe in space to the right	\$22,000.00	0.45%	Marketing & Advertising
Other - describe in space to the right	\$20,000.00	0.41%	Mortgage Banking Fee
TOTAL SOFT COSTS	\$454,722.72	9.39%	

TOTAL DEVELOPMENT COST **\$4,841,722.72** **100.00%**

Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	Single Family (3 bed / 2 baths)	1,250	\$160.00	\$200,000.00	20	\$4,000,000.00	25,000	100.0%
	TOTALS				20	\$4,000,000.00	25,000	100.0%

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

APPRAISAL AND CURRENT USE SUMMARY

Lot #	Location	Front age (ft)	Use (vacant lot, side yard, garden, vacant building)	Agency	OPA Value (this year)	Opinion Of Value / Appraisal
1	1808 N. Bailey Street	14 ft	Vacant Lot	City	\$42,300	\$40,000
2	1809 N. Bailey Street	14 ft	Vacant Lot	City	\$42,400	\$40,000
3	1810 N. Bailey Street	14 ft	Vacant Lot	City	\$42,300	\$40,000
4	1812 N. Bailey Street	14 ft	Vacant Lot	City	\$42,300	\$40,000
5	1819 N. Bailey Street	14 ft	Vacant Lot	City	\$42,400	\$40,000
6	1824 N. Bailey Street	14 ft	Vacant Lot	PRA	\$42,300	\$40,000
7	1828 N. Bailey Street	14 ft	Vacant Lot	PRA	\$42,300	\$40,000
8	1837 N. Bailey Street	14 ft	Vacant Lot	PRA	\$42,400	\$40,000
9	1838 N. Bailey Street	14 ft	Vacant Lot	PLB	\$42,300	\$40,000
10	2525 Cecil B. Moore Avenue	17 ft	Vacant Lot	PLB	\$63,400	\$60,000
11	2611 Cecil B. Moore Avenue	16 ft	Vacant Lot	City	\$76,800	\$60,000
12	1725 N. 26th Street	15 ft	Vacant Lot	PLB	\$63,700	\$55,000
13	1726 N. 26th Street	15 ft	Vacant Lot	City	\$62,100	\$55,000
14	1729 N. 26th Street	15 ft	Vacant Lot	PLB	\$63,700	\$55,000
15	1747 N. 26th Street	15 ft	Vacant Lot	PLB	\$63,700	\$55,000
16	1749 N. 26th Street	15 ft	Vacant Lot	PLB	\$63,100	\$55,000
17	1832 N. 26th Street	16 ft	Vacant Lot	PLB	\$65,500	\$55,000
18	1735 N. 27th Street	15 ft	Vacant Lot	City	\$61,700	\$55,000
19	1747 N. 27th Street	15 ft	Vacant Lot	City	\$61,800	\$55,000
20	1765 N. 27th Street	15 ft	Vacant Lot	PRA	\$61,800	\$55,000

NOVEMBER 18, 2025 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.A.3

RESOLUTION NO. 2025 - ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
1816, 1817, 1838, 1839, 1841, 1842, 1843, 1845, 1847, 1848, 1849, 1851, 1853, 1854, 1861, 1862
AND 1866 NORTH ETTING STREET TO
NORTH ETTING COMMONS LLC**

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 1816, 1817, 1838, 1839, 1841, 1842, 1843, 1845, 1847, 1848, 1849, 1851, 1853, 1854, 1861, 1862 and 1866 North Etting Street (collectively, the “**Property**”) to North Etting Commons LLC (the “**Purchaser**”).

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchaser for Seven Thousand and 00/100 U.S. Dollars (\$7,000.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

Philadelphia City Council Resolution No. _____ dated _____.

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

1. ADDRESS: 1816, 1817, 1838, 1839, 1841, 1842, 1843, 1845, 1847, 1848, 1849, 1851, 1853, 1854, 1861, 1862, 1866 N. Etting Street

2. PROPERTY INFORMATION

Zip Code: 19121	Census Tract: 015102	Council District: 5
Zoning: RSA5	Lot Area: 10,150 SF	
OPA Value: \$714,000	Appraised Value: \$765,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: North Etting Commons 1 LLC	Type: Business / Legal Entity
Entity Owners: Ed Pridgen	
Mailing Address: 1411 N. 62nd Street Philadelphia, PA 19151	
Authorized Contact: Ed Pridgen	
Application Date: June 05, 2025	

4. PROJECT INFORMATION

Disposition Type: RFP	Strategic Plan Goal (Land Bank Only): Housing - Workforce (61%-120% AMI)
Price Paid at Settlement: \$7,000	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 17
Units: 17 units - Residential	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 20,400 SF	Construction Cost / sq. ft.: \$164
Construction Costs: \$3,345,600	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$4,201,790	Mortgage Amount: \$N/A

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	Economic Opportunity Plan Goals: MBE 25 % and WBE 10 %
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Construction Commencement Deadline: 3 months after settlement	Construction Completion Deadline: 18 months after settlement

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

6. DEVELOPMENT SUMMARY

A. How was title acquired?

The properties that are currently owned by the City and the PRA have all the approvals to be transferred to the Land Bank.

B. Application Summary:

North Etting Commons 1 LLC will develop seventeen (17) Affordable Single-Family Homes. Applications were solicited via a Request for Proposals (RFP) for the properties, and the applicant was the most qualified bidder for the properties. An EOP plan will apply for this project.

C. Unit Details:

- 17 Single-family homes
- Targeting households with incomes at or below 100% AMI
- Maximum sale price of \$280,000
- Eligible for Neighborhood Preservation Initiative's Turn the Key Program
- All homes will be 2-story with finished basements
- Approximately 1,200 SF each with 3 bedrooms and 2 bathrooms

D. Summary of Restrictions or Covenants:

This transaction is subject to the following only if the box is checked:

☒ Irrevocable Power of Attorney ☒ Right of Re-entry/Reverter

A Declaration of Restrictive Covenants will be placed on all the affordable units to ensure that they will remain affordable for a minimum of 15 years, and purchasers of the affordable units will be income-certified.

E. Community Outreach:

- Staff received a completed Community Outreach Package to confirm a community meeting was held:
☒ Yes ☐ No ☐ N/A
- Meeting Date (if applicable): September 29, 2025.

7. STAFF RECOMMENDATION

Staff recommends the disposition of 1816, 1817, 1838, 1839, 1841, 1842, 1843, 1845, 1847, 1848, 1849, 1851, 1853, 1854, 1861, 1862, and 1866 N. Etting Street to North Etting Commons 1 LLC for development as single-family homes.

Prepared by: Brian Romano, Senior Development Specialist

Reviewed by: Angel Rodriguez, Executive Director

Attachments - If box below is checked, the item is attached.

- ☒ Property photos
- ☒ Site Map
- ☒ Floor Plans
- ☒ Sources and Uses (Excel spreadsheet)
- ☒ Appraisal Summary Pages

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

SITE PHOTOS



1816 N. Etting Street



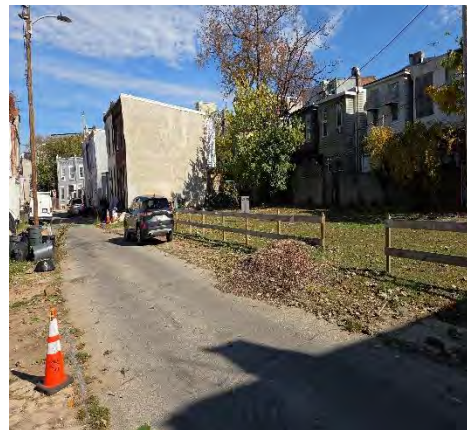
1817 N. Etting Street



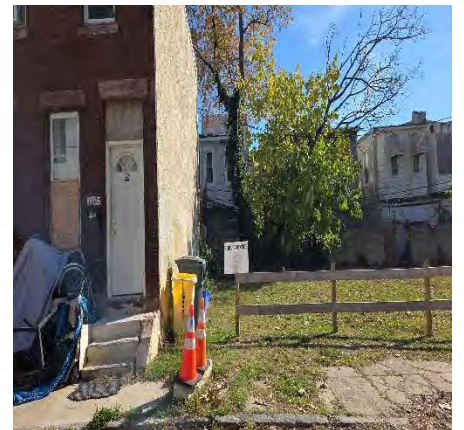
1838 N. Etting Street



1839-43 N. Etting Street



1845-51 N. Etting Street



1853 N. Etting Street



1842 N. Etting Street



1848 N. Etting Street



1854 N. Etting Street

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025



1861 N. Etting Street



1862 N. Etting Street



1866 N. Etting Street

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

SITE MAP

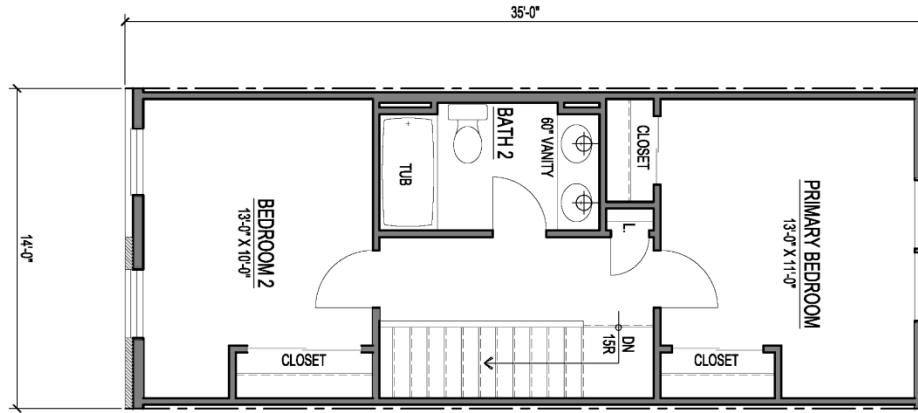


DEVELOPMENT FACT SHEET

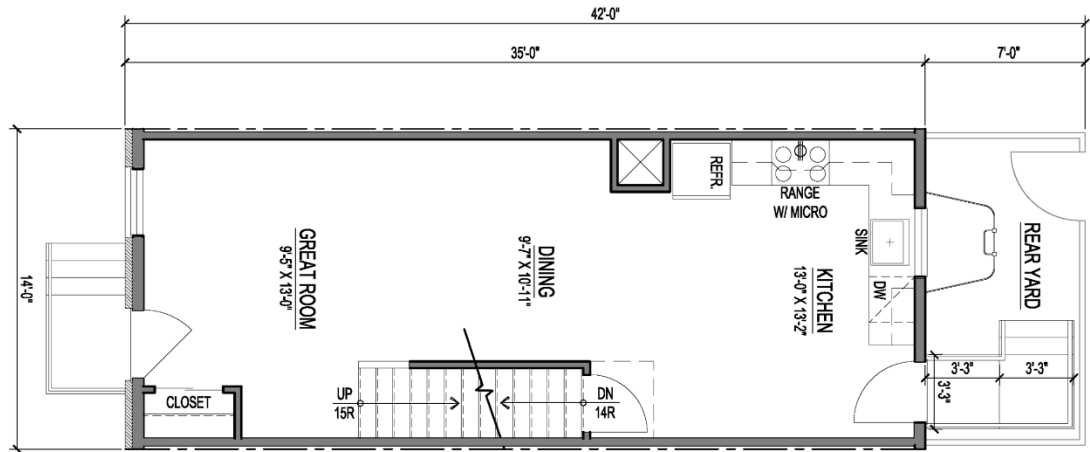
Last Updated: November 13, 2025

FLOOR PLANS

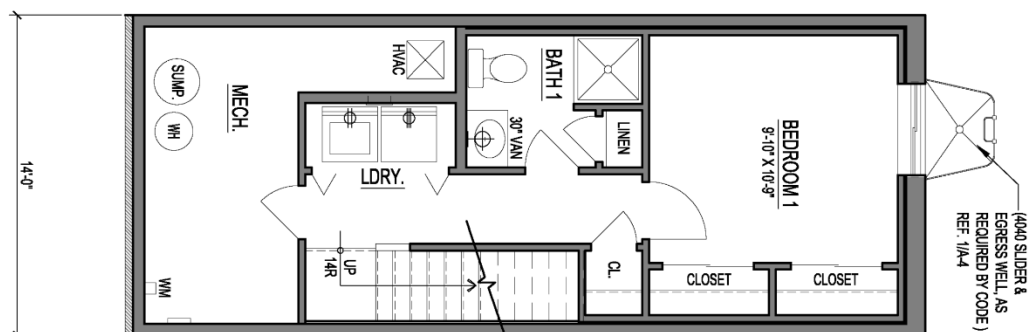
3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)

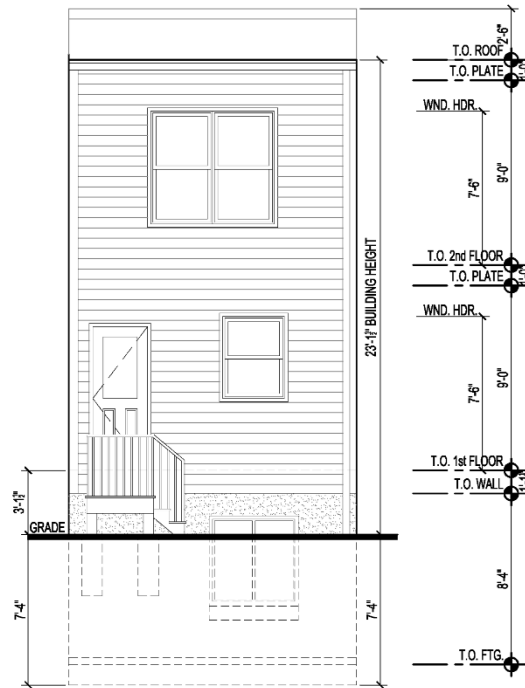


1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)



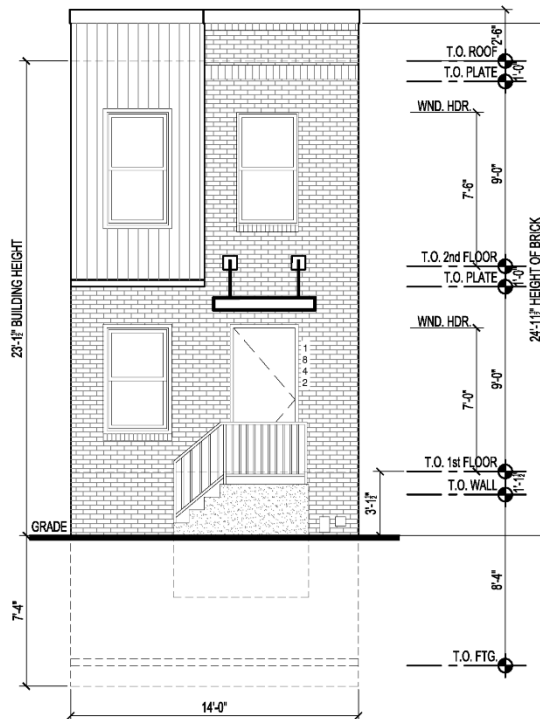
Last Updated: November 13, 2025

ELEVATIONS



5 REAR ELEVATION

SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)



FRONT ELEVATION

SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Applicant: North Etting Commons 1 LLC
Property Address: 1816, 1817, 1838, 1839, 1841, 1842, 1843, 1845, 1847, 1848, 1849, 1851, 1853, 1854, 1861, 1862, and 1866 N. Etting Street

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt	Yes	\$3,361,432.00	80.00%	Firsttrust Bank
Subordinate Debt	Yes	\$630,269.00	15.00%	Philadelphia Accelerator Fund
Developer Equity	Yes	\$210,089.00	5.00%	The Prime Corporation/Cadence Development Partners LLC
TOTAL SOURCE OF FUNDS		\$4,201,790.00	100.00%	

USE OF FUNDS

HARD COSTS

	Cost	% Total
ACQUISITION		
Property Acquisition	\$7,000.00	0.17%
Closing Costs	\$0.00	0.00%
UNIT CONSTRUCTION		
Complete table at bottom of page	\$3,345,600.00	79.62%
OTHER CONSTRUCTION		
Landscaping	\$0.00	0.00%
Permits	\$23,120.00	0.55%
Clearance and Demolition	\$0.00	0.00%
Utility Connections & Tap Fees	\$0.00	0.00%
INFRASTRUCTURE		
Streets and Sidewalks	\$52,700.00	1.25%
Water and Sewer	\$38,000.00	0.90%
Stormwater & Drainage	\$0.00	0.00%
Impact Fees	\$40,800.00	0.97%
OTHER HARD COSTS		
Hard Cost Contingency	\$180,000.00	4.28%
TOTAL HARD COSTS	\$3,687,220.00	87.75%

ROI CALCULATION	
# of Units	17
Cost Per Unit	\$247,164.12
TOTAL COST	\$4,201,790.00
Price/unit Type 1	\$280,000.00
Total Sales Type 1	\$4,760,000.00
Price/unit Type 2	\$0.00
Total Sales Type 2	\$0.00
TOTAL SALES	\$4,760,000.00
Selling cost - 3%	\$142,800.00
NET SALES	\$4,617,200.00
Expected Profit	\$415,410.00
ROI	9.9%

SOFT COSTS

PROFESSIONAL FEES		
Site Planning	\$0.00	0.00%
Architecture & Engineering	\$134,300.00	3.20%
Legal	\$23,120.00	0.55%
Consultant	\$0.00	0.00%
Survey	\$14,450.00	0.34%
Market Study	\$10,200.00	0.24%
Environmental	\$0.00	0.00%
Organization Expense	\$0.00	0.00%
Other Consultants	\$0.00	0.00%
FINANCE COSTS		
Construction Loan Interest	\$229,500.00	5.46%
Construction Origination	\$0.00	0.00%
Appraisal	\$8,500.00	0.20%
Construction Insurance	\$73,100.00	1.74%
Property Taxes	\$4,400.00	0.10%
OTHER SOFT COSTS		
Holding Costs	\$0.00	0.00%
Soft Cost Contingency	\$17,000.00	0.40%
Developer Fee, if applicable	\$0.00	0.00%
TOTAL SOFT COSTS	\$514,570.00	12.25%
TOTAL DEVELOPMENT COST	\$4,201,790.00	100.00%

Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	Unit Type 1 (3 bedrooms, 2 baths)	1,200	\$164.00	\$196,800.00	17	\$3,345,600.00	20,400	100.0%
	TOTALS				17	\$3,345,600.00	20,400	100.0%

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

APPRAISAL AND CURRENT USE SUMMARY

Lot #	Location	Frontage (ft)	Use (vacant lot, side yard, garden, vacant building)	Agency	OPA Value (this year)	Opinion Of Value / Appraisal
1	1816 N. Etting Street	14 ft	Vacant Lot	City	\$42,000	\$45,000
2	1817 N. Etting Street	14 ft	Vacant Lot	PRA	\$42,000	\$45,000
3	1838 N. Etting Street	14 ft	Vacant Lot	City	\$42,000	\$45,000
4	1839 N. Etting Street	14 ft	Vacant Lot	City	\$42,000	\$45,000
5	1841 N. Etting Street	14 ft	Vacant Lot	City	\$42,000	\$45,000
6	1842 N. Etting Street	14 ft	Vacant Lot	PRA	\$42,000	\$45,000
7	1843 N. Etting Street	14 ft	Vacant Lot	City	\$42,000	\$45,000
8	1845 N. Etting Street	14 ft	Vacant Lot	City	\$42,000	\$45,000
9	1847 N. Etting Street	14 ft	Vacant Lot	PLB	\$42,000	\$45,000
10	1848 N. Etting Street	14 ft	Vacant Lot	City	\$42,000	\$45,000
11	1849 N. Etting Street	14 ft	Vacant Lot	PRA	\$42,000	\$45,000
12	1851 N. Etting Street	14 ft	Vacant Lot	City	\$42,000	\$45,000
13	1853 N. Etting Street	14 ft	Vacant Lot	PLB	\$42,000	\$45,000
14	1854 N. Etting Street	14 ft	Vacant Lot	PRA	\$42,000	\$45,000
15	1861 N. Etting Street	14 ft	Vacant Lot	City	\$42,000	\$45,000
16	1862 N. Etting Street	14 ft	Vacant Lot	City	\$42,000	\$45,000
17	1866 N. Etting Street	14 ft	Vacant Lot	City	\$42,000	\$45,000

NOVEMBER 18, 2025 PLB BOARD MEETING

MATERIALS FOR AGENDA ITEM V.A.4

RESOLUTION NO. 2025 - ____

**RESOLUTION AUTHORIZING CONVEYANCE OF
2420, 2438, 2442, 2456, 2648, 2650 AND 2651 NORTH CORLIES STREET; 2519, 2600, 2603, 2611,
2640, 2931, 2935, 3019, 3021, 3027, 3029, 3031 AND 3039 WEST OAKDALE STREET; 2423, 2425,
2437, 2446, 2501, 2502, 2504, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556 AND 2567
NORTH STANLEY STREET TO CIVETTA PROPERTY GROUP LLC**

WHEREAS, Section 16-706 of the Philadelphia Code authorizes the Philadelphia Land Bank (the “**Land Bank**”) to convey, exchange, sell, transfer, lease, grant or mortgage interests in real property of the Land Bank in the form and by the method determined to be in the best interests of the Land Bank, subject to approval by resolution of Philadelphia City Council, and subject further to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

WHEREAS, the Board of Directors (the “**Board**”) has determined that it is in the best interests of the Land Bank to convey 2420, 2438, 2442, 2456, 2648, 2650 and 2651 North Corlies Street; 2519, 2600, 2603, 2611, 2640, 2931, 2935, 3019, 3021, 3027, 3029, 3031 and 3039 West Oakdale Street; 2423, 2425, 2437, 2446, 2501, 2502, 2504, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556 and 2567 North Stanley Street (collectively, the “**Property**”) to Civetta Property Group LLC (the “**Purchaser**”).

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Philadelphia Land Bank that:

1. The conveyance of the Property to the Purchaser for Three Thousand Eight Hundred and 00/100 U.S. Dollars (\$3,800.00) is in the best interests of the Land Bank and is hereby approved, subject to approval by resolution of Philadelphia City Council.
2. The conveyance of the Property complies with all applicable terms and conditions of Section 16-404 of the Philadelphia Code, subject to approval by resolution of Philadelphia City Council.
3. Subject to the terms of this Resolution, the Executive Director and Senior Counsel are each hereby authorized, in the name of and on behalf of the Land Bank, to prepare, execute, deliver, and perform any and all agreements, deeds, and other documents, as may be necessary or desirable, to consummate the conveyance of the Property (collectively, the “**Transaction Documents**”) and, from time to time and at any time, amend, supplement, and modify the Transaction Documents, or any of them, as may be necessary or desirable. The Transaction Documents and any amendments, supplements, and modifications thereto shall contain such terms and conditions as the Executive Director and Senior Counsel shall deem necessary or appropriate subject to the terms of this Resolution, and, when so executed and delivered by the Land Bank shall constitute the valid and binding obligations of the Land Bank.
4. The Executive Director with the advice of Senior Counsel may modify this Resolution as may be necessary or desirable to carry out its purposes and intents. The Executive Director or Senior Counsel will notify the Board of all modifications to this Resolution at the next Board meeting following the date of such modifications.
5. This Resolution shall take effect immediately upon adoption by the Board.

Adopted by Philadelphia Land Bank Board of Directors on _____.

Philadelphia City Council Resolution No. _____ dated _____.

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

1. ADDRESS: 2420, 2438, 2442, 2456, 2648, 2650, 2651 N. Corlies St.; 2519, 2600, 2603, 2611, 2640, 2931, 2935, 3019, 3021, 3027, 3029, 3031, 3039 Oakdale St.; 2423, 2425, 2437, 2446, 2501, 2502, 2504, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556, 2567 N. Stanley St.

2. PROPERTY INFORMATION

Zip Code: 19132	Census Tract: 016901 and 016902	Council District: 5
Zoning: RSA5	Lot Area: 27,372 SF	
OPA Value: \$796,100	Appraised Value: \$718,000	
Redevelopment Area: N/A	Urban Renewal Area: N/A	

3. APPLICANT INFORMATION

Applicant Name: Civetta Property Group, LLC	Type: Business / Legal Entity
Entity Owners: Brennan Tomasetti & Michael Tomasetti	
Mailing Address: 51 N. 3rd Street, 154, Philadelphia, PA 19106	
Authorized Contact: Michael Tomasetti	
Application Date: May 13, 2025	

4. PROJECT INFORMATION

Disposition Type: RFP	Strategic Plan Goal (Land Bank Only): Housing - Workforce (61%-120% AMI)
Price Paid at Settlement: \$3,800	Proposed Use: Residential
Development Type: New Construction	No. of Buildings: 38
Units: 38 units - Residential	End User: Sale to Homebuyer
Gross Floor Area (sq. ft.): 52,250 SF	Construction Cost / sq. ft.: \$151
Construction Costs: \$7,889,750	Project Funding Available: Committed and Verified - Applicant has provided documentation of available, committed funds in an amount no less than total project costs.
Total Project Costs: \$9,452,000	Mortgage Amount: \$N/A

5. APPROVALS, DEADLINES, EOP

Agreement Executed: TBD	Economic Opportunity Plan Goals: MBE 20 % and WBE 20 %
Land Bank Board Approval: TBD	PRA Board Approval: N/A
Construction Commencement Deadline: 3 months after settlement	Construction Completion Deadline: 18 months after settlement

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

6. DEVELOPMENT SUMMARY

A. How was title acquired?

The properties that are currently owned by the City and the PRA have all the approvals to be transferred to the Land Bank.

B. Application Summary:

Civetta Property Group, LLC will develop thirty-eight (38) affordable single-family homes. Applications were solicited via a Request for Proposals (RFP) for the properties, and the applicant was the most qualified bidder for the properties. An EOP plan will apply for this project.

C. Unit Details:

- 38 Single-family homes
- Targeting households with incomes at or below 100% AMI
- Maximum sale price of \$280,000
- Eligible for Neighborhood Preservation Initiative's Turn the Key Program
- All thirty-eight (38) homes will be two-story homes with basements. The properties with porches will have unfinished basements.
- Approximately 1,375 - 1,400 SF each with 3 bedrooms and 2 bathrooms

D. Summary of Restrictions or Covenants:

This transaction is subject to the following only if the box is checked:

☒ Irrevocable Power of Attorney ☒ Right of Re-entry/Reverter

A Declaration of Restrictive Covenants will be placed on all the affordable units to ensure that they will remain affordable for a minimum of 15 years, and purchasers of the affordable units will be income-certified.

E. Community Outreach:

- Staff received a completed Community Outreach Package to confirm a community meeting was held:
☒ Yes ☐ No ☐ N/A
- Meeting Date (if applicable): October 9, 2025

7. STAFF RECOMMENDATION

Staff recommends the disposition of 2420, 2438, 2442, 2456, 2648, 2650, 2651 N. Corlies St.; 2519, 2600, 2603, 2611, 2640, 2931, 2935, 3019, 3021, 3027, 3029, 3031, 3039 Oakdale St.; 2423, 2425, 2437, 2446, 2501, 2502, 2504, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556, 2567 N. Stanley St. to Civetta Property Group, LLC for development as single-family homes.

Prepared by: Brian Romano, Senior Development Specialist

Reviewed by: Angel Rodriguez, Executive Director

Attachments - If box below is checked, the item is attached.

- ☒ Property photos
- ☒ Site Map
- ☒ Floor Plans
- ☒ Sources and Uses (Excel spreadsheet)
- ☒ Appraisal Summary Pages

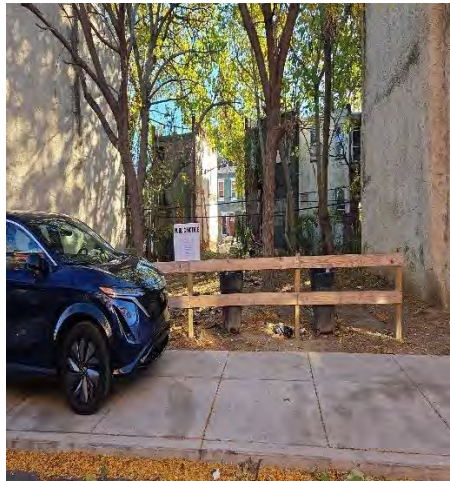
DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

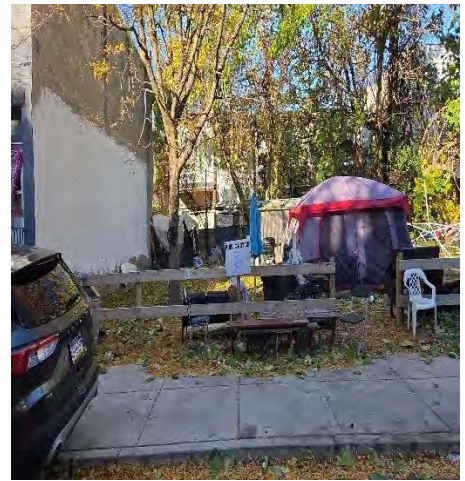
SITE PHOTOS



2423-25 N. Stanley Street



2437 N. Stanley Street



2446 N. Stanley Street



2501 N. Stanley Street



2502 N. Stanley Street



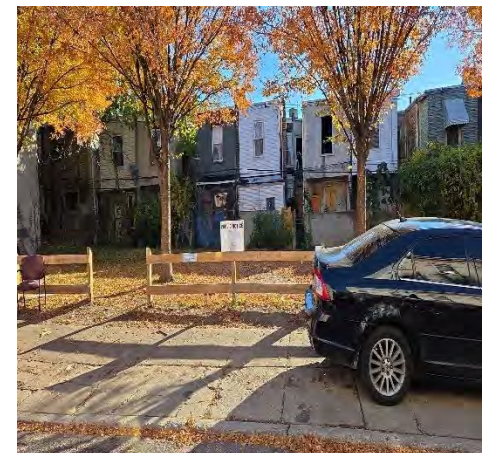
2504 N. Stanley Street



2505 N. Stanley Street



2506 N. Stanley Street



2513 N Stanley Street

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025



2516 N. Stanley Street



2517 N. Stanley Street



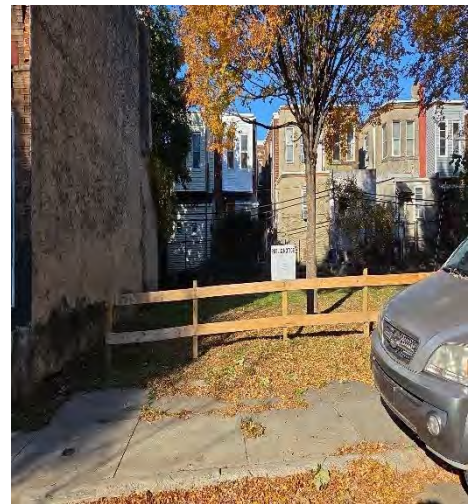
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2529 N. Stanley Street



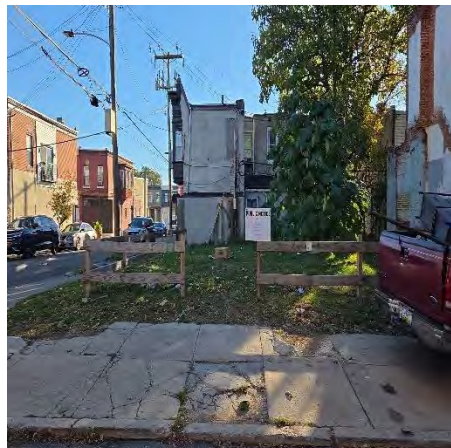
2539 N. Stanley Street



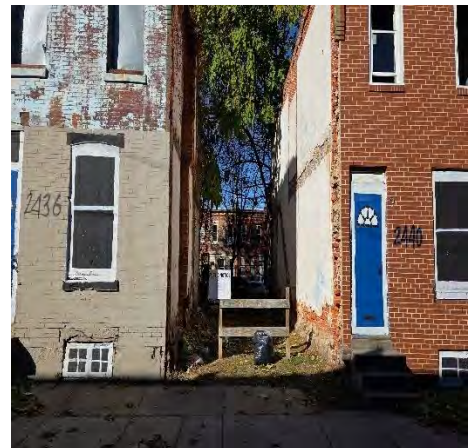
2542 N. Stanley Street



2556 N. Stanley Street



2557 N. Stanley Street



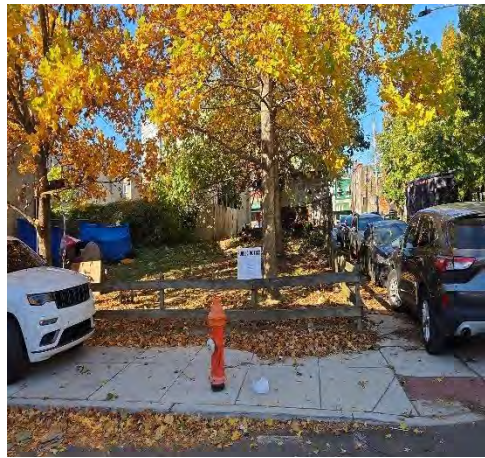
2438 N. Corlies Street

DEVELOPMENT FACT SHEET

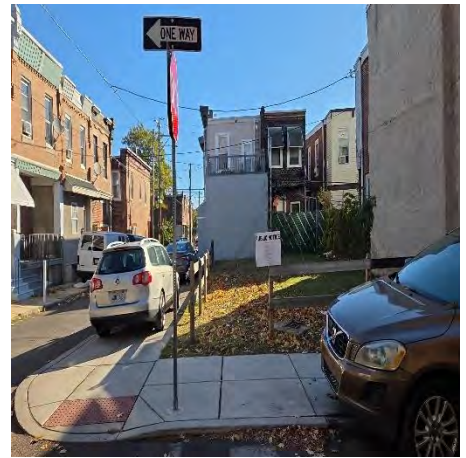
Last Updated: November 13, 2025



2442 N. Corlies Street



2648-50 N. Corlies Street



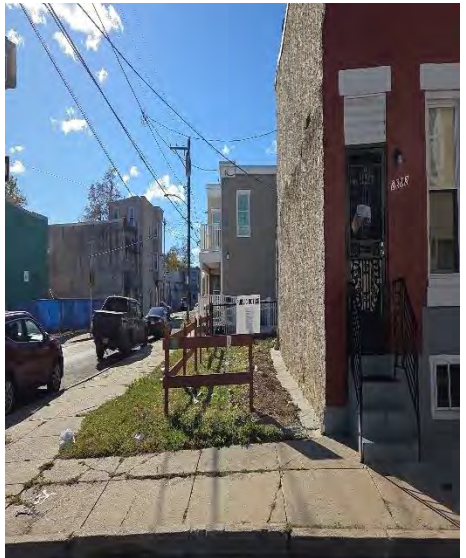
2651 N. Corlies Street



2519 W. Oakdale Street



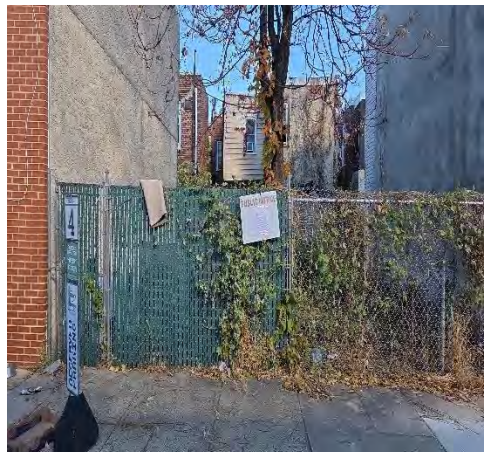
2544 W. Oakdale Street



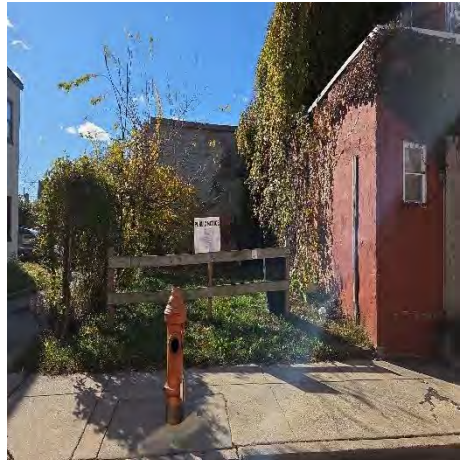
2600 W. Oakdale Street



2603 W. Oakdale Street



2611 W. Oakdale Street



2640 W. Oakdale Street

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025



2710 W. Oakdale Street



2931 W. Oakdale Street



2935 W. Oakdale Street



3019-21 W. Oakdale Street



3027-29 W. Oakdale Street



3031 W. Oakdale Street



3039 W. Oakdale Street



2420 N. Corlies Street

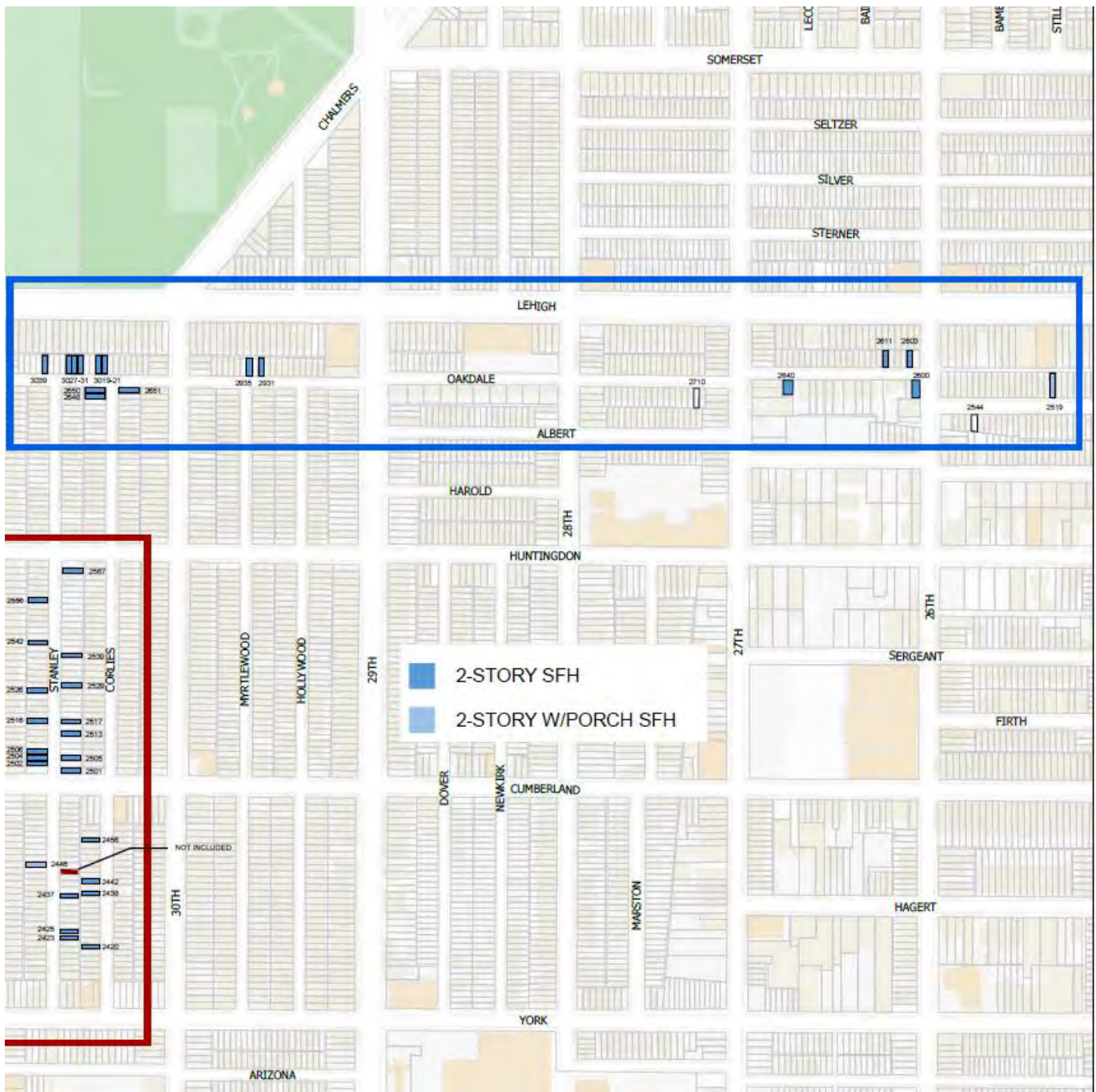


2456 N. Corlies Street

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

SITE MAP

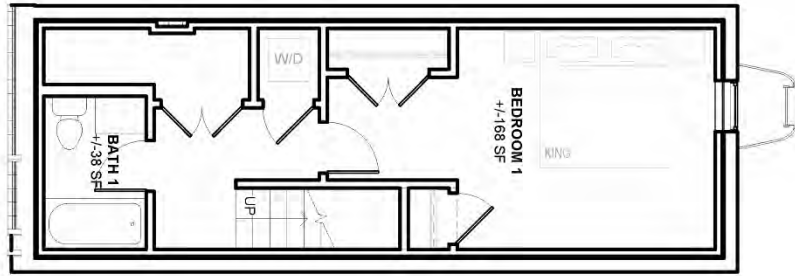


DEVELOPMENT FACT SHEET

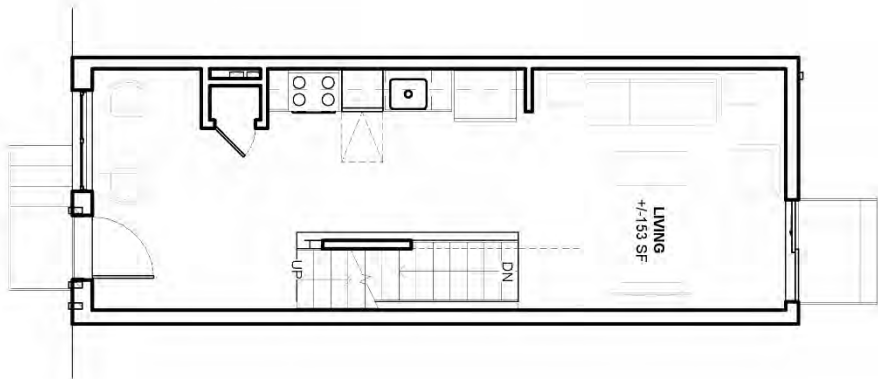
Last Updated: November 13, 2025

FLOOR PLANS / ELEVATION (2-story with finished basement, no porch)

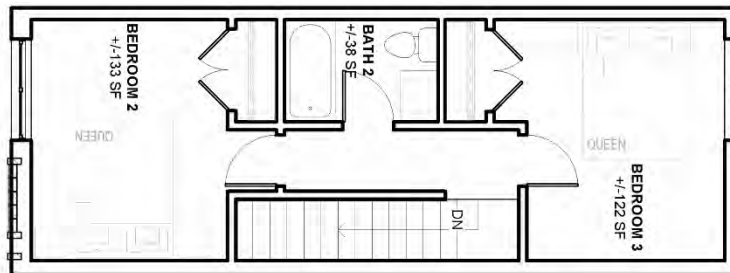
BASEMENT



FIRST FLOOR



SECOND FLOOR



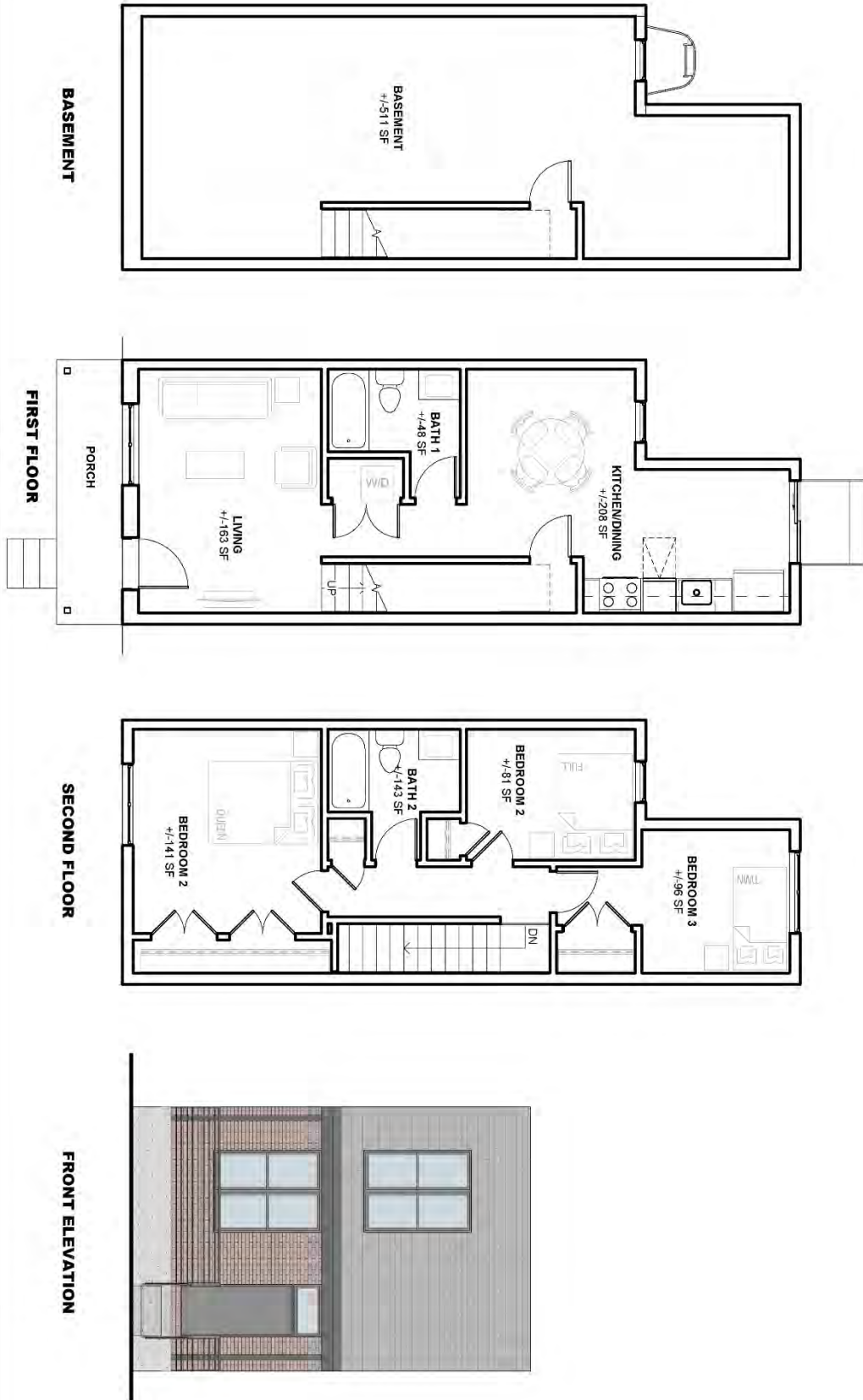
FRONT ELEVATION



DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

FLOOR PLANS / ELEVATION (2-story with porch, unfinished basement)



DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

DEVELOPMENT BUDGET/ SOURCES AND USES OF FUNDS

Applicant: Civetta Property Group, LLC

Property Address: 2420, 2438, 2442, 2456, 2648, 2650, 2651 N. Corlies St.; 2519, 2600, 2603, 2611, 2640, 2931, 2935, 3019, 3021, 3027, 3029, 3031, 3039 Oakdale St.; 2423, 2425, 2437, 2446, 2501, 2502, 2504, 2505, 2506, 2513, 2516, 2517, 2526, 2529, 2539, 2542, 2556, 2567 N. Stanley St.

SOURCE OF FUNDS

	Committed (Y/N)	Source	% Total	Indicate Source and, if applicable, describe
Senior Debt	Yes	\$8,506,872.00	90.00%	WSFS
Subordinate Debt	Yes	\$945,208.00	10.00%	Civetta Property Group
Developer Equity		\$0.00	0.00%	
TOTAL SOURCE OF FUNDS		\$9,452,080.00	100.00%	

USE OF FUNDS

HARD COSTS

	Cost	% Total
ACQUISITION		
Property Acquisition	\$3,800.00	0.04%
Closing Costs	\$6,840.00	0.07%
UNIT CONSTRUCTION		
Complete table at bottom of page	\$7,889,750.00	83.47%
OTHER CONSTRUCTION		
Landscaping	\$24,472.00	0.26%
Permits	\$87,514.00	0.93%
Clearance and Demolition	\$15,314.00	0.16%
Utility Connections & Tap Fees	\$41,914.00	0.44%
INFRASTRUCTURE		
Streets and Sidewalks	\$46,550.00	0.49%
Water and Sewer	\$33,060.00	0.35%
Stormwater & Drainage	\$38,912.00	0.41%
Impact Fees	\$18,392.00	0.19%
OTHER HARD COSTS		
Hard Cost Contingency	\$464,000.00	4.91%
TOTAL HARD COSTS	\$8,670,518.00	91.73%

ROI CALCULATION	
# of Units	38
Cost Per Unit	\$248,738.95
TOTAL COST	\$9,452,080.00
Price/unit Type 1	\$280,000.00
Total Sales Type 1	\$10,640,000.00
Price/unit Type 2	\$0.00
Total Sales Type 2	\$0.00
TOTAL SALES	\$0.00
Selling cost - 3%	\$319,200.00
NET SALES	\$10,320,800.00
Expected Profit	\$868,720.00
ROI	9.2%

SOFT COSTS

PROFESSIONAL FEES		
Site Planning	\$195,662.00	2.07%
Architecture & Engineering	\$236,132.00	2.50%
Legal	\$10,000.00	0.11%
Consultant	\$0.00	0.00%
Survey	\$38,240.00	0.40%
Market Study	\$0.00	0.00%
Environmental	\$0.00	0.00%
Organization Expense	\$0.00	0.00%
Other Consultants	\$0.00	0.00%
FINANCE COSTS		
Construction Loan Interest	\$116,432.00	1.23%
Construction Origination	\$22,800.00	0.24%
Appraisal	\$0.00	0.00%
Construction Insurance	\$39,444.00	0.42%
Property Taxes	\$19,152.00	0.20%
OTHER SOFT COSTS		
Holding Costs	\$13,300.00	0.14%
Soft Cost Contingency	\$60,000.00	0.63%
Developer Fee, if applicable	\$0.00	0.00%
Other - describe in space to the right	\$30,400.00	0.32%
TOTAL SOFT COSTS	\$781,562.00	8.27%
TOTAL DEVELOPMENT COST	\$9,452,080.00	100.00%

Marketing: Digital, Street, Local Meeting

Construction/Rehab. Costs

	Unit Description	Unit Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total Const. Cost	Total Sq. Ft.	Total Sq. Ft. %
1	Single-Family (3 bed and 2 bath)	1,375	\$151.00	\$207,625.00	38	\$7,889,750.00	52,250	100.0%
	TOTALS				38	\$7,889,750.00	52,250	100.0%

DEVELOPMENT FACT SHEET

Last Updated: November 13, 2025

APPRAISAL AND CURRENT USE SUMMARY

Lot #	Location	Frontage (ft)	Use (vacant lot, side yard, garden, vacant building)	Agency	OPA Value (this year)	Opinion Of Value / Appraisal
1	2420 N. Corlies Street	14 ft	Vacant Lot	PLB	\$20,700	\$20,000
2	2438 N. Corlies Street	14 ft	Vacant Lot	City	\$20,700	\$20,000
3	2442 N. Corlies Street	14 ft	Vacant Lot	City	\$20,700	\$20,000
4	2456 N. Corlies Street	14 ft	Vacant Lot	City	\$20,700	\$20,000
5	2648 N. Corlies Street	14 ft	Vacant Lot	City	\$22,900	\$20,000
6	2650 N. Corlies Street	14 ft	Vacant Lot	PLB	\$22,900	\$20,000
7	2651 N. Corlies Street	14 ft	Vacant Lot	City	\$22,900	\$20,000
8	2519 Oakdale Street	14 ft	Vacant Lot	City	\$15,500	\$22,000
9	2600 Oakdale Street	18 ft	Vacant Lot	City	\$13,800	\$22,000
10	2603 Oakdale Street	14 ft	Vacant Lot	PRA	\$10,300	\$18,000
11	2611 Oakdale Street	14 ft	Vacant Lot	City	\$10,300	\$18,000
12	2640 Oakdale Street	22 ft	Vacant Lot	PRA	\$16,200	\$22,000
13	2931 Oakdale Street	14 ft	Vacant Lot	PLB	\$22,700	\$18,000
14	2935 Oakdale Street	14 ft	Vacant Lot	PLB	\$22,700	\$20,000
15	3019 Oakdale Street	14 ft	Vacant Lot	City	\$22,300	\$20,000
16	3021 Oakdale Street	14 ft	Vacant Lot	City	\$22,300	\$20,000
17	3027 Oakdale Street	14 ft	Vacant Lot	City	\$22,300	\$20,000
18	3029 Oakdale Street	14 ft	Vacant Lot	City	\$22,300	\$20,000
19	3031 Oakdale Street	14 ft	Vacant Lot	City	\$22,300	\$20,000
20	3039 Oakdale Street	14 ft	Vacant Lot	City	\$22,300	\$20,000
21	2423 N. Stanley Street	14 ft	Vacant Lot	City	\$20,700	\$20,000
22	2425 N. Stanley Street	14 ft	Vacant Lot	City	\$20,700	\$20,000
23	2437 N. Stanley Street	14 ft	Vacant Lot	City	\$20,700	\$20,000
24	2446 N. Stanley Street	14 ft	Vacant Lot	City	\$21,800	\$20,000
25	2501 N. Stanley Street	16 ft	Vacant Lot	City	\$25,800	\$22,000
26	2502 N. Stanley Street	14 ft	Vacant Lot	PLB	\$22,300	\$20,000
27	2504 N. Stanley Street	14 ft	Vacant Lot	City	\$22,300	\$20,000
28	2505 N. Stanley Street	14 ft	Vacant Lot	PLB	\$22,300	\$20,000
29	2506 N. Stanley Street	14 ft	Vacant Lot	City	\$22,300	\$20,000
30	2513 N. Stanley Street	14 ft	Vacant Lot	City	\$22,300	\$20,000
31	2516 N. Stanley Street	14 ft	Vacant Lot	City	\$22,300	\$20,000
32	2517 N. Stanley Street	14 ft	Vacant Lot	City	\$22,300	\$20,000

DEVELOPMENT FACT SHEET

Last Updated: **November 13, 2025**

Lot #	Location	Frontage (ft)	Use (vacant lot, side yard, garden, vacant building)	Agency	OPA Value (this year)	Opinion Of Value / Appraisal
33	2526 N. Stanley Street	14 ft	Vacant Lot	City	\$22,300	\$20,000
34	2529 N. Stanley Street	14 ft	Vacant Lot	PLB	\$22,300	\$20,000
35	2539 N. Stanley Street	14 ft	Vacant Lot	City	\$22,300	\$20,000
36	2542 N. Stanley Street	14 ft	Vacant Lot	PLB	\$22,300	\$20,000
37	2556 N. Stanley Street	14 ft	Vacant Lot	City	\$22,300	\$20,000
38	2567 N. Stanley Street	14 ft	Vacant Lot	PLB	\$22,300	\$20,000