

**Mallin Panchelli  
Nadel REALTY INC.**

*Commercial & Investment Real Estate Brokers*

**THE WATKINS BUILDING  
(FORMER SOCIETY HILL FURNITURE BUILDING)  
1031-1033 CHESTNUT STREET  
PHILADELPHIA, PA**



**1890's**



**TODAY**

**MALLIN PANCHELLI NADEL REALTY, INC.**

**TEL 215 – 413 – 4900**

**FAX 215 – 413 – 0230**

**LISTING AGENTS: KENNETH MALLIN DIRECT: 267-238-1711  
STEVEN M. CLOFINE DIRECT: 267-238-1722**

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective buyer should carefully verify to his/her own satisfaction all information contained herein.



*Commercial & Investment Real Estate Brokers*

**THE WATKINS BUILDING  
1031-1033 CHESTNUT STREET  
PHILADELPHIA, PA**

#### PROPERTY DESCRIPTION

THE PROPERTY IS A MAGNIFICENT AND HISTORIC DOUBLE BUILDING REQUIRING RENOVATION. THERE ARE WINDOWS ON 3 SIDES INCLUDING A LIGHT WELL ON THE WEST SIDE OF THE BUILDING. THE PROPERTY WAS HOME TO SOCIETY HILL FURNITURE FOR 60 YEARS AND IS NOW VACANT.

<b>PROPERTY NAME:</b>	The Walkins Building (Formerly the Society Hill Furniture)
<b>PROPERTY ADDRESS:</b>	1031-33 Chestnut Street
<b>PROPERTY DESCRIPTION:</b>	8 Stories + Mezzanine and Basement
<b>PRICE:</b>	\$2,750,000
<b>YEAR BUILT:</b>	1889
<b>NUMBER OF BUILDINGS:</b>	1
<b>BUILDING ENTRANCES:</b>	2
<b>NUMBER OF FLOORS:</b>	8 + Mezzanine and Basement
<b>NUMBER OF COMMERCIAL UNITS:</b>	1
<b>ELEVATORS:</b>	1 Passenger 1 Freight
<b>ZONING:</b>	C-5 Commercial
<b>LOT SIZE:</b>	39 X 134.8
<b>LOT AREA:</b>	5,240 Square Feet
<b>SITE SHAPE:</b>	Rectangle
<b>SITE FRONTAGE:</b>	39 Feet on Chestnut Street

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective buyer should carefully verify to his/her own satisfaction all information contained herein.



*Commercial & Investment Real Estate Brokers*

**GROSS SQUARE FOOTAGE:** 40,910 Square Feet  
**ROAD ACCESS:** To 675 – I 95 – Benjamin Franklin Bridge  
**TRANSPORTATION ACCESS:** Patco High Speed Line  
Broad Street Line  
**FOUNDATION:** Stone  
**EXTERIOR:** Brick  
**2011 REAL ESTATE TAXES:** \$67,718

**MALLIN PANCHELLI NADEL REALTY, INC.**

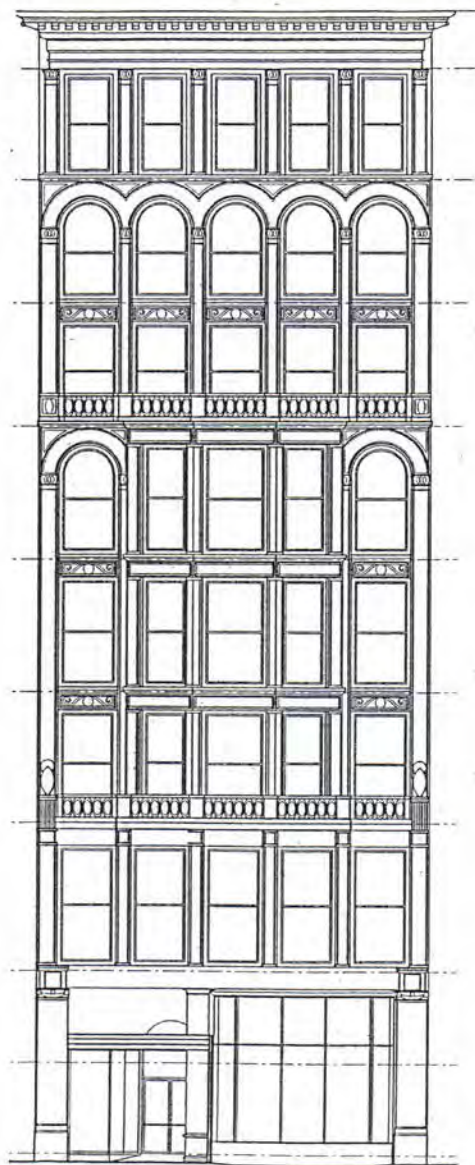
**TEL 215 – 413 – 4900**

**FAX 215 – 413 – 0230**

**LISTING AGENTS: KENNETH MALLIN DIRECT: 267-238-1711**  
**STEVEN M. CLOFINE DIRECT: 267-238-1722**

**Mallin Panchelli**  
**Nadel REALTY INC.**

*Commercial & Investment Real Estate Brokers*

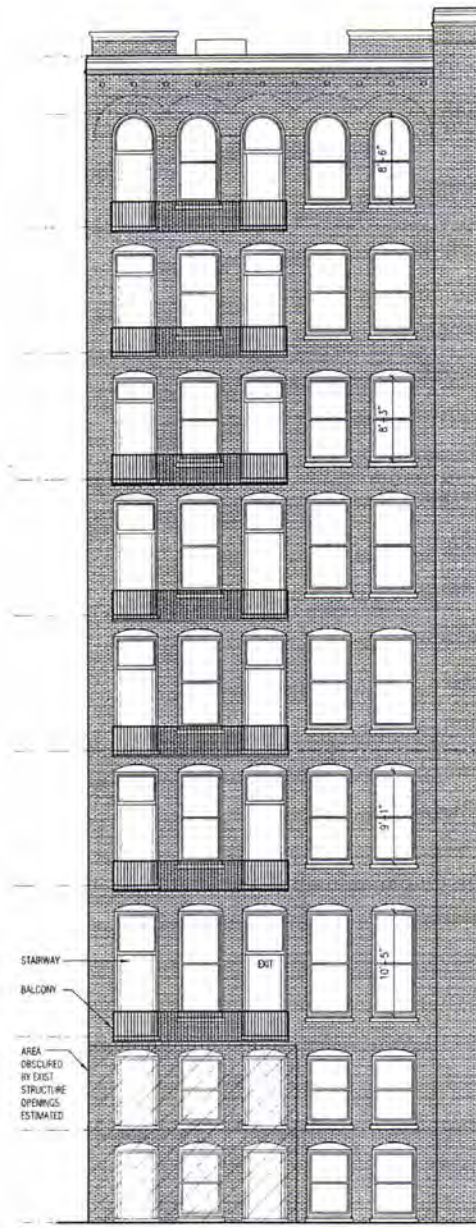


FRONT ( FACES SOUTH )

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective buyer should carefully verify to his/her own satisfaction all information contained herein.

# Mallin Panchelli Nadel REALTY INC.

*Commercial & Investment Real Estate Brokers*

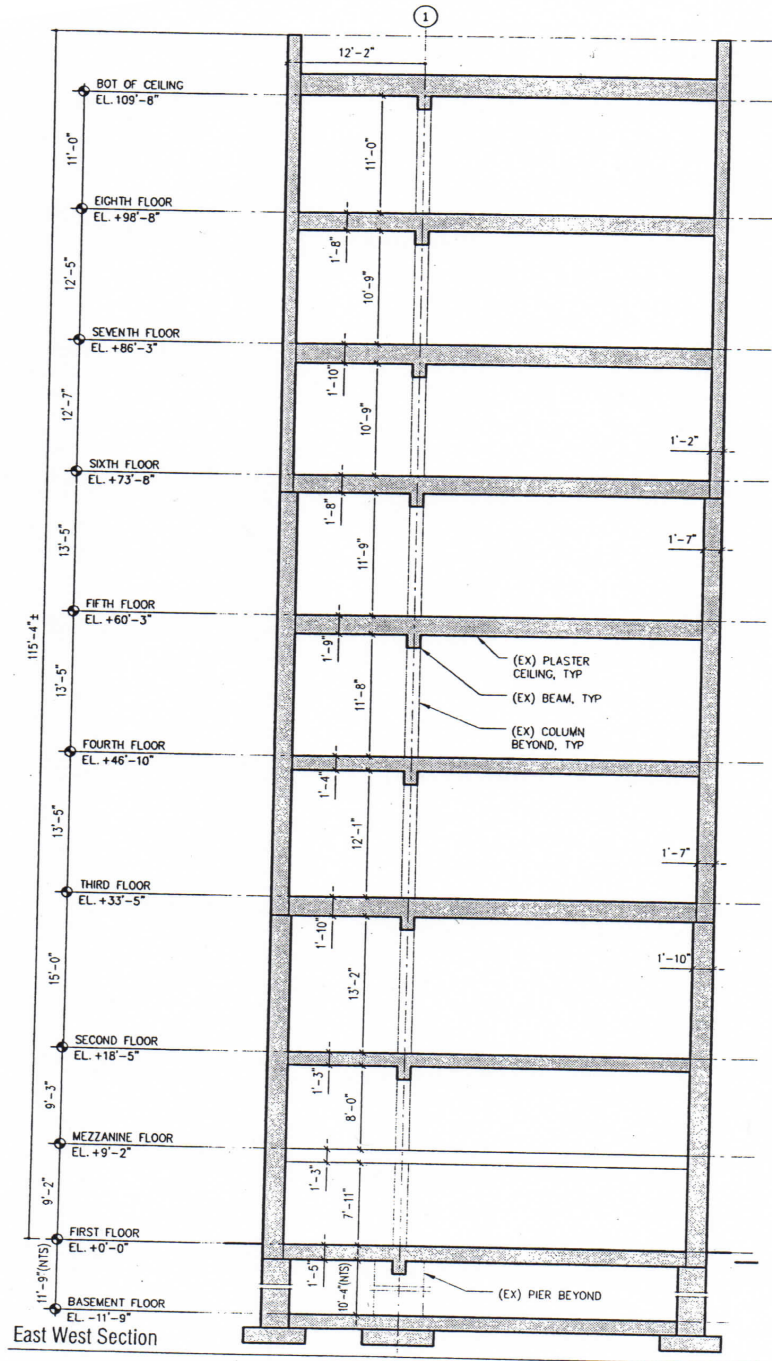


REAR

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective buyer should carefully verify to his/her own satisfaction all information contained herein.

# Mallin Panchelli Nadel REALTY INC.

Commercial & Investment Real Estate Brokers

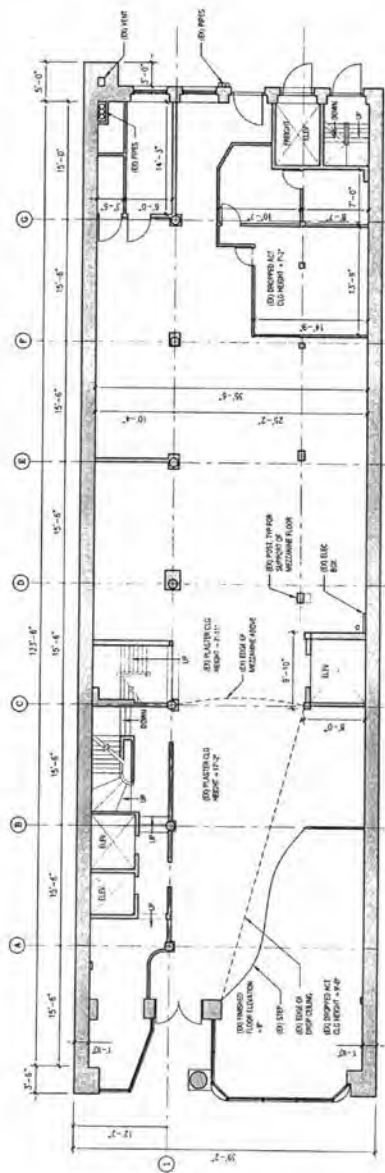


## CEILING HEIGHTS

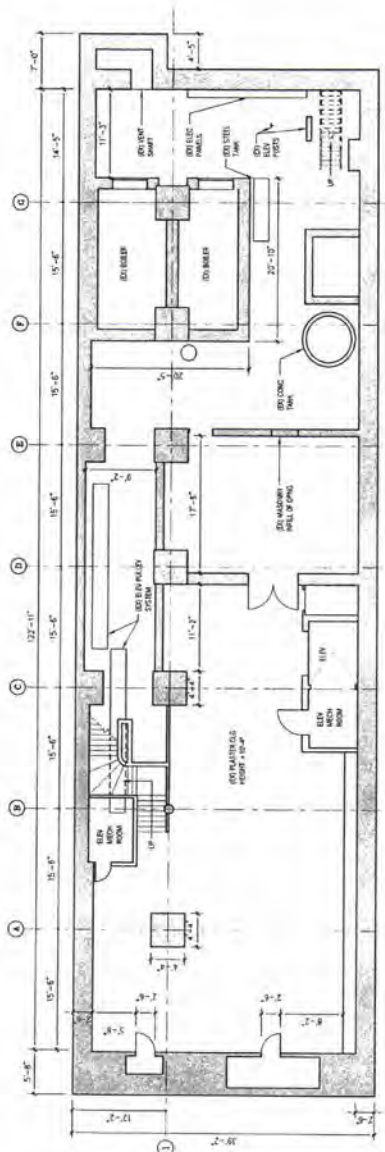
Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective buyer should carefully verify to his/her own satisfaction all information contained herein.

# Mallin Panchelli Nadel REALTY INC.

Commercial & Investment Real Estate Brokers



FLOOR 1



BASEMENT

## CHESTNUT

BASEMENT & 1ST FLOOR PLANS  
1/8" = 1'-0"  
October 1, 2007  
M.G.A. PARTNER, ARCHITECTS

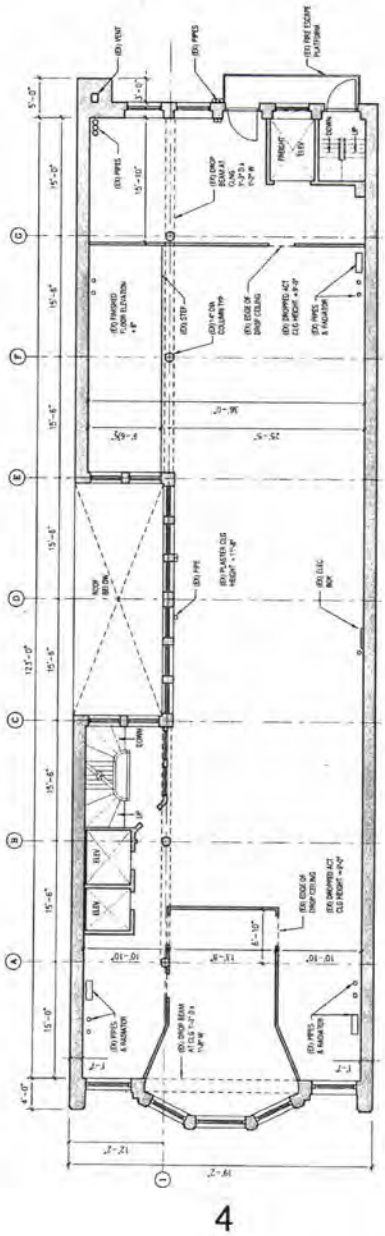
1033 Chestnut Street  
Survey of Existing Building  
Philadelphia, Pennsylvania

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective buyer should carefully verify to his/her own satisfaction all information contained herein.

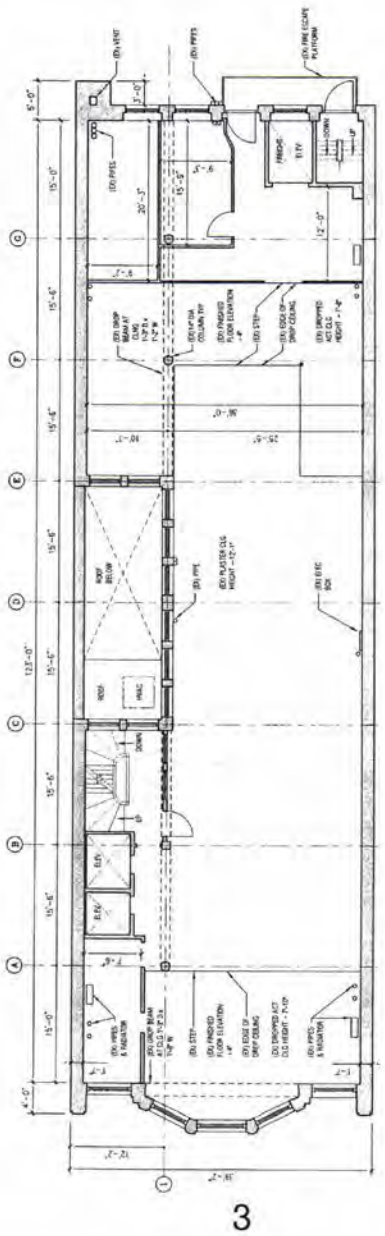


# Mallin Panchelli Nadel REALTY INC.

Commercial & Investment Real Estate Brokers



Fourth Floor Plan



Third Floor Plan

## CHESTNUT

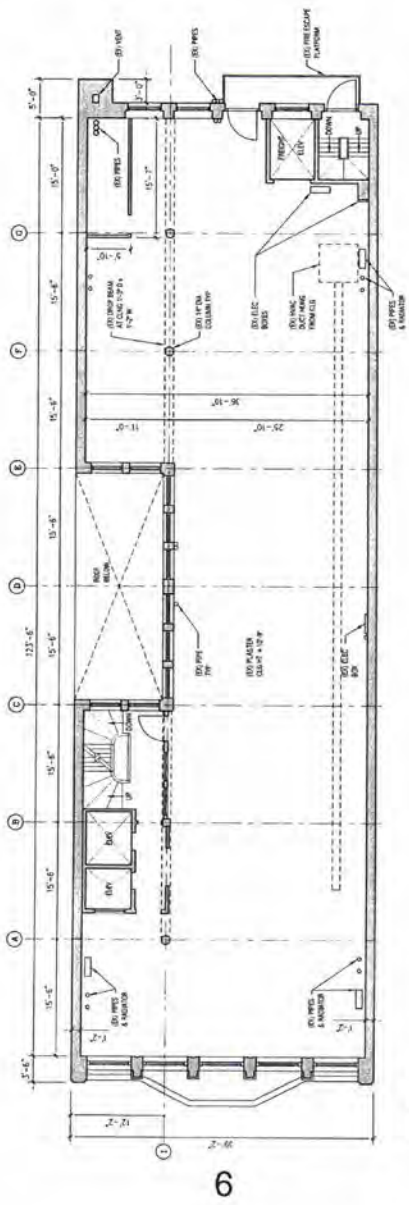
3RD & 4TH FLOOR PLANS  
DATE: 10/1/2007  
October 1, 2007  
M.G.A. P.A.R.F.N.K.S. ARCHITECTS

1033 Chestnut Street  
Survey of Existing Building  
Philadelphia, Pennsylvania

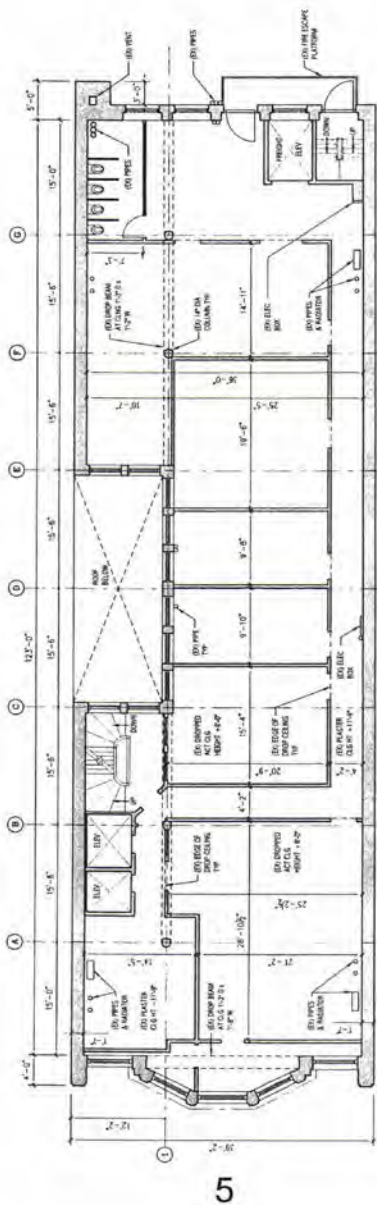
Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective buyer should carefully verify to his/her own satisfaction all information contained herein.

# Mallin Panchelli Nadel REALTY INC.

Commercial & Investment Real Estate Brokers



Sixth Floor Plan



Fifth Floor Plan

5TH & 6TH FLOOR PLANS  
100' x 100'  
October 1, 2007  
M.G.A. PARKERS, ARCHITECTS

1033 Chestnut Street  
Survey of Existing Building  
Philadelphia, Pennsylvania

## CHESTNUT

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective buyer should carefully verify to his/her own satisfaction all information contained herein.



# Mallin Panchelli Nadel REALTY INC.

Commercial & Investment Real Estate Brokers

OPA Website: Property Data

Page 1 of 1



## The Office of Property Assessment

Property Location	
Address:	1031-33 CHESTNUT ST
Unit Number:	
Zip Code:	19107-4219
Zoning:	C5
Zoning Description:	Multi Story Office

Owner Information	
Owner(s):	1031-1033 CHESTNUT ASSOCI
Account Number:	882494300
Mailing Address:	1031-1033 CHESTNUT ASSOCI, U3 VENTURES LLC 1735 MARKET ST STE A443 PHILADELPHIA PA, 19103

Property Characteristics	
Land Area:	5201 SqFt
Improvement Description:	STR/OFF 8 STY MASONRY
Improvement Area:	40910 SqFt
Beginning Point:	298'W 10TH ST
Exterior Condition:	

Certified Values for 2011	
Market Value:	\$2,330,100
Assessed Land (Taxable):	\$304,640
Assessed Improvement (Taxable):	\$440,992
Assessed Land (Exempt):	\$0
Assessed Improvement (Exempt):	\$0
Total Assessment:	\$745,632

Sale Information	
Sale Date:	2/29/2008
Sale Price:	\$3,400,000
Tax Information	
Real Estate Tax:	\$67,718.30

Year	Certified Values						Gross Tax
	Market Value	Assessed Land (Taxable)	Assessed Land (Exempt)	Assessed Improvement (Taxable)	Assessed Improvement (Exempt)	Total Assessment	
2011	\$2,330,100	\$304,640	\$0	\$440,992	\$0	\$745,632	\$67,718.30
2010	\$2,330,100	\$304,640	\$0	\$440,992	\$0	\$745,632	\$61,619.03
2009	\$2,330,100	\$304,640	\$0	\$440,992	\$0	\$745,632	\$61,619.03
2008	\$950,000	\$168,218	\$0	\$135,782	\$0	\$304,000	\$25,122.56
2007	\$950,000	\$168,218	\$0	\$135,782	\$0	\$304,000	\$25,122.56
2006	\$450,000	\$99,000	\$0	\$45,000	\$0	\$144,000	\$11,900.16
2005	\$450,000	\$99,000	\$0	\$45,000	\$0	\$144,000	\$11,900.16

© 2006 Office of Property Assessment. All Rights Reserved.

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective buyer should carefully verify to his/her own satisfaction all information contained herein.