

*Fishbowl*  
HAGERT ESTATES



# 31 LUXURY RESIDENTIAL HOMES

2600-20 E. Hagert Street  
2601-19 E. Boston Street  
2431 Almond Street

PRESENTED BY:



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*There's no place like home!*

**FISHTOWN, PHILADELPHIA**

# PROPERTY SUMMARY



# PROPERTY DESCRIPTION

Hagert Estates consists of 31 townhomes with a variety of uniquely designed floor plans to maximize natural light, entertainment space, and a minimalistic-luxury, yet, understated feel through open concept living. Located in the Fishtown section of Philadelphia and primely positioned for the ultimate lifestyle of convenience, this highly walkable neighborhood is a Philly hot spot for family, fun, critically acclaimed dining, the arts, and much more.

**Located in Fishtown in between  
Northern Liberties & Port Richmond.**

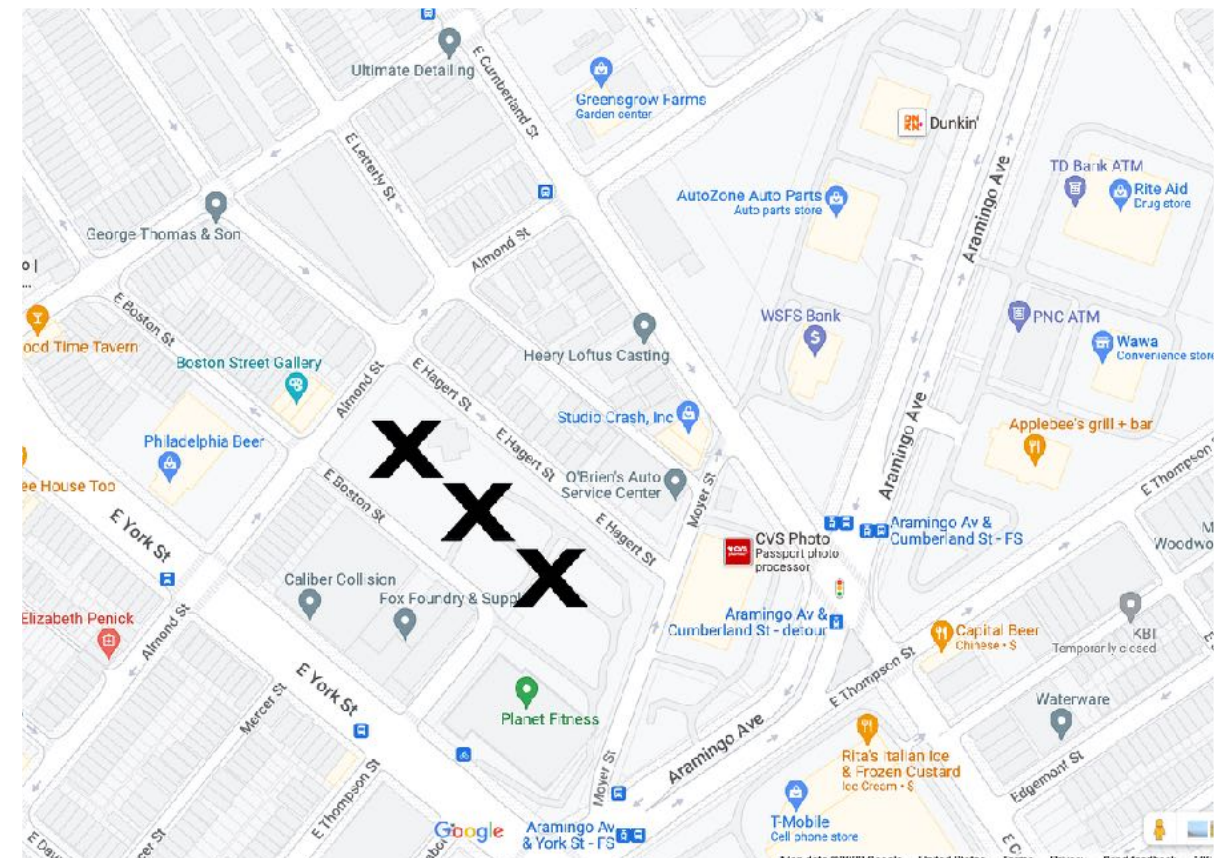






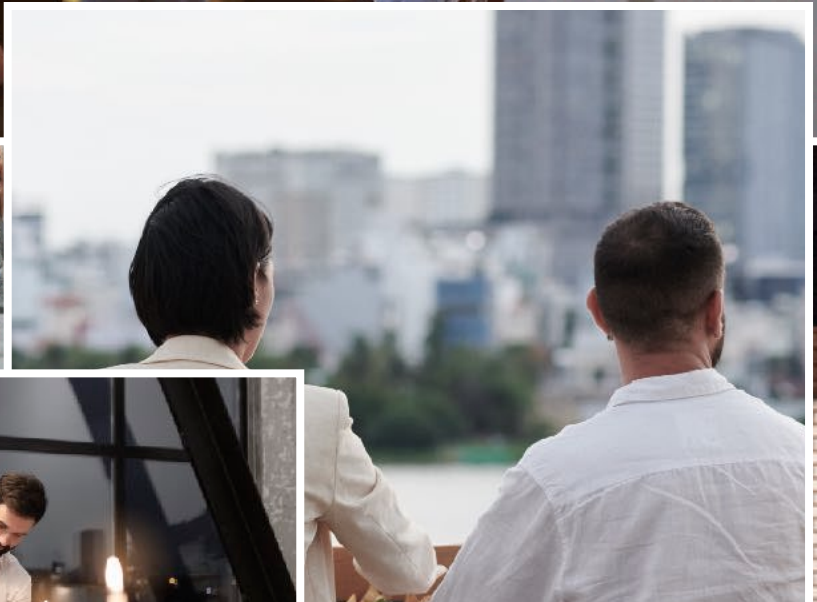
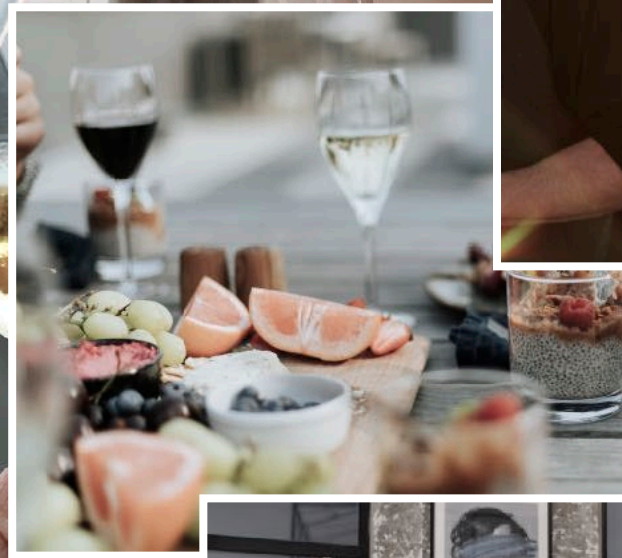
# PROJECT LOCATION

Fishtown, much like other popular US neighborhoods, has experienced a renaissance through residential and commercial development that has attracted lots of recent homebuyers as well as investors and was even named "America's Hottest New Neighborhood" by Forbes Magazine in 2018. Hager Estates is located within walking distance to numerous locally loved bars, some of Philly's best-rated restaurants, and other popular retail options.



**[VIEW ON GOOGLE MAP](#)**





*Details*

PROPERTY  
DETAILS





**PROPERTY DETAILS: 2600-20 E. Hagert Street**

# SITE PLAN

LOWER LEVEL UNITS



UPPER LEVEL UNITS

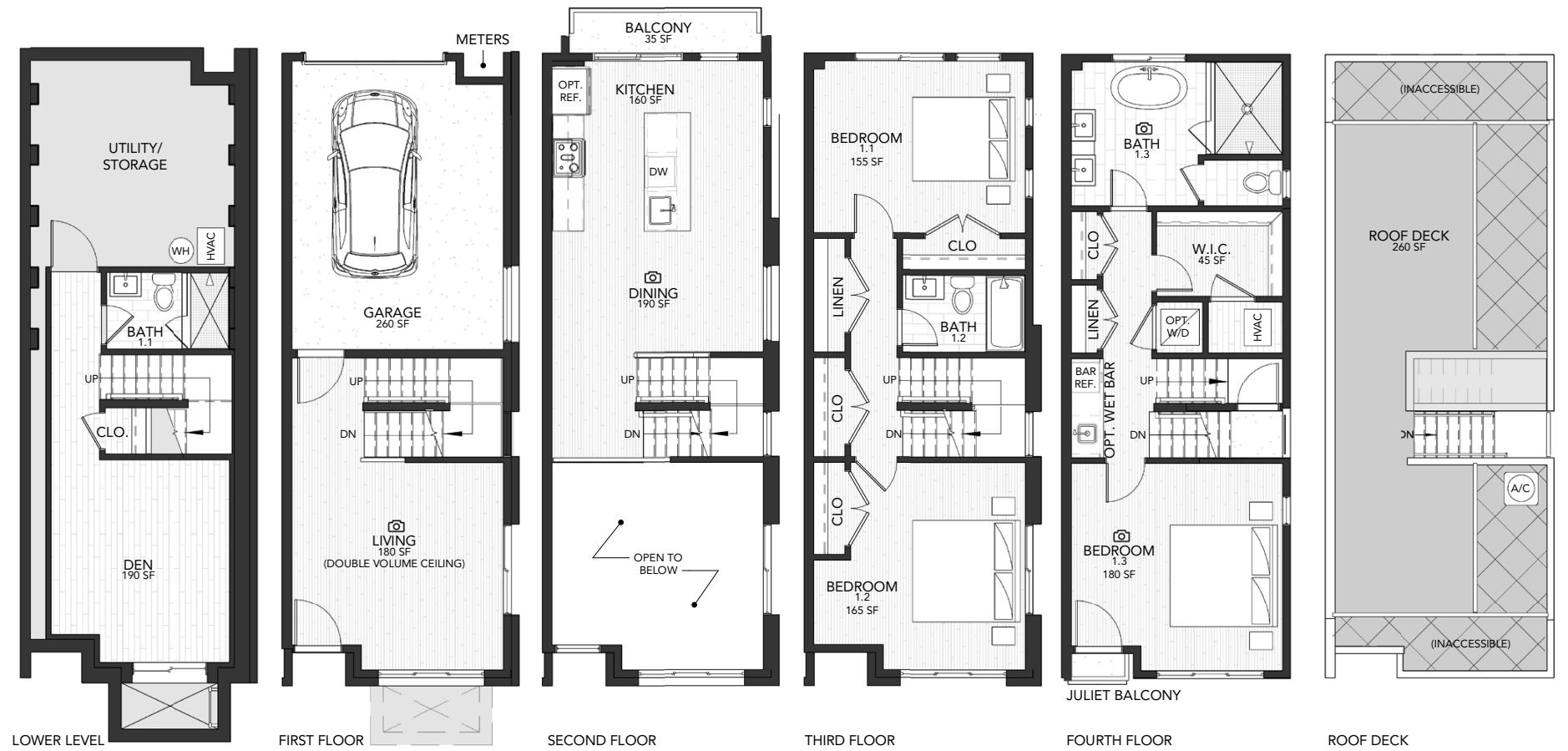




PROPERTY DETAILS

# FLOOR PLAN

2600 E. Hagert Street  
Single Family



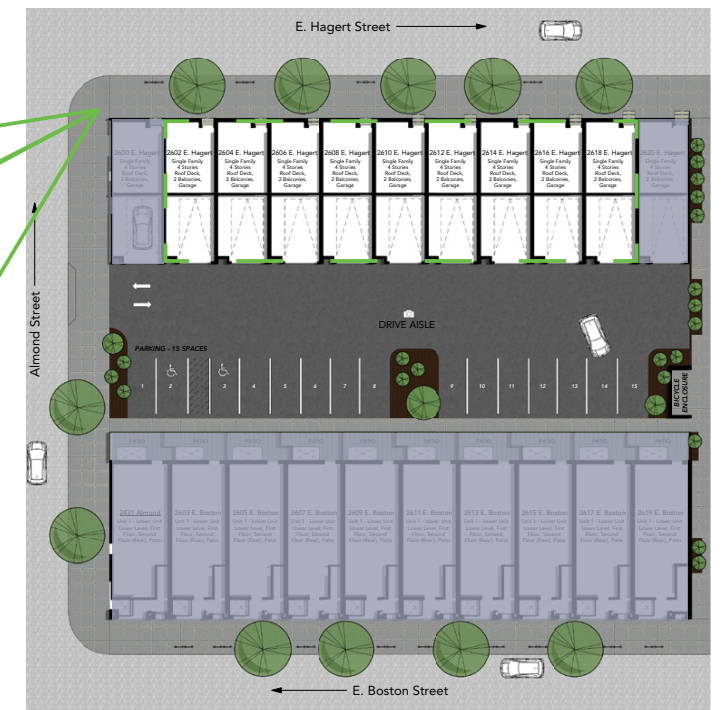
SITE KEY



# PROPERTY DETAILS

# FLOOR PLAN

## 2602-18 E. Hagert Street Single Family



SITE KEY



PROPERTY DETAILS

# FLOOR PLAN

2620 E. Hagert Street  
Single Family



SITE KEY



**PROPERTY DETAILS: 2601-19 E. Boston Street // 2431 Almond Street**





PROPERTY DETAILS

# FLOOR PLAN

2431 Almond Street  
Unit 1: 3 Beds | 3.5 Baths  
Duplex

2601 E. Boston Street  
Unit 2: 3 Beds | 2 Baths  
Duplex

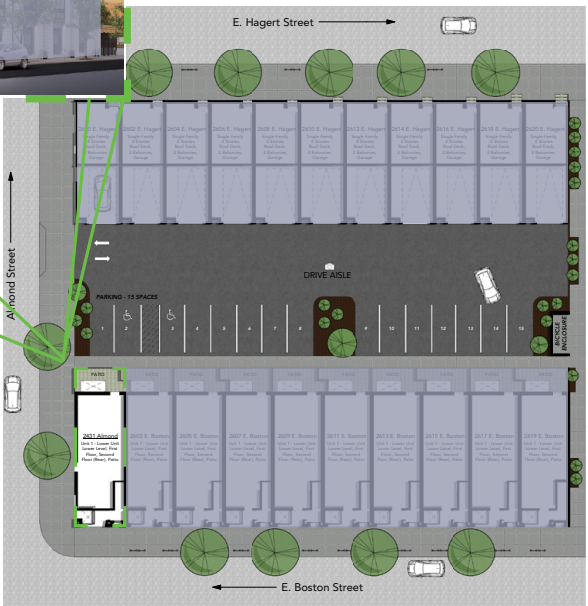
## DUPLEXES

2431 Almond Street  
Unit 1: 3 Beds | 3.5 Baths



## DUPLEXES

2601 E. Boston Street  
Unit 2: 3 Beds | 2 Baths



SITE KEY - LOWER LEVEL



SITE KEY - UPPER LEVEL







# PROPERTY DETAILS

# FLOOR PLAN

2619 E. Boston Street  
Duplex

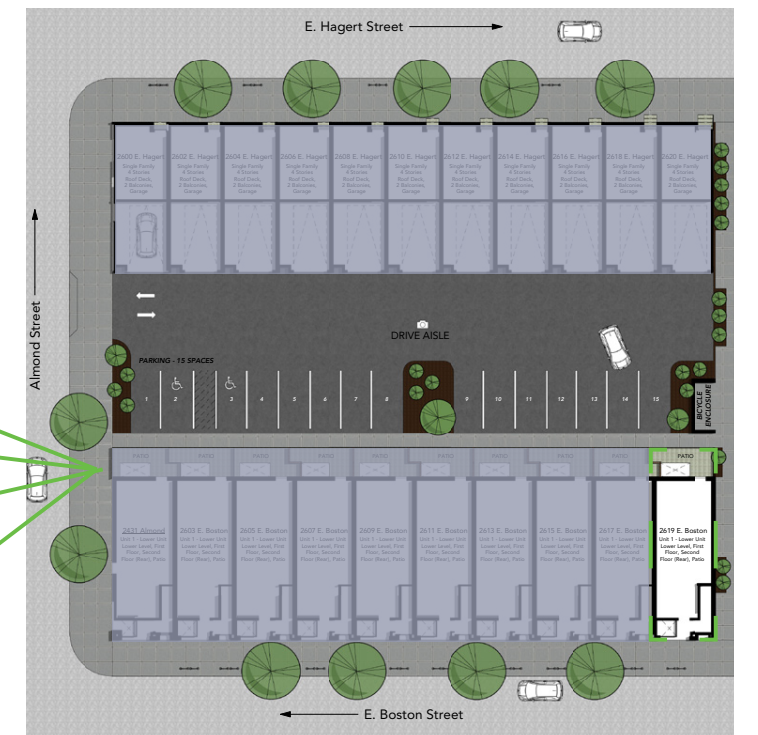
## DUPLEXES

Unit 1: 3 Beds | 3.5 Baths



## DUPLEXES

Unit 2: 3 Beds | 2 Baths



SITE KEY

*Demographics*

DEMOGRAPHICS





# FISHTOWN

Fishtown is currently at the beginning of its renaissance and has been on the radar of many real estate developers looking to renovate this unique pocket of Philadelphia. This traditional residential row-home community is established between Northern Liberties and Port Richmond and has improved recently due to the ongoing development of its surrounding neighborhoods. This community is part of a collection of neighborhoods known as River Wards, which includes three neighborhoods northeast of Center City: Port Richmond, Kensington, and Northern Liberties.

Fishtown consists of born and raised natives who expanded their blocks with generations of family members and neighbors. Today, this dynamic residential area welcomes young professionals, growing families, creatives, entrepreneurs, college and graduate students. Developers and entrepreneurs see this Philadelphia neighborhood as an opportunity to soar their business endeavors and innovations to new levels by embracing its residents and unique character as inspiration. By standing on top of a roof deck, you experience the potential and ongoing growth occurring in this neighborhood. Fishtown is lined up with major developments that are supporting its expansion, making this neighborhood a desirable location for the next investment opportunity. One major development currently undergoing a transformation is the redevelopment of the former Port Richmond Village shopping center. Now known as Fishtown Crossing, this project will create an estimated 18,000 square feet of new retail space that will expand the current shopping center by adding new commercial and accessible retail, restaurants, and casual outdoor public spaces for visitors to congregate.

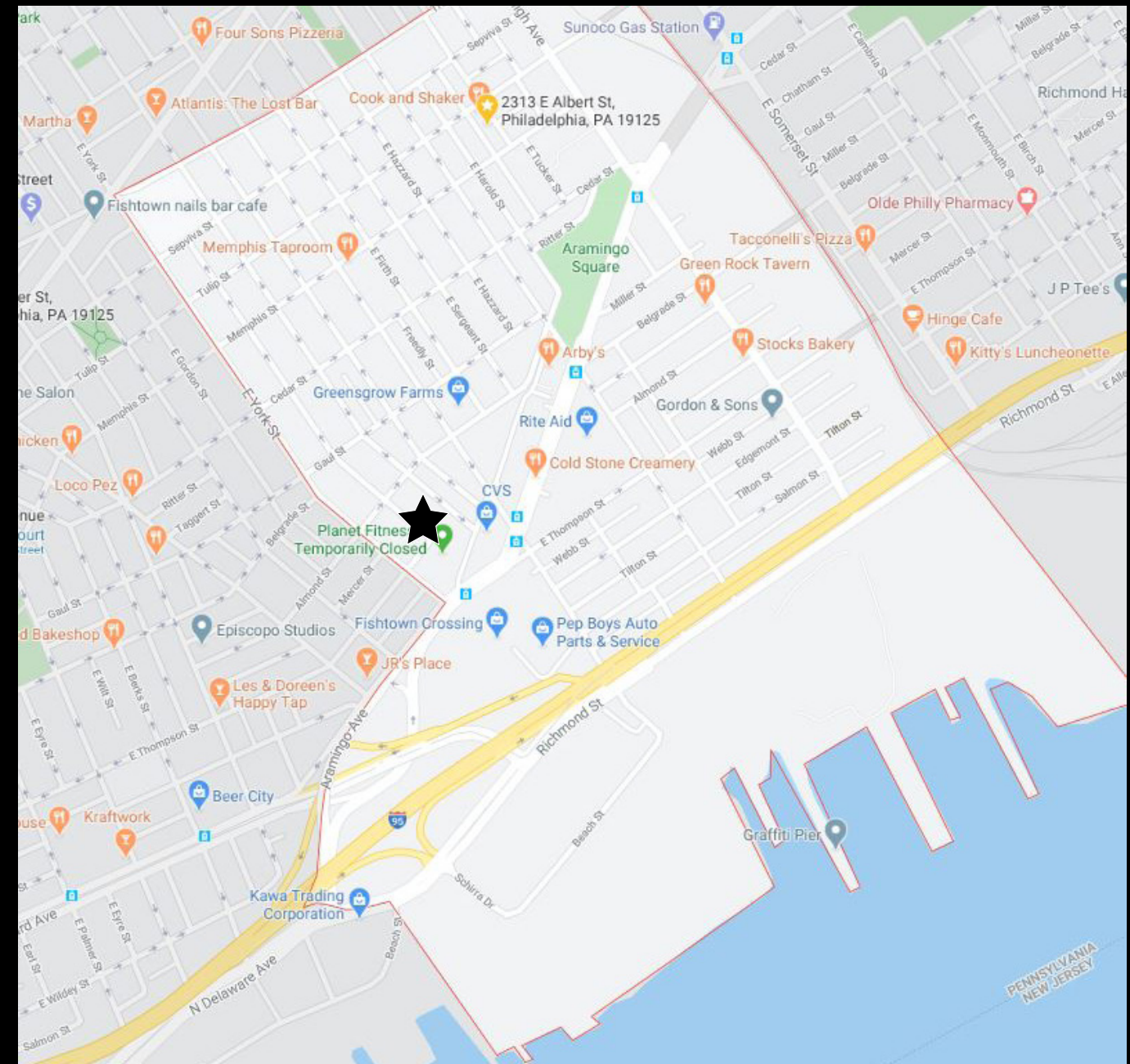
Fishtown is known for its local dive bars, taprooms and cafes such as Memphis Taproom, Stocks Bakery, Philadelphia Beer Co., Capital Beer, and Red Brick Craft Distillery. Centrally located in this neighborhood is Greensgrow Farms, an educational non-profit urban farm providing produce to locals at their community farm stand as well as nutritional and garden workshops located in their urban garden center.





# FISHTOWN

This neighborhood is part of a collection of communities known as River Wards, which includes three neighborhoods northeast of Center City: Port Richmond, Kensington, and Northern Liberties. Fishtown is a neighborhood with an identity. You know you made it to the right location when you made your way to the corner of E. Girard Avenue and Frankford Avenue, where the longstanding bar and music venue Johnny Brenda's and vintage diner Joe's Steaks + Soda Shop meet. Along Frankford Avenue, you'll find popular indoor outdoor beer gardens standing in renovated warehouses such as Fette Sau and Frankford Hall. In less than a quarter of a mile, you'll find additional neighborhood favorites such as Frankford Hall, Suraya, LMNO, Front Street Café, Wm Mulherin's Sons, Cheu Fishtown, Good Spoon Soupery, La Colombe, Fishtown Tavern, Kensington Quarters, Pizzeria Beddia, Garage, Barcade, and more. Loads of entertainment will be found near the Delaware River including the Rivers Casino, Golf & Social, The Barbary, The Fillmore, Goose Island, and Punchline Philly.







## DEMOGRAPHICS

Kensington and Port Richmond are primarily residential neighborhoods that have seen an influx of small businesses and sustainable development. This district is home to many of Philadelphia's thriving brewery and distillery scene with local names such as Evil Genius Beer Company, Fermentery Form, New Liberty Distillery, Philadelphia Brewing Company, and Row-house Spirits. Historic River Wards was once a heavy industrial lined with factories and warehouses focusing on the manufacture of coal, iron, and steel.

Most errands and activities here can be done by foot. It's an incredibly accessible and walkable neighborhood with tons of things to see and do. Transportation systems are provided by Philadelphia's SEPTA transit system and provides residents and tourists with a variety of options including the vintage Girard Avenue trolley, the Market-Frankford line on, and buses.

Access to neighboring communities such as Fishtown and Port Richmond can be easily managed by using any mode of public transit. This neighborhood has also seen an increase of bike lanes supporting a safe travel experience for casual bicyclists and commuters.





# NEIGHBORHOOD AMENITIES

- **Planet Fitness:** Marketed as the “judgement free zone”, this franchise has a whopping 1,859 fitness centers, making it the largest franchise in its industry.
- **CVS:** Retail, drugstore, and healthcare company providing consumers with the opportunity to refill and transfer prescriptions and purchase everyday needs.
- **Caliber Collision:** Leading auto body repair & paint shop.
- **Philadelphia Beer Co.:** 38,000 Sq.Ft. brewery distilling seasonal and year round beer. Take a tour of the brewery and sample fresh brews.
- **Good Time Tavern:** Established local dive bar with a neighborhood feel.
- **Fishtown Crossing:** Redevelopment of the Port Richmond Village, by Cedar Realty Trust, that will provide additional retail, restaurants, outdoor public green spaces, and outdoor seating.
- **GNC:** Retail company focusing on selling health and nutritional products such as supplements, vitamins, and sports nutrition.
- **The Richmond Shops:** Local grocery store selling fresh organic produce with a focus on healthy living.
- **Pep Boys Auto Parts:** American automotive franchise with a focus on selling automotive parts and accessories, as well as services.
- **Starbucks:** American multinational chain of coffeehouses and roasters reserves.
- **Green Eggs Cafe:** Green Eggs Café is a brunch-style restaurant that takes pride in serving the highest quality fare, while maintaining an eco-conscious philosophy.
- **WSFS Bank:** WSFS Financial Corporation is a financial services company and federal savings bank.
- **HoneyGrow:** Founded by Justin Rosenberg in Philadelphia in 2012, Honeygrow brings people together over the highest quality, wholesome, simple foods.
- **NiftyFifty's:** At Nifty Fifty's, our timeless menu of traditional American favorites and hand-dipped milkshakes reminiscent of old-fashioned soda fountains.
- **Wawa Gas Station & Shop:** American chain of convenience stores and gas stations located along the East Coast of the United State.
- **Fishtown Diner:** American-style neighborhood diner located in Fishtown, serving breakfast, lunch and diner.
- **Cold Stone Creamery:** Ice cream franchise offering a unique ice cream experience where create-your-own flavors are mixed on a cold granite slab.





# NEIGHBORHOOD AMENITIES (Cont.)

- **Dollar Tree:** Fortune 500 company and discount variety store that sells everyday products for \$1.00 or less.
- **Game Stop:** American video game merchandise retailer.
- **T-Mobile:** A subsidiary of the German telecommunications company, Deutsche Telekom AG, T-Mobile is an American wireless network operator.
- **Applebee's:** Franchise offering American cuisine in a casual dining atmosphere.
- **RiteAid:** Headquartered in Camp Hill, Pennsylvania, this drugstore chain is a Fortune 500 company with a pharmacy and sells everyday essentials.
- **Arby's:** American fast food restaurant chain with an emphasis on sandwiches.
- **Stocks Bakery:** Local no frills bakery known for its famous pound cake.
- **Green Rock Tavern:** Popular neighborhood bar and grill known for their pierogis. They even throw a Pierogi Week Festival selling numerous flavor combinations.
- **Greensgrow Farms:** A nonprofit urban farm providing sustainable solutions for locals.
- **Aramingo Square:** Aramingo Square is one of the largest parks in River Wards and offers a playground, basketball court, and an open field.
- **Memphis Taproom:** Quaint bar serving Southern comfort food and locals brews.
- **Graffiti Pier:** Now a street art graffiti hot spot, this former coal loading dock is now a representation of Philadelphia's art culture.
- **Hybrid Community:** Largest new construction waterfront development designed by ISA Architects and Hickok Cole featuring 30 acres of row homes and apartments. Currently in the planning stages.
- **General Pulaski Park:** The only park in River Wards to border the Delaware River. This recently renovated park is equipped with solar lighting.



# COMPANY SUMMARY

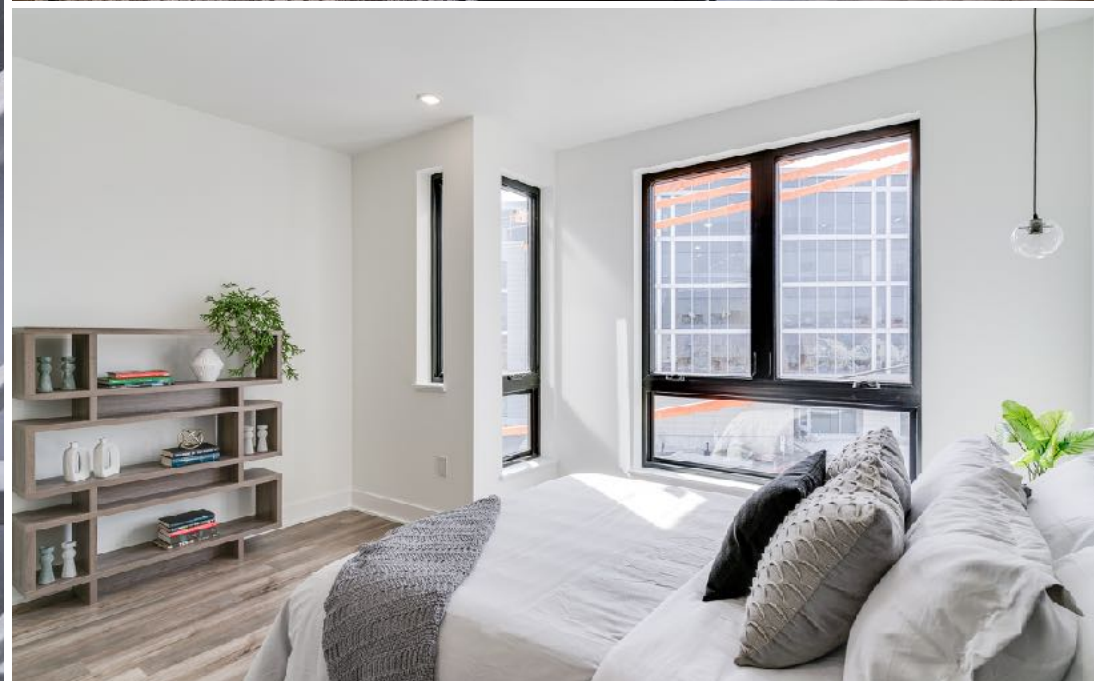


# BULLARD BUILDERS

***Bullard Builders is an in house construction company that has successfully built over 300,00 sqft of new construction, complete renovations and commercial space fit outs.***

With two decades of experience Bullard Builders is one of Philadelphia's largest privately-owned real estate development companies and community builders. We are a minority owned and operated boutique real-estate development and investment firm. Bullard Builders has a vertical supply chain model. We manage all aspects of development, including acquisition, development, negotiation, property management, leasing, construction, building design, maintenance, and market research. We specialize in high-end modern living solutions for the market rate and work force housing markets. Also specializing in the off-campus student housing, young professional, and the millennial population housing demand.











PREFERRED LENDER  
INCENTIVE OPTIONS

*Incentives*

# PREFERRED LENDER INCENTIVE OPTION

**Interest Rate Buydown:** Celebrate your new home with a t1% interest rate buy-down for your 1st year. For example, if your rate is 5.375%, then for your 1st year of payments your interest rate will be 4.375%

Below Market Interest Rate: Enjoy a lower rate for the life of your loan with a complimentary 1- point discount.

**Low Down Payment Option:** 5% down available on jumbo with no mortgage insurance. Don't let banks convince you that you need 20% down to purchase the luxury home of your dreams.

**No Lender Fees:** Inquire about our no lender fees financing incentive. Eliminate unnecessary junk fees with this option.

**Lender Paid Title Fees:** There are a lot of costs associated with buying a home but title fees don't have to be one of them! Awesome incentive valued at \$5,000

**Plus:** A Builder Luxury Upgrade. Work with us and we'll throw in a Built-in Premium Bluetooth Surround Sound System on all levels including the Roof Deck, on us!

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