

501 WASHINGTON LANE



SOLARA
HOLDINGS

Disciplined Capital Protection. Tax Efficient Real Estate Returns.



EXECUTIVE SUMMARY

501 Washington Lane presents a rare opportunity to acquire a newly constructed, fully stabilized, mixed-use investment property located in the heart of Jenkintown Borough. The asset features 24 modern residential units and 2 ground-floor commercial suites, delivering a blend of strong cash flow and long-term appreciation potential located in the highly sought after eastern Montgomery County region of the Philadelphia, PA MSA.



INVESTMENT HIGHLIGHTS

PURCHASE PRICE	\$6,700,000
GOING-IN CAP RATE (T12 2025)	6.2%
NET OPERATING INCOME	\$423,230 (EOY 1)
YEAR BUILT/OCCUPANCY	2025 (97% STABILIZED)



PROPERTY SUMMARY

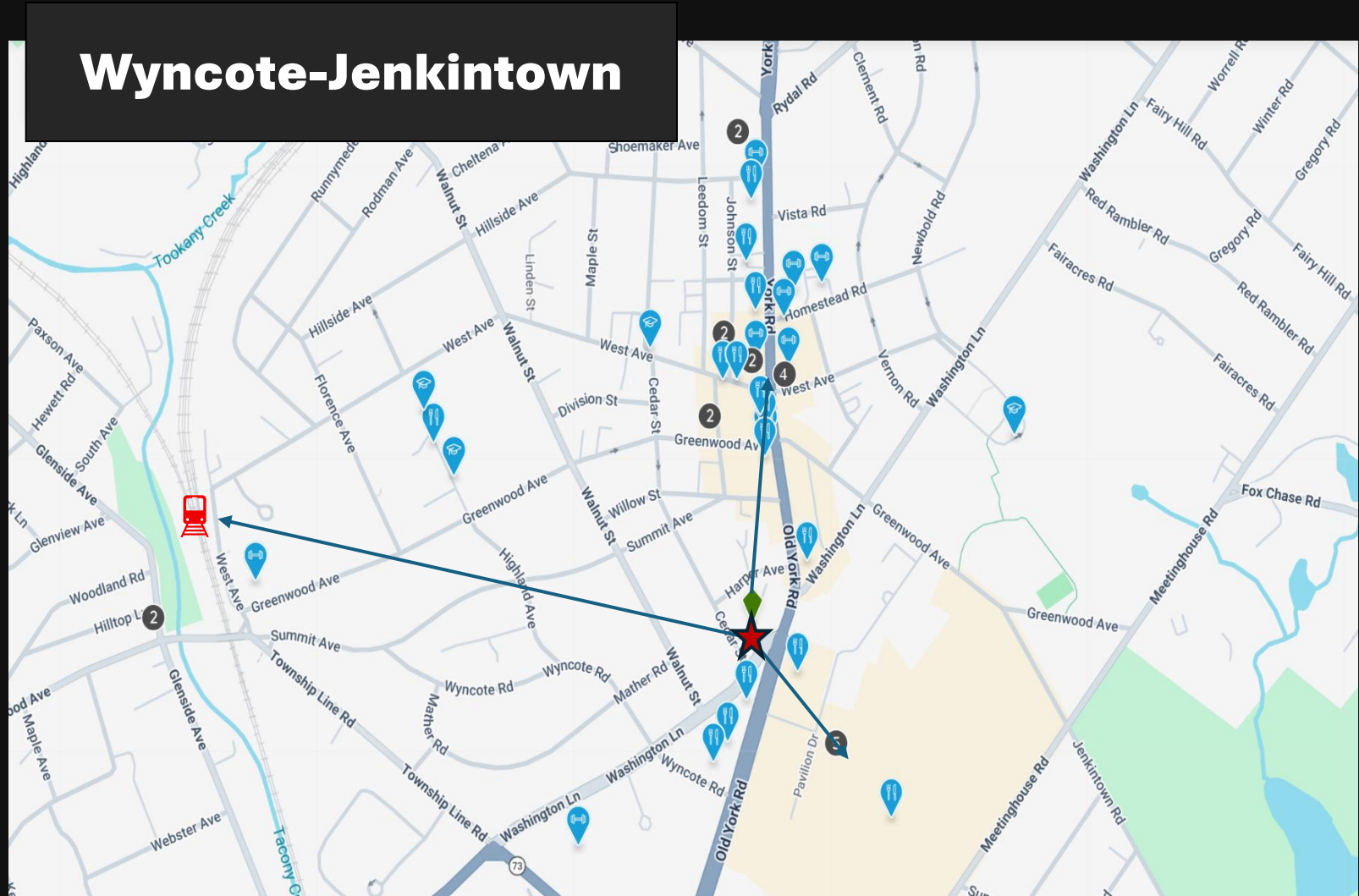
UNITS	24 RESIDENTIAL / 2 COMMERCIAL
BUILDING SIZE	21,340 SF
LOT SIZE	.51 ACRES
ZONING	B, R2
PARKING	1.5 SPACES PER 1,000 SF
CONSTRUCTION TYPE	NEW CONSTRUCTION
AMENITIES	ELEVATOR, BALCONIES, CO-WORKING LOUNGES, STAINLESS APPLIANCES, IN UNIT WASHER/DRYER



LOCATION OVERVIEW

Located at a highly visible intersection in the heart of Jenkintown Borough, this eastern Montgomery County PA property offers walkable access to dining, retail, transit, and schools.

- 1 block from York Road shopping corridor
- 5-minute walk to SEPTA regional rail station
- 25 minutes to Center City Philadelphia
- Walk Score: 85



AREA GUIDE: Wyncote-Jenkintown Glenside, PA

3.5 (15 Niche reviews)

A commuter-friendly neighborhood a few miles north of Downtown Philadelphia

Shopping • Suburban • University

Wyncote-Jenkintown is a suburban section of town about 20 miles north of Downtown Philadelphia. The dynamic area is home to Arcadia University and dotted with green spaces, streams, and golf courses. Easton Road holds an array of locally owned shops, stores, businesses, and a theater. Big-box stores and chain eateries are situated in the corner of town along Cheltenham Avenue at places like Cedarbrook Plaza Shopping Center and Greenleaf at Cheltenham Mall. The rest of Wyncote-Jenkintown features residential neighborhoods holding a variety of apartments and single-family homes suitable for renters from all walks of life.

Getting Around

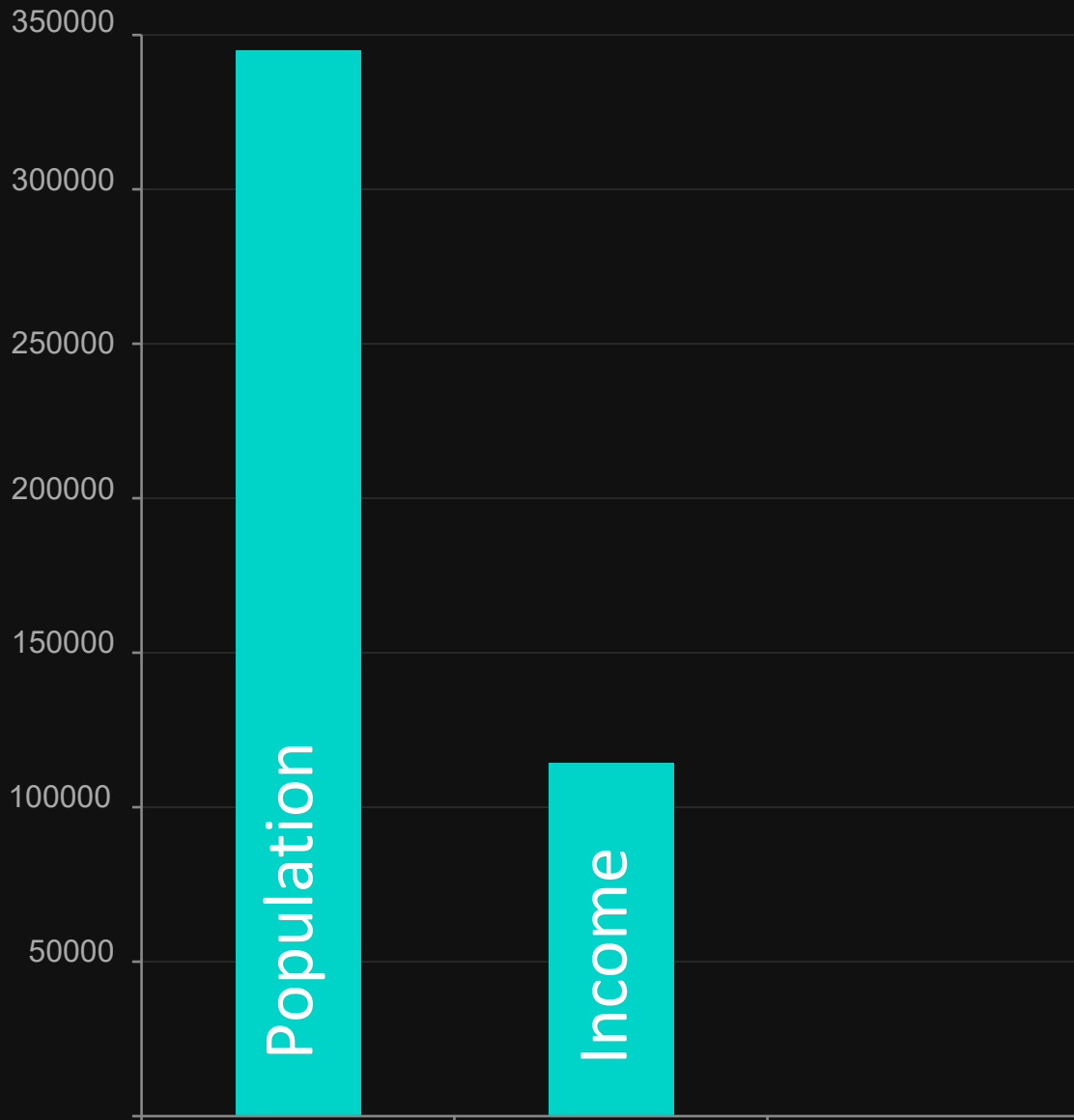
Explore how walkable, bikeable, drivable, and transit-friendly Wyncote-Jenkintown - Glenside, PA is for everyday living.

<u>Walk-ability Score</u>	<u>Drive-ability Score</u>	<u>Public Transit</u>	<u>Bike-ability Score</u>
85 / 100	65 / 100	80 / 100	50 / 100

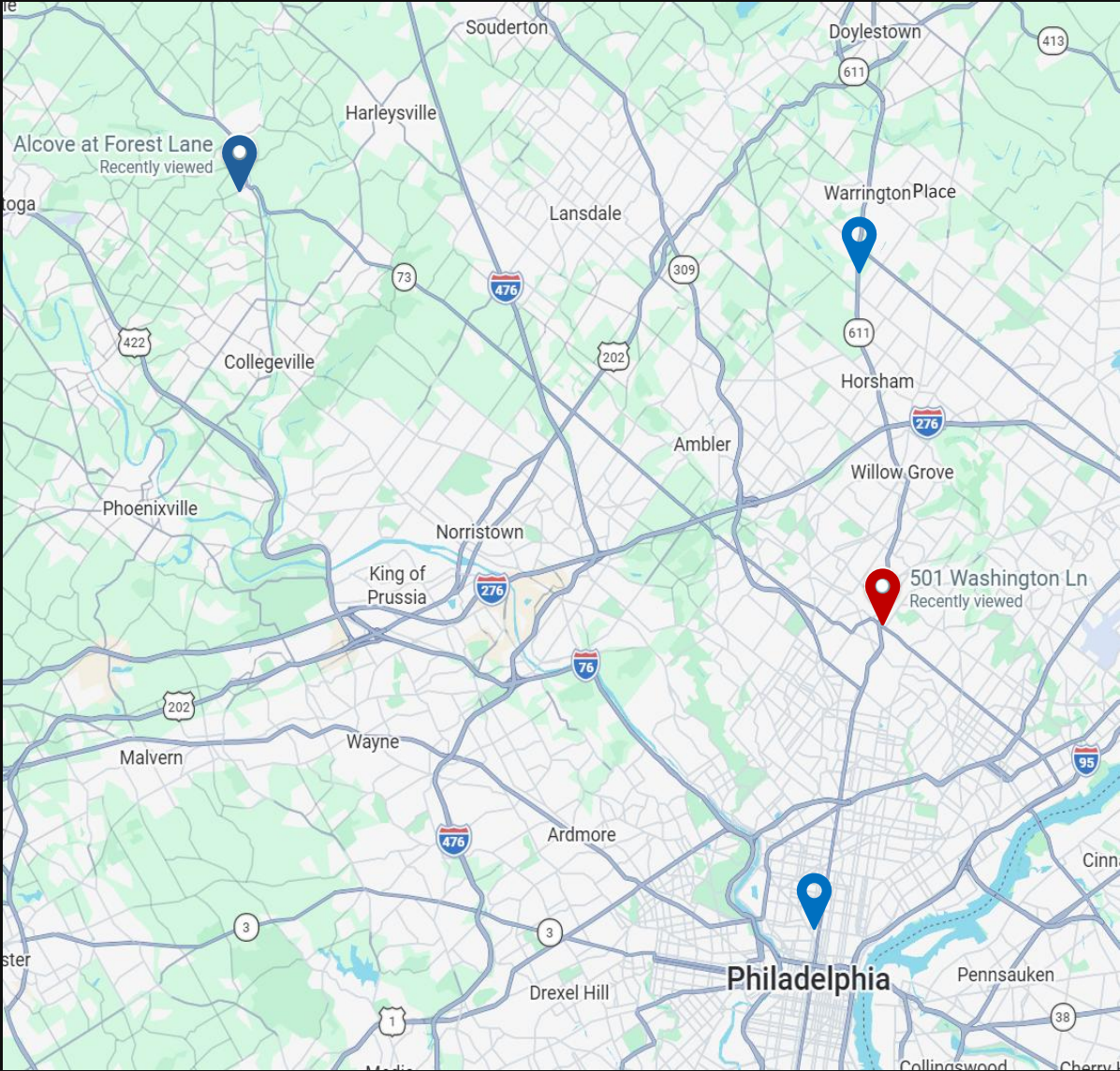
MARKET DEMOGRAPHICS

The chart highlights the strong fundamentals of the Jenkintown submarket, showing local population size, median household income, and renter demand in a 5-mile radius

- Median Household Income: **\$114,306**
- Population (5-mile radius): **345,000+**
- High renter demand with growing professional population
- Excellent school district, stable housing prices



SALES COMPS



501 WASHINGTON LANE
\$6,700,000
\$257,700 / UNIT

PROPERTY	SALES PRICE	UNITS	PRICE/UNIT
ALCOVE AT FOREST LANE	\$8.625M	28	\$308,036



THE WARRINGTON PLACE	\$13.3M	43	\$309,302
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About the Sponsor



AUROLA
REAL ESTATE EQUITY FUND
Disciplined Capital Protection. Tax Efficient Real Estate Returns.

Solara Holdings is a boutique, vertically integrated real estate firm and the sponsor of the **Aurora Real Estate Equity Fund**, our premier alternative investment vehicle focused on institutional quality real estate. Leveraging over thirty years of experience, our core mission is simple: to **protect investor capital** from market volatility while delivering superior, tax-efficient, and risk-adjusted returns utilizing our **Four-Pillar Risk Mitigation Framework** based on **demographic resiliency, debt-service coverage, operational efficiency, and local market supply constraints**. This methodology guides every investment decision to focus on long-term stability and capital preservation while delivering three powerful benefits traditional investments cannot:

- **True Diversification:** Class A private real estate is an asset that is genuinely **uncorrelated** with the daily swings of the stock and bond markets, providing a foundational hedge your portfolio needs.
- **Tax-Efficiency:** We leverage non-cash deductions like real estate depreciation that can effectively shield your passive income from taxes, significantly enhancing your net returns and allowing for greater wealth compounding.
- **Superior Risk-Adjusted Returns:** By rigorously mitigating volatility through our framework, we aim to provide competitive returns with a demonstrably lower overall risk profile than publicly traded alternatives.

At Solara Holdings, we believe stable wealth creation requires institutional-quality real estate as a strategic hedge against both market downturns and inflation. When you partner with us, you are investing in a **proven, disciplined strategy** designed for long-term appreciation, not a quick market-timing bet.

Michael Butler, MBA
Founder & Managing Partner, Solara Holdings

As Managing Principal of Solara Holdings, Mike has been instrumental in the acquisition and asset management of over \$80 million in rental real estate through strategic private placements. With a keen eye for identifying opportunities and mitigating risk, he drives the fund's investment strategies with a strong focus on capital preservation and growth. Mike's unique, over three decades of experience through multiple economic cycles in both the real estate and healthcare industries have been central to executing the firm's investment objectives while safeguarding investor interests and optimizing portfolio performance.

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