

TEMPLE I

PHILADELPHIA

Temple University Student Housing



TEMPLE |

2200-2202 N. 11th STREET



17-bed
smart home
building



Opening in
Fall 2020



AI-powered
VIP concierge



24/7 iPhone
Security

Investment Highlights



5 MINUTES TO CLASS

Just blocks from the classroom, students enjoy easy access to Temple University in as little as 5 minutes by foot.



STRONG LOCATION

Steps from class, 9 minutes from Downtown, and 1.5 miles from Fishtown, America's hottest real estate neighborhood, [per Forbes](#).



BOOMING MARKET

North Central Philadelphia offers an urban experience with many parks, bars, restaurants, and coffee shops—all right near Temple University.



DEVELOPMENT SITE



Phase I of 106-
bedroom
development



2 blocks from
Temple U
station



3 blocks from
classroom



10-year tax
abatement

Press Highlights

Forbes

106,592 views | May 2, 2018, 9:52 pm

How Fishtown, Philadelphia Became America's Hottest New Neighborhood

Peter Lane Taylor Contributor



PHOTO BY PETER LANE TAYLOR

Every Friday afternoon at 5:30 pm the doors of "the El"—one of America's oldest elevated subways—swoosh open at Girard and Berks

The Inquirer

Unlimited Access Log In

Developer Blumenfeld targets July for North Broad Street office-and-apartment tower groundbreaking

by Jacob Adelman, Updated: April 11, 2019 - 1:54 PM



AOS ARCHITECTS

Developer Eric Blumenfeld is aiming to break ground in July on a 30-story North Broad Street tower with offices, apartments and a fitness club that he hopes to cap with digital screens featuring animated versions of the famous mural next door.

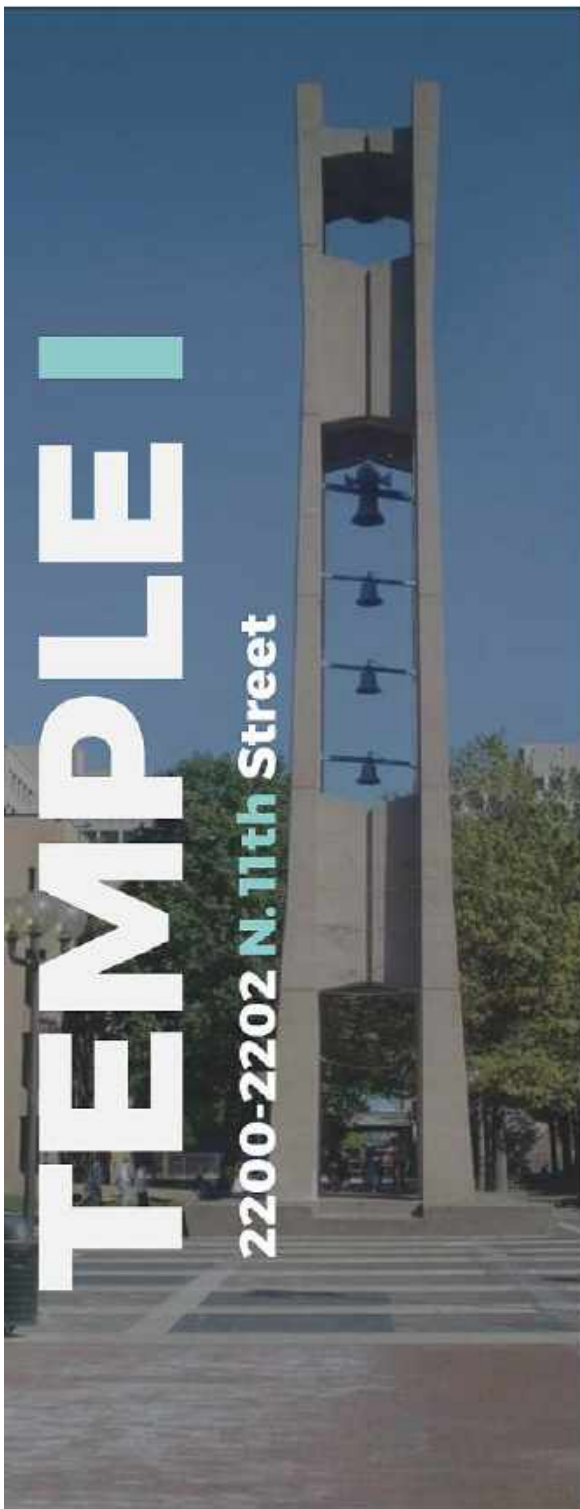
News VOICE

Temple receives record number of freshman applications yet again



Students walk along Temple University's Liacouras Walk. THOM CARROLL/PHILLYVDIGE

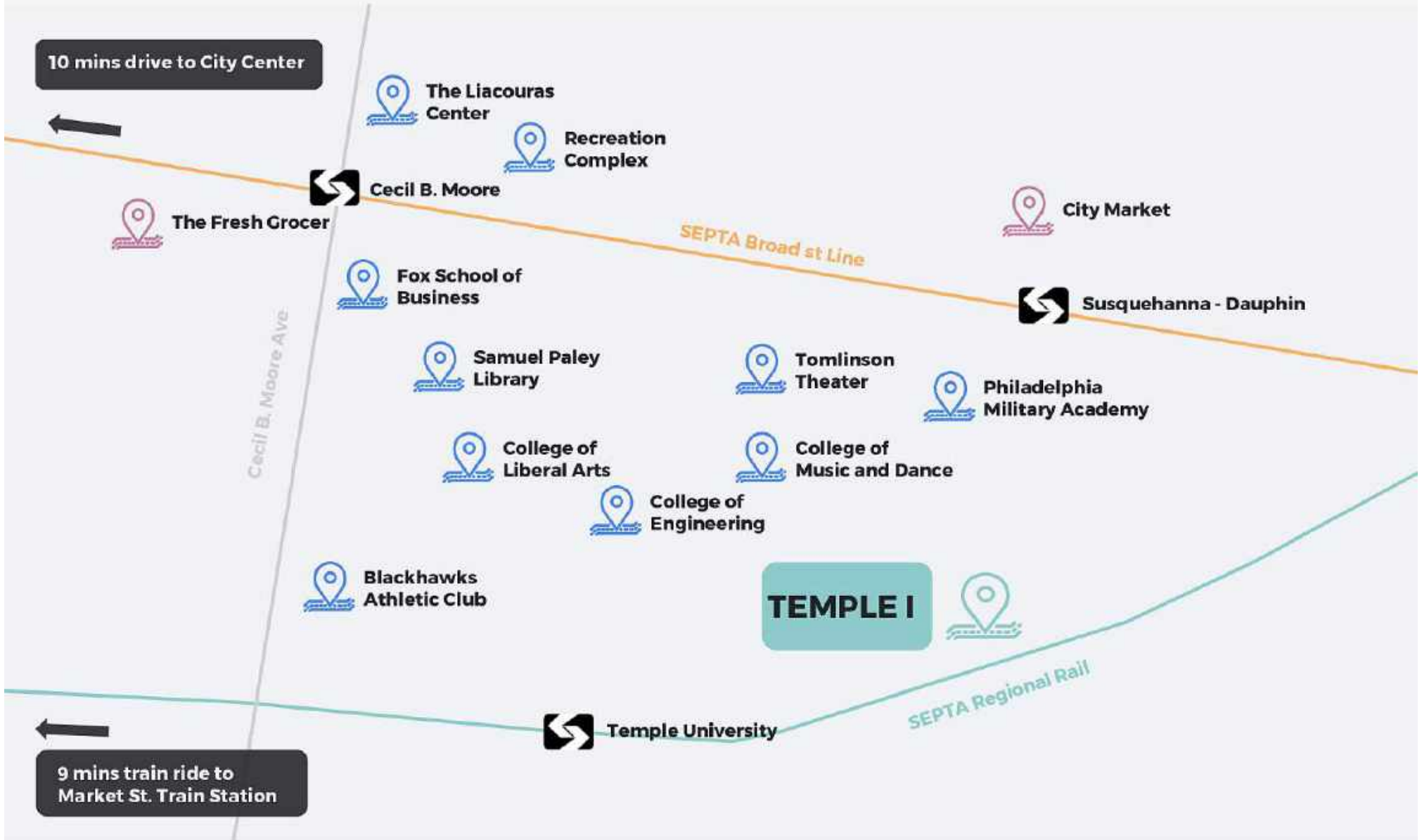
BY JERRY GAUL
PhillyVoice Contributor
UPDATED MAR 05, 2017 AT 02:18 PM



CAMPUS MEETS CITY

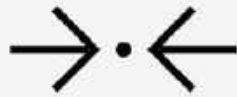
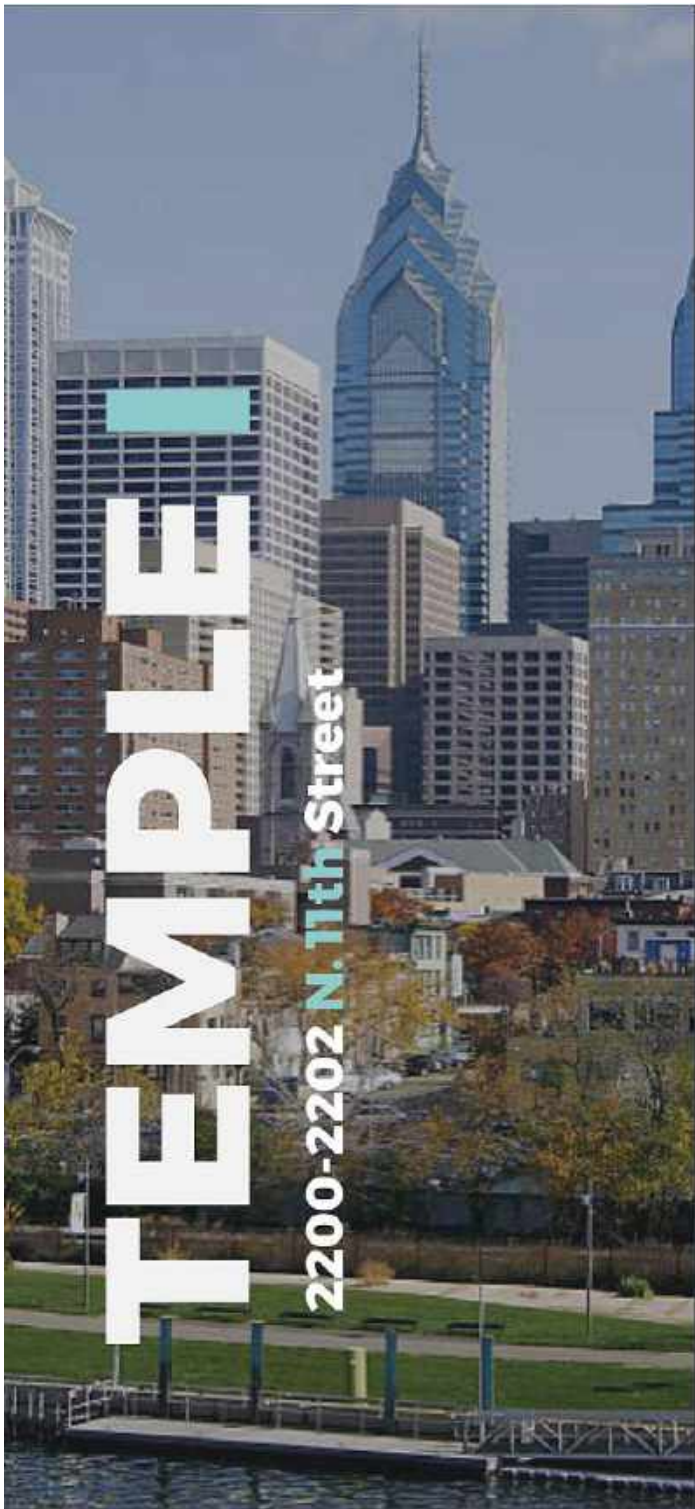
Close to downtown Philadelphia, Temple University offers students a campus experience in the heart of the city. History, museums, and academics are a few of the reasons attendance has been growing to record levels.

Area: Temple University



Location: Temple University





PHILLY:

*The birthplace
of America*



PHILADELPHIA



6th-Largest City
in the US



Housing up **200%**
since **2000**



The birthplace
of **America**



Over **41M** tourist
visits/year



SPORTS

Home of the 2018 Super Bowl Champions



LIBERTY BELL

Iconic symbol of American Independence since 1776



ZOO

Oldest zoo in the US



INDEPENDENCE HALL

America's Birthplace



ROCKY

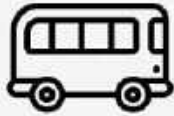
Historic Film Site



ART MUSEUM

One of the largest in the world

TEMPLE |



PHILADELPHIA CONNECTIVITY



INDEGO BIKE

5 min walk to station
20 min to Center City



BUS

1 min walk to station
20 min to Center City



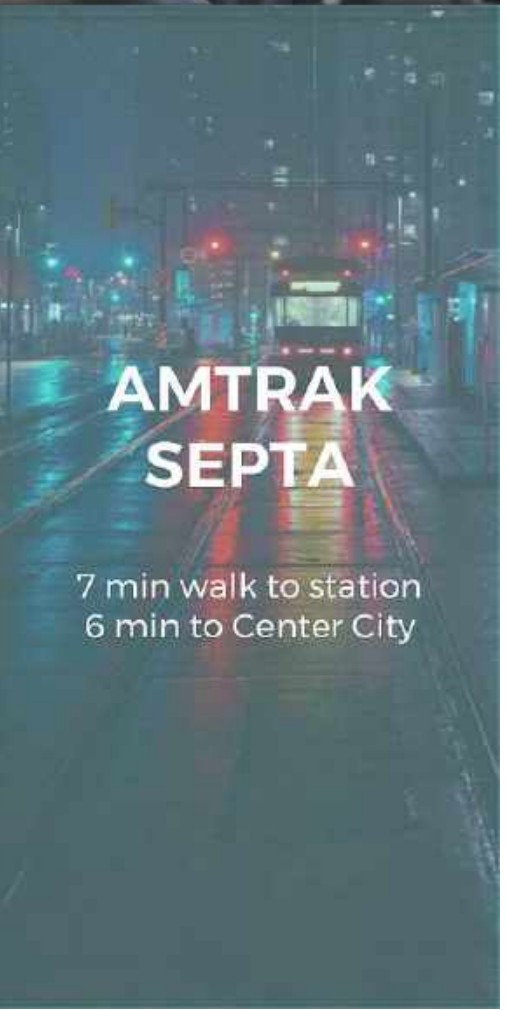
LYFT

Partnership
provides
discounted
rides for
tenants



CAR

10 min drive to
Center City



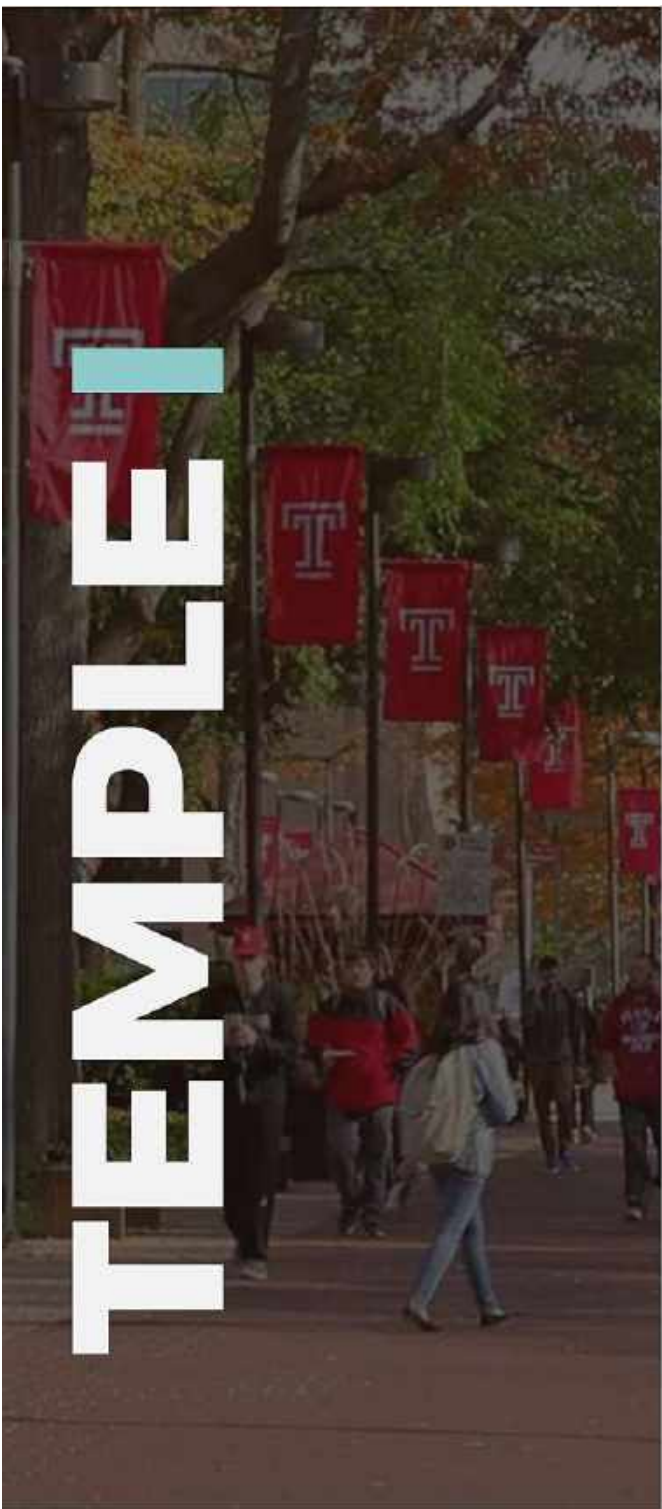
AMTRAK SEPTA

7 min walk to station
6 min to Center City



SPIN SCOOTERS

3 min ride to
campus



**WHY
TEMPLE
STUDENT
HOUSING?**

A photograph of a university campus walkway lined with trees and red banners featuring a white 'T' logo. People are walking along the path. The text 'TEMPLE U DEVELOPMENT BOOM' is overlaid in white and teal.

TEMPLE U DEVELOPMENT BOOM



Top 15 school
in the US



Record **breaking enrollment**
since '13



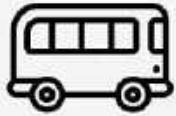
90%+ off-
campus
student
housing



95%+
occupancy



TEMPLE |



TEMPLETOWN RENTAL MARKET

North Philadelphia Rentals

North Philadelphia Class A Rent Index Student Housing per Bed

\$969
Class A rent list
price per bed

\$1.75
Rent list price
per sq. ft.



Templetown Rental Market

**AVERAGE STUDENT HOUSING ASKING RENT
PRICE PER BED**



\$969

CLASS A



\$783

CLASS B



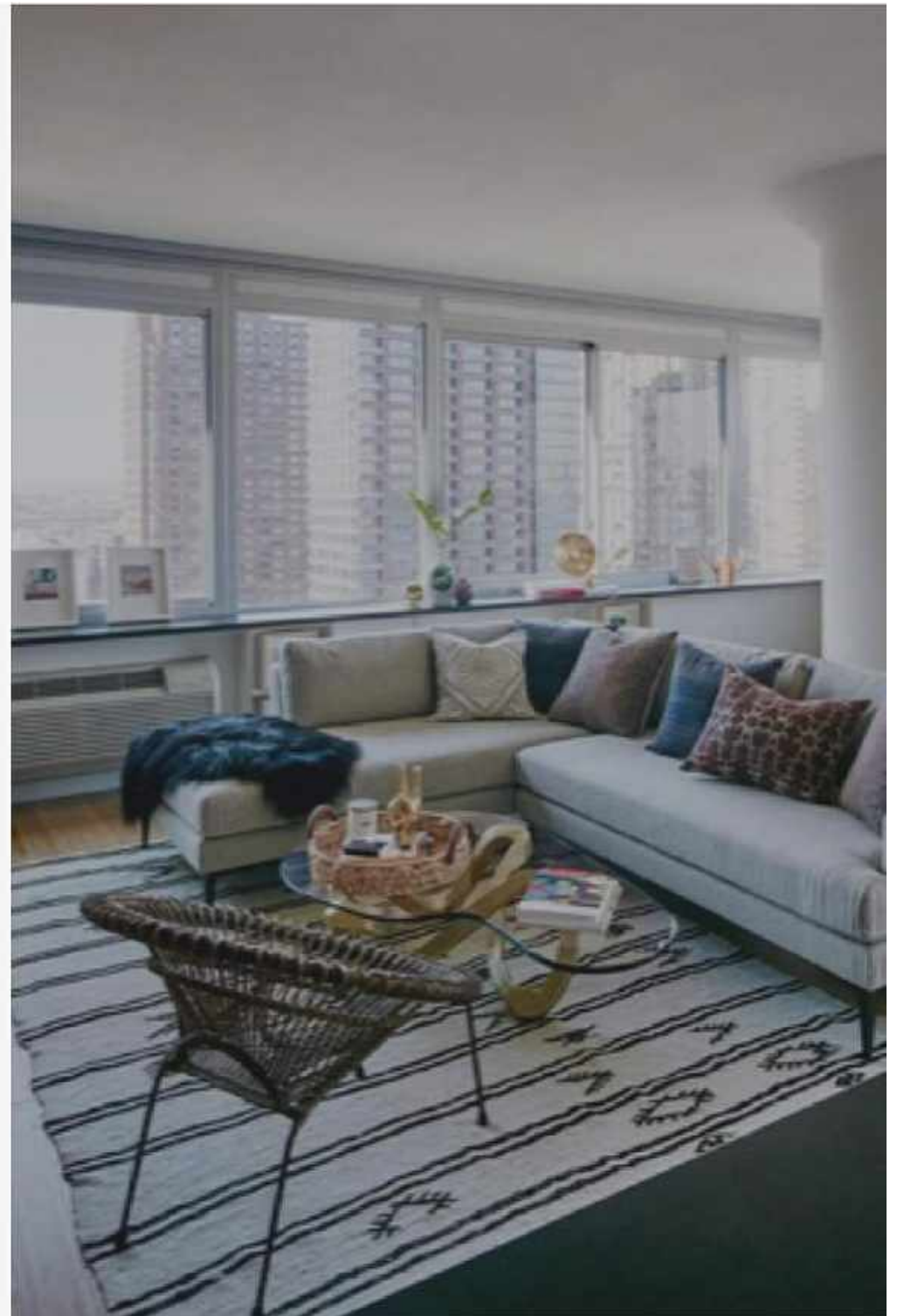
\$825

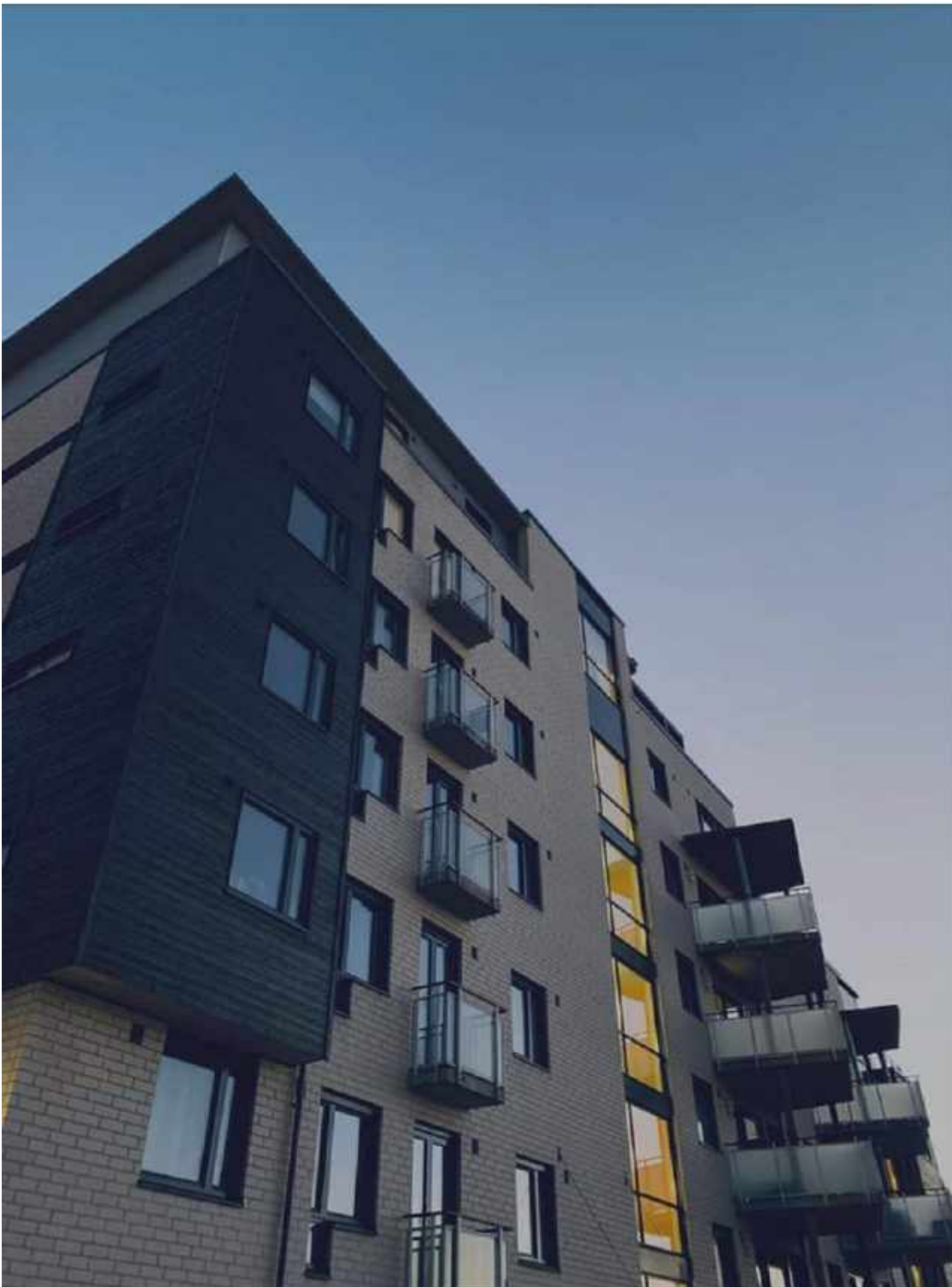
TEMPLE I



PHILADELPHIA LEASING ABSORPTION

Overall **50-basis points** YOY
(March 19)
increase in
occupancy to
95.7% for new
developments.

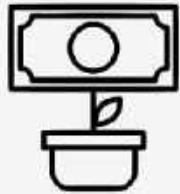




Student housing comparables near Temple University were at **100% occupancy*** at the start of the previous school year.

**Supporting data upon request*

TEMPLATE |



COMPS

TEMPLE I: COMPS



1536 N Carlisle Street

COMPARABLE



27-Bed
Apartment
Building



Opened in
2014



0.1 Miles from
Temple
University



Renting at
\$800 per bed



1417 North 15th Street

COMPARABLE



144-Bed
Apartment
Building



Opened in
2012



0.3 Miles from
Temple
University



Renting at
\$850 per bed



Diamond Green

COMPARABLE



350-Bed
Apartment
Building



Opened in
2012



Class B
property



Renting at
\$850 per bed



The Nest

COMPARABLE



405-Bed
Apartment
Building



Opened in
2019



0.7 Miles from
Temple
University



Starting at
\$1,050 per
bed

Competitive Set



TEMPLE I

DEVELOPMENT TIMELINE



January, 2020



**BREAKING
GROUND**

**CONSTRUCTION
COMPLETION**



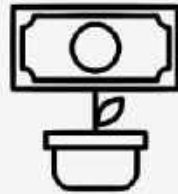
October, 2020

December, 2020



STABILIZATION

TEMPLATE



DEVELOPER TRACK RECORD

BUILDER & PROJECT
MANAGER

PB+DC

PB+DC is a
Philly-based
development
company,
specializing in
high end
residencies.

PB+DC



**1508-12 Ridge Ave
Philadelphia**



**1719-1725 Erdman St
Philadelphia**

ERDMAN ST. ELEVATION

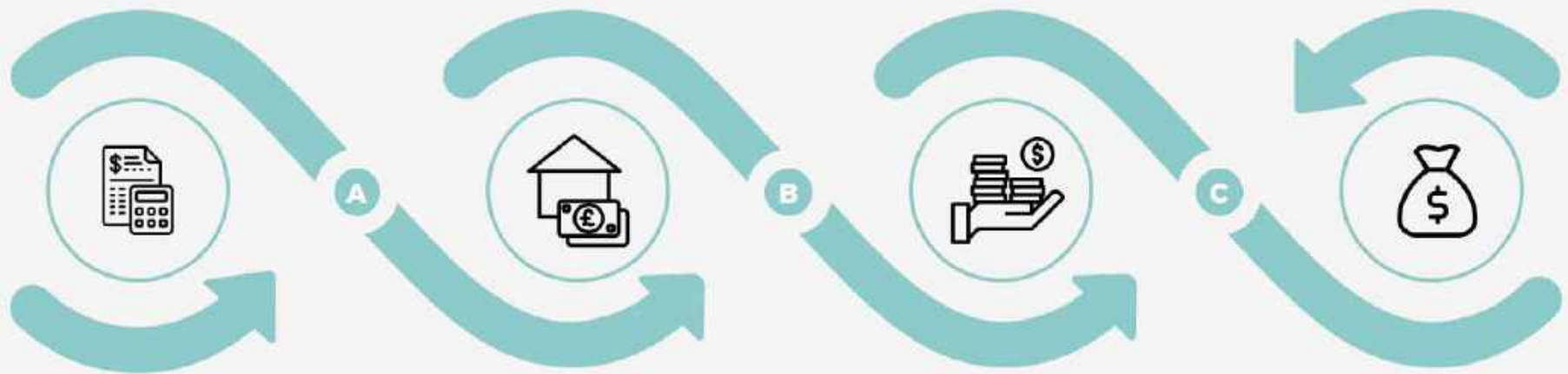


**745-751 N 20th St
Philadelphia**



**1438-40 S 20th St
Philadelphia**

Track Record



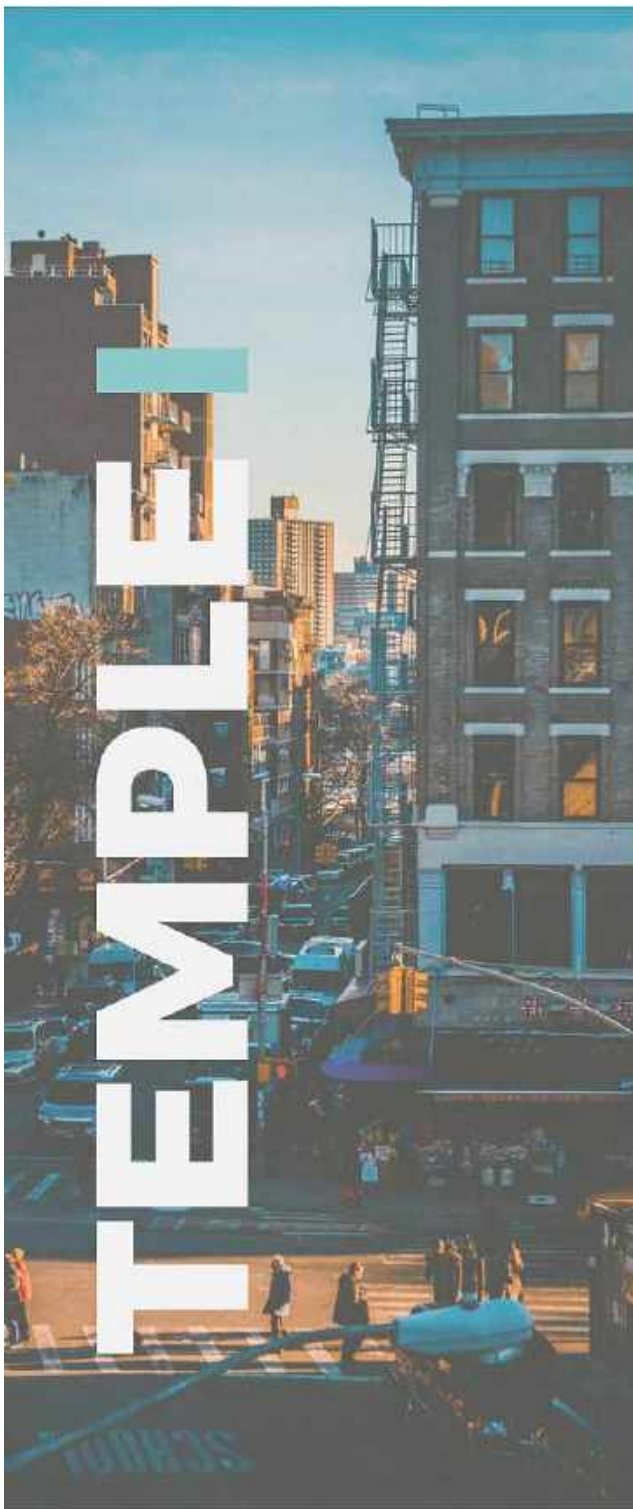
100+
**Total
Units**

\$15M
**Total
Costs**

\$1.27M
**Total
Profits**

27.7%
**Average
Returns**

**Full track record available upon request.*



OUR TEAM

Team



**Philip
Michael**

Founder,
NYCE/MFP

Founder, NYCE
Bestselling author
Harvard University



**Matt
Shapson**

Development
Partner

Founder, PBDC



**Michael
Hallett**

Project/
Construction
Manager

Founder, PBDC

**STAY IN TOUCH
WITH US**

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