



TEMPLE

2200-2202 N. 11th STREET

# TEMPLE I

PHILADELPHIA

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Temple University Student Housing

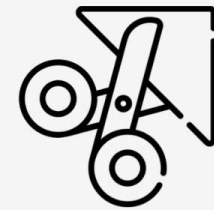


# TEMPLE I

2200-2202 N. 11th STREET



17-bed  
smart home  
building



Opening in  
Fall 2020



AI-powered  
VIP concierge

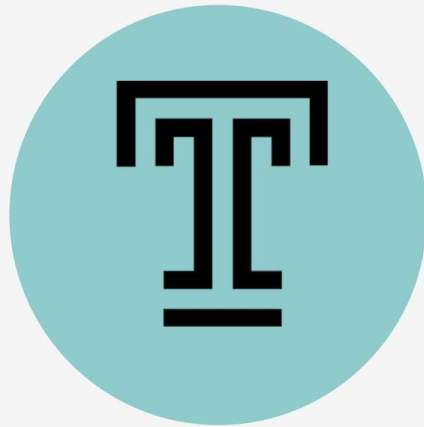


24/7 iPhone  
Security



# Investment Highlights

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## **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 News

## Temple receives record number of freshman applications yet again



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

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



TEMPLE |

2200-2202 N. 11th Street



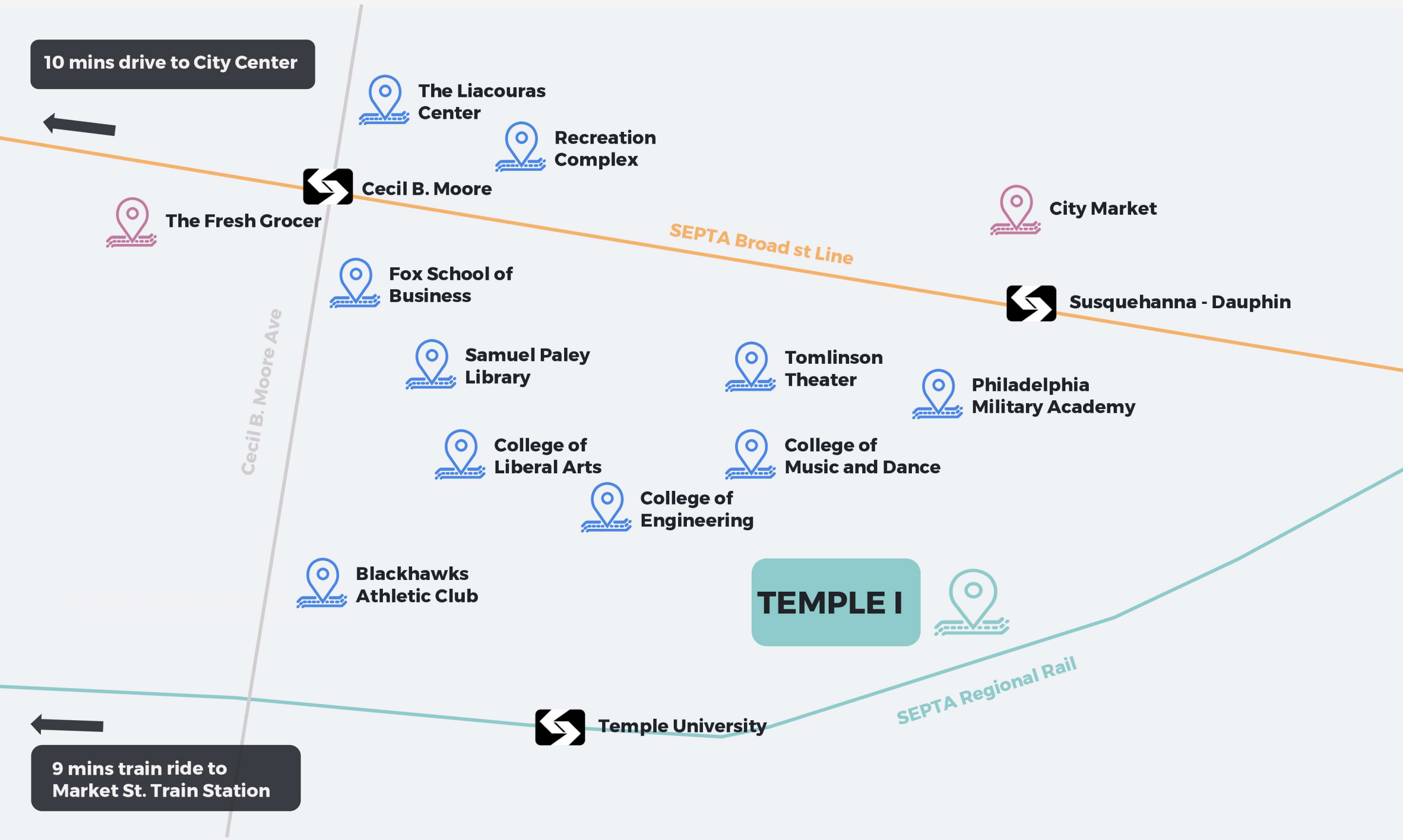
# CAMPUS MEETS CITY

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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



10 mins drive to City Center



Cecil B. Moore

The Liacouras Center

Recreation Complex

The Fresh Grocer

City Market

SEPTA Broad st Line

Fox School of Business



Susquehanna - Dauphin

Cecil B. Moore Ave

Samuel Paley Library

Tomlinson Theater

Philadelphia Military Academy

College of Liberal Arts

College of Music and Dance

College of Engineering

Blackhawks Athletic Club

TEMPLE I



9 mins train ride to Market St. Train Station



Temple University

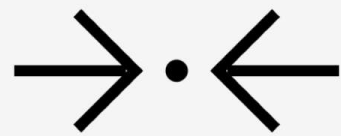
SEPTA Regional Rail



# 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



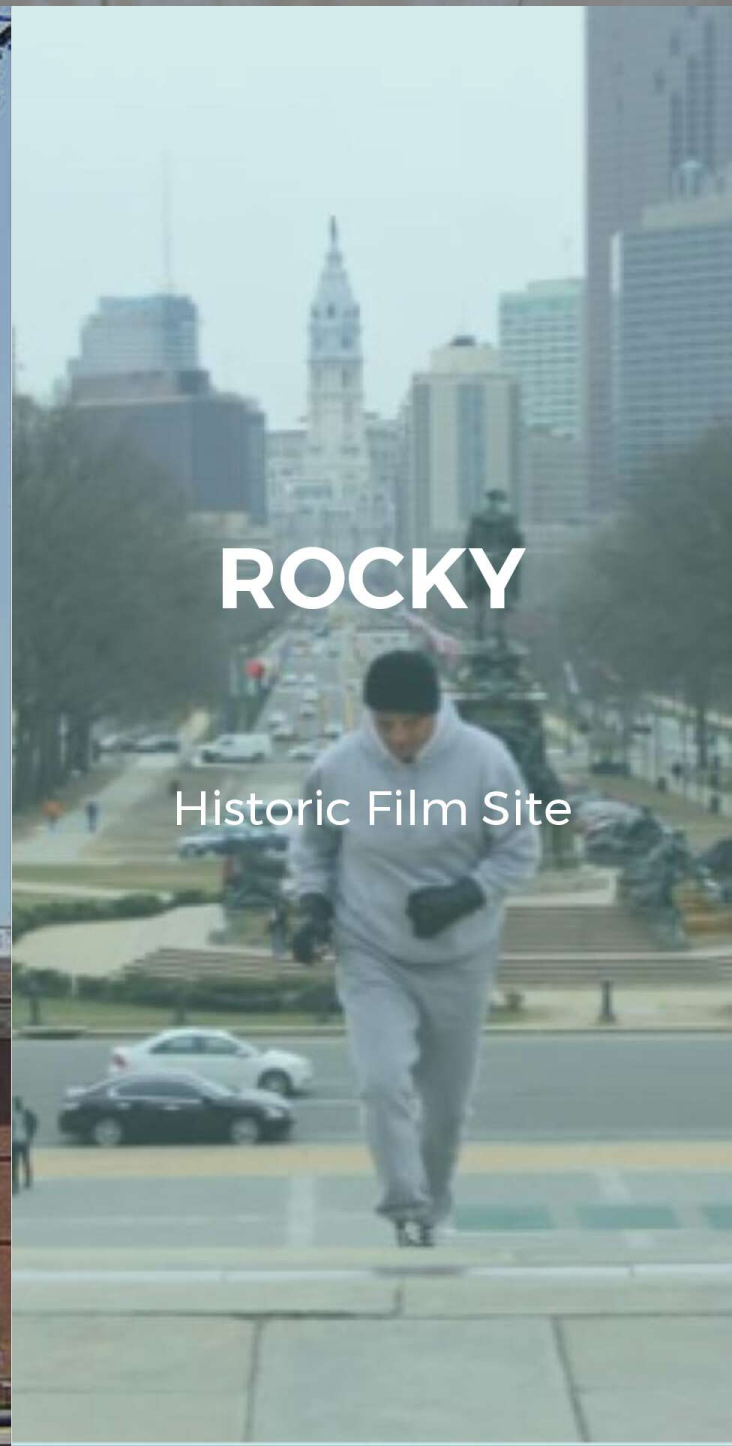
# ZOO

Oldest zoo in the US



# INDEPENDENCE HALL

America's Birthplace



# ROCKY

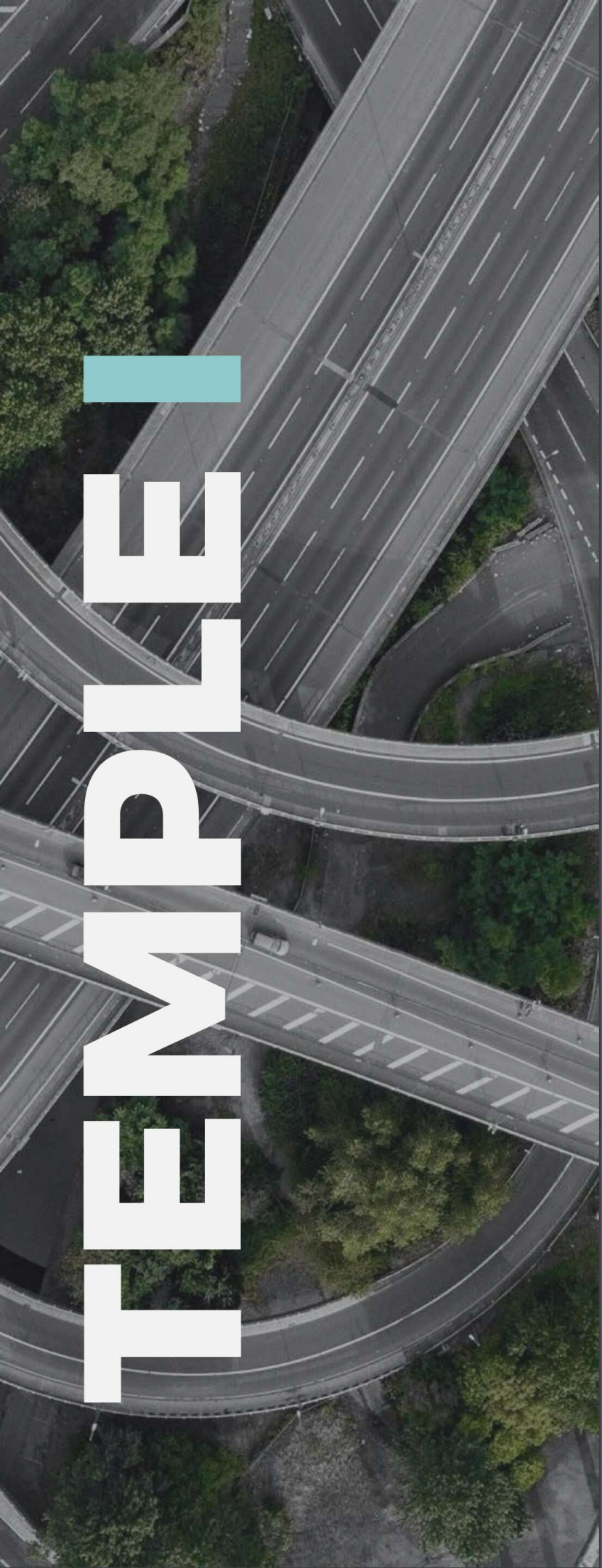
Historic Film Site



# ART MUSEUM

One of the largest in the world





**PHILADELPHIA**



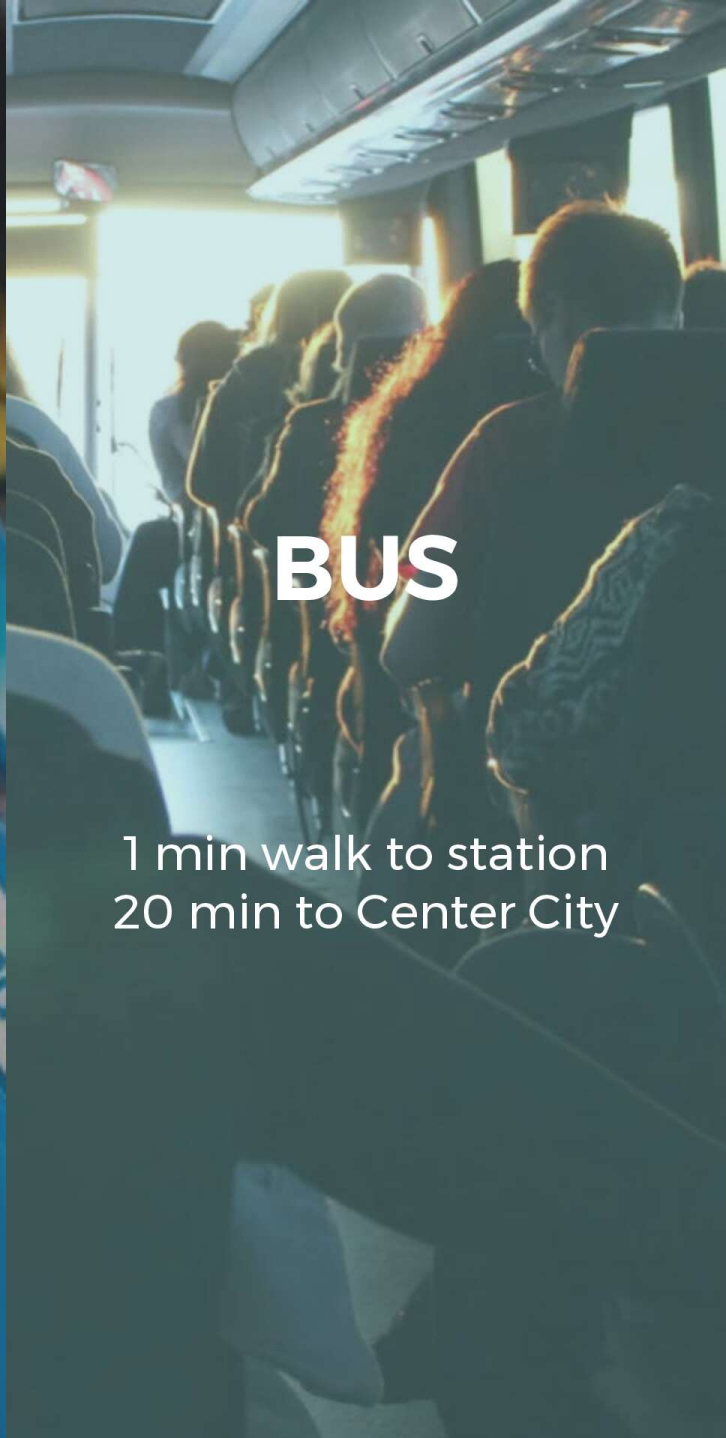
**PHILADELPHIA  
CONNECTIVITY**





# INDEGO BIKE

5 min walk to station  
20 min to Center City



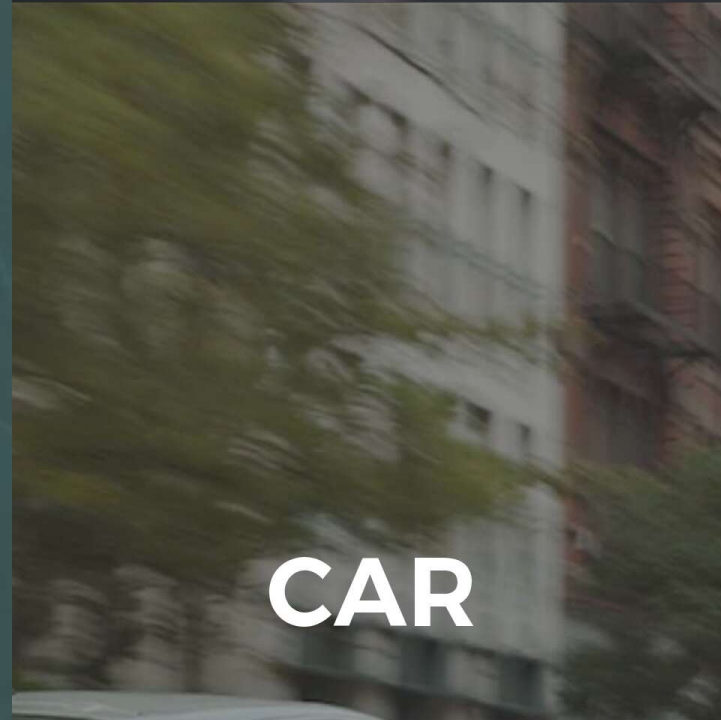
# BUS

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





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**TEMPLE**  
**TEMPLE**



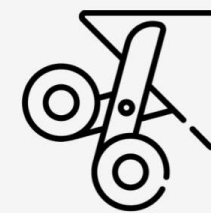
**WHY**  
**TEMPLE**  
**STUDENT**  
**HOUSING?**



# TEMPLE U DEVELOPMENT BOOM



**Top 15 school**  
in the US



Record **breaking**  
**enrollment**  
since '13

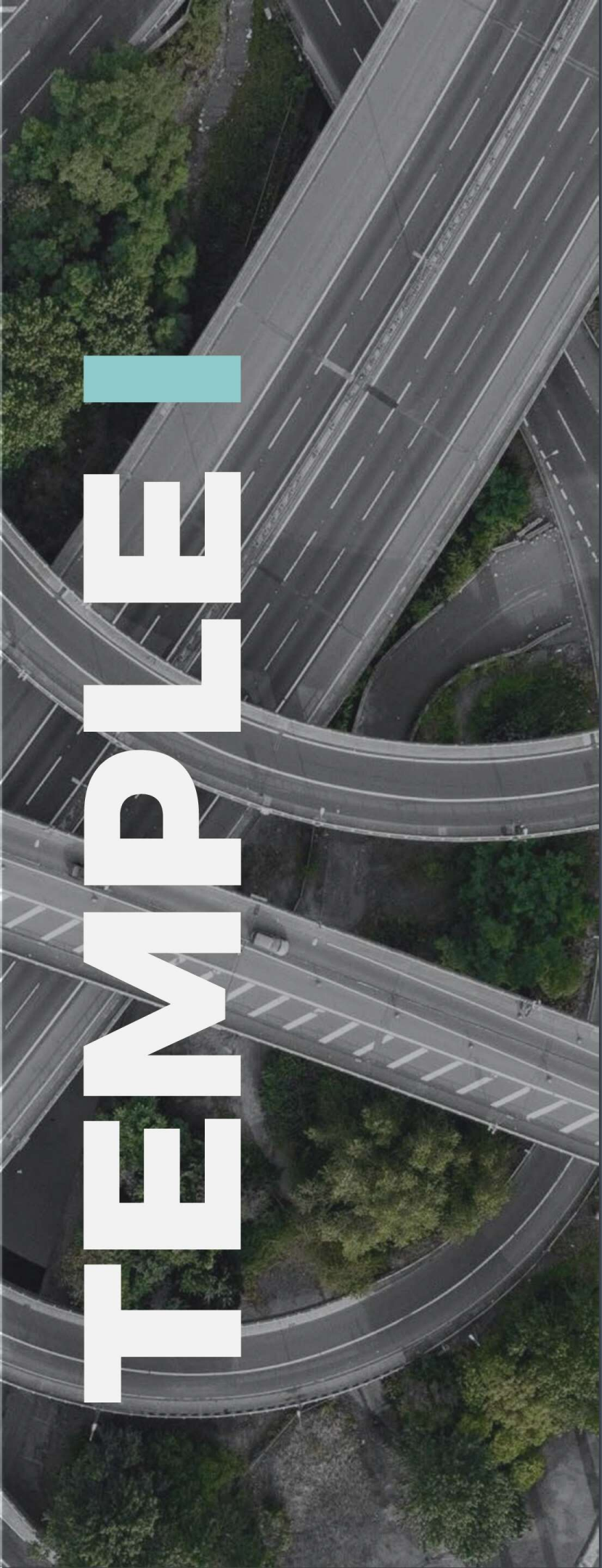


**90%+** off-  
campus  
student  
housing



**95%+**  
occupancy





TEMPLETOWN

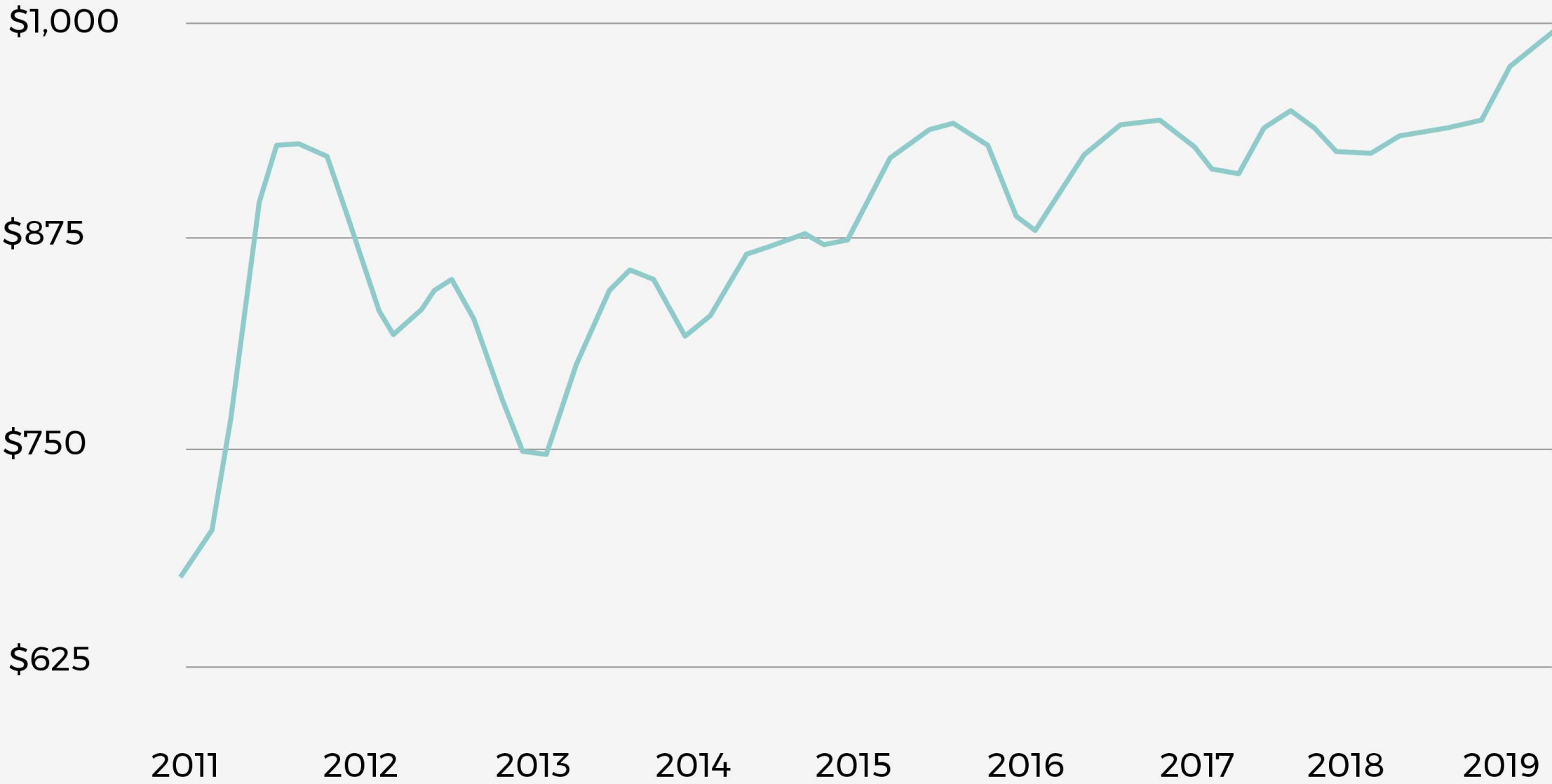


# TEMPLETOWN RENTAL MARKET



# North Philadelphia Rentals

**North Philadelphia Class A Rent Index**  
**Student Housing per Bed**



**\$969**  
Class A rent list price per bed

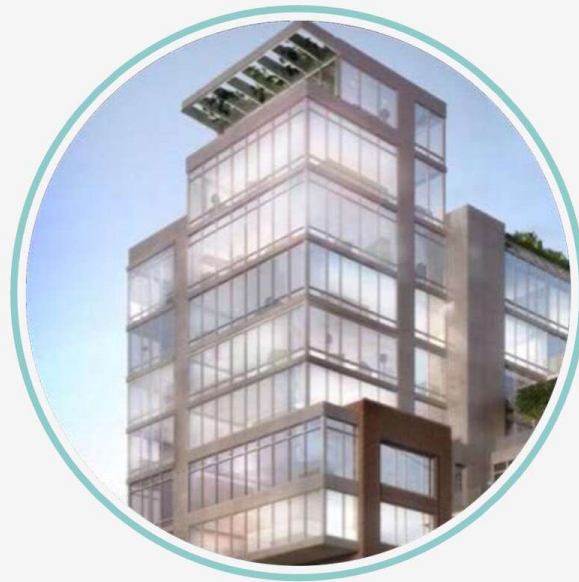
**\$1.75**  
Rent list price per sq. ft.



# Templetown Rental Market

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## AVERAGE STUDENT HOUSING ASKING RENT PRICE PER BED



**\$969**  
CLASS A



**\$783**  
CLASS B



**\$825**  
TEMPLE I





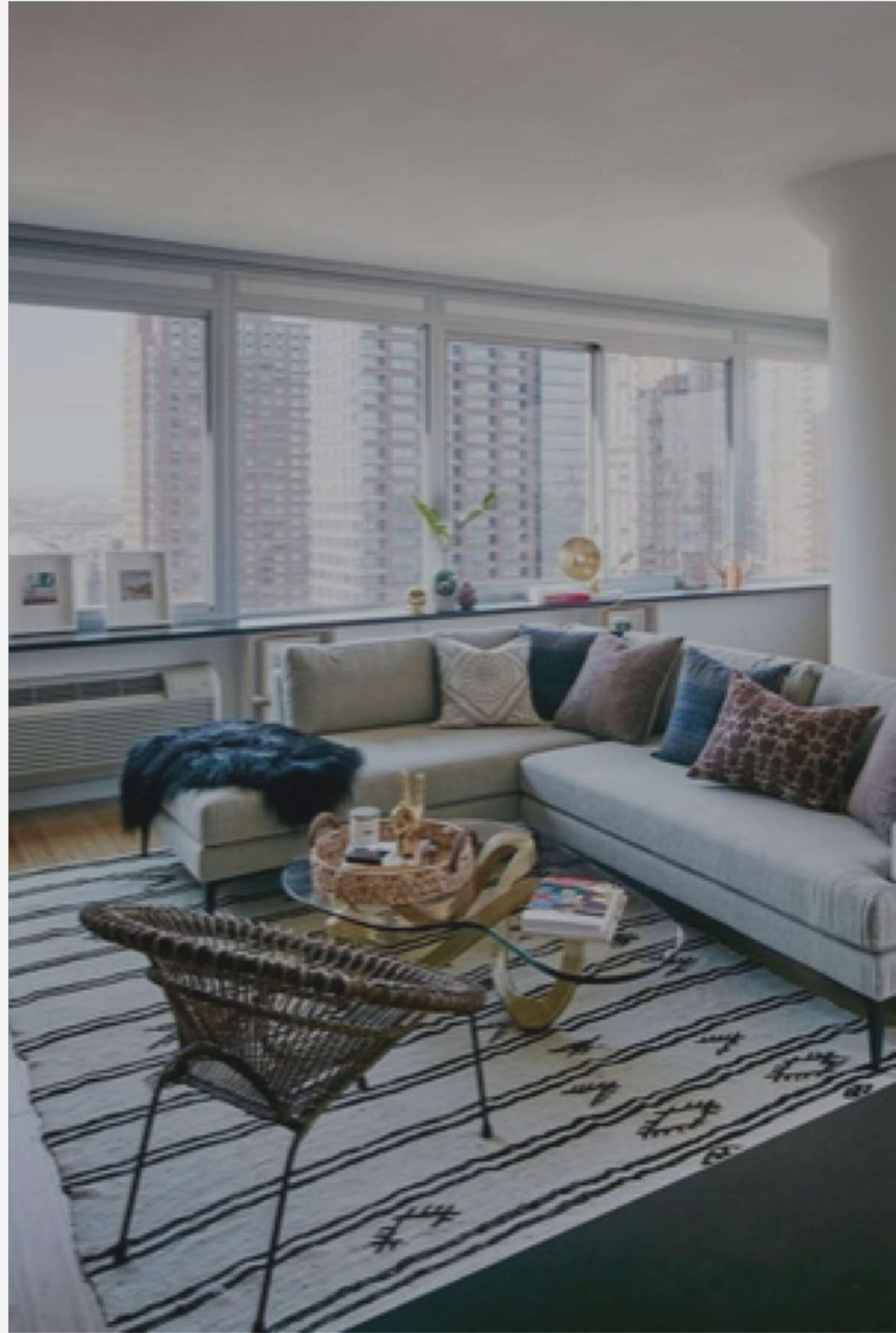
PHILADELPHIA



# PHILADELPHIA LEASING ABSORPTION



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



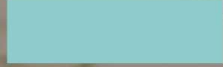




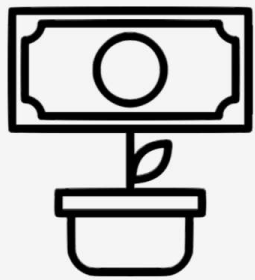
Student housing comparables near Temple University were at **100% occupancy\*** at the start of the previous school year.

*\*Supporting data upon request*





# TEMPLE



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# 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



TEMPLE: COMPS



# 1417 North 15th Street

COMPARABLE





144-Bed  
Apartment  
Building



Opened in  
2012

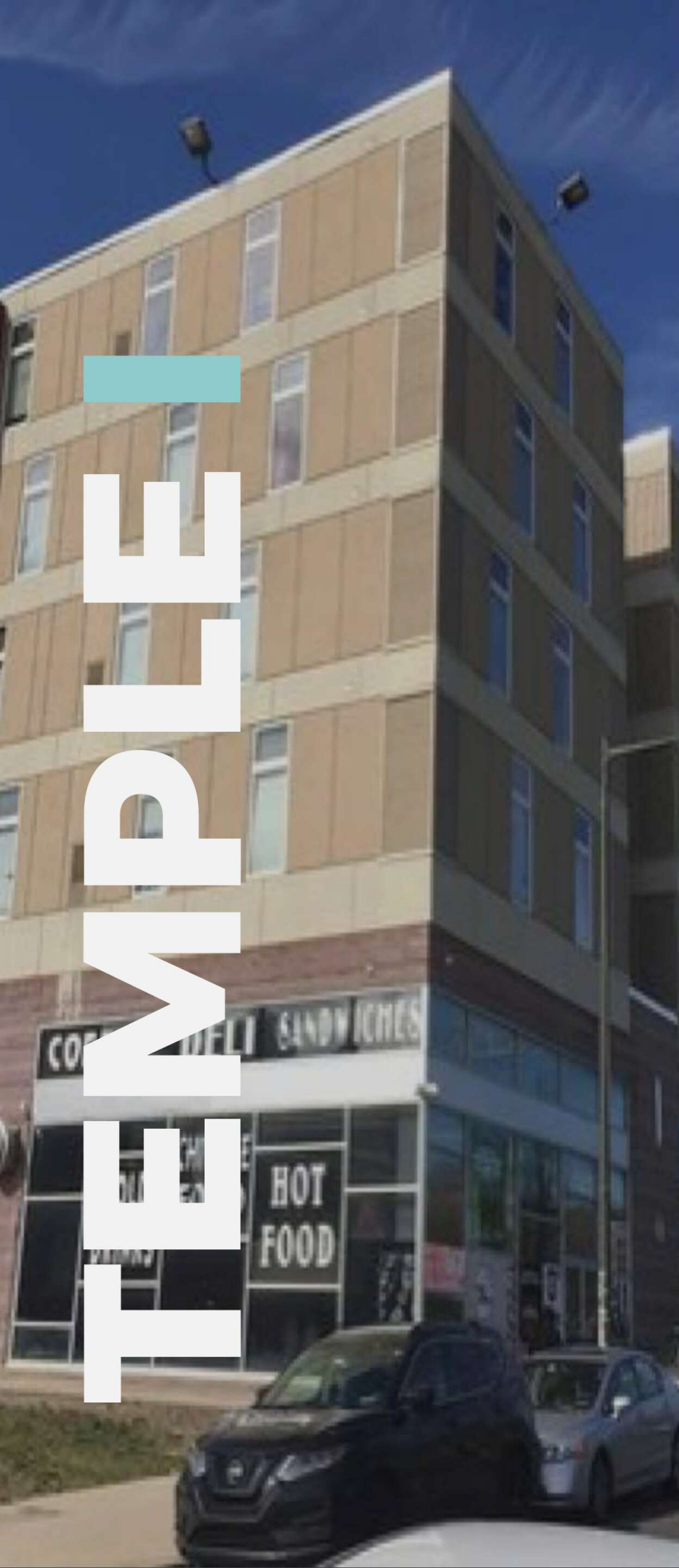


0.3 Miles from  
Temple  
University



Renting at  
\$850 per bed





COMPLETE



# Diamond Green

COMPARABLE





350-Bed  
Apartment  
Building



Opened in  
2012



Class B  
property



Renting at  
\$850 per bed





NEW  
NEW  
NEW  
NEW  
NEW



# The Nest

COMPARABLE





405-Bed  
Apartment  
Building



Opened in  
2019



0.7 Miles from  
Temple  
University

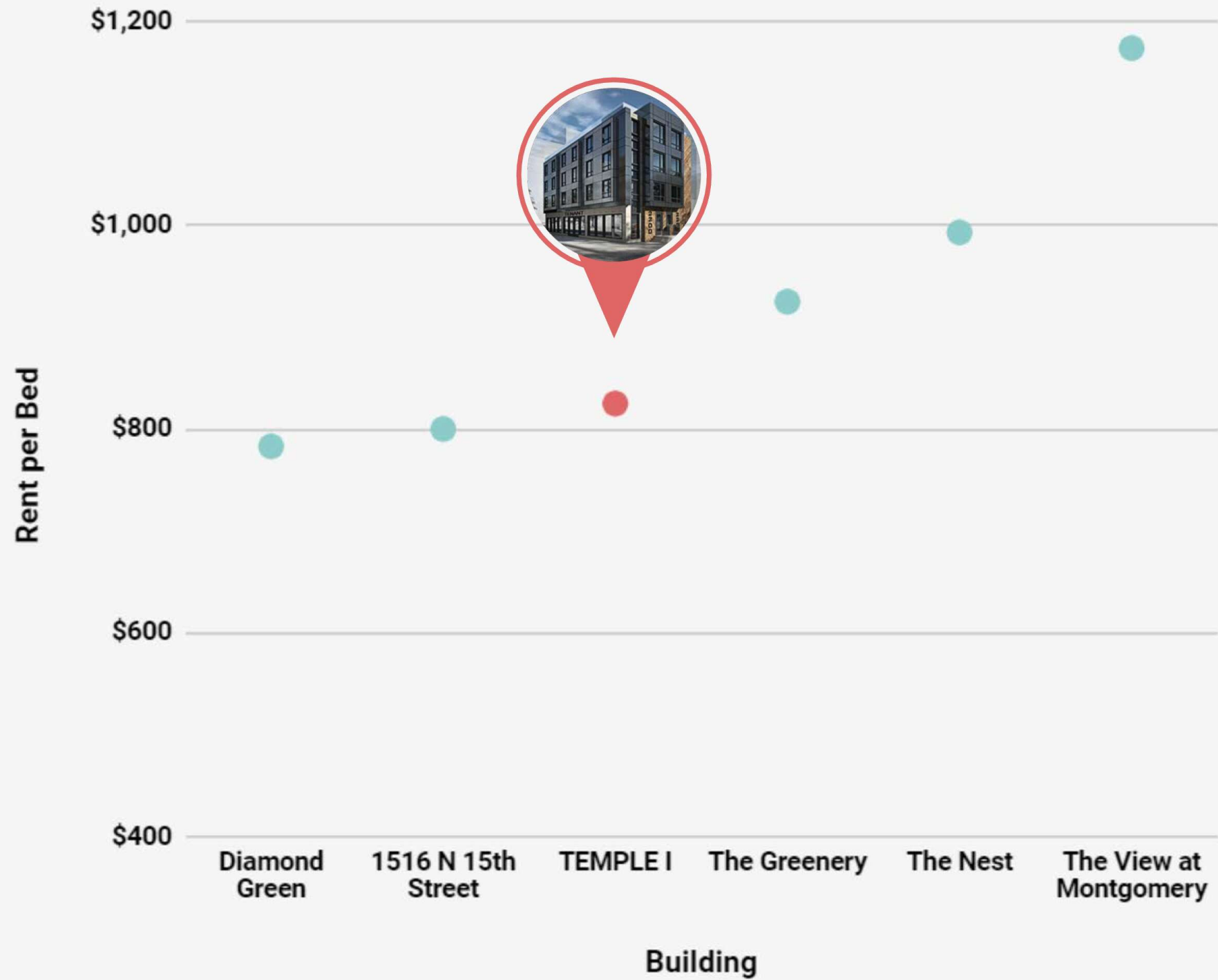


Starting at  
\$1,050 per  
bed



# Competitive Set

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# TEMPLE I

## DEVELOPMENT TIMELINE





January, 2020



**BREAKING  
GROUND**

**CONSTRUCTION  
COMPLETION**



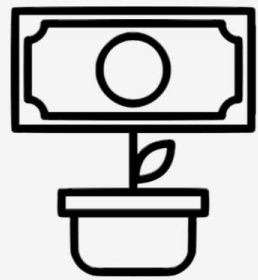
October, 2020

December, 2020



**STABILIZATION**

ELEMENT



# DEVELOPER TRACK RECORD

BUILDER & PROJECT  
MANAGER



# PB+DC

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

PB+DC



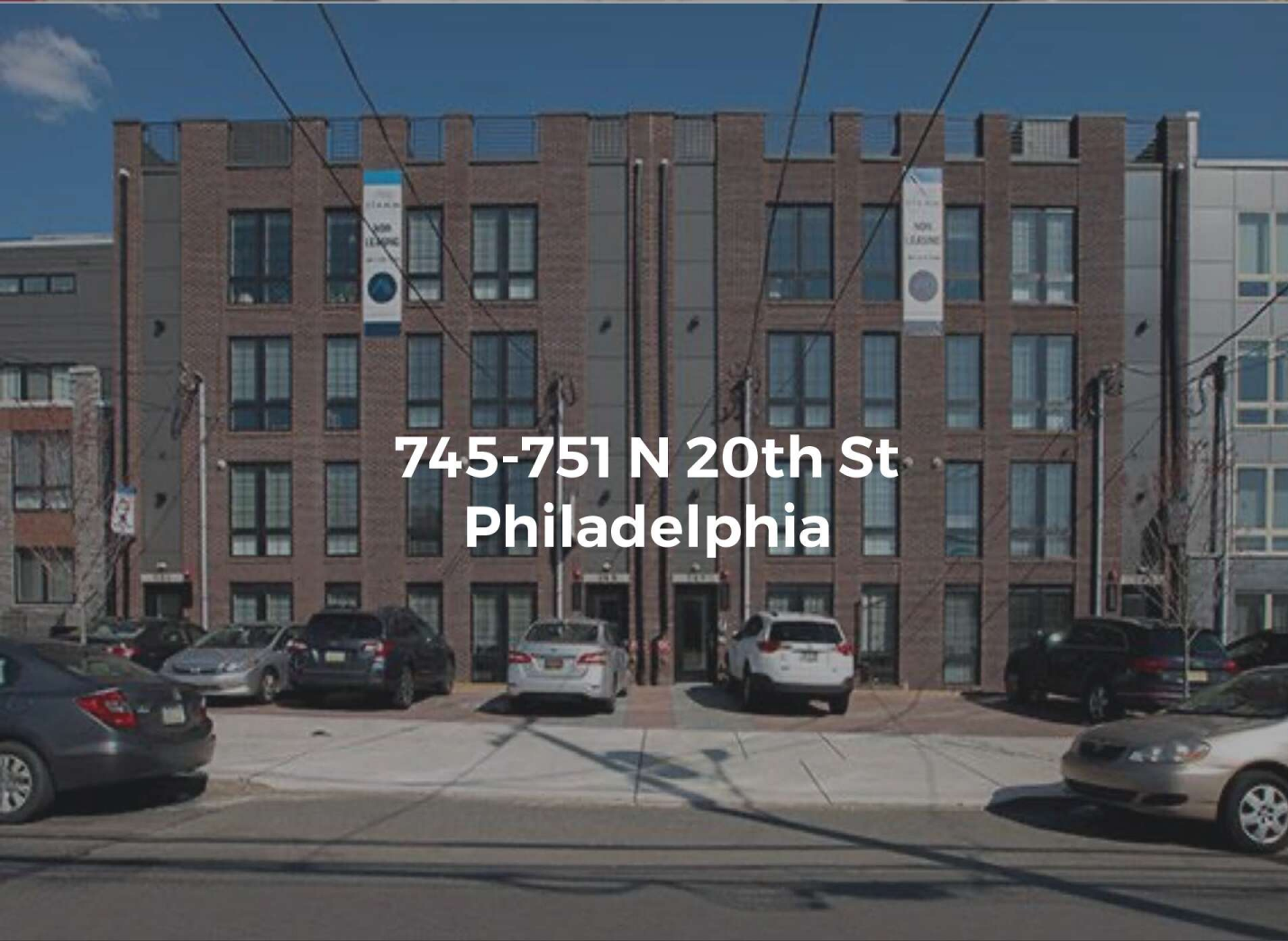


**1508-12 Ridge Ave  
Philadelphia**



**1719-1725 Erdman St  
Philadelphia**

ERDMAN ST. ELEVATION



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

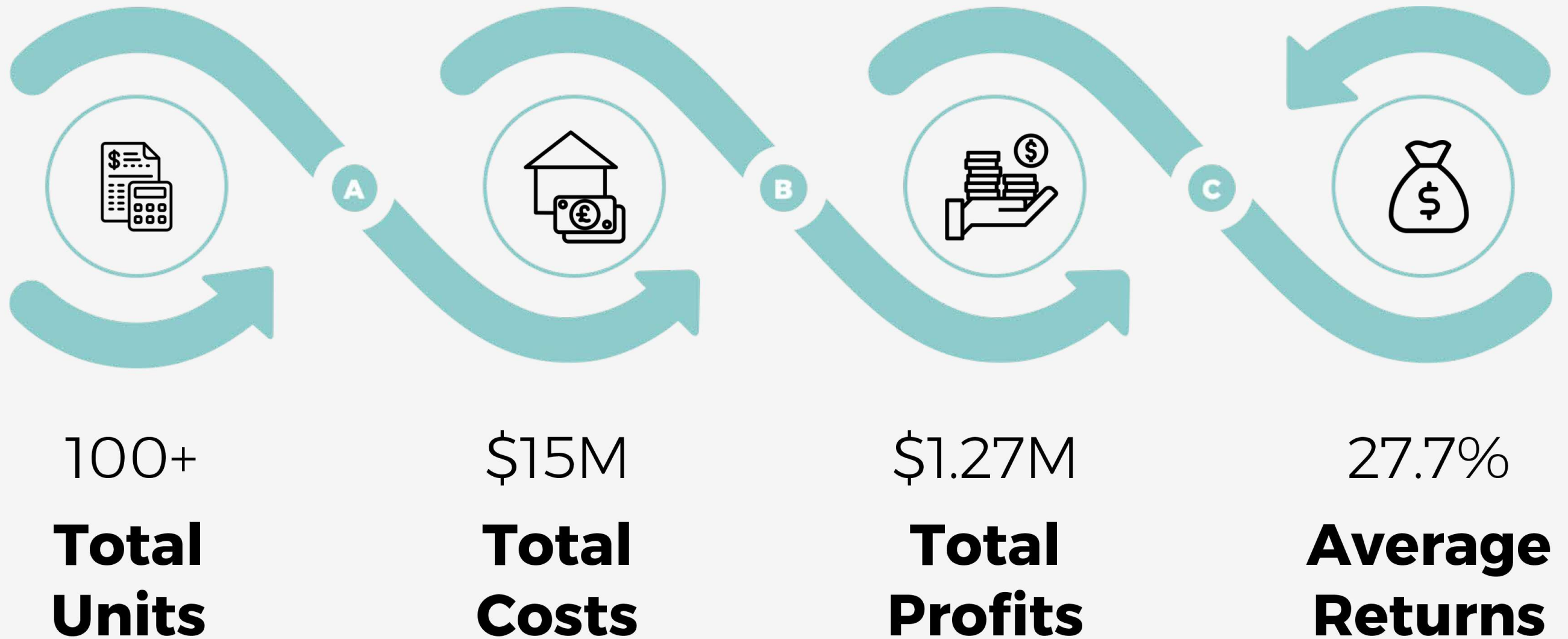


**1438-40 S 20th St  
Philadelphia**

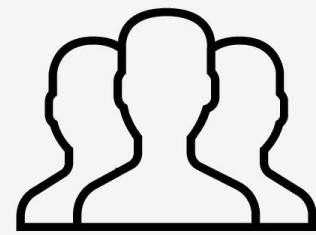


# Track Record

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*\*Full track record available upon request.*



# OUR TEAM



# Team

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**Philip  
Michael**

Founder,  
NYCE/MFP

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Founder, NYCE  
Bestselling author  
Harvard University

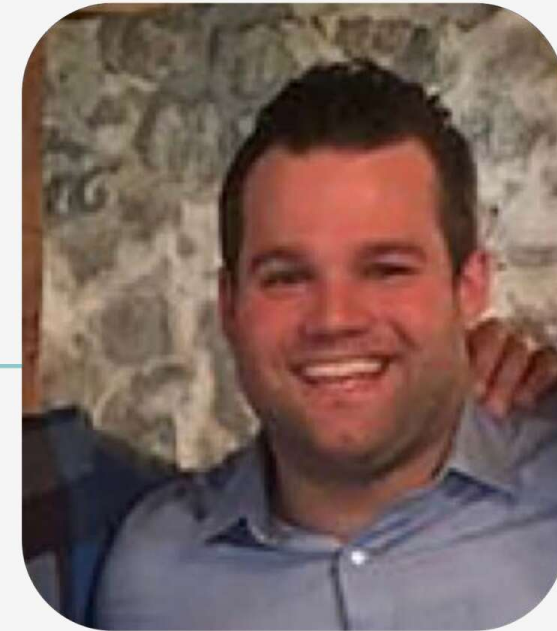


**Matt  
Shapson**

Development  
Partner

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Founder, PBDC



**Michael  
Hallett**

Project/  
Construction  
Manager

---

Founder, PBDC

**STAY IN TOUCH  
WITH US**

**Philip Michael**

Founder, NYCE/MFP  
phil@nyeg.co

**Michael Hallett**

Project Manager  
mikeh@pbdconcepts.com