

TEMPLE I

PHILADELPHIA

Temple University Student Housing



TEMPLE |

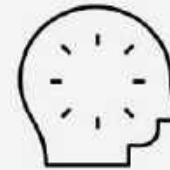
2200-2202 N. 11th STREET



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.



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.

≡ VOICE

News

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

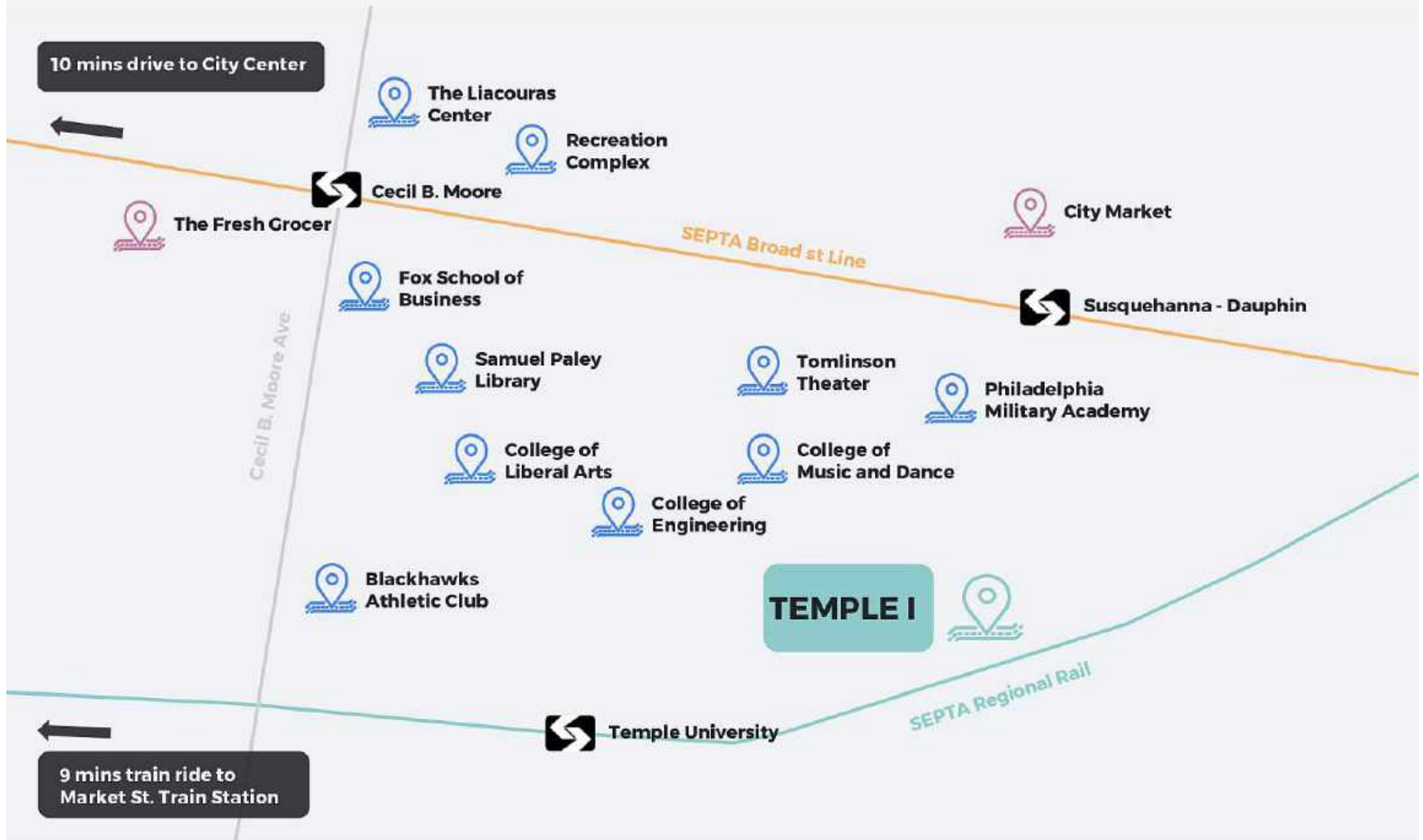
2200-2202 N. 11th Street



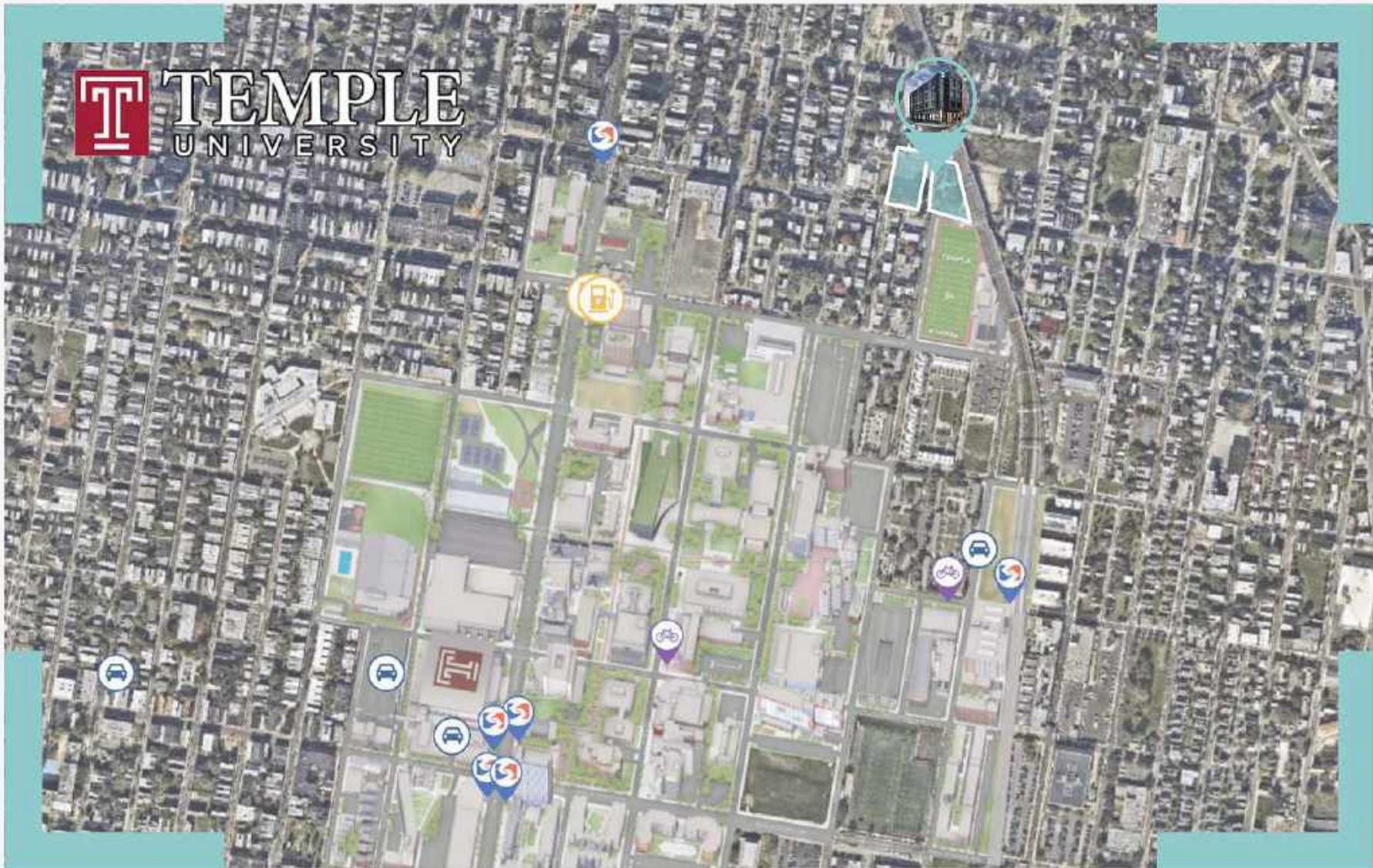
CAMPUS MEETS CITY

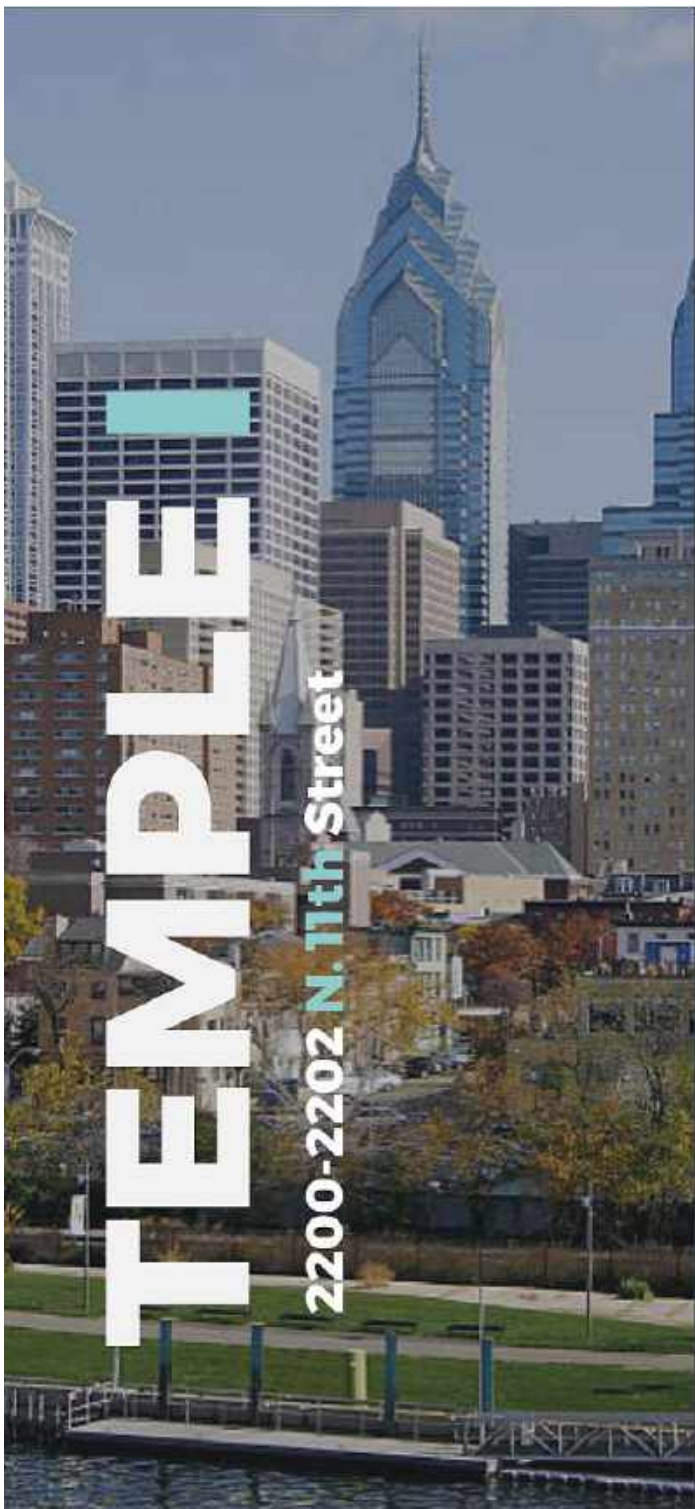
Close to downtown Philadelphia, Temple University offers students a campus experience in the heart of the city. History, museums, and academics are a few of the reasons attendance has been growing to record levels.

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



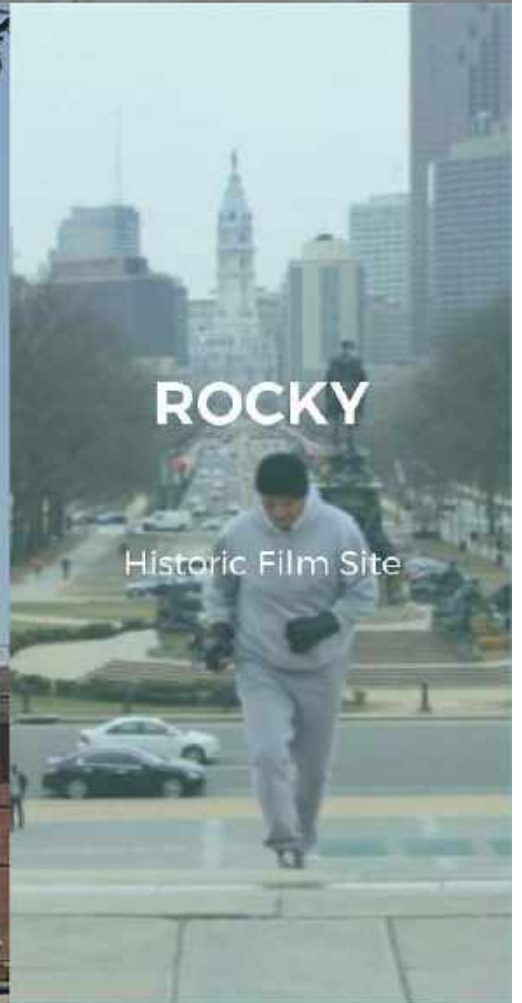
ZOO

Oldest zoo in the US



INDEPENDENCE HALL

America's Birthplace



ROCKY

Historic Film Site

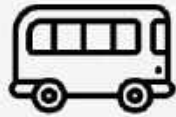


ART MUSEUM

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

A photograph of a university campus scene. In the foreground, a paved walkway leads into the distance. Several red banners with a white 'T' logo hang from poles along the path. People are walking on the path, and trees with green and yellow leaves are visible in the background. The word 'TEMPLE' is overlaid vertically on the left side of the image in large, white, sans-serif capital letters, with a teal horizontal bar above the 'E'.

TEMPLE



WHY TEMPLE STUDENT HOUSING?



TEMPLE U DEVELOPMENT BOOM



Top 15 school
in the US



Record **breaking**
enrollment
since '13



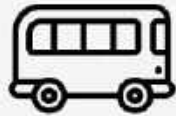
90%+ off-
campus
student
housing



95%+
occupancy



TEMPLE



TEMPLETOWN RENTAL MARKET

North Philadelphia Rentals

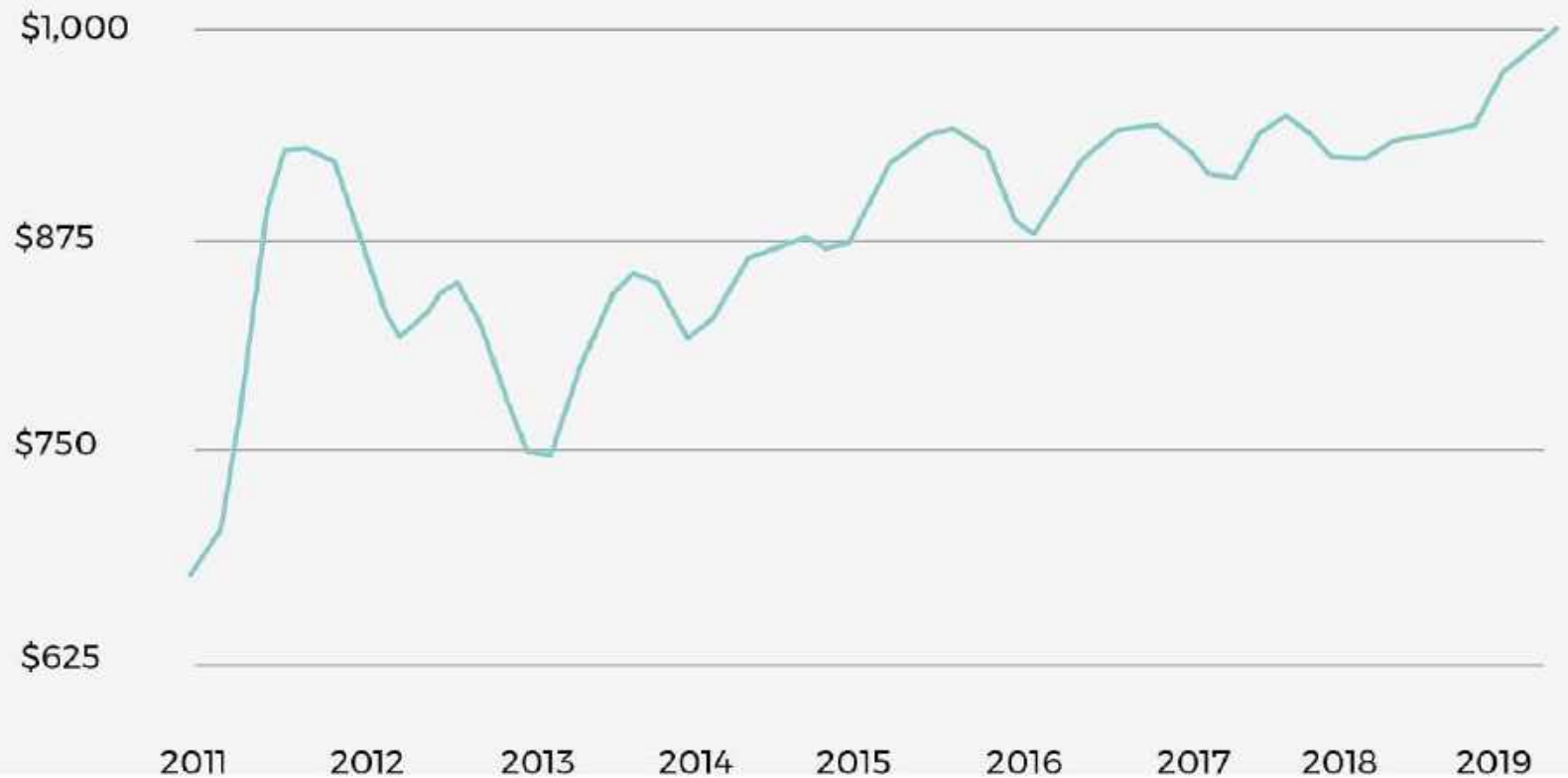
North Philadelphia Class A Rent Index
Student Housing per Bed

\$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

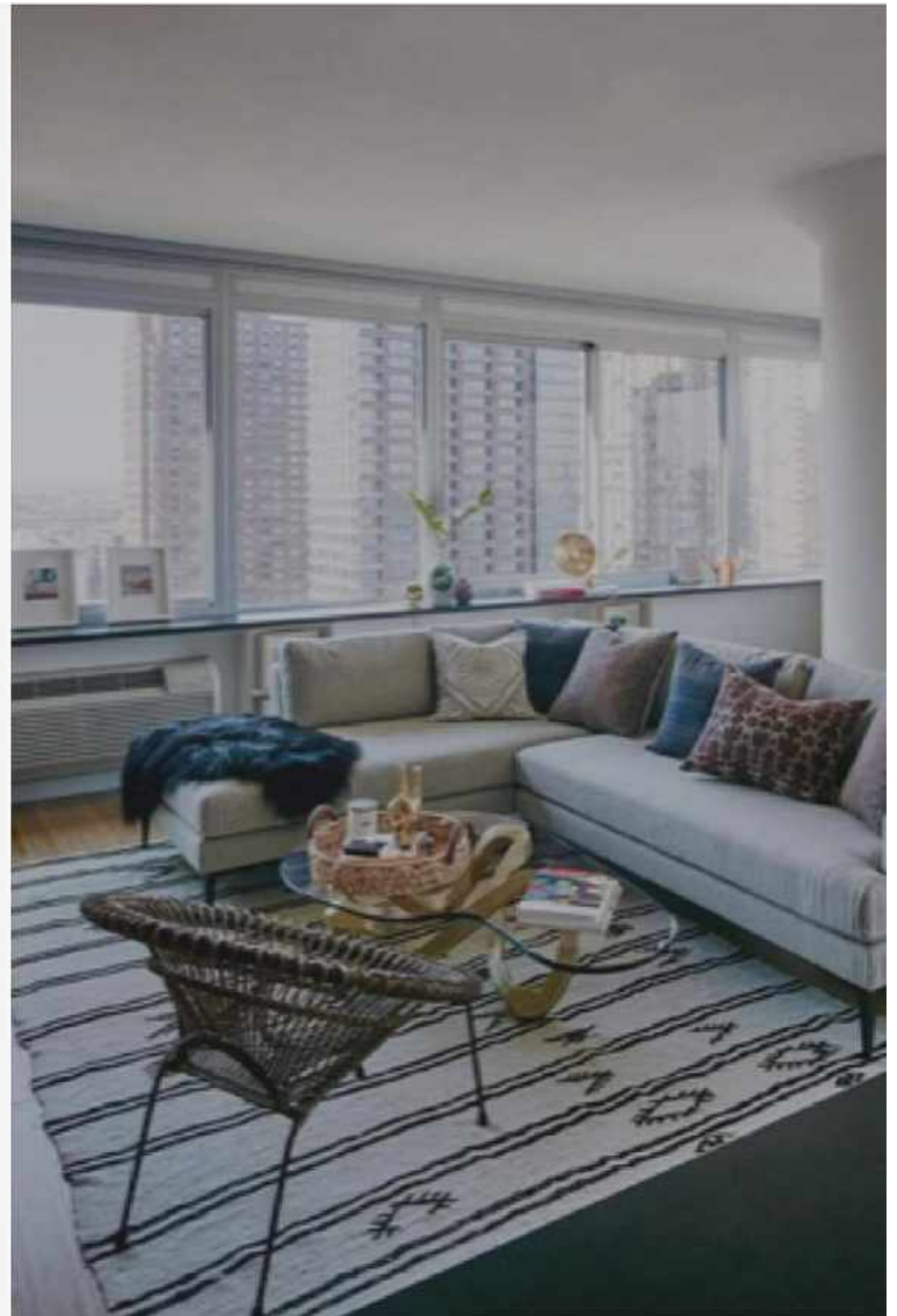
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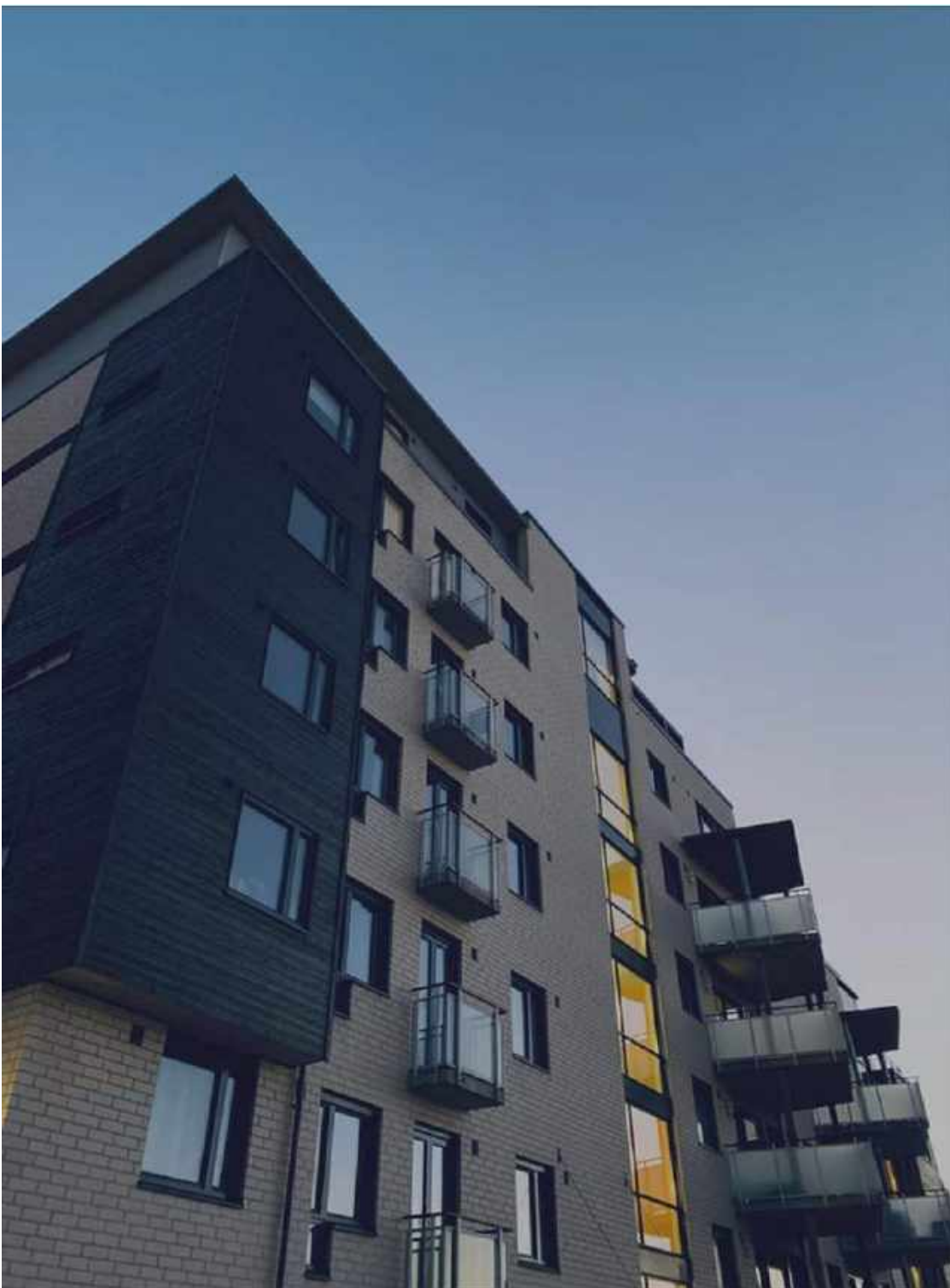
TEMPLE



PHILADELPHIA LEASING ABSORPTION

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

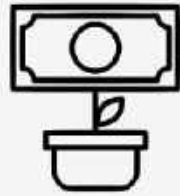




Student housing comparables near Temple University were at **100% occupancy*** at the start of the previous school year.

**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



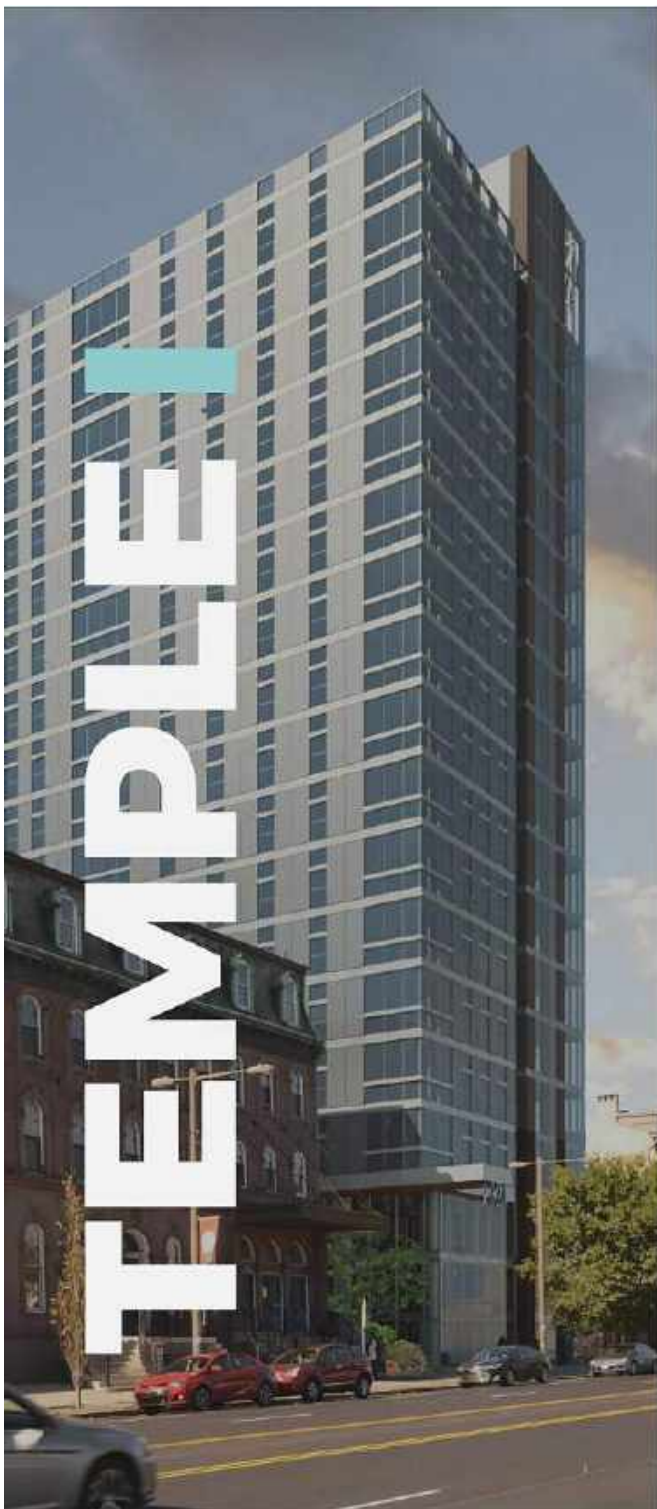
Opened in
2012



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**



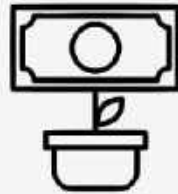
October, 2020

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

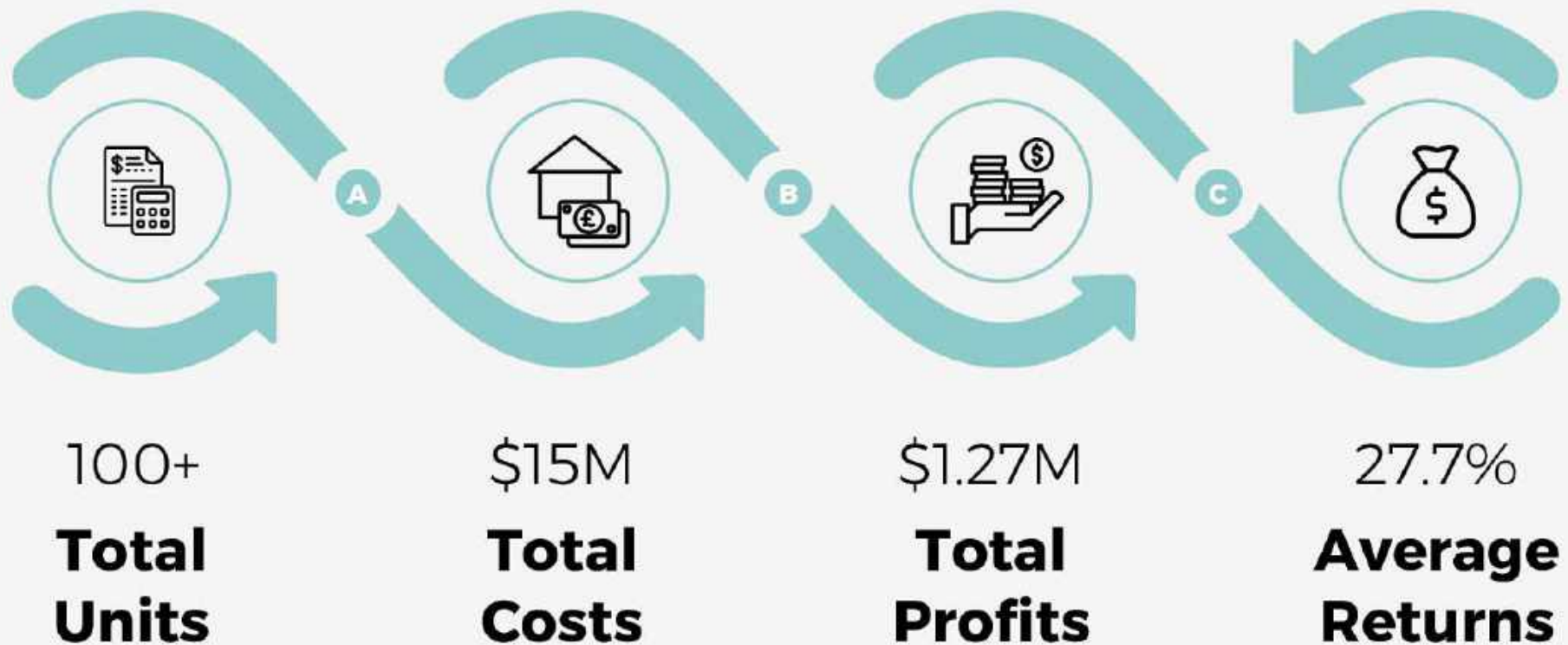


**745-751 N 20th St
Philadelphia**

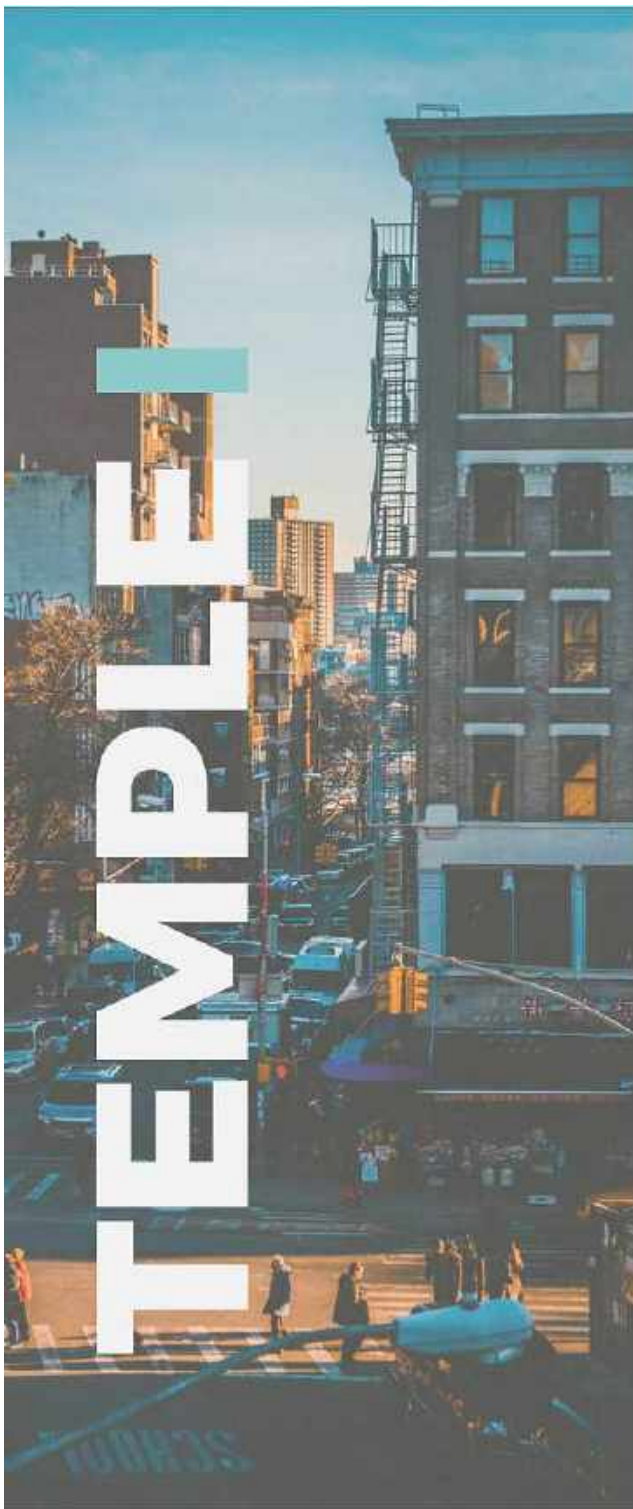


**1438-40 S 20th St
Philadelphia**

Track Record



**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

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WITH US**

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