



TEMPLE I

2200-2202 N. 11th STREET

TEMPLE I

PHILADELPHIA

Temple University Student Housing

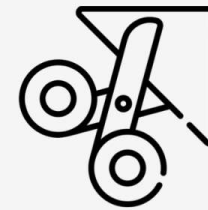


TEMPLE I

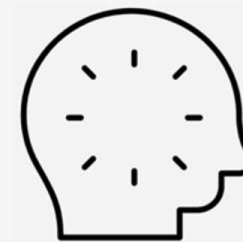
2200-2202 N. 11th STREET



17-bed
smart home
building



Opening in
Fall 2020

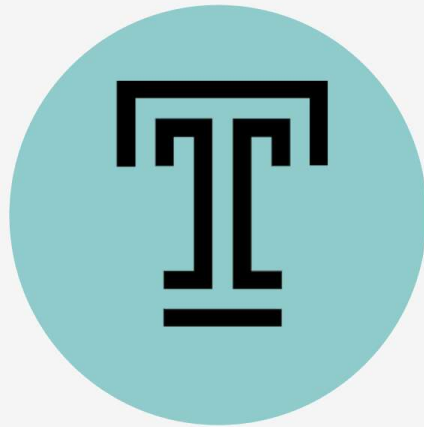


AI-powered
VIP concierge



24/7 iPhone
Security

Investment Highlights



5 MINUTES TO CLASS

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



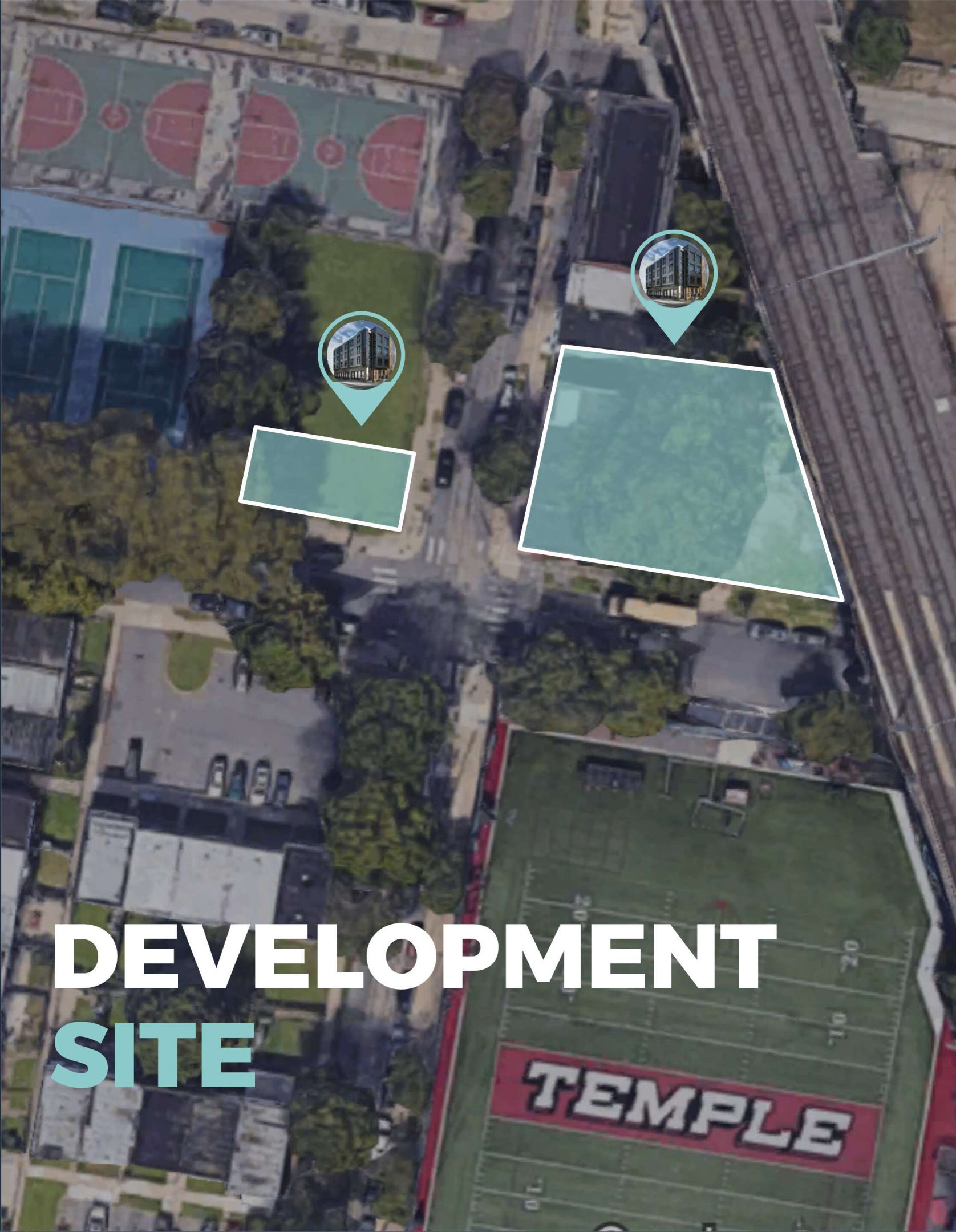
STRONG LOCATION

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

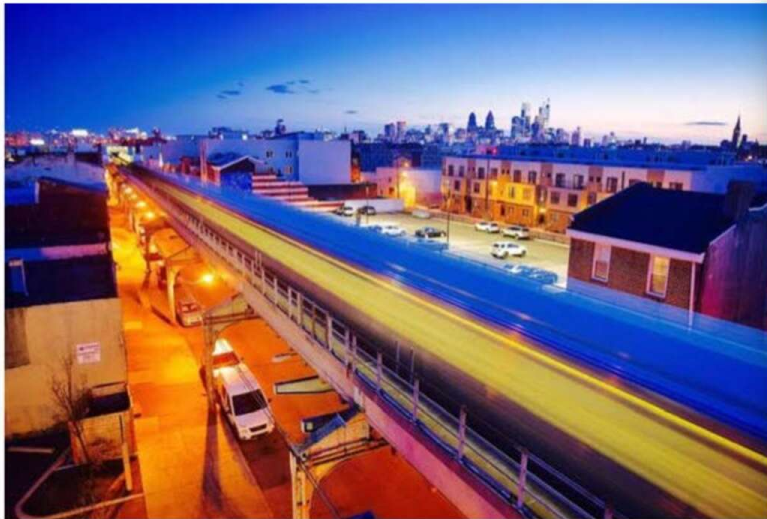


PHOTO BY PETER LANE TAYLOR

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

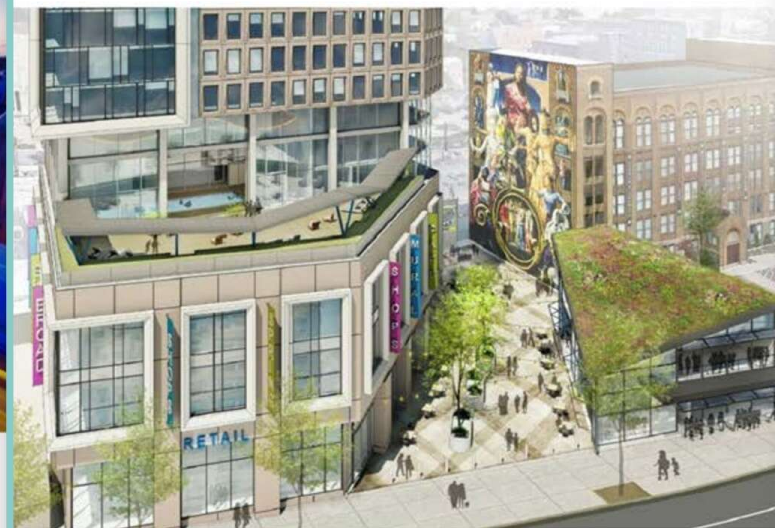
Unlimited Access

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

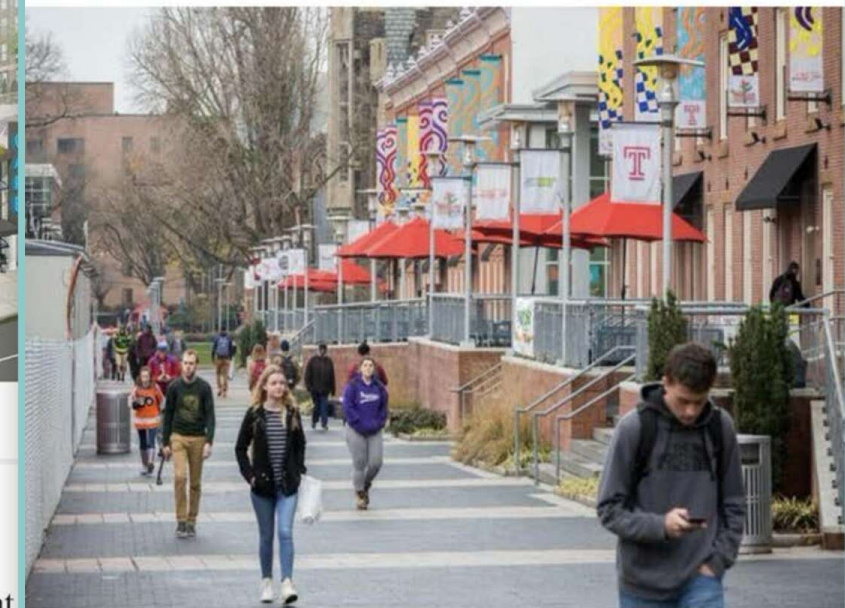
Developer Eric Blumenfeld is aiming to break ground in July on a 30-story [North Broad Street tower](#) with offices, apartments and a fitness club that he hopes to cap with digital screens featuring animated versions of the famous mural next door.

≡ VOICE

News

News

Temple receives record number of freshman applications yet again

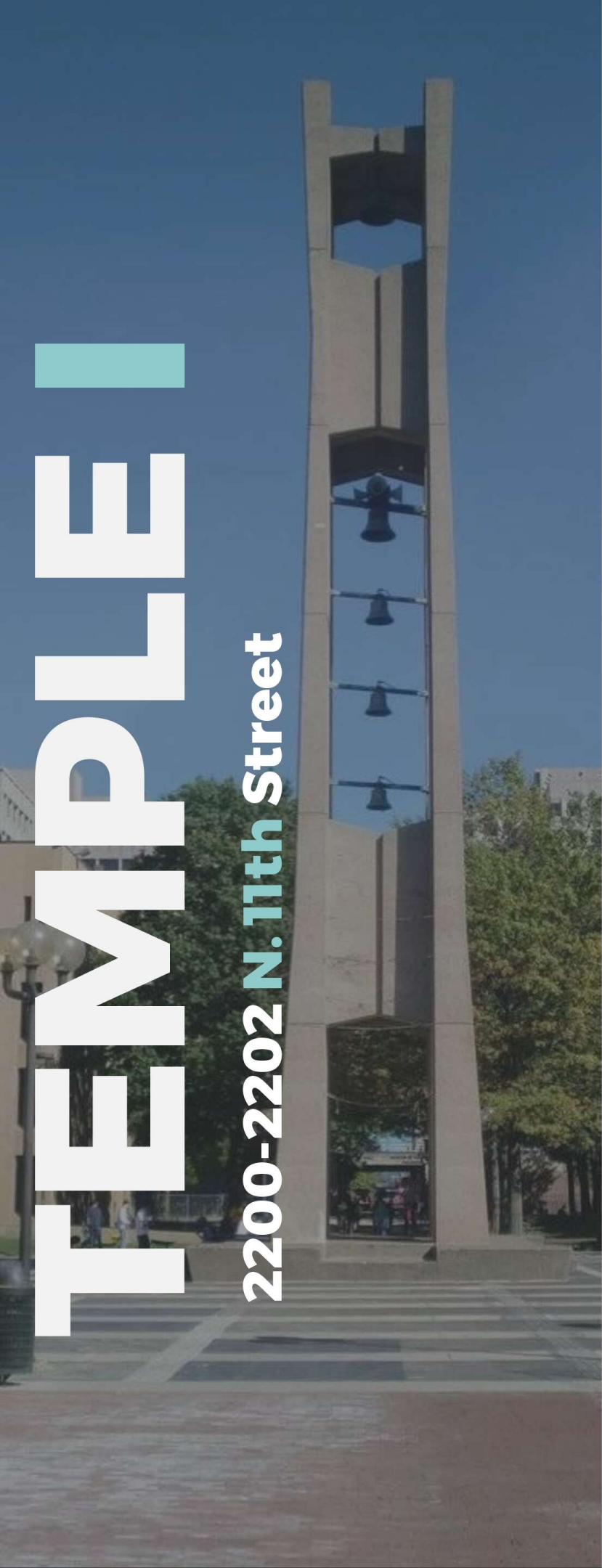


Students walk along Temple University's Liacouras Walk.
THOM CARROLL/PHILLYVOICE

BY JERRY GAUL

PhillyVoice Contributor

UPDATED MAR 05, 2017 AT 02:18 PM

A photograph of the Temple University Bell Tower, a tall, slender, light-colored stone structure with several bells visible inside. It stands against a clear blue sky with some green trees at its base. The tower is the central focus of the left side of the image.

TEMPLE

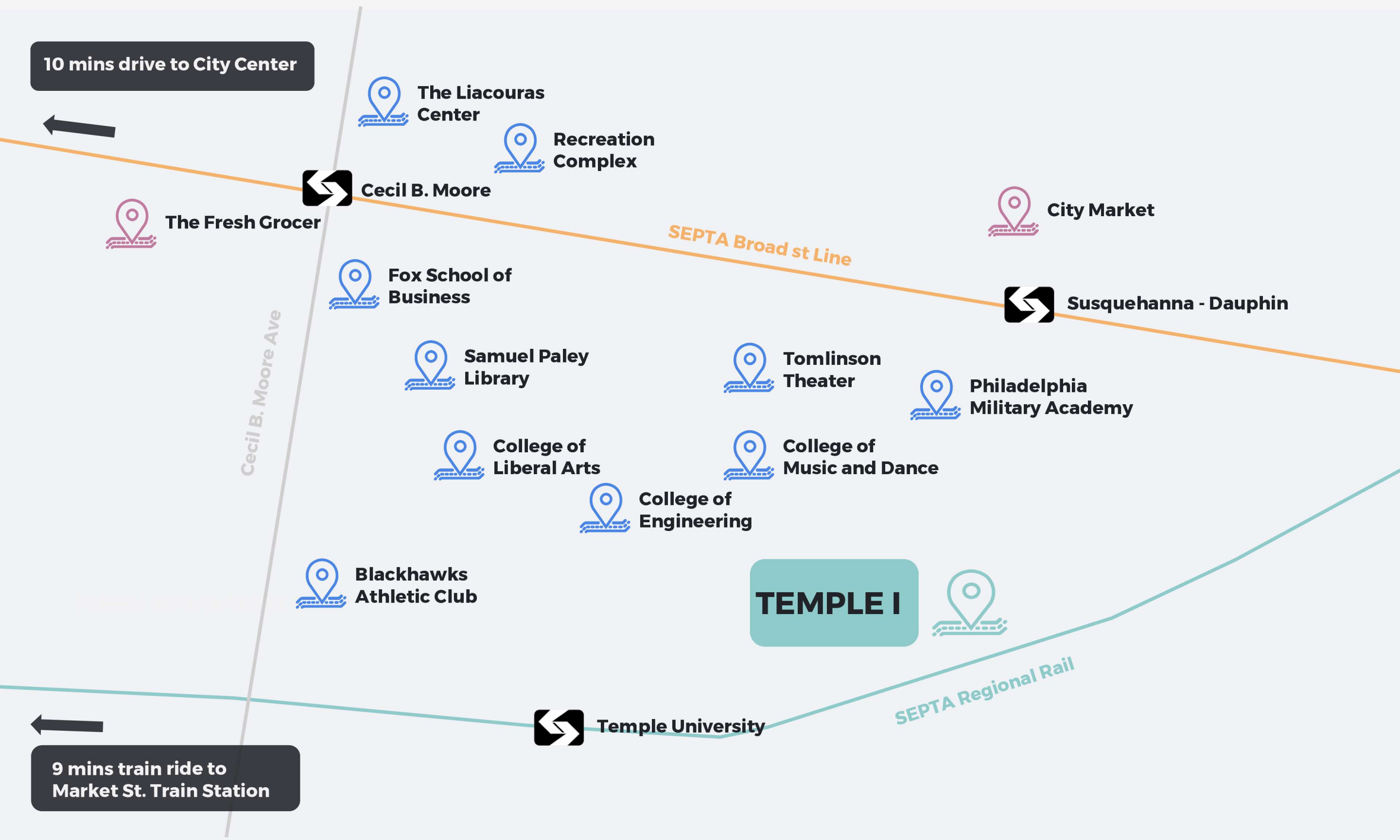
2200-2202 N. 11th Street



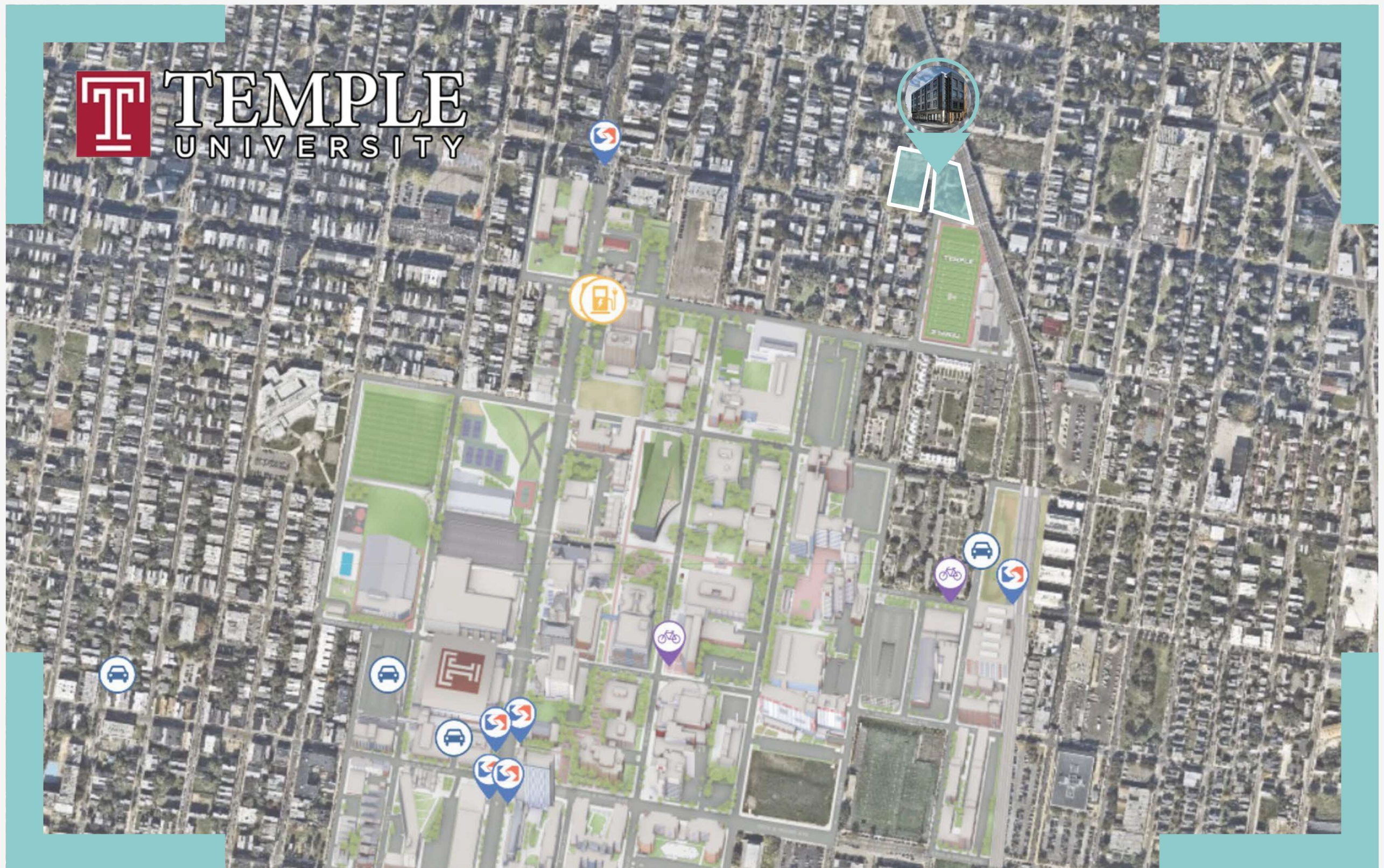
CAMPUS MEETS CITY

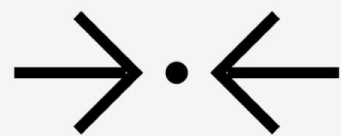
Close to downtown Philadelphia, Temple University offers students a campus experience in the heart of the city. History, museums, and academics are a few of the reasons attendance has been growing to record levels.

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**

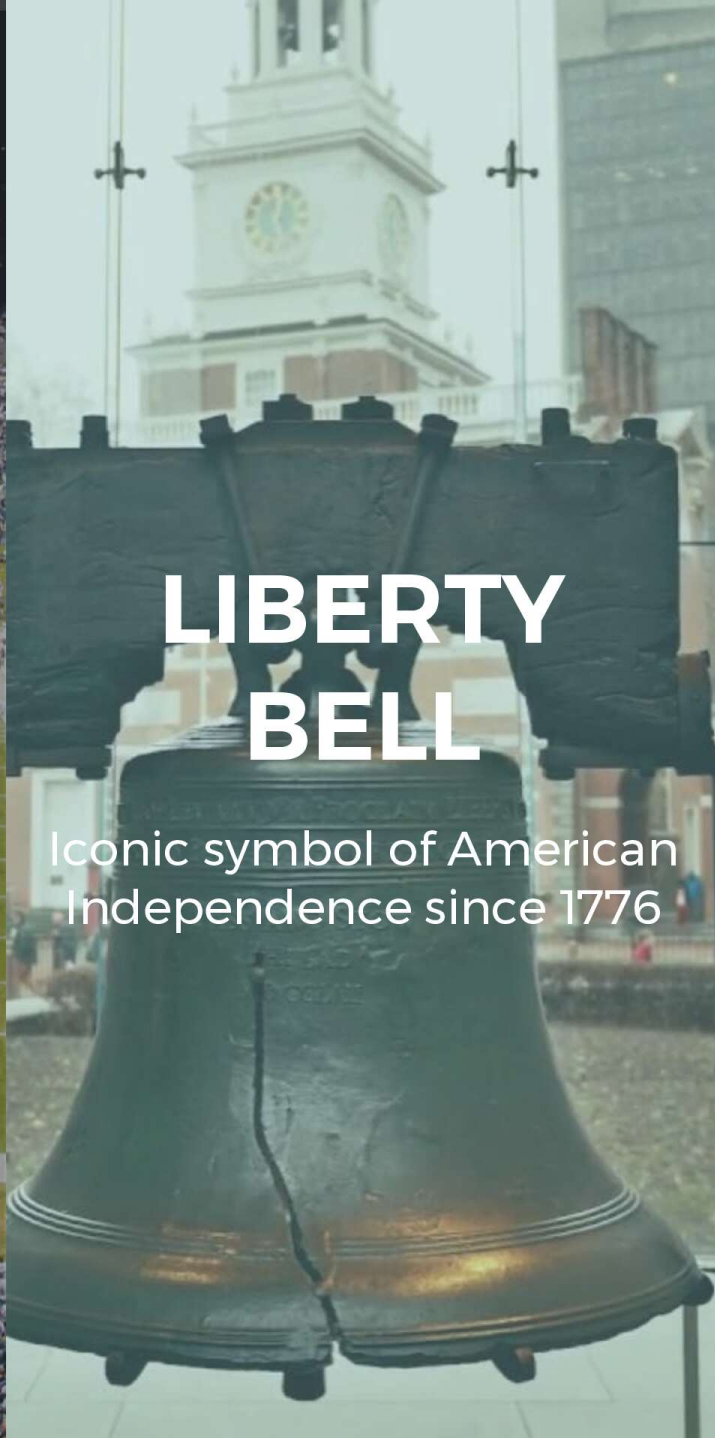


Over **41M** tourist
visits/year



SPORTS

Home of the 2018 Super Bowl Champions



LIBERTY BELL

Iconic symbol of American Independence since 1776



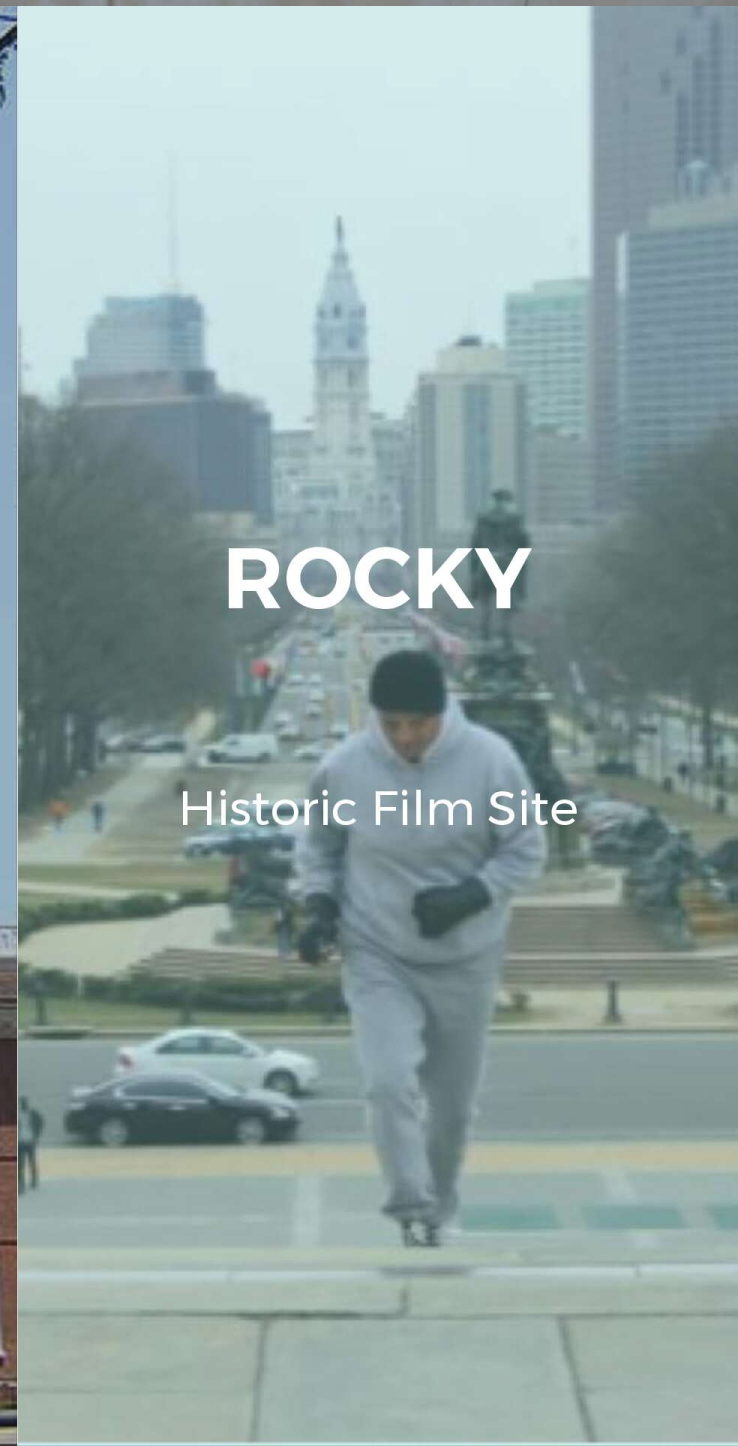
ZOO

Oldest zoo in the US



INDEPENDENCE HALL

America's Birthplace



ROCKY

Historic Film Site



ART MUSEUM

One of the largest in the world

TEMPLE

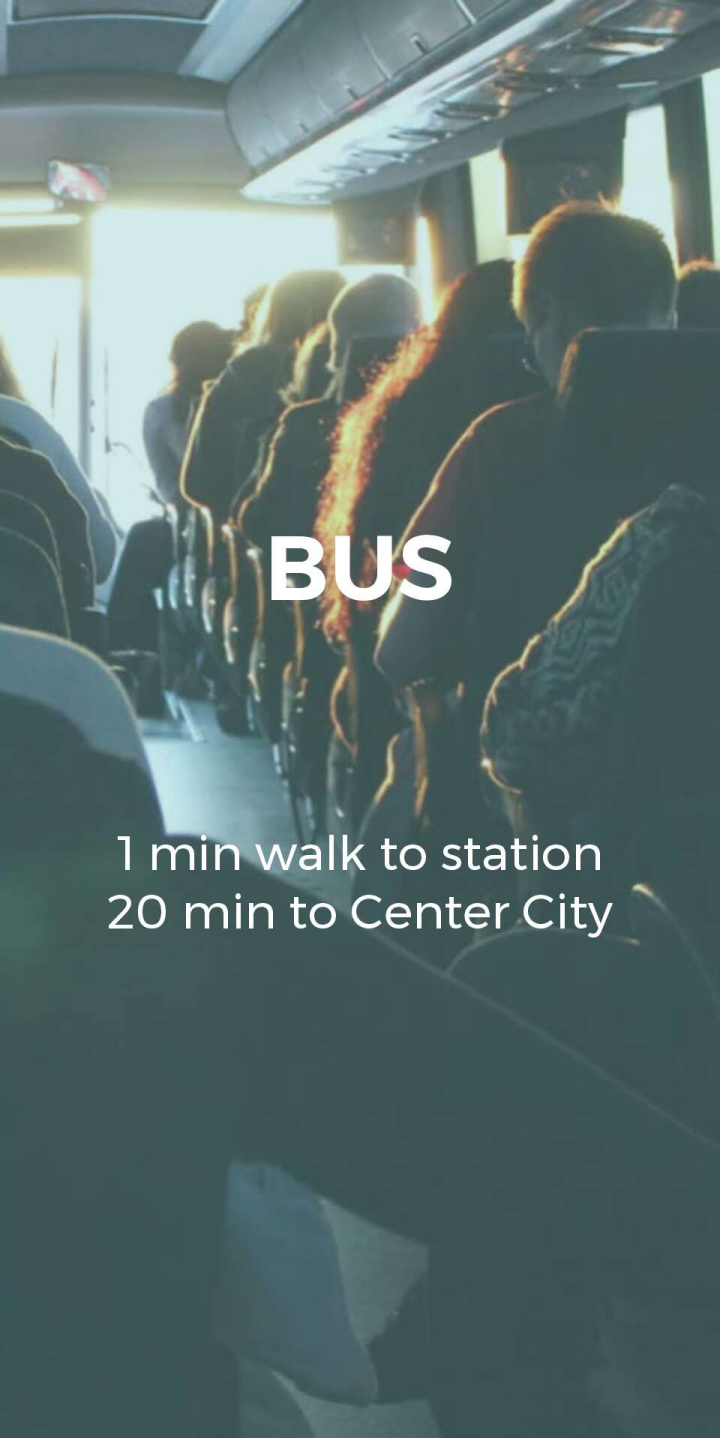


PHILADELPHIA CONNECTIVITY



**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



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TEMPLE

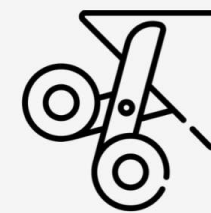


WHY TEMPLE STUDENT HOUSING?

TEMPLE U DEVELOPMENT BOOM



Top 15 school
in the US



Record **breaking**
enrollment
since '13



90%+ off-
campus
student
housing



95%+
occupancy



TEMPLE



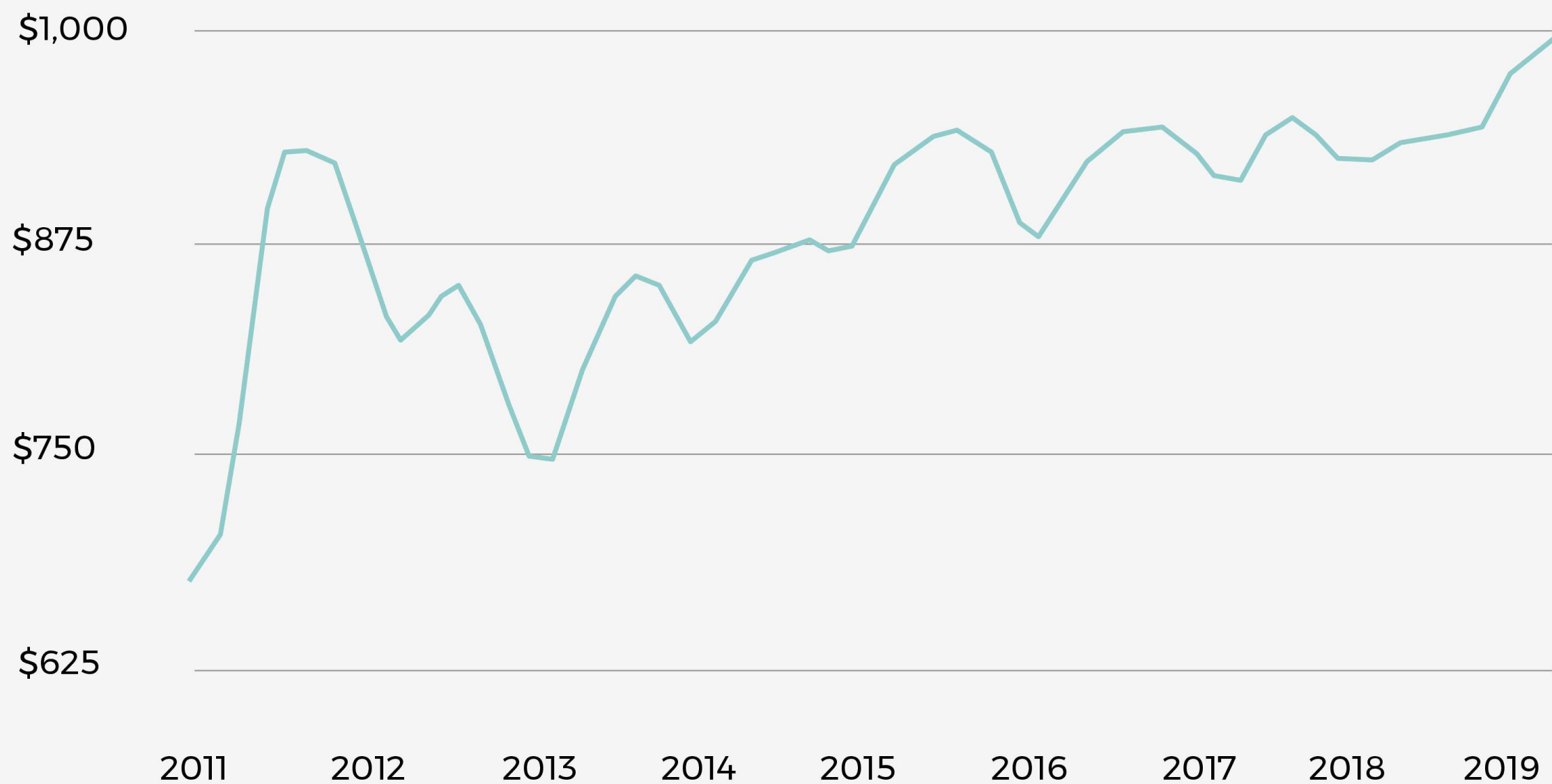
TEMPLETOWN RENTAL MARKET

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

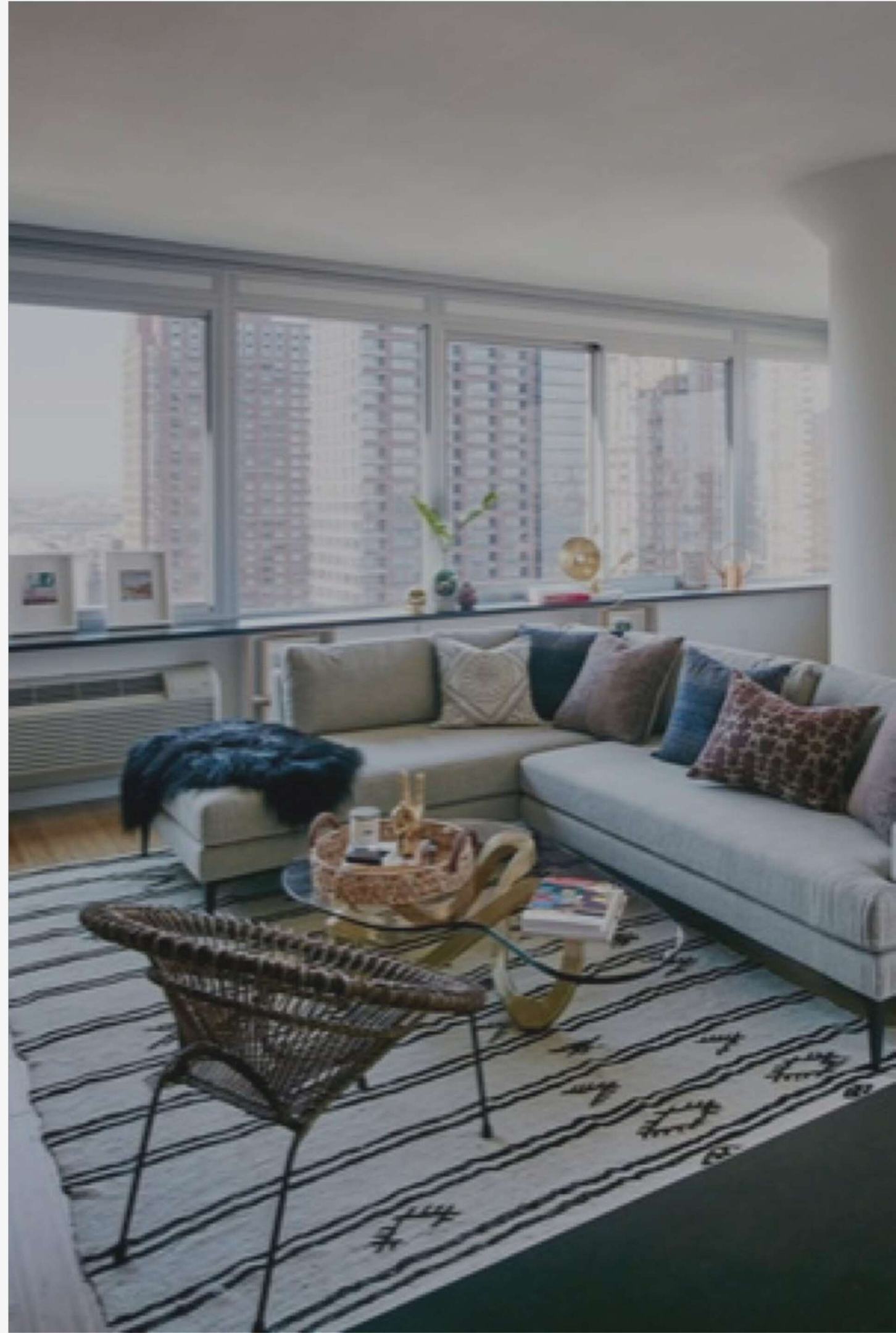


\$825
TEMPLE I



PHILADELPHIA LEASING ABSORPTION

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



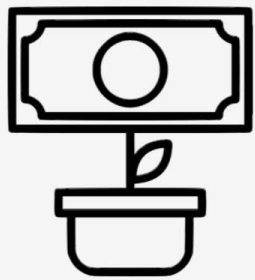


Student housing comparables near Temple University were at **100% occupancy*** at the start of the previous school year.

**Supporting data upon request*



ETP
CURRENT



COMPS

TEMPLE I: COMPS

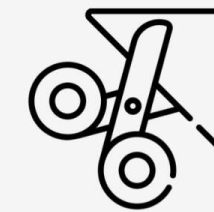


1536 N Carlisle Street

COMPARABLE



27-Bed
Apartment
Building



Opened in
2014



0.1 Miles from
Temple
University



Renting at
\$800 per bed

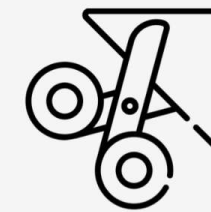


1417 North 15th Street

COMPARABLE



144-Bed
Apartment
Building



Opened in
2012

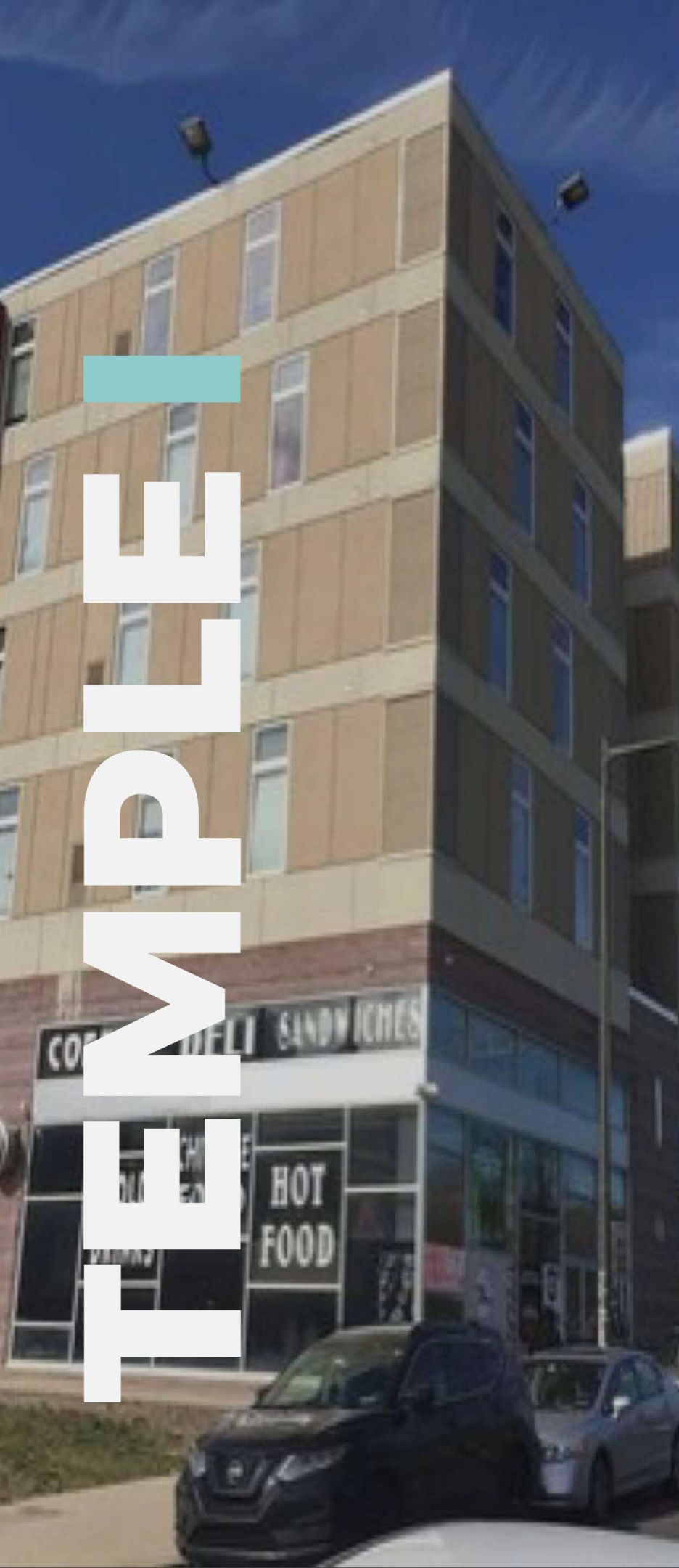


0.3 Miles from
Temple
University



Renting at
\$850 per bed



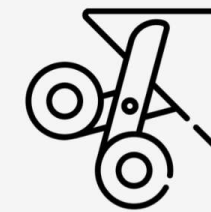


Diamond Green

COMPARABLE



350-Bed
Apartment
Building



Opened in
2012



Class B
property



Renting at
\$850 per bed

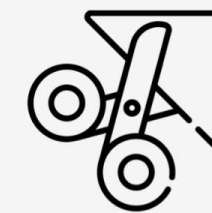


The Nest

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**



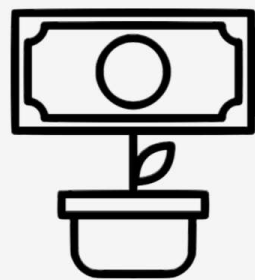
October, 2020

December, 2020




STABILIZATION

—
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P
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N
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DEVELOPER TRACK RECORD

BUILDER & PROJECT
MANAGER



PB+DC

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

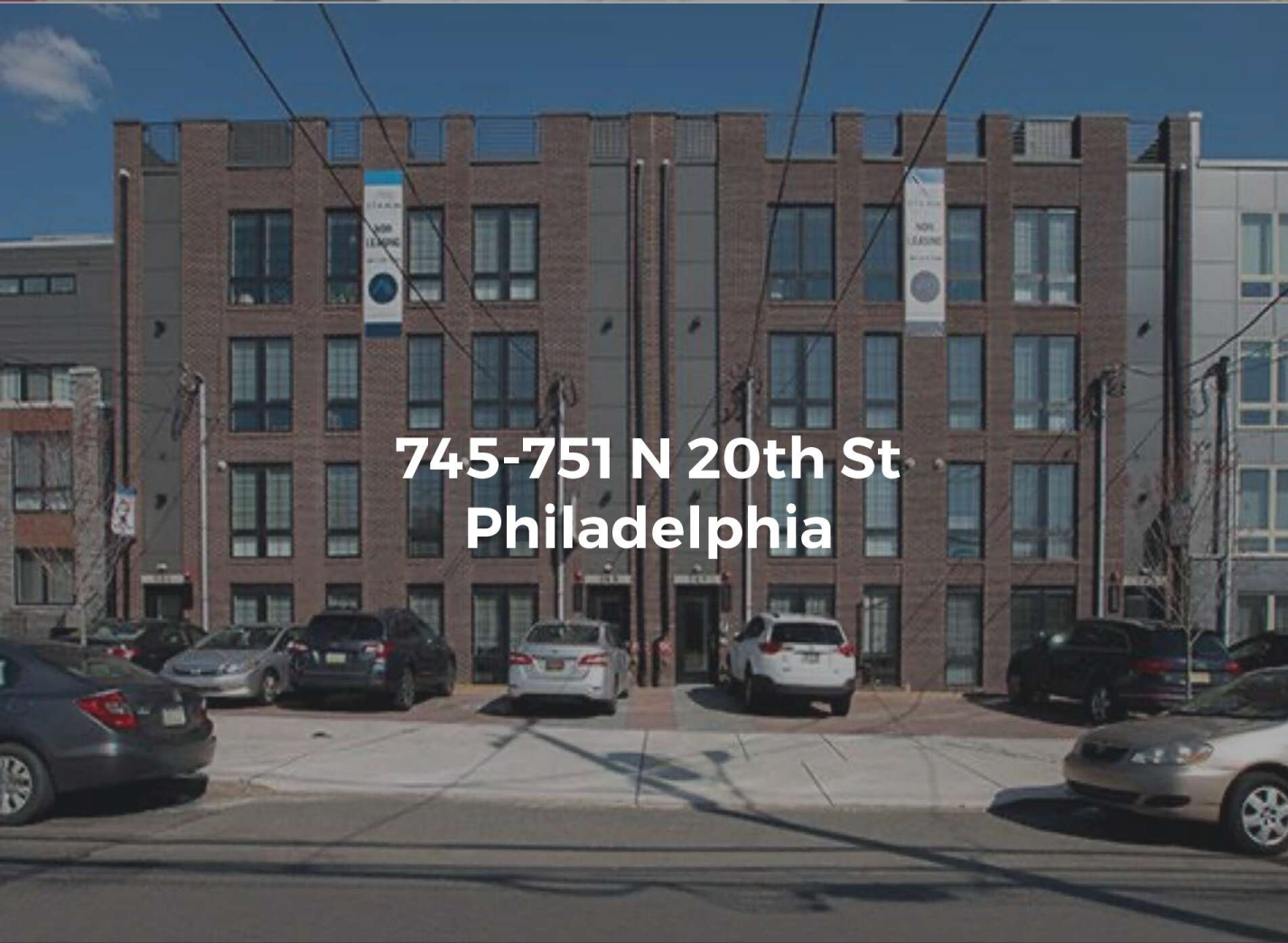
PB+DC



**1508-12 Ridge Ave
Philadelphia**



**1719-1725 Erdman St
Philadelphia**

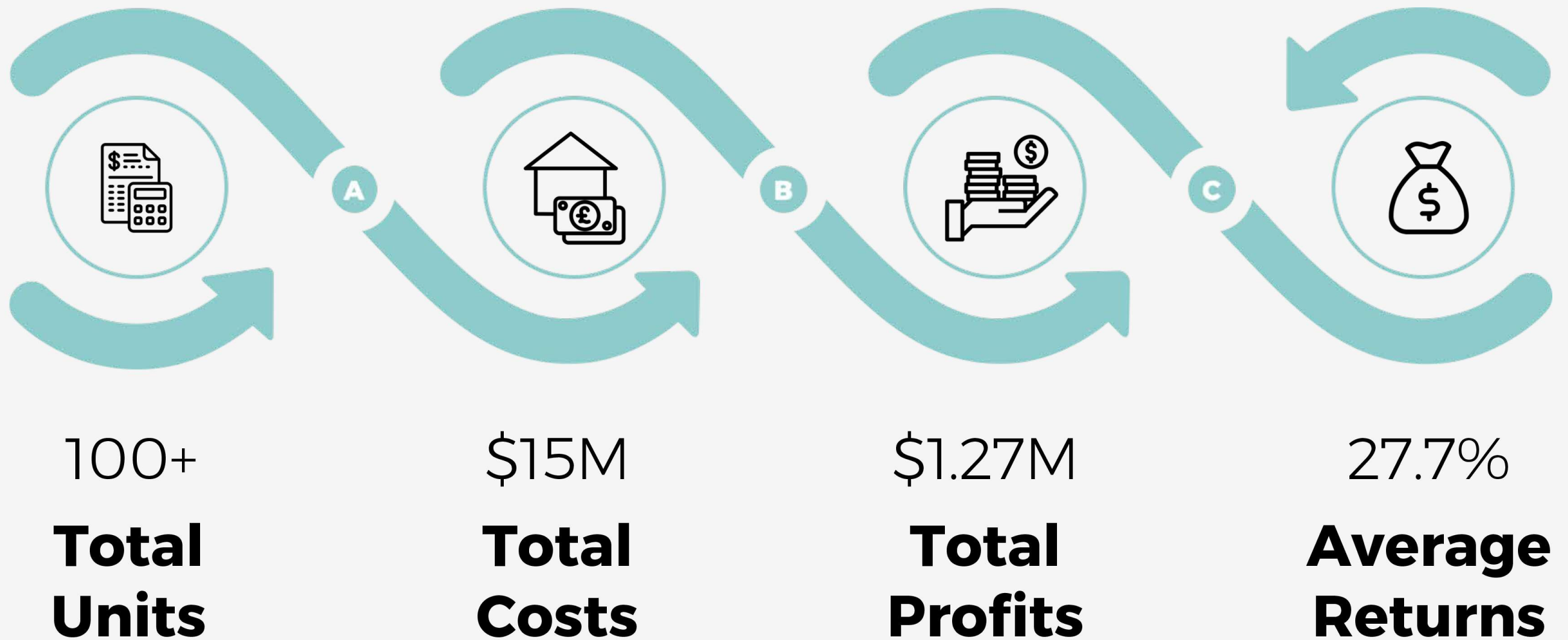


**745-751 N 20th St
Philadelphia**

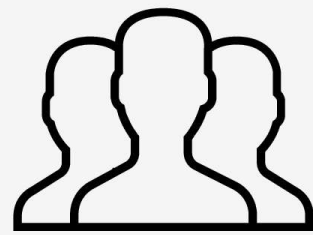


**1438-40 S 20th St
Philadelphia**

Track Record



**Full track record available upon request.*



OUR TEAM

Team



**Philip
Michael**

Founder,
NYCE/MFP

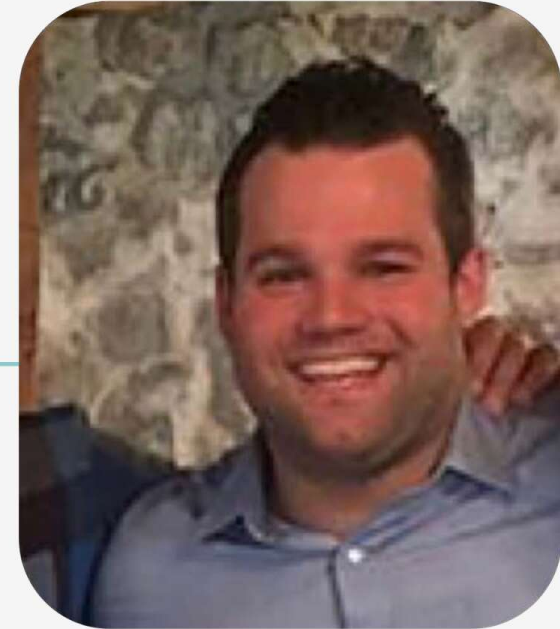
Founder, NYCE
Bestselling author
Harvard University



**Matt
Shapson**

Development
Partner

Founder, PBDC



**Michael
Hallett**

Project/
Construction
Manager

Founder, PBDC

STAY IN TOUCH WITH US

Philip Michael

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Michael Hallett

Project Manager
mikeh@pbdconcepts.com