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PORTFOLIO

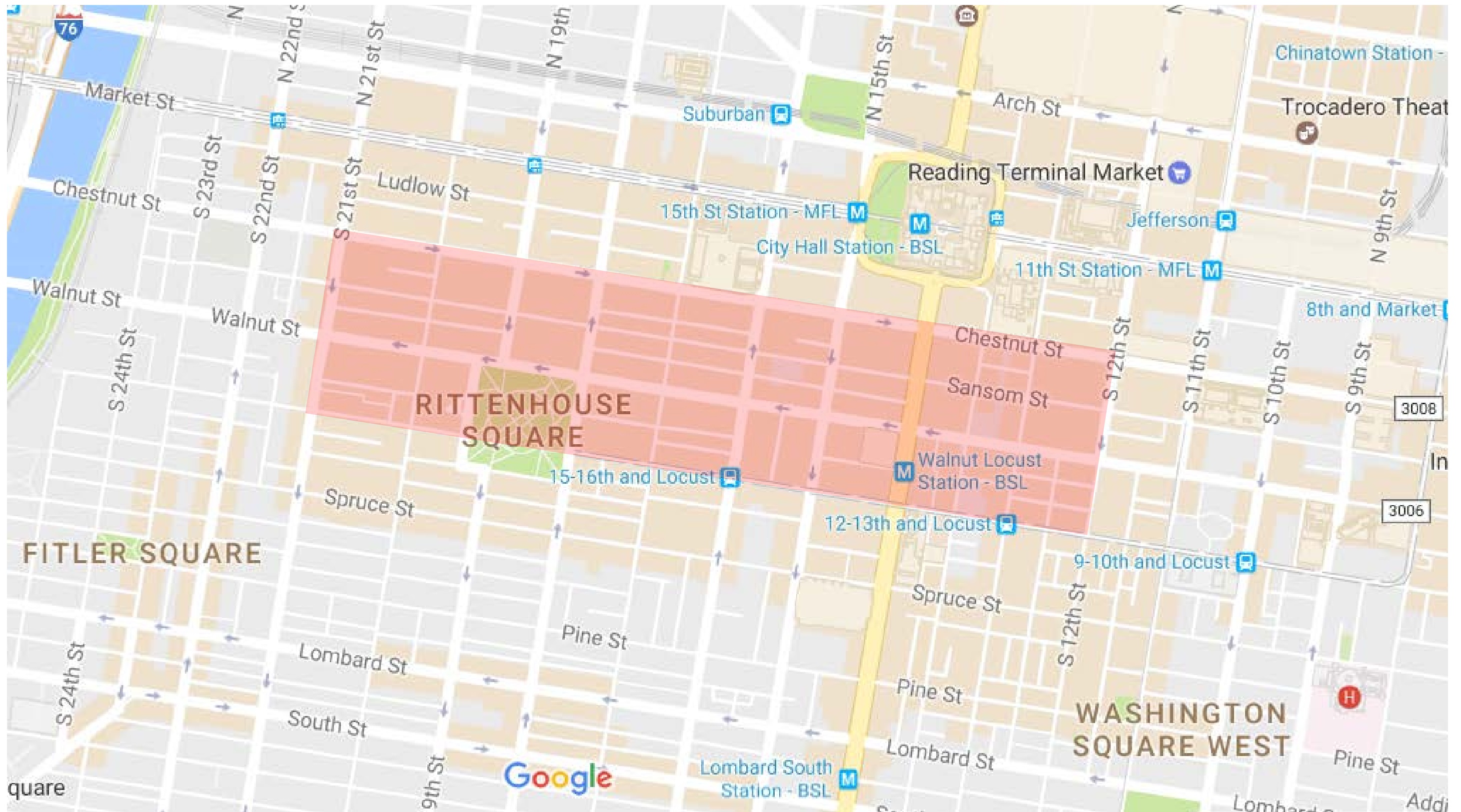
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PORTFOLIO

LOCAL CONCENTRATION

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PORTFOLIO

DENSE, URBAN, CORE / LIVE, WORK, PLAY

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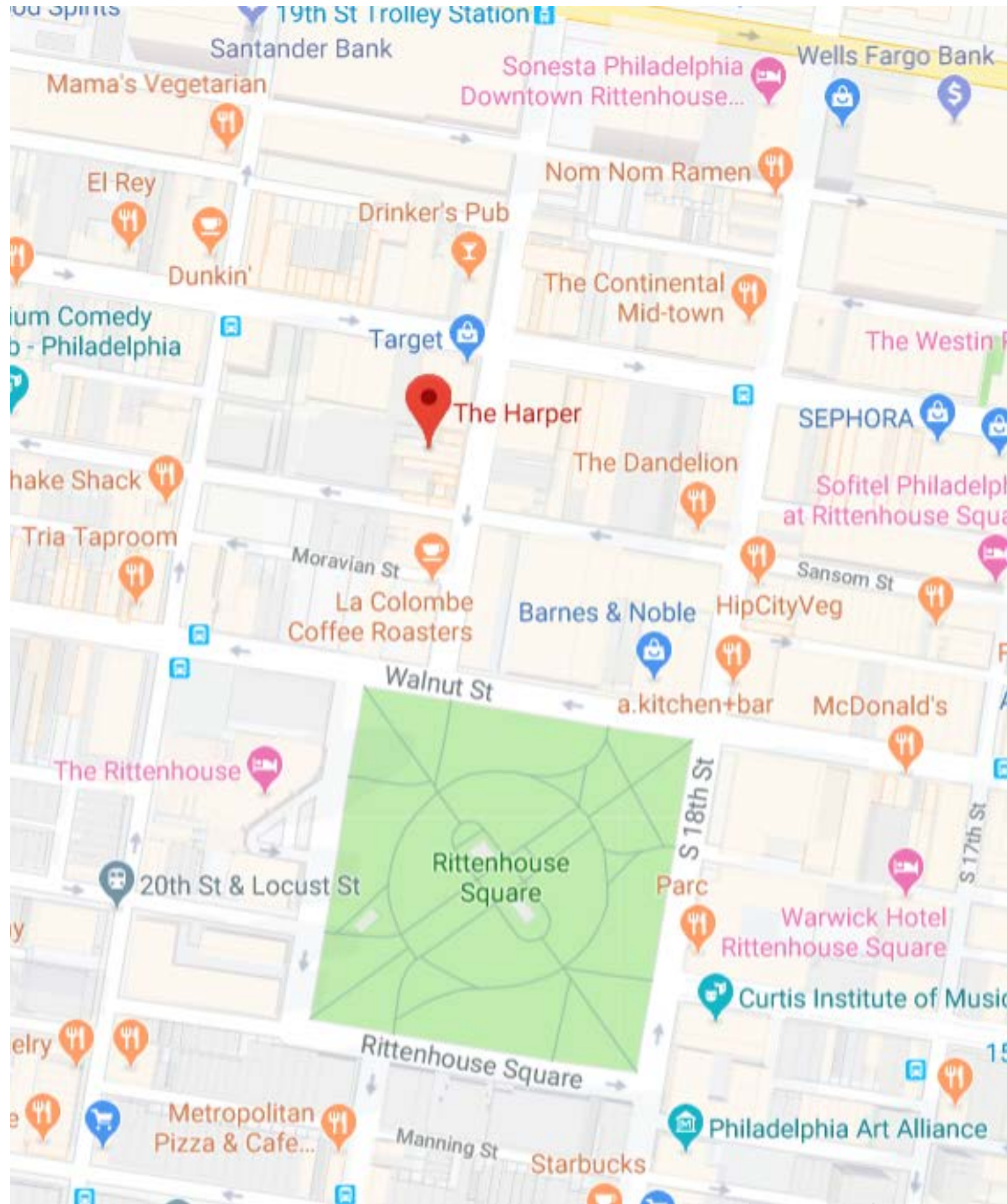
JAZ CONSTRUCTION CO.
DEVELOPMENT / CONSTRUCTION

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THE HARPER

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THE HARPER - FACTS

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- 25 Stories
- 167 Apartments (100% Pre-leased)
- 300 Residents
- 100+ Dogs
- 160 Car Valet Parking Garage
- 25,000 Square Feet of Retail
- 10,000 Square Feet of Office
- Shared Loading/Trash Component
- 1 K'Far Café



THE HARPER - AMENITIES

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PROPERTIES



THE HARPER - TENANT BASE

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- Eds & Meds
- Graduate Students
- Millennials
- Reverse Commuters
- Empty Nesters



THE HARPER - ECONOMIC BENEFITS



- **\$100M Mixed Use Development**
- **295,000 (Union) Labor Hours (22 Month Project)**
- **Avg. of 90 Construction Workers/Day (220 at peak)**
- **12 New Full Time & 10 New Part Time Employees**
- **100+ New Full Time & Part Time Retail Employees**
- **+/- 300 Residents (Consumers, Shoppers, Diners, etc.)**

MULTIFAMILY - STRENGTHS & CHALLENGES

STRENGTHS

- Positive Absorption in CC
- New Demographics
- Growth of Neighborhoods
- Quality of Housing Product

CHALLENGES

- Exorbitant Construction Costs
- Same Challenges as Philadelphia:
 - Job Opportunities
 - Crime & Safety
 - Schools
- “Shadow” occupancy created by short-term stay companies such as Sonder, Stay Alfred, Lyric...