

Offering Memorandum



South New Street Development Mixed Use Opportunity Zone Project
at Lehigh University Bethlehem, PA



STUDENT HOUSING/MIXED USE DEVELOPMENT

Building Renderings— Student Housing



Project Overview



RENDERING: ROOFTOP TERRACE



Revenue Pro-Forma

* 164 Beds at \$1,250 per bed per month	\$2,460,000.00
* Food mart at \$10,200/month	\$ 122,400.00

Project Overview: Febbraio Commercial is pleased to offer:

The development project is located one block from Lehigh University's 7,000+ student Campus, in Bethlehem, PA. The development project is further enhanced with the location within Bethlehem's Opportunity Zone.

- **Project:** Fully approved. Entitled "Shovel-Ready" Development Project
- **Address:** 317-327 South New St. Bethlehem, PA (One block from Lehigh's Campus)
- **Plans:** Available from owner
- **Pro forma Development Budget** Available from owner
- **Apartments:** 47 Residential apartments, 164 beds
- **Building:** 8 stories
- 58,239 square feet. (Fully sprinklered)
- First Floor retail food mart
- **Acreage:** 0.149
- **Amenities: (Planned)** Fully equipped kitchens, fully furnished, washer and dryer in every unit, ample sized designer bathrooms, electronic security doors, more. (Refer to Amenity page for list of planned amenities).
- **Fitness & Health Club:** On site

Common Areas Inspiration



Building Amenities Inspiration



- 24-hour security and emergency services
- Building access controls with smart phone technology
- 24-hour security cameras
- On-site professional management
- On-site retail options
- Front desk with on-site personnel
- Modern, multi-purpose lobby
- Proposed Starbucks location
- Trash and recycling on every floor
- High speed Wi-Fi throughout common areas

- LEED Certifiable Green building
- Social Media wall
- Virtual doorman for package deliveries
- Meeting room with lounge
- Private and group meeting spaces
- Fitness center, Yoga and mediation room
- Community room
- Two modern elevators
- Bike storage room
- Extra storage available
- Fully sprinklered with Life Safety Code
- Only 8 or less units per floor
- Dedicated floors for post graduate students and research workers

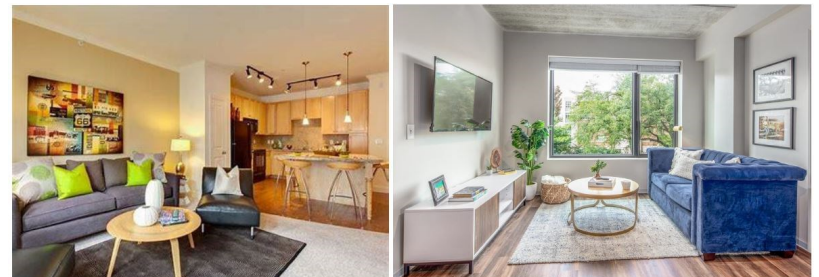


Apartment Amenities

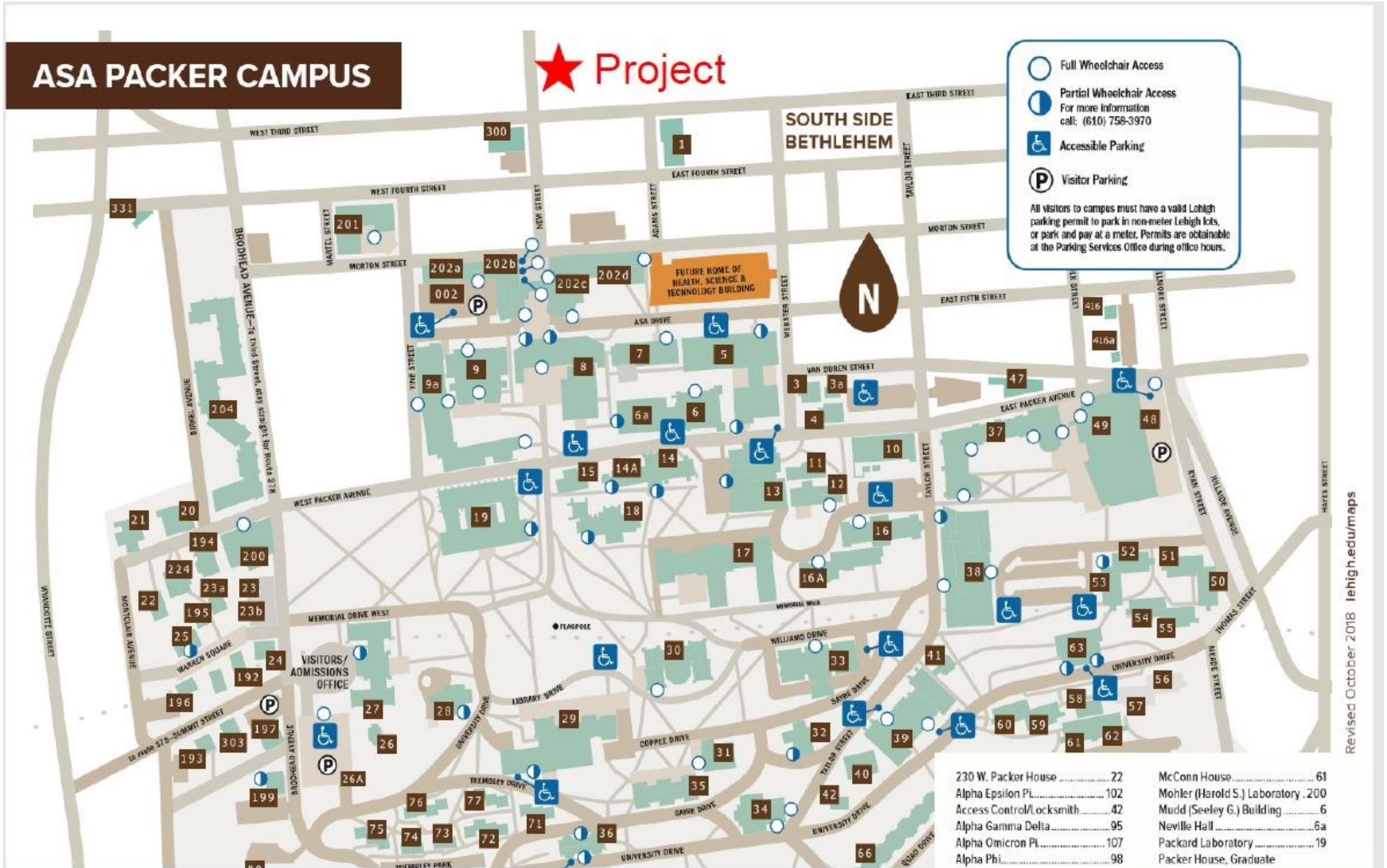


- Fully furnished
- Smart TV and desk/task lighting
- Electronic door locks
- Washer and dryer in every unit
- Private bedroom with door lock
- Private closets with closet organizers
- High ceilings
- Ample size bathrooms and storage

- Fully equipped kitchens including microwave & dishwasher
- Quartz counters for easy cleaning and safety
- Post-Covid design standards
- Touchless entryways
- High purity HVAC
- Hardwood style floors
- Stainless steel appliances
- Designer bathrooms
- High speed Wi-Fi and cable
- Window treatments and blinds
- Operable windows
- Air conditioning
- USB outlets
- Fully sprinklered with Life Safety per code
- Electronic unit entry doors
- Custom living room furniture and bar stools

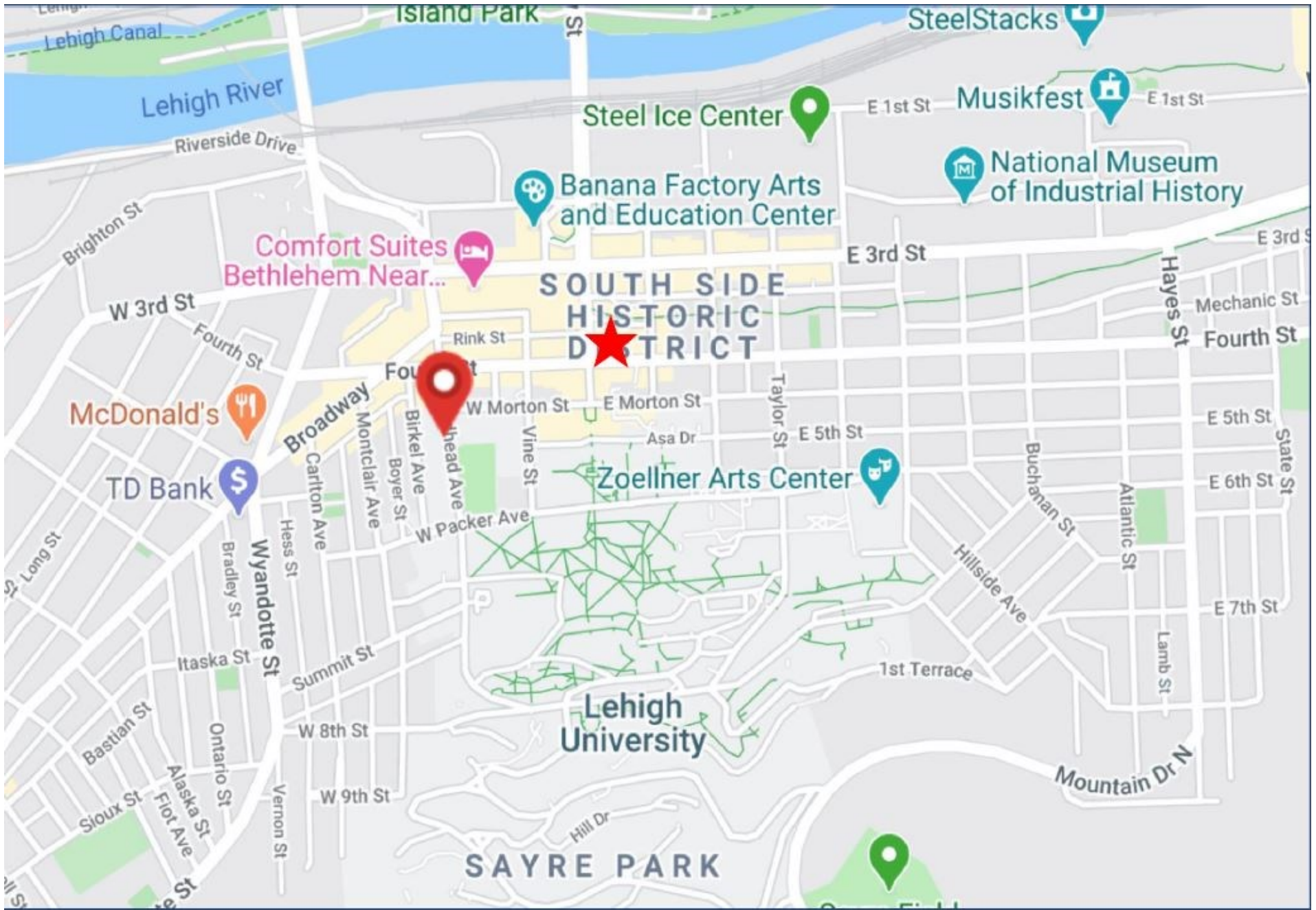


Location



Revised October 2018 lehigh.edu/maps

Location— Trade Area



Contact



Contact Information:

Febbraio Commercial
2000 Post Rd. Suite 200
Fairfield, CT 06824

Thomas Febbraio
Principal
Office: 203.254.2961
Cell: 203.247.3516

Internet: www.febbraiocommercial.com

For additional information, contact the Febbraio Group as noted above.

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