CENTRAL CATHOLIC HIGH SCHOOL

1400 HILL ROAD

Reading, PA 19602

REDEVELOPMENT WITH ZONING APPROVALS FOR 78 APARTMENT UNITS

CONFIDENTIAL OFFERING MEMORANDUM

NAI Keystone

TROPHY Commercial Real Estate

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1400
Hill Road

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EXECUTIVE SUMMARY

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READING, PA 19602

Trophy Commercial Real Estate is pleased to present **1400 Hill Road,** a large-scale adaptive reuse and redevelopment opportunity in Reading, Pennsylvania. **Formerly home to Central Catholic High School**, the property consists of 86,742 square feet of existing improvements and is delivered fully vacant with zoning approvals in place for the development of 78 apartment units.

The approved residential program contemplates a mix of 5 studio, **30 one-bedroom, and 43 two-bedroom units totaling approximately 49,404 rentable square feet**. Parking for the proposed development is contemplated through an easement providing access to parking at 1500 Eckert Avenue.

Offered at $2,750,000, the property provides an attractive acquisition basis of approximately **$35,256 per approved unit** and **$31.70 per existing square foot**. The opportunity combines a substantially advanced redevelopment program with existing infrastructure, historic architecture, and the potential availability of significant historic tax credit incentives.

The current development model **projects approximately $1.43 million in annual gross potential rent**, $1.42 million in effective gross income, and **$973,615 in stabilized NOI**, providing a compelling basis for adaptive reuse execution.

Parking easement available over certain open land at 1500 Eckert Avenue, built and maintained at the cost of the 1400 Hill Road owner and subject to any required variances and 1500 Eckert Avenue Owner approval. Post-construction expenses split by lot coverage. Detailed specific terms available on request, and subject to final written agreement and approval by the 1500 Eckert Avenue owner

Federal Tax
Credits Are Available

PROPERTY OVERVIEW

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PROPERTY OVERVIEW

Address	1400 Hill Road
Asset Type	Former School / Institutional Campus (Adaptive Reuse Opportunity)
Building Size	86,742 SF (Collectively)
Land Area	2.85 Acres (Two Parcels)
Zoning	R-3 (Private or Public Schools Permitted; Other Uses Subject to Approval)
Year Built	Originally 1914 (Expanded Post-1939)
Current Status	Vacant
Parking	Limited on-site parking; on-street parking available Additional parking at adjacent Convent property
Water	Public – City of Reading
Sewer	Public – City of Reading
Electric	Met-Ed; 600 Amp service at 240/120 volt, 3-Phase
Gas	UGI; Two (2) separate meters
Fire Protection	Not equipped with a fire sprinkler system
Flood Zone	Zone X (Not in a flood hazard area) Per FEMA Map #42011C0508E

LARGE-SCALE ADAPTIVE REUSE OPPORTUNITY

Approximately 86,742 SF of existing improvements provide substantial flexibility for redevelopment, repositioning, or institutional reuse across multiple asset classes.

FORMER INSTITUTIONAL CAMPUS

Formerly known as Luden's Mansion / Central Catholic High School, the Property offers a unique combination of historic architecture and institutional-scale functionality.

VACANT DELIVERY

Delivered vacant, allowing investors immediate control over redevelopment planning, entitlement strategy, and execution without in-place operational constraints.

MULTIPLE REDEVELOPMENT PATHS

Well-suited for charter or private education, senior or elder care, multifamily residential conversion, or mixed-use concepts, subject to zoning approvals.

SIGNIFICANT LAND COMPONENT

Situated on 2.85 acres across two parcels, offering underlying land value, potential parking reconfiguration, or phased redevelopment opportunities.

PUBLIC UTILITIES & INFRASTRUCTURE IN PLACE

Served by public water and sewer with 600 Amp, 3-phase electrical service, supporting a wide range of institutional and residential uses

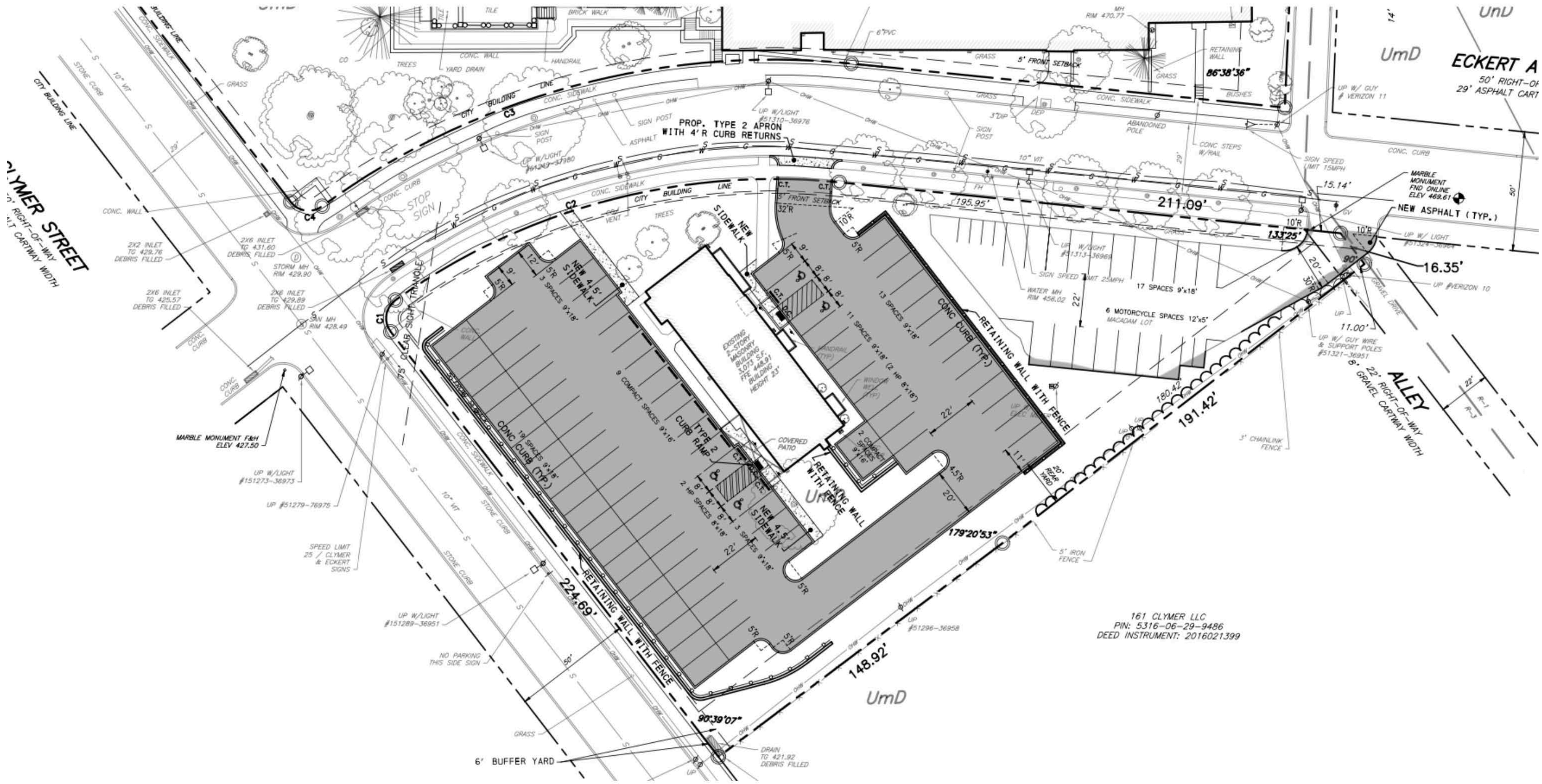
ESTABLISHED READING LOCATION

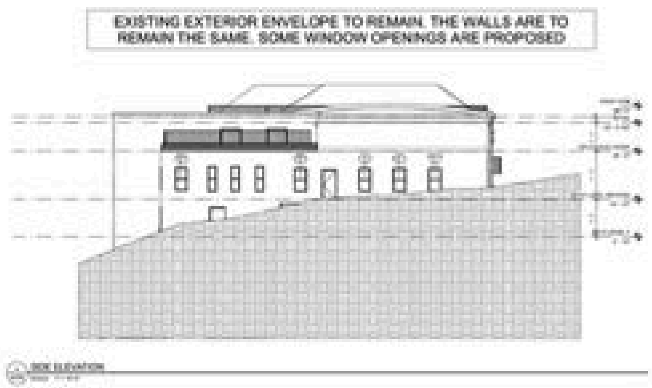
Located within an established urban neighborhood of Reading, Pennsylvania, with proximity to residential areas, institutional uses, and major thoroughfares.

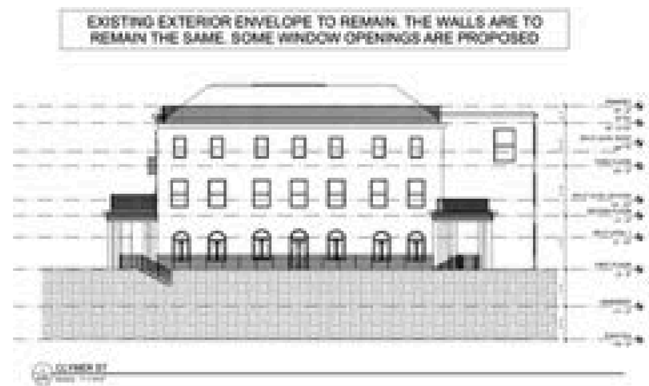

5 FT CLEARANCE MUST BE PROVIDED FOR ACCESSIBLE UNIT ENTRANCES
CARRIAGE HOUSE PLANS AT DIFFERENT LEVEL SHOWN BELOW (UNITS 122-124)
LEGEND:
DEMOLISHED WALL
EXISTING WALL
NEW WALL
GENERAL NOTES:
1. BUILDING FULLY SPRINKLERED NFPA-13R
2. ALL CORRIDORS 36" MIN. WIDTH
3. ALL EXIT DOORS MIN. 36"
**REFER TO PARTITION TYPES SHEET FOR WALL TYPES DETAILS.
FIRST FLOOR PLAN
5 FT CLEARANCE MUST BE PROVIDED FOR ACCESSIBLE UNIT ENTRANCES
SPLIT LEVEL 1 -CARRIAGE HOUSE PLAN


LEGEND:
DEMOLISHED WALL
EXISTING WALL
NEW WALL
GENERAL NOTES:
1. BUILDING FULLY SPRINKLERED NFPA-13R
2. ALL CORRIDORS 36" MIN. WIDTH
3. ALL EXT' DOORS MIN. 36"
CARRIAGE HOUSE PLANS AT DIFFERENT LEVEL SHOWN BELOW (UNITS 222-230)
SECOND FLOOR PLAN
SPLIT LEVEL SECOND-CARRIAGE HOUSE PLAN


EXISTING ROOF
THIRD FLOOR
EXISTING ROOF
ATTIC
LEGEND:
DEMOLISHED WALL
EXISTING WALL
NEW WALL
GENERAL NOTES:


CLYMER STREET
ECKERT A
ALLEY
22' RIGHT-OF-WAY GRAVEL CARTWAY WIDTH
PROP. TYPE 2 APRON WITH 4'R CURB RETURNS
NEW ASPHALT (TYP.)
EXISTING 2-STORY MASONRY BUILDING
RETAINING WALL WITH FENCE
CONC CURB (TYP.)
NEW 4.5' SIDEWALK
NEW SIDEWALK
17 SPACES 9'x18'
6 MOTORCYCLE SPACES 12'x5'
MACADAM LOT
13 SPACES 9'x18'
9 COMPACT SPACES 9'x16'
19 SPACES 9'x18'
CLEAR SIGHT TRIANGLE
STOP SIGN
211.09'
224.69'
191.42'
148.92'
195.95'
16.35'
179°20'53"
90°39'07"
86°38'36"
161 CLYMER LLC
PIN: 5316-06-29-9486
DEED INSTRUMENT: 2016021399
MARBLE MONUMENT F&H ELEV 427.50
6' BUFFER YARD
UmD


EXISTING EXTERIOR ENVELOPE TO REMAIN. THE WALLS ARE TO REMAIN THE SAME. SOME WINDOW OPENINGS ARE PROPOSED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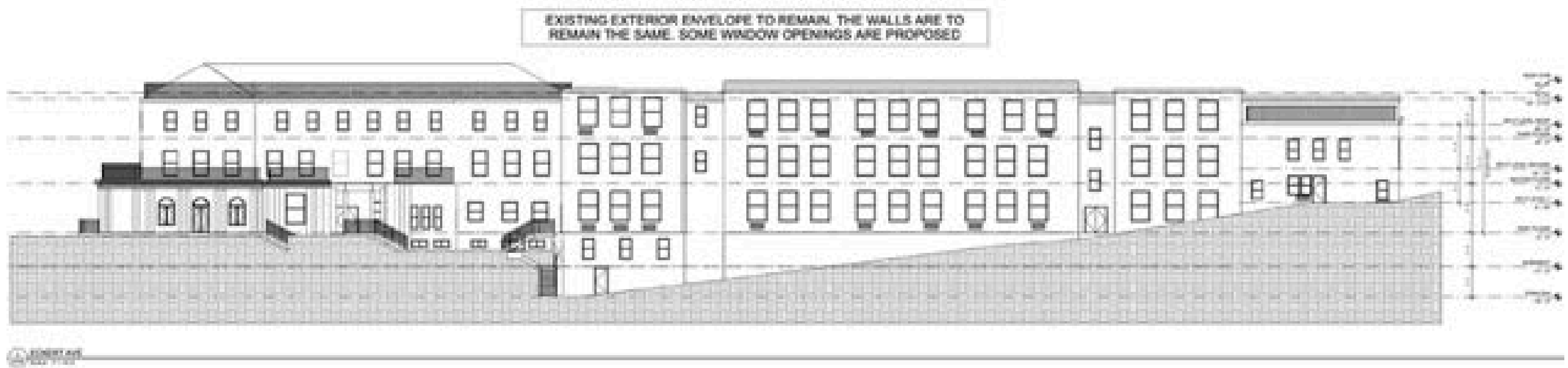
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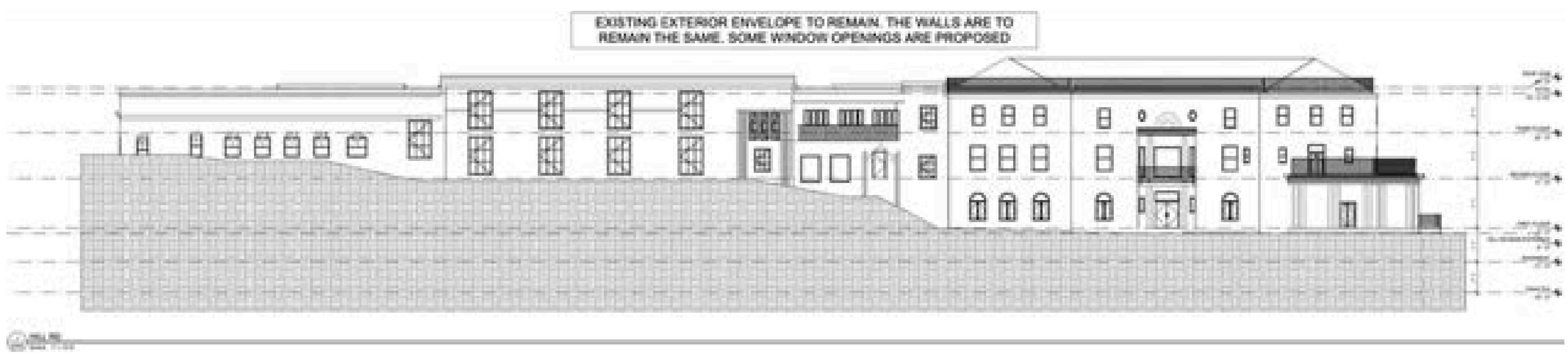
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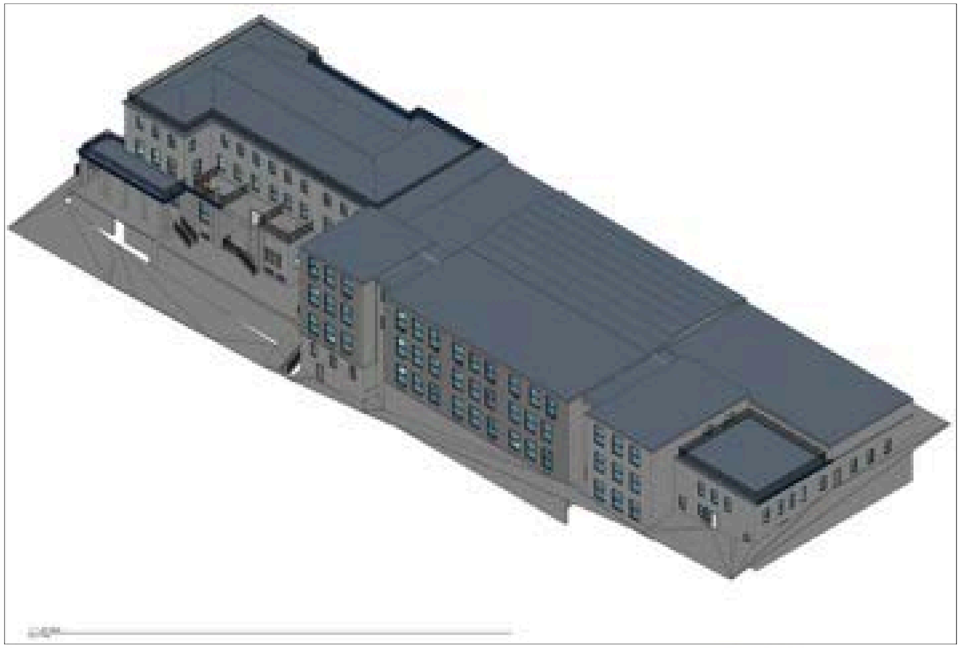
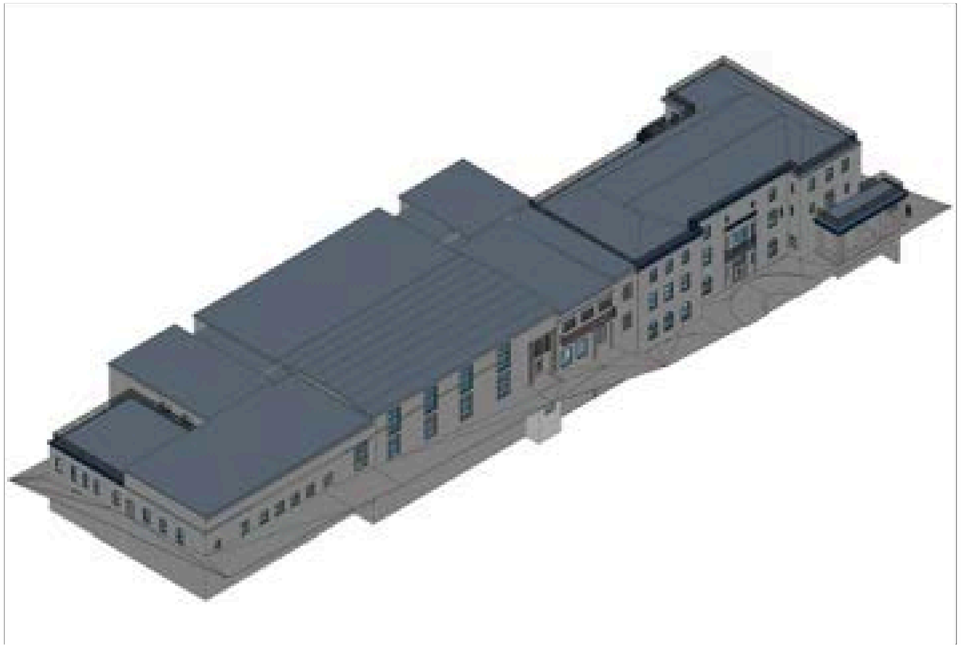
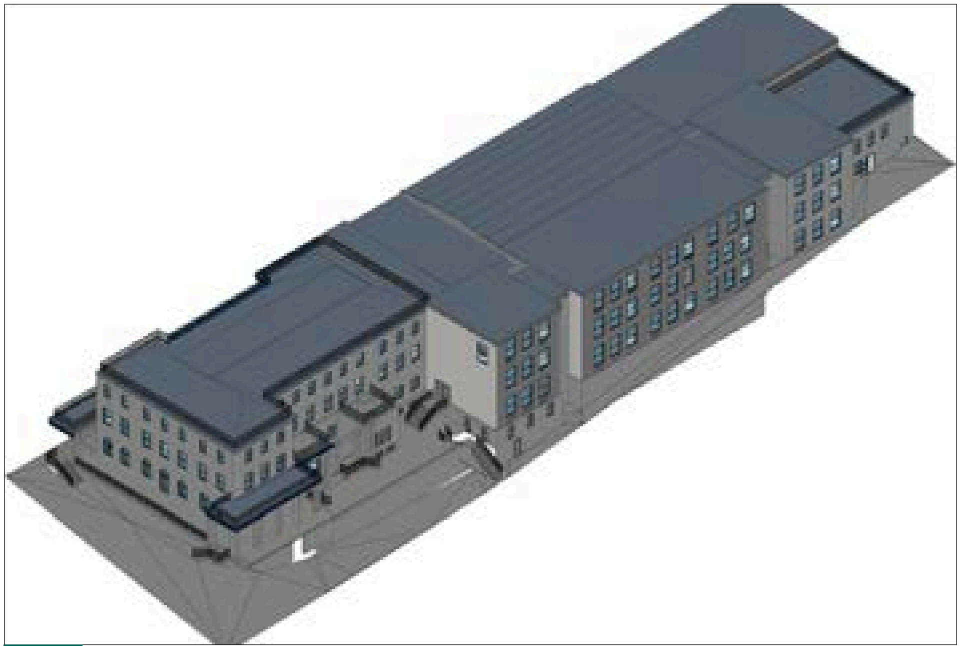
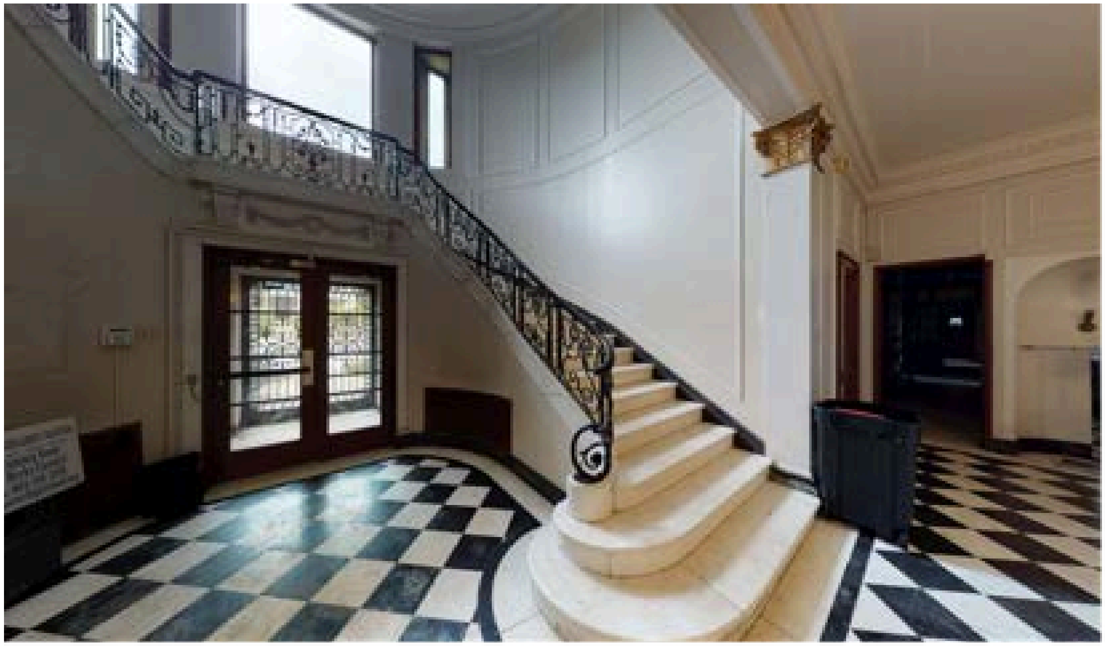
PROPERTY 3D VIEW







PROPERTY PHOTOS



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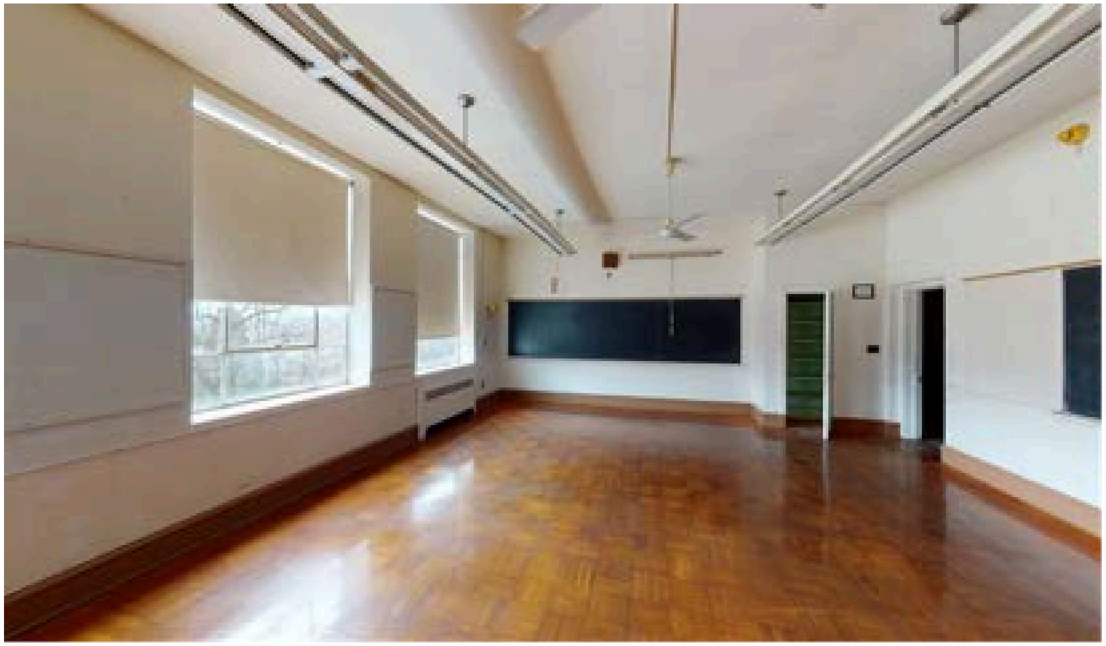

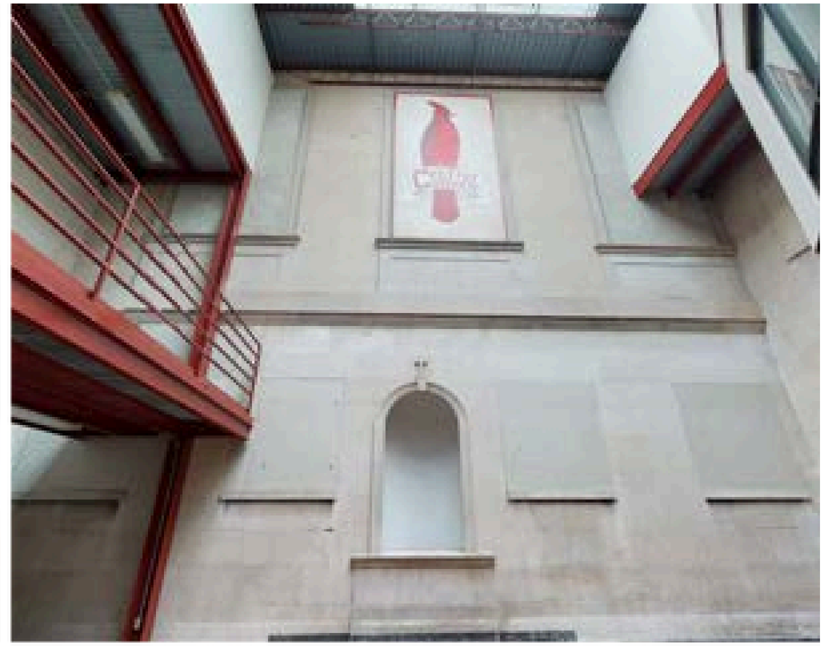

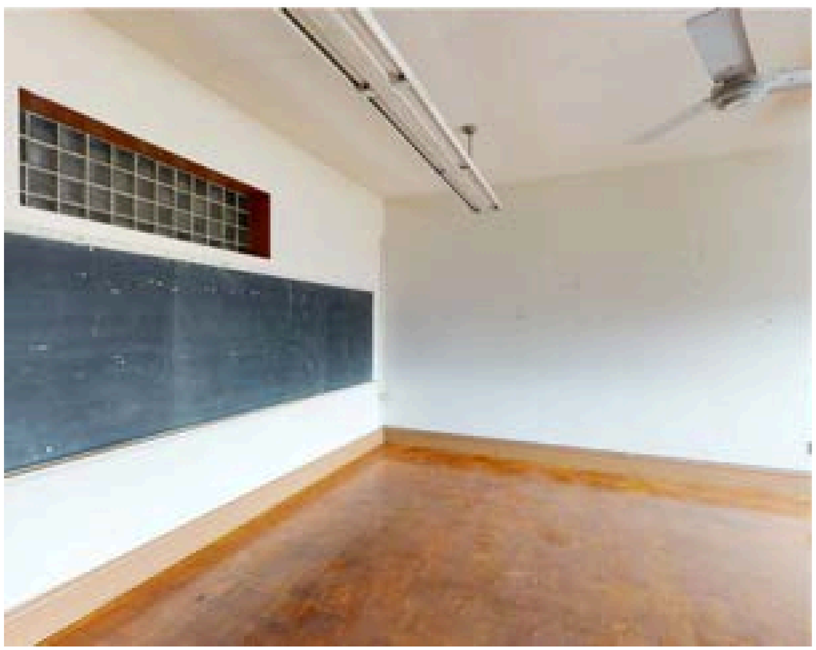

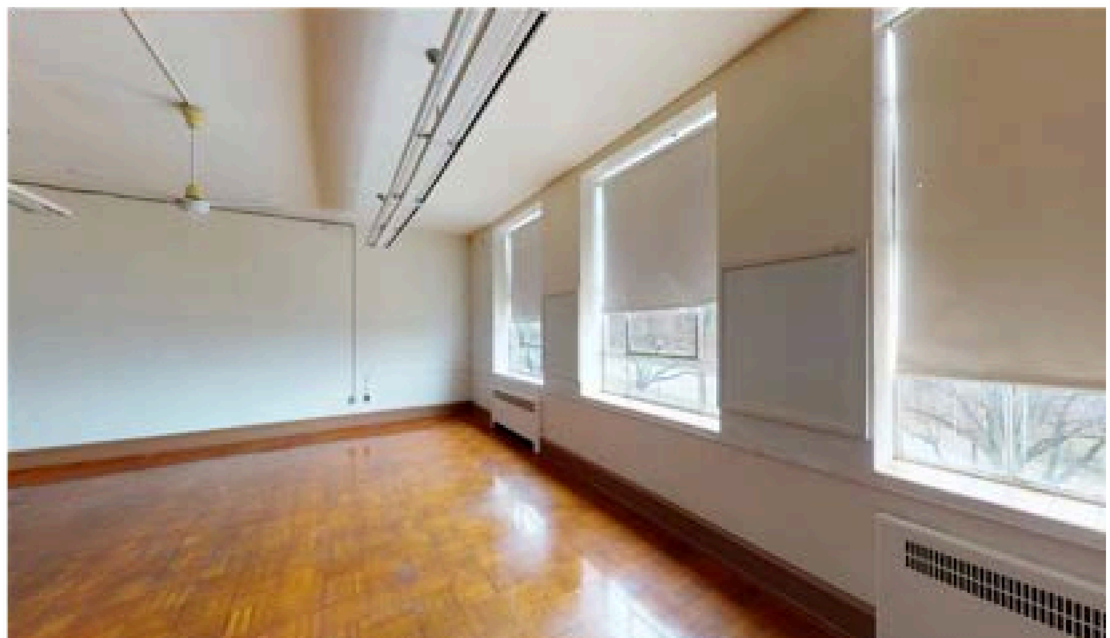

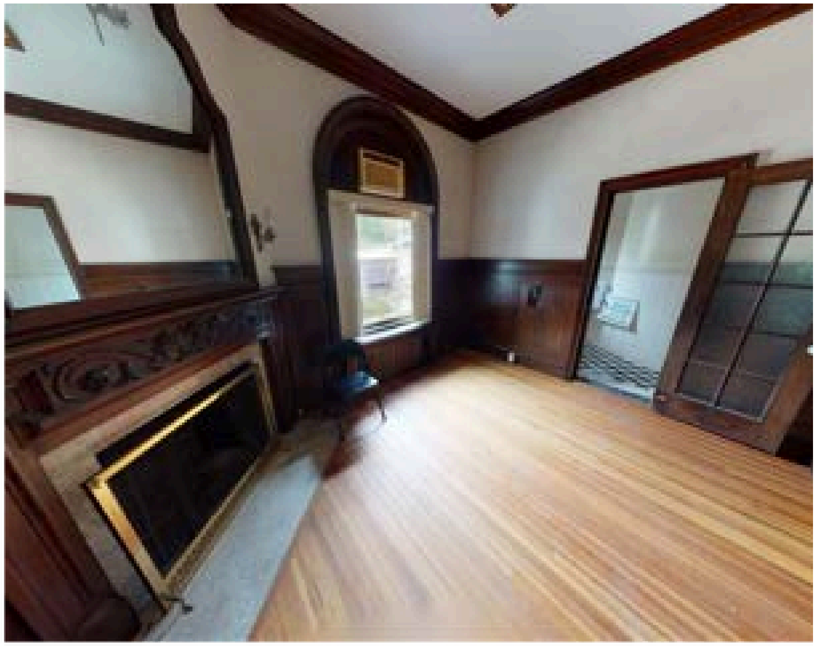

1400 Hill Road and 1500 Eckert Avenue represent a rare opportunity to acquire a large-scale, vacant institutional asset in an established Reading neighborhood. The Property's substantial square footage, underlying land component, and existing infrastructure position it well for adaptive reuse or redevelopment in a market with limited supply of comparable large-format assets.

Vacant delivery provides investors with full flexibility to pursue a redevelopment strategy aligned with market demand, while the Property's historic character and institutional layout offer differentiation relative to conventional redevelopment opportunities.

INVESTMENT STRATEGY

This offering is well-suited for investors seeking:

A VACANT ASSET WITH REDEVELOPMENT FLEXIBILITY
Immediate control over planning, entitlement, and execution without in-place tenant constraints.

MULTIPLE ADAPTIVE REUSE PATHS
Potential conversion to charter or private education, senior or elder care, multifamily residential, or mixed-use concepts, subject to zoning approvals.

LARGE-SCALE INFILL EXPOSURE
A sizeable institutional campus within an established urban environment, offering scale that is increasingly difficult to replicate.

VALUE CREATION THROUGH REPOSITIONING
Opportunity to unlock value through redevelopment, stabilization, and potential long-term hold, refinance, or disposition following execution.

FINANCIAL ANALYSIS

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CENTRAL CATHOLIC HIGH SCHOOL | 1400 Hill Road, Reading, PA 19602

Development Budget, Historic Tax Credits & Sources / Uses | 78 Apartment Units

DEVELOPMENT BUDGET	$ / Unit	Total	% of Budget
Hard Costs			
Selective Demolition & Abatement	$3,135	$244,530	3.2%
Masonry, Roof & Envelope Restoration	$7,838	$611,325	7.9%
Windows & Exterior Doors (historic profile)	$4,180	$326,040	4.2%
Interior Framing, Drywall & Insulation	$9,405	$733,590	9.5%
Flooring, Paint & Finishes	$5,748	$448,305	5.8%
Kitchens, Baths & Appliances	$9,928	$774,345	10.0%
Plumbing	$6,793	$529,815	6.9%
HVAC	$7,315	$570,570	7.4%
Electrical	$6,270	$489,060	6.3%
Fire Sprinkler & Alarm (NFPA 13R)	$4,703	$366,795	4.7%
Elevator & Accessibility	$2,090	$163,020	2.1%
Site Work, Parking & Landscaping	$3,135	$244,530	3.2%
Subtotal - Trade Costs	**$70,538**	**$5,501,925**	**71.2%**
GC General Conditions	$4,232	$330,116	4.3%
GC Overhead & Profit	$3,527	$275,096	3.6%
Hard Cost Contingency	$3,527	$275,096	3.6%
Total Hard Costs	**$81,824**	**$6,382,233**	**82.6%**
Soft Costs			
Architecture & Engineering	$4,500	$351,000	4.5%
Permits, Tap & Impact Fees	$1,500	$117,000	1.5%
Survey, Geotech, Environmental & Inspections	$800	$62,400	0.8%
Legal, Title & Accounting	$1,000	$78,000	1.0%
Builder's Risk Insurance & Taxes During Construction	$1,200	$93,600	1.2%
Marketing & Lease-Up	$900	$70,200	0.9%
FF&E & Common Area	$1,000	$78,000	1.0%
Construction Loan Fees	$830	$64,740	0.8%
Construction Interest Reserve	$3,240	$252,720	3.3%
Soft Cost Contingency	$1,730	$134,940	1.7%
Historic Consultant (flat)	$513	$40,000	0.5%
Total Soft Costs	**$17,213**	**$1,342,600**	**17.4%**
Total Development Costs	**$99,036**	**$7,724,833**	**100.0%**
Developer Fee	$7,564	$590,000	
Total Development Cost incl. Developer Fee	**$106,600**	**$8,314,833**	
Less: Federal Historic Tax Credit (20%)	($25,641)	($2,000,000)	
Less: Pennsylvania Historic Preservation Tax Credit	($6,410)	($500,000)	
Net Development Cost after Tax Credits	**$74,549**	**$5,814,833**	

SOURCES & USES	Amount	$ / Unit	% Total
Uses			
Acquisition of Property	$2,750,000	$35,256	24.9%
Development Costs (Hard & Soft)	$7,724,833	$99,036	69.8%
Developer Fee	$590,000	$7,564	5.3%
Total Uses	**$11,064,833**	**$141,857**	**100.0%**
Sources			
Construction Loan (60% LTC)	$6,638,900	$85,114	60.0%
Federal Historic Tax Credit Equity	$2,000,000	$25,641	18.1%
Pennsylvania Historic Preservation Tax Credit	$500,000	$6,410	4.5%
Investor / Sponsor Equity	$1,925,933	$24,691	17.4%
Total Sources	**$11,064,833**	**$141,857**	**100.0%**

COST SUMMARY	Total	$ / Unit	$ / SF
Total Project Cost (Land + Development + Fee)	$11,064,833	$141,857	$128
Less: Historic Tax Credits	($2,500,000)	($32,051)	($29)
Net Project Cost after Tax Credits	**$8,564,833**	**$109,806**	**$99**
Net Development Cost excl. Land	$5,814,833	$74,549	$67

HISTORIC TAX CREDITS	Amount	Basis	
Federal Historic Tax Credit	$2,000,000	20% of QRE	
Pennsylvania Historic Preservation Tax Credit	$500,000	25% of QRE	
Total Historic Tax Credits	**$2,500,000**	**30.1%**	*of dev. cost*

CONSTRUCTION FINANCING	Amount	
Construction Loan (Loan-to-Cost)	$6,638,900	60.0%
Average Interest Rate (1-mo Term SOFR + 250 bps)	6.52%	
Construction Period / Avg. Outstanding Balance	12 months	60.0%
Budgeted Interest Reserve & Loan Fees	$317,460	

PROJECT SNAPSHOT		
Approved Residential Units	78	
Building Size / Land Area	86,742 SF	2.85 acres
Zoning Approval	ZHB Appeal 2023-30, approved 5-0 (11/13/2023)	
Required Off-Street Parking (1.5 spaces / unit)	117 spaces	
Acquisition Basis per Unit / per SF	$35,256	$31.70

CENTRAL CATHOLIC HIGH SCHOOL | 1400 Hill Road, Reading, PA 19602

Stabilized Pro Forma, Valuation & Investor Returns | 78 Apartment Units

STABILIZED PRO FORMA	Annual	$ / Unit	Basis
Gross Potential Rent	$1,431,675	$18,355	Rent schedule at right
Less: Vacancy Loss	($71,584)	($918)	5.0% of GPR
Less: Bad Debt	($7,158)	($92)	0.5% of GPR
Plus: Utility Income	$48,750	$625	$625 per unit
Plus: Other Income	$15,600	$200	$200 per unit
Effective Gross Income	**$1,417,283**	**$18,170**	
Fixed Expenses			
Real Estate Taxes (full, before LERTA)	$92,527	$1,186	$2,051,586 assessed at 4.51%
Insurance	$42,900	$550	$550 per unit
Water & Sewer	$48,750	$625	$625 per unit
Electric (common)	$15,600	$200	$200 per unit
Trash Removal	$23,400	$300	$300 per unit
Total Fixed Expenses	**$223,177**	**$2,861**	
Variable Expenses			
Management Fee	$56,691	$727	4.00% of EGI
Payroll	$58,500	$750	$750 per unit
Repairs / Maintenance / Turnover	$58,500	$750	$750 per unit
Landscaping / Snow Removal	$19,500	$250	$250 per unit
Advertising / Marketing	$15,600	$200	$200 per unit
Admin / Misc. / Legal / Accounting	$11,700	$150	$150 per unit
Total Variable Expenses	**$220,491**	**$2,827**	
Total Operating Expenses	**$443,668**	**$5,688**	31.3% of EGI
Net Operating Income	**$973,615**	**$12,482**	68.7% margin
Less: Capital Reserves	($19,500)	($250)	$250 per unit
Net Operating Cash Flow	**$954,115**	**$12,232**	

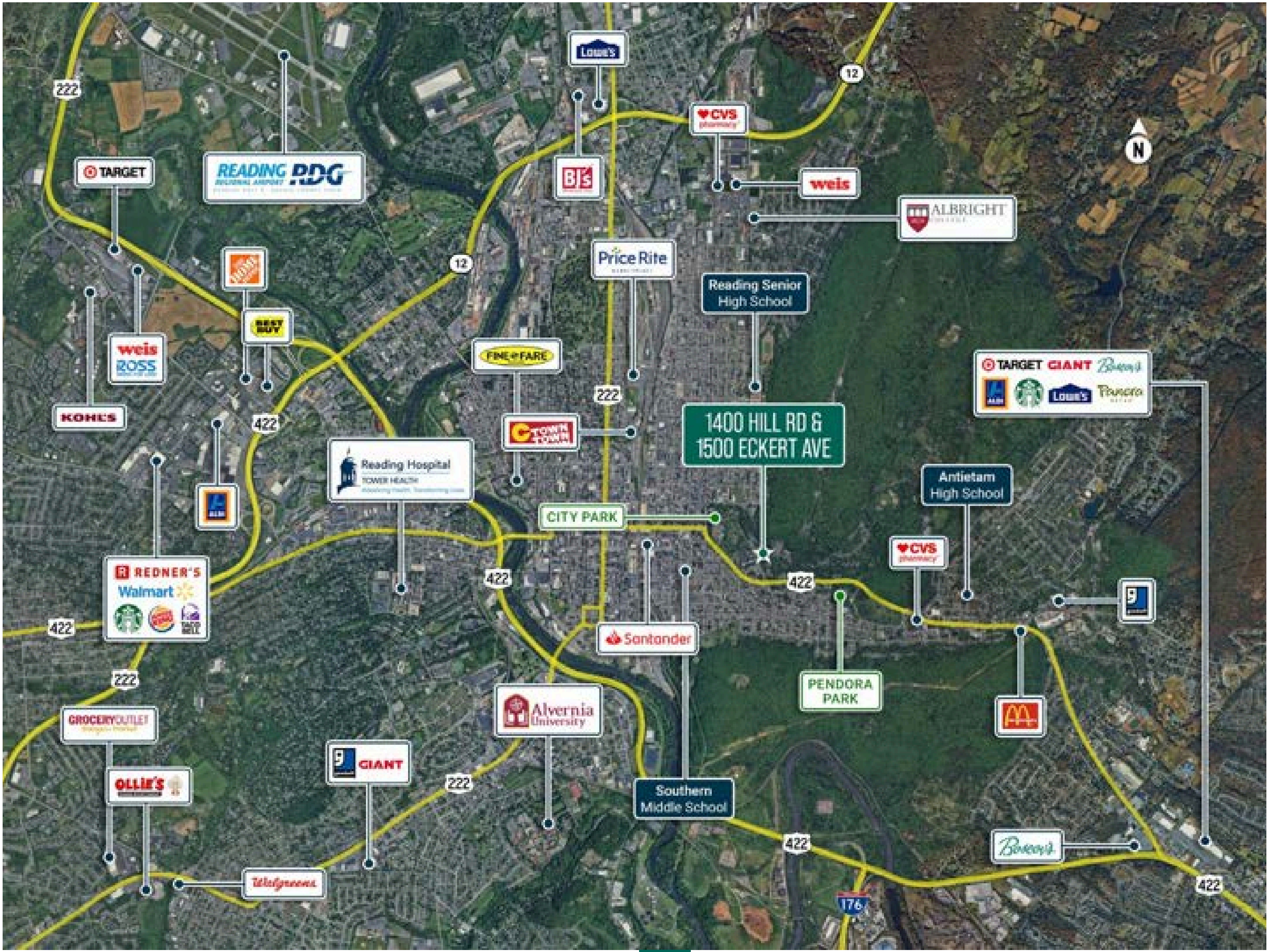
RENT SCHEDULE	Units	Avg. SF	Avg. Rent	Monthly
Studio	5	405	$1,293.75	$6,469
1BR	30	489	$1,423.13	$42,694
2BR	43	760	$1,631.25	$70,144
Total / Weighted Average	**78**	**633**	**$1,529.57**	**$119,306**
Average Rent per SF (monthly)			$2.41	
Total Rentable SF		49,404		
Monthly Gross Potential Rent				**$119,306**

STABILIZED RANGE OF VALUE	Cap Rate	Value (Full Tax)	+ PV LERTA	Total Value
High Value	6.00%	$15,901,917	$372,559	$16,274,476
Mid Value	6.25%	$15,265,841	$372,559	$15,638,400
Low Value	6.50%	$14,678,693	$372,559	$15,051,252
Mid Value per Unit / per SF		$200,492	$180	

INVESTOR RETURNS | ACQUISITION AT $2,750,00	High	Mid	Low
Total Project Cost (Land + Development + Fee)	$11,064,833	$11,064,833	$11,064,833
Net Project Cost after Tax Credits	$8,564,833	$8,564,833	$8,564,833
Investor / Sponsor Cash Equity	$1,925,933	$1,925,933	$1,925,933
Yield on Cost - Gross (NOI after reserves / Total Cos	**8.62%**	**8.62%**	**8.62%**
Yield on Cost - Net of Tax Credits	**11.14%**	**11.14%**	**11.14%**
Stabilized Value (incl. PV LERTA)	$16,274,476	$15,638,400	$15,051,252
Development Spread (Net YOC less Cap Rate)	5.14%	4.89%	4.64%
Value Creation (Value less Net Cost)	**$7,709,643**	**$7,073,567**	**$6,486,419**
Profit on Total Cost	69.7%	63.9%	58.6%
Equity Multiple on Cash Equity (at stabilized value)	**5.00x**	**4.67x**	**4.37x**

PERMANENT REFINANCE (Mid Value)	Amount		
Permanent Loan - lesser of 65% LTV / 1.25x DSCR	**$10,164,960**		
Less: Construction Loan Payoff	($6,638,900)		
Net Refinance Proceeds to Equity	**$3,526,060**		
Cash Equity Remaining after Refinance	-		
Annual Debt Service (6.25%, 30-yr amortization)	$751,049		
Cash Flow after Debt Service	$203,066	1.27x	*DSCR*
Cash-on-Cash on Remaining Equity			**Equity fully returned**

RESIDUAL LAND VALUE SUPPORT	Yield on Cost	Supportable Cost	Residual Land	$ / Unit
At 7.00% Yield on Cost	7.00%	$13,630,215	$7,815,382	$100,197
At 7.25% Yield on Cost	7.25%	$13,160,208	$7,345,375	$94,171
At 7.50% Yield on Cost	7.50%	$12,721,534	$6,906,701	$88,547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1500 ECKERT AVE
Reading Senior High School
Antietam High School
Southern Middle School
CITY PARK
PENDORA PARK
Reading Hospital
Alvernia University
ALBRIGHT
READING RDG
TARGET
weis
ROSS
KOHL'S
BEST BUY
REDNER'S
Walmart
GROCERY OUTLET
OLLIE'S
Walgreens
GIANT
Santander
FINE FARE
Price Rite
Lowe's
BJ's
CVS pharmacy
Boscov's
Panera
222
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1400

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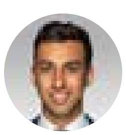

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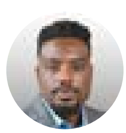

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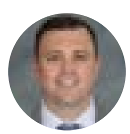

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