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KEN WEINSTEIN

Impactful Projects: A Sampling

Allens Lane Train Station



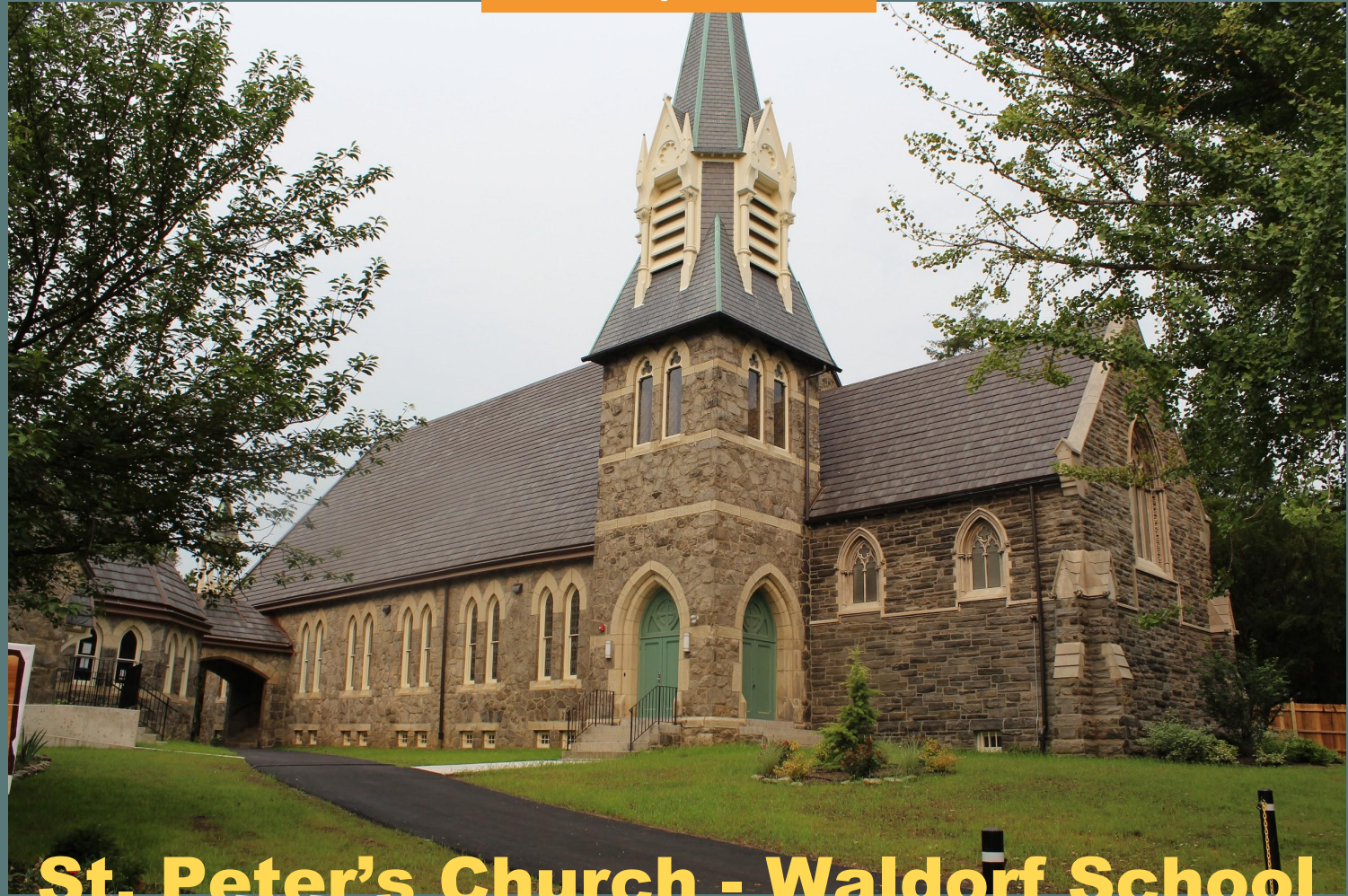
Allens Lane Train Station - High Point Cafe

4811 Germantown Avenue



Wayne Junction Campus - 8 acres, 4 uses

6008 Wayne Avenue



St. Peter's Church - Waldorf School



Lofts at Kendrick Mills - 23 tenants

7136 Germantown Avenue



Earth Bread & Brewery - Mt. Airy Revitalization

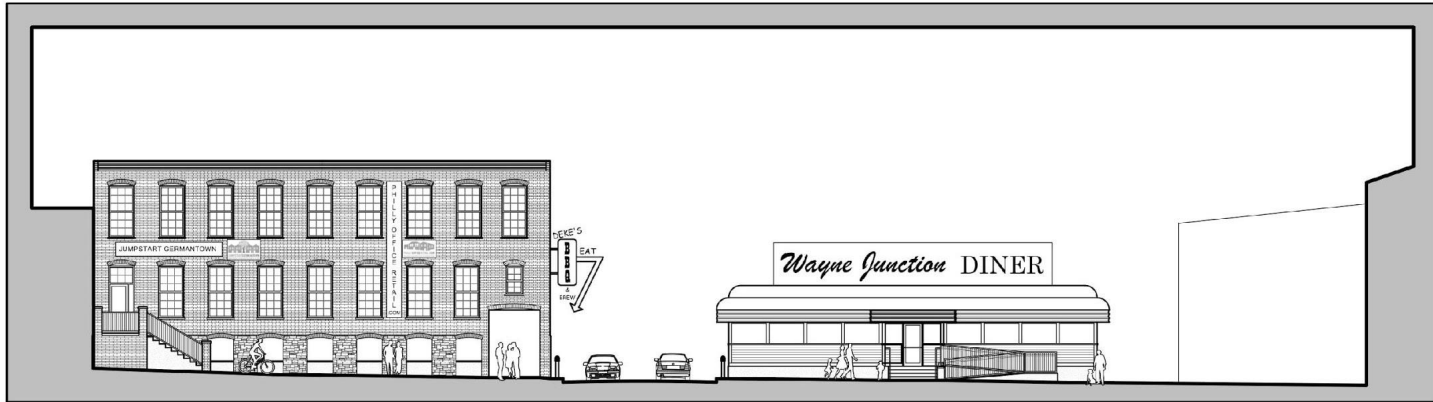
**2018 Projects:
Wayne Junction & More**

133 Berkley Street



133 Berkley St - Wayne Junction Diner





1 BERKLEY STREET ELEVATION
SCALE: 1/16" = 1'-0"



MOVING FORWARD



137-45 Berkley Street



137 Berkley St - Deke's BBQ + Attic Brewing



Max Levy Building - 32 Apartments

212 Roberts Avenue



Historic Apartments



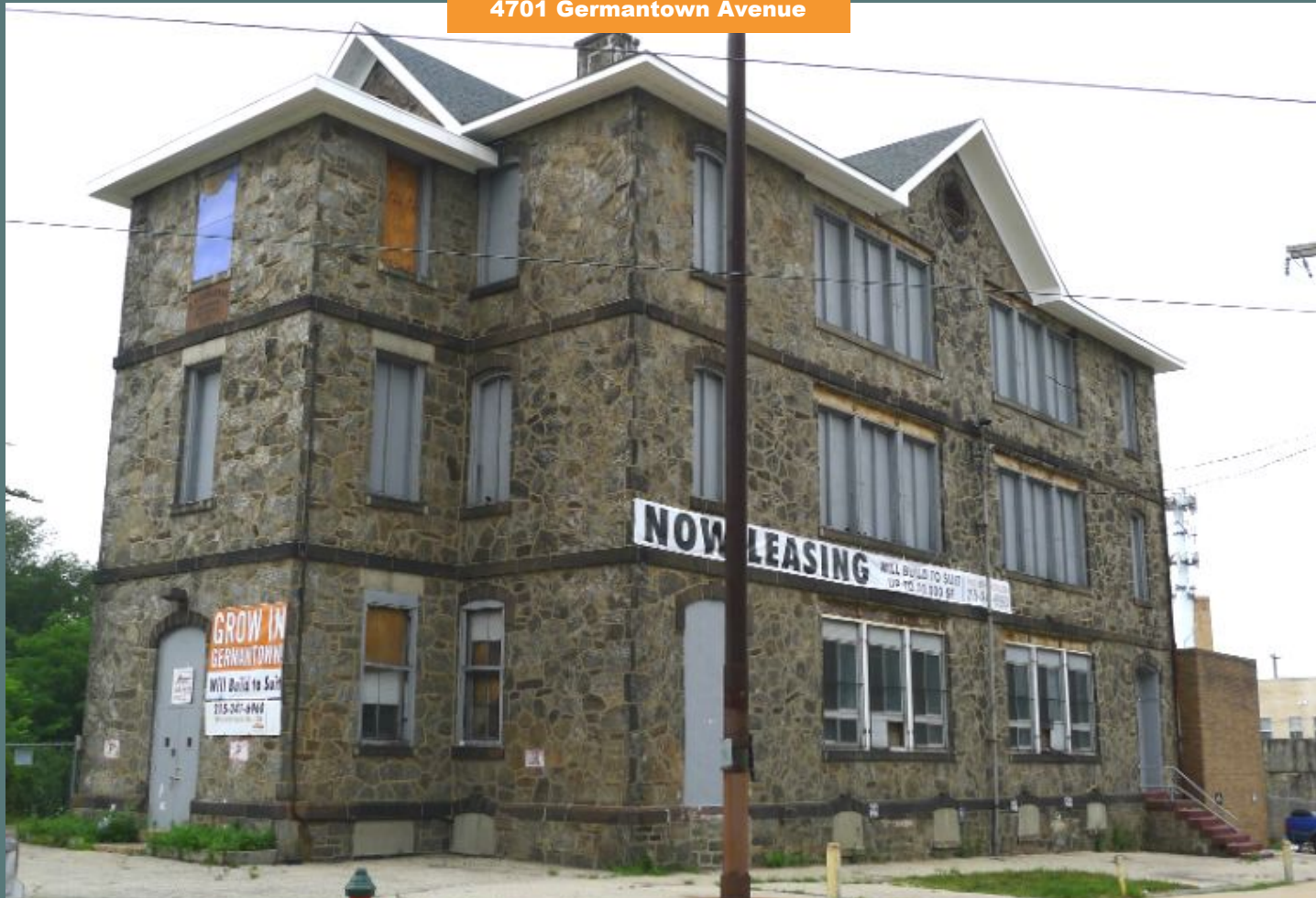
270 W. Walnut Lane
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Architecture

PROJECT :
MAX LEVY FACTORY
212-220 ROBERTS AVENUE, PHILADELPHIA, PA
RENDERS

4701 Germantown Avenue



Schaeffer School - Philly Office Retail + JG

5423 Germantown Avenue



Cunningham Piano - Offices + 16 Apartments

13 E Mt. Pleasant Ave



Mt. Airy Presbyterian Church - 19 Condos

13 E Mt. Pleasant Avenue



Church and Condos





JUMPSTARTGERMANTOWN

Improving Our Community One House at a Time



Why Jumpstart Germantown?

- A. Reduce blight
- B. Improve your community with less gentrification
- C. “Grow the Pie”: Sharing resources
- D. Gain community support, and a marketing advantage, by being a good neighbor
- E. Investing in your future: Creating a nest egg
- F. Promoting diversity in RE development



Jumpstart Germantown Initiatives

1. *Training Program*
2. *Developers' Network*
3. *Loan Program*



Training Sessions

- A. 824 Mentoring Applications since April 2015
- B. 343 Graduates since June 2015
- C. 4 Sessions per year
- D. 60 Developers per session



The 7 JumpSteps of Real Estate Development

1. Create a *Development Strategy* & Identify Your Team
2. *Source a Property*
3. Do Your *Due Diligence*
4. Find Your *Financing*
5. Develop *Design* & Procure Permits
6. Customize *Construction*
7. *Lease/Manage/Sell* Your Property

Developers' Network

- A.** More the 450 novice and experienced developers participating
- B.** Guest speakers such as Eagles' Brandon Bair, Governor Wolf, Bart Blatstein, and Councilmen Allan Domb & Derek Green
- C.** Established, well used Facebook Page with over 1,834 members



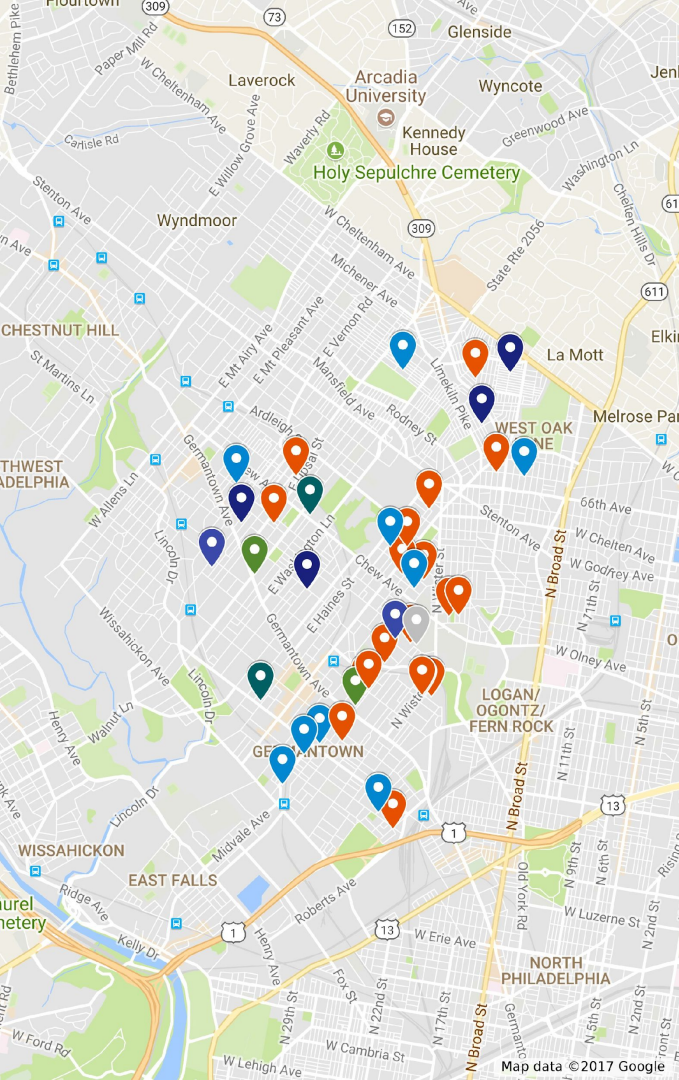
Loan Program

OBJECTIVES

- A. Provide loans that banks won't approve
- B. Remove the financial barriers for aspiring developers
- C. Focus residential development on Germantown

ACCOMPLISHMENTS

- A. Committed more than \$10.4 Million
- B. Closed 99 loans to date



Beyond Germantown



JUMPSTART "HOW TO" GUIDE

Partnered with Philadelphia LISC
Barra Foundation - \$125,000 grant to develop

- Training materials for participants
- "How To" Guide for potential Jumpstart organizations
- Website – GoJumpstart.org

New Jumpstart Programs:

- West Philly – Promise Zone
- Hunting Park
- Southwest
- North Philadelphia West
- Kensington
- Olney

