

ROCK HILL ROAD



DEVELOPMENT SUMMARY

- ✓ Zoning Approved
- ✓ Plan Approved
- ✓ A&E plans completed
- ✓ Permits Pending
- ✓ Estimated Commencement of Construction-4 Months

PLANNED APARTMENT AMENITIES

- ✓ Private balconies
- ✓ Vaulted ceilings in top floor apartments
- ✓ Walk-in closets
- ✓ Common Security system
- ✓ Track and surface lighting
- ✓ Six Panel doors
- ✓ Nine Foot ceilings throughout units
- ✓ Fully equipped kitchens – natural marble cabinetry and granite countertops
- ✓ Sprinkler Systems
- ✓ Modern kitchen appliances
- ✓ Individually controlled HVAC
- ✓ Full size washer and dryer in every home

PROPERTY / DEVELOPMENT OVERVIEW

Property Address.....	131 & 151 Rock Hill Road Bala Cynwyd, PA 19004
Building Type.....	wood frame over concrete podium
No. of Buildings.....	4 buildings
No. of Stories.....	4 stories
No. of Total Units.....	332 units
Net Rentable Area.....	280,279 SF
Avg. Unit Size.....	844 SF
Parking Spaces.....	492 Total (14 Handicap)
Parking Ratio.....	1.5 spaces per unit
Land Area.....	14 acres
Density.....	23.7 units per acre
Completion Date.....	Shovel Ready

INVESTMENT HIGHLIGHTS

- Montgomery County: 2nd wealthiest county in Pennsylvania and home to 15 Nationally ranked Colleges & Universities.
- Lower Merion: Median Income = \$170,000; Revered School District; 5th Highest Per-Capita Income in the Nation.
- Close proximity to: I76 / Bala Cynwyd Office Market / Center City Philadelphia.
- Approved, Shovel-ready
- High Barriers for competition to enter market

PLANNED COMMUNITY AMMENITIES

- ✓ Controlled-Access Buildings
- ✓ Valet dry cleaning pick-up
- ✓ Clubhouse, Swimming Pool & Café Area
- ✓ State of the art fitness center
- ✓ Covered Parking
- ✓ Cable/satellite & High speed wireless internet
- ✓ Fully equipped resident business center
- ✓ Club room with fire place and billiards room

ROCK HILL ROAD – SITE PLAN



ROCK HILL ROAD – REGIONAL MAP

