

Jumpstart Germantown Needs You!

Remember your first real estate investor project? The excitement? The stress? The sense of, “Oh boy! What did I just get myself into?!” And remember wishing you had someone you could turn to for help and answers to your questions like “how do I pick a contractor who won’t take advantage of me or what should I look for in a tenant?”

Well, Jumpstart Germantown needs your help with mentoring our next generation of residential real estate investors. Will you step up to the challenge?

Jumpstart Germantown is an initiative, spearheaded by Philly Office Retail, to facilitate the revitalization of the Germantown section of Philadelphia through high quality residential renovations. We are working to identify fellow investors who share our interest in residential development and investment in the future of Germantown. Through mentoring, networking and providing financial resources to these developers, Jumpstart Germantown will remove blight and deteriorated properties from its residential neighborhoods, making Germantown a better place to live, work and enjoy.

Founded in April, 2015, Jumpstart Germantown graduated 75 novice developers last year and plans to train 80 more participants through its Mentoring Program this year. Using a \$2 million line of credit, arranged through JP Morgan, we closed on 15 acquisition and construction loans last year and plan to provide 30 more loans this year. Our Developers’ Network meets four times per year and everybody is welcome to attend. For more information about Jumpstart Germantown and program applications, please visit <http://phillyofficeretail.com/jumpstart-germantown/>.

The Jumpstart Germantown Mentoring Program provides nine hours of free training to new or inexperienced residential developers and matches them with an experienced mentor to show them the nuts and bolts of the residential real estate development process.

Are you a residential or commercial developer who can help guide our mentees through the development process? Ideally, mentors have rehabbed 10 or more residential units. They should be knowledgeable enough to hold their mentee's hand throughout the process.

According to Ken Weinstein, President of Philly Office Retail and Founder of Jumpstart Germantown, “Our current mentors are inspired by helping the next round of residential developers dream and achieve. One mentor is even getting back into residential development after being re-excited by the experience.”

Check out the following articles in the Philadelphia Inquirer and Philadelphia Magazine for more information about the Jumpstart Germantown Program:

<http://www.phillymag.com/property/2015/04/20/can-new-developer-mentorship-program-jumpstart-germantown/>

http://articles.philly.com/2015-12-28/real_estate/69337142_1_rental-properties-residential-developers-program-mentor

http://articles.philly.com/2015-03-18/business/60216760_1_developers-properties-philly-office-retail

To volunteer as a Jumpstart Germantown mentor or to request more information about this exciting opportunity to help train our next generation of residential developers/investors, please contact Ken Weinstein at Ken@PhillyOfficeRetail.com. The investment of time is minimal but the payback is big!