



EPISCOPAL HOUSE

1440 Walnut Street, Allentown, PA 18102



CONTACT INFORMATION:

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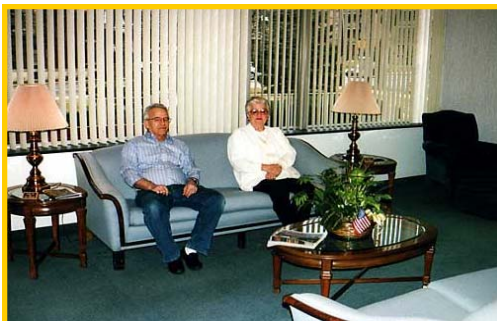
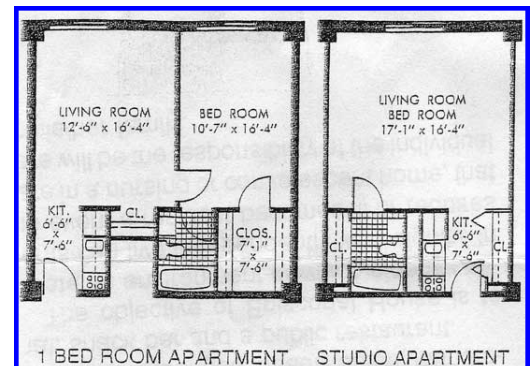
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THE EPISCOPAL HOUSE is a Senior Citizen High-Rise consisting of 210 apartments. It is owned by the Episcopal Housing of the Lehigh Valley, Inc., which is a non-profit Pennsylvania Corporation. The building was sponsored by the Episcopal Diocese of Bethlehem in 1968. The main purpose of the Episcopal House is to provide independent living for low and middle income persons over the age of 62.

THE BUILDING is a 20 story brick and limestone complex which includes a large living room and lobby, restaurant, management office, activity room, beauty parlor, and a mail room on the first floor. The second floor has a lovely Chapel, large activity room with kitchen facilities, a library and six apartments. Twelve apartments are on each of the additional 17 floors. The basement includes a laundry with coin operated washers and dryers.

THE APARTMENTS come in two sizes. The Studio Apartment is one large room with Galley style kitchen including a gas stove and electric refrigerator and full bath. Two double closets complete this apartment. The One Bedroom Apartment has a living room, bedroom, full bath, Galley style kitchen, one large walk-in closet, and one guest closet. All apartments are fully carpeted, have mini blinds, heating and air conditioning units. The studio apartments currently rent for \$370/month while the one-bedroom apartments rent for \$480/month. Our rents, which are about two-thirds of the HUD Fair Market Rents for our area, include heat, air conditioning and all utilities, except telephone.

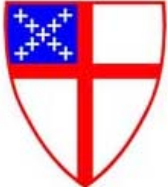


AMENITIES

- Social Service Coordinator
- Resident Activity Program
- Resident Business Center
- Library
- LANTA Bus Line Stop
- The Allentown Deli Restaurant
- Wellness Clinic (first Monday of every month)
- Food Market (Fridays)
- Beauty Salon
- Ecumenical Church Services



Visit our web site at:
www.episcopalhouse.com



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Our Residents

A recent survey of our 235 residents clearly showed their vulnerability and needs. Their average age significantly exceeds the age 62 entry requirement and their average income levels are significantly below the HUD 2010 low-income level guidelines \$39,200/yr for singles and \$44,800/yr for couples. In fact, many are truly below the actual poverty levels. If it weren't for the Episcopal House, many of our residents would have nowhere to go.

Residents	Annual Income	% HUD	Ave. Age	Years At EH
Singles—HUD	\$10,084	26%	81.9	13.0
Singles	\$16,753	43%	79.6	8.1
Couples	\$26,135	58%	78.3	8.4

Current State of Our Building

Despite having a trained maintenance staff and well behaved residents, as with any 40 year old building, the infrastructure has passed its useful life expectancy and has deteriorated to the point where large-scale renewal is required.

The building design is typical '60s in that:

- The electrical service is only sufficient for lighting and basic appliances such as televisions and toasters.
- We have gas ranges rather than electric ones.
- Our apartments have no individual temperature controls even though there are significant differences in their heating and cooling requirements depending on their location (i.e., top vs. bottom floor, sunny vs. shady side and windy vs. protected side).

Additional building-age related problems include:

- The plumbing system has frequent water leaks that could potentially create a toxic mold situation.
- Our heat and air conditioning distribution system is also subject to frequent leaks.
- Our roof is near its useful life expectancy.
- Our outer curtain walls are cracking.
- Our walkways and parking lot have seriously deteriorated and need replacement.
- Our public areas are outdated.

Work Completed to Date

In the past 5 years we have completed the following projects using a combination of our own funds and mortgages:

Project	Year	Cost
Fire Suppression Systems	2006/8	\$1,203,945
Window Replacement (fl 2-20)	2007/9	\$475,000
Replaced Water Pumps	2007	\$36,990
Electrical Improvements	2007/9	\$15,961
Lighting Improvements	2007/9	\$47,640
Replaced Entry Security System	2008	\$3,470
Replaced Water Heaters	2008	\$68,000
Air Conditioning Chiller	2009	\$172,000
Replaced Curbing & Sidewalks	2009	\$15,000
Miscellaneous Repairs	2008/9	\$7,900
Replace Boilers (estimated)	2010	\$350,000
TOTAL SPENT		\$2,395,906

Additional Required Work

Based on the recommendations of Professional Engineers who conducted comprehensive engineering studies, we estimate that the additional required work will cost:

Project	Est. Cost
Replace plumbing system	\$3,300,000
Replace electrical system with one to handle current needs and stoves	\$2,000,000
Replace heat and air conditioning distribution system with one that has individual temperature controls	\$3,900,000
Replace Roof	\$190,000
Replace parking lot	\$140,000
Re-point outer walls	\$325,000
Quality of Life Improvements	\$45,000
Relocation Costs & Lost Revenue	\$100,000
10% Contingency	\$1,000,000
TOTAL REQUIRED	\$11,000,000