



## Who We Are . . .

Orens Brothers Real Estate, Development and Construction is a privately-owned family business, serving the Philadelphia region since 1979. Orens Brothers combine their expertise in all aspects of the real estate business, along with the support of a staff of more than 50 co-workers to create the widest variety of real estate services available anywhere in the region. With an Orens Brothers project, you are getting decades of experience, a quality finished product, as well as an unsurpassed level of professionalism and ethical conduct.

*"We deliver more than expected for less than projected"*



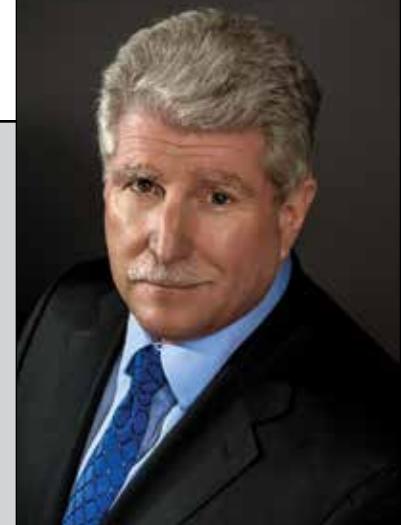


## Our Story . . .

In the spring of 1979, Scott, Guy and Jonathan Orens purchased a three-story, six bedroom residential property across the street from the University of Pennsylvania School of Dentistry. The plan was to create a simple and convenient living environment for the graduate students who were attending the dental school. The property was in need of substantial repair and the three brothers performed a full-scale renovation to accommodate tenants by the end of the summer. Backed only by the support of their parents, some physical help from friends, and a "learn from your mistakes and continue forward" attitude, the property was completed and fully rented for the academic school year. This real estate purchase and renovation in '79 was effectively the seed of what is now a full service construction contracting and development company. Additionally, it operates as a real estate brokerage and management company that has serviced thousands of residential and commercial properties throughout Pennsylvania and New Jersey over the years.

**Scott Orens**  
***Principal / Officer***

Scott graduated from Muhlenberg College with a Bachelor of Science degree. As president of Orens Brothers development and construction companies, Scott is primarily responsible for investigating new developments and acquisitions of typically land or vacated buildings to keep the company growing and evolving. His day to day activities consist of construction management duties for current development projects, oversight of the general contracting division, and creating and cultivating a following of equity partners and investors. Scott is a licensed real estate broker in the Commonwealth of Pennsylvania. He has been in the construction and development fields since the mid 1970's and has general contracting, master plumbing and master electrician licenses in the City of Philadelphia.



**Guy Orens**  
***Principal / Officer***

Guy is a graduate of the University of Pennsylvania and has been active in real estate development, marketing and management since the 1980's. He has a Real Estate Broker's license in the state of Pennsylvania. Guy's responsibilities include being the Senior Financial Officer for all business operations, overseeing all monies, collections, and accounts payable. He is the primary liaison with accountants, lawyers and insurance companies; additionally responsible for reviewing all documents and records. Guy's dynamic and proactive approach enabled the Orens Brothers, during a significant real estate crisis, to turn around distressed buildings after other management companies had failed. He has been a key factor in building and maintaining a multitude of management contacts and projects. Guy's principal involvement today is in sustaining and expanding Orens Brothers' real estate portfolio and developing new management contracts.

**Jonathan Orens**  
***Principal / Officer***

Jon graduated from Ursinus College with a Bachelor of Arts in Political Science. He originally supervised construction and renovations to various developments; today, with the use of his real estate brokerage licenses in Pennsylvania and New Jersey, he heads the sales and rentals division of Orens Brothers Real Estate, Inc. He is responsible for developing and marketing effective and flexible strategies for both investment and owner occupied properties. Jon sat on the Board of Directors of the Greater Philadelphia Association of Realtors (for 25 years). He has received several awards and city council citations for his activity with the Association and currently has a GRI, SRES, CNE and AHWD designation. Since 1995 he has taught entry level real estate courses for aspiring real estate licensees at Temple Real Estate Institute and, as of 2003, mandatory ethics training for the Greater Philadelphia Association of Realtors. He is also a member of the Pennsylvania Association of Realtors Professional Standards Committee that settles disputes and ethical misconduct issues between Realtors and also the general public.



## Our Team . . .

The backbone of our organization is comprised of a dedicated team of core employees. Our support staff comes from a variety of backgrounds, all bringing their own valuable experience to the company. Our associates are hard working, loyal and brimming with talent, and we pride ourselves in our ability to deliver a quality product and provide excellent service. The attention to detail and commitment to excellence exhibited by our employees set Orens Brothers apart from other companies in the business.



**Derek Connolly**  
***Director of Development***

Derek has been with Orens Brothers for over 20 years and is a key member of our organization. He graduated from Delaware Valley College with a Bachelors of Science Degree in Chemistry, and is PMP project management certified through Villanova University. His responsibilities include pro-forma development and evaluation, creating budgets, and managing the construction division. He also oversees subcontractor hiring and contracts. Derek has been involved with successful commercial and multi-family development projects in excess of \$200 million.



**James Mokshesfsky**  
***Construction Manager***

James has been in the construction field since 1993 and has been with Orens Brothers since 1999. He was the foreman for a 12-story 176 unit condominium conversion at the 2200 Arch Street Development Project. Other projects James was a part of include the renovation of 46 homes for First Horizon Bank, a 22 property full scale rehabilitation package for the Resources for Human Development, and expanding a 4,000 sq. ft. daycare center to 16,000 sq. ft. in West Philadelphia.



**Delea Simmons**  
***Rental / Sales Associate***

Lea has been in the industry since 1987 and has been with Orens Brothers since 2001. She attended Peirce Junior College and Temple University where she obtained a BA degree. She acquired her Real Estate License from the Temple Real Estate Institute and has instructed there since 2005. Lea is an exceptional Realtor, Notary, and Property Manager and has a SRES, NALP and CAM designation. She is also a Certified Lead Safe Inspector. She handles sales and rentals of houses, apartments, condominiums and delves in commercial real estate.



Jane Gregory

**Sales Associate / Construction Coordinator**

Jane is a strong communicator with over 25 years of experience in sales, management, and business development. Her personalized individual customer service is renowned in the Philadelphia and surrounding suburban area. She graduated Melrose Academy and attended Temple University School of Business & Management in 1991. She also obtained her real estate license in 1991. Her responsibilities at Orens Brothers Real Estate include on-site design, custom upgrades, and addressing buyers', sellers', landlords' and tenants' specific needs. Janie's goal is to provide her clients with extraordinary, individualized, personal customer service.



Matt Barrabee

**Senior Project Manager**

Matt has been a valuable asset to the organization since 2006 and his responsibilities and skill sets have greatly increased throughout his tenure. His experience is across the board as he performs both administrative and management tasks. Matt's current focus is project management and he has been at the helm of many successful projects for the company. Those include but are not limited to multiple commercial spaces at 2200 Arch, Diamond Green, Double Nickel Brewery, Symphony at Cherry Hill and a 32-unit mixed use development at 4415 Ludlow St. He has also been highly successful with sales and rentals both commercial and residential. Matt graduated from Tulane University and obtained his real estate license from the Temple Real Estate Institute.



Vincent Carr

**Lead Foreman**

Vincent Carr has been employed with Orens Brothers since 2004. He brings over 30 years of hands on construction and development expertise in all areas of the industry. Vince has a track record for the successful completion of several multi-million dollar projects which include the rehabilitation of the Lofts at 1027 Arch St., 2200 Arch St. Lofts, The Symphony House assisted living, Diamond Green Apartments and The Croydon.



Diane Holz

**HR / Property Management Administrator**

Diane graduated from Bryn Mawr Graduate School of Social Work with a Master of Social Services degree in 2005. After working as a Social Worker for over 4 years, she shifted her career focus into a Human Resources direction and is now the Human Resources and Payroll Manager for Orens Brothers. She is also the Resident Accounts Manager and handles various property management duties such as communications with residents, resident billing and accounts, building rule enforcement, and insurance claims. Diane strives to provide the highest quality of service and care.



Anjolic Rios

***Accounts Payable Manager / Financial Analyst***

Anjolic has been with the company since 2007. She initially started as the front desk manager at 444 Lofts then went on to become the property manager at Diamond Green Apartments. She was able to fill Diamond Green the very first year it was built and the ensuing 5 years thereafter, until she was moved to the corporate office as the Orens Brothers' in-house company financial analyst. Her extensive experience in the field and her attention to detail enables Anjie to provide a different outlook to the accounting side of the business.



Brenda Santos

***Diamond Green Apartments - Building Manager***

Brenda has been working at Diamond Green Apartments since 2013. Diamond Green is off campus student housing near Temple University's Main Campus. She started as Front Desk Manager and then two years later advanced to Assistant Manager. As of July 2018, she serves as the Building Manager and handles the day to day operations in the building. Brenda is the go-to person for residents' needs and concerns.



Chad Orens

***Assistant Project Manager***

Chad started with Orens Brothers as a teenager during his summer breaks assisting with construction projects and administrative work. In 2013, he transitioned into a full-time employee after graduating from Temple University Fox School of Business. Being the youngest son of Jon Orens, Chad has engrossed himself in real estate management and construction for the better part of his life. He is a Realtor and is currently supervising the Maintenance Department ensuring all Orens Brothers properties are in excellent condition.



Briana Orens

***Project Manager***

Briana started with Orens Brothers in 2016, mentored by her father Scott Orens. During her first year she completed renovations on multiple residential dwellings. She then assisted in the completion of Symphony at Cherry Hill. In 2019 Briana transitioned to the position of Maintenance Coordinator. In 2021 Briana started Orens Brothers' sister company Off Site Builders; their goal is to create panelized walls and modular bathrooms and kitchens in Woodbury NJ.



Jennifer Dalsey  
***Accounts Payable /  
Graphic Design and Marketing***

Jen joined Orens Brothers in 2018. She assisted with purchase orders for various projects as well as with rental and management duties at Diamond Green Apartments. She now divides her responsibilities at Orens Brothers with the Accounting Department for the company and with marketing and creating promotional material for their various properties and projects. Jen enjoys contributing to the Orens Brothers team and to continuing to learn more about all aspects of the business.



Jeremy Blatstein  
***Director of Finance and Design***

Jeremy serves as the Director of Finance and Design for Orens Brothers and has been with the organization since 2019. He is responsible for overseeing all accounting functions, financial reporting both internal and external and assisting in other development needs. He previously gained real estate experience working as an auditor at CohnReznick along with time at local real estate companies, The Michaels Organization and Tower Investments. He graduated from The Pennsylvania State University with a B.S. in Accounting and is a Certified Public Accountant (CPA).



## Construction

With decades of construction experience, Orens Brothers has been able to produce tremendous results in all aspects of the real estate market, from affordable housing to a high-end luxury living experience. Working in conjunction with an expert team of engineers, architects and designers, Orens Brothers brings consistent and quality products to every endeavor. Orens Brothers makes a point to provide excellent services to meet even the most stringent budgets and strict timelines. A hands-on approach allows the customer and management to be involved on all levels, resulting in a quality product that satisfies all parties.

## Management

With a portfolio of hundreds of commercial and residential units in the Philadelphia area, Orens Brothers puts an emphasis on keeping residents and property owners satisfied. Properties being managed by Orens Brothers are in good hands; bringing decades of experience and a trusted staff to handle any situation that arises. Within the organization and to their clients, Orens Brothers brings a well organized management operation able to attract quality tenants and decrease vacancies in properties, resulting in greater appreciation and the ability to command higher rents. Their goal is to be the preferred provider of real estate services to their clients by establishing relationships based on our responsiveness, consistency, efficiency and effectiveness.

## Sales & Rentals

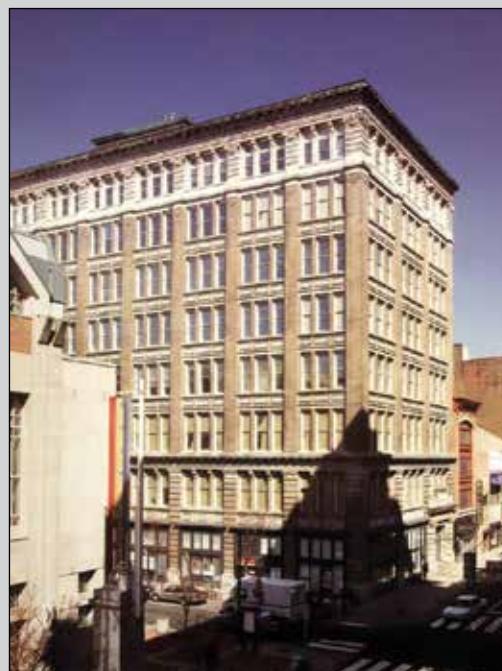
Utilizing a dedicated team of rental sales agents, Orens Brothers also specializes in personal, attentive service for all of their clients and customers. Throughout the years, the Orens Brothers team has handled hundreds of millions of dollars in sales transactions. Whether selling or renting the real estate they develop or acting as an agent for buyers, sellers, landlords or tenants, their sales force prides themselves in the ability to work with people, making sure they are comfortable and satisfied throughout the entire transaction process.





# Development

Throughout the years, the primary focus of the Orens Brothers organization has been in development. Starting in the early 1980's they began renovating single family homes as well as duplexes and triplexes primarily for student housing. As the decade progressed, so did the amount of buildings and units, including a 52 unit acquisition and renovation of a complex in West Philadelphia. Throughout the 90's, the Orens Brothers continued with acquisitions and rehabs, as well as delving into modular housing, affordable housing, and commercial renovation.



In 2001, the organization embarked on the total conversion of an abandoned industrial building, transforming it into 63 industrial loft style condominiums. Since then, they have completed several other similar and larger conversions developing millions of sq. ft. and thousands of units. While the Orens Brothers have traditionally been involved with residential real estate, the organization is eager to tackle any project that makes sense. From commercial enterprises to assisted living facilities and everything in between, Orens Brothers lends their experience, wisdom and hands-on approach to make projects work.



## Walnut Street Apartments

4404-18 Walnut Street  
Philadelphia PA 19104

**1984 – 1985**

Although Orens Brothers had been converting single family homes into apartments since they started developing in 1979, this complex was their largest endeavor at that time. Developed primarily for student housing at the University of Pennsylvania, this 52 unit project features two and three bedroom apartments.

after



before



## 4415 Chestnut / Fit Gym

4415 Chestnut Street  
Philadelphia PA 19104

**2001 – 2003**

Completed the renovation of a 21,000 sq. ft. commercial space in West Philadelphia that served as Orens Brothers' office space, a state of the art health club – FIT GYM, which they own and operate, a shipping distribution center and Tae Kwon Do studio.



after



## Old Shoe Factory

314 N 12th Street  
Philadelphia PA 19107

**2001 – 2003**

Completed the renovation and resale of a ten-story former abandoned warehouse into 63 loft style condominiums and a title insurance office on the first floor. This \$12,500,000 project is in Center City.



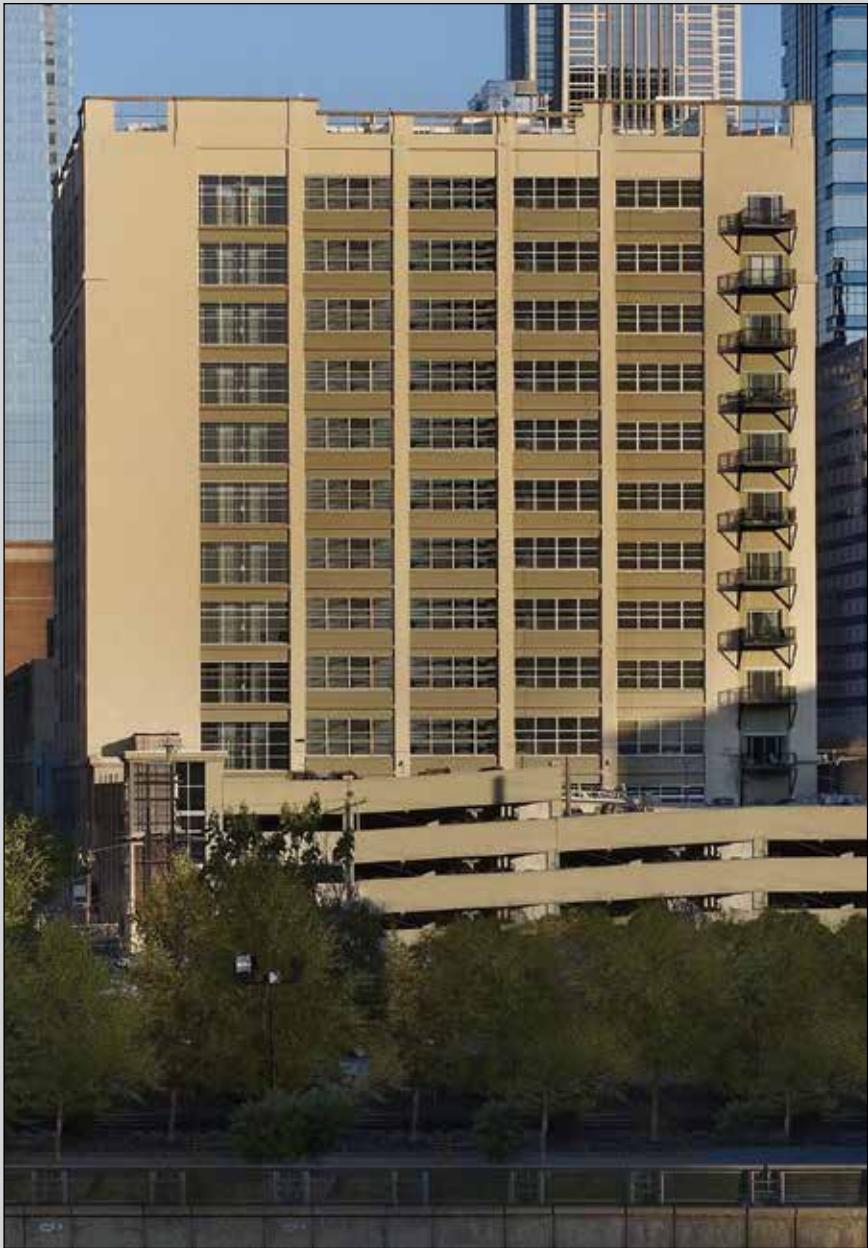


## The Pitcairn

1027 Arch Street  
Philadelphia PA 19107

**2002 – 2004**

Completed the \$22,000,000 conversion and resale of 1027 Arch Street, an eight-story former commercial space in Center City across from the Convention Center. This multi-use building is comprised of 63 condominiums, a bank, restaurant and a cellular phone communication tower.



## 2200 Arch

2200 Arch Street  
Philadelphia PA 19103

**2004 – 2009**

Completed the renovation and resale of a 12-story 300,000 sq. ft. building at 2200 Arch Street located in the Logan Square neighborhood of Philadelphia. This vacant deserted shell was an \$80,000,000 project and has been transformed into 169 luxury loft condominiums, first floor retail space containing state of the art professional and medical suites, a gourmet delicatessen / market and fitness center. In addition, Orens Brothers managed the construction of a multi-tiered parking facility adjacent to the building, providing parking for each unit in the building.



## 444 Lofts

444 N 4th Street  
Philadelphia PA 19123

**2005 – 2008**

This is the completed renovation of an eight-story 300,000 sq. ft. abandoned warehouse. The building was converted into 132 industrial chic loft style condominiums and 23 commercial spaces. The first floor commercial space includes professional offices, food markets, and an 8,000 sq. ft. gym on the lower level. The building is a \$60,000,000+ project and stands in the Old City / Northern Liberties neighborhood of Philadelphia.



## The Symphony House

1730 Buck Road  
Feasterville PA 19053

**2009 – 2011**

Beginning in 2009, Orens Brothers took part in the joint-venture development of Symphony House, Assisted Living and Memory Care. Formally a nursing home, the combined 100,000 sq. ft. property in Feasterville, Bucks County, PA was transformed into a 52-unit Assisted Living residence and 37-unit state-of-the-art special care unit for individuals with Alzheimer's and other dementias. Orens Brothers managed the \$17,000,000 project from site analysis and acquisition, feasibility, financing, development, construction, through to licensure. In April 2011, The Symphony House was awarded the first Assisted Living License under the newly drafted Chapter 2800 Regulations in the state of Pennsylvania.





## Diamond Green Apartments

1000 Diamond Street  
Philadelphia PA 19122

**2011 – 2013**

This ground up, 5-story, \$20,000,000 construction project is located within Temple University's Main Campus area. It has 92 apartments, most of which are four bedrooms and two bathrooms. The first floor features indoor parking and retail space including food outlets, a yoga/dance studio, an event venue, a hookah lounge, and a hair salon. Designed primarily for Temple University students, the residential portion of this building was constructed modularly with 120 modular boxes delivered from an off-site factory. The modern design of this building boasts a green roof and decks off most of the units.



## Edison Square

701 W Lehigh Avenue  
Philadelphia PA 19133

**2012 – 2014**

Edison Square, a \$12,000,000 project aided by the use of New Market Tax Credits, is located at 701 West Lehigh Avenue, which was the former Edison High School. The existing 400,000 sq. ft. school building was demolished and developed into a 36,000 sq. ft. retail shopping center. This highly visible and busy commercial corridor is a very attractive location to retailers and the complex was completely pre-leased before construction began. Tenants include: Save A Lot Grocery, Family Dollar, Burger King, Little Caesars, T.D. Bank, and Kicks USA. Not only does the shopping center provide convenient goods and services to the community, it eliminated blight significantly and enhanced the aesthetics along the Lehigh Avenue corridor. The project created 70+ full-time equivalent jobs and hundreds of construction jobs.



## The Croydon

241 S 49th Street  
Philadelphia PA 19139

**2012 – 2014**

The Croydon is a 127 unit apartment building consisting of 1, 2, and 3 bedroom units. It is located in University City and provides apartments for young professionals, graduate and undergraduate students. Orens Brothers restored the 8-story 90,000 sq. ft. building that required a complete gut rehabilitation to its former glory as a beautiful and unique apartment complex with community gardens. The total cost of the project was \$14,000,000.



## Bellmawr

82 E Browning Road  
Bellmawr NJ 08031

***2016 – Present***

This 6+ acre complex houses a multi-level 27,000 sq. ft. warehouse, a run of 6 garages and another smaller 2,200 sq. ft. building, all of which are designed to accommodate commercial rentals for general contractors. Most of the spaces have overhead doors - a must-have accommodation for GC's. The warehouse also contains corporate offices for one of the tenants on a higher floor. Additionally, the vast majority of the acreage provides ample parking for large industrial vehicles, storage containers, boats, etc. A residential house is also included in this complex.



## 17th Street

259-261 S 17th Street  
Philadelphia PA 19103

**2015 – 2017**

A complete 12-unit renovation. All brand new 1-bedroom apartments overtop a beautifully restored restaurant located in the heart of Rittenhouse Square.

# Symphony at Cherry Hill

1240 Brace Road  
Cherry Hill NJ 08043

**2016 – 2018**

The Coastline Restaurant and Nightclub had been a New Jersey landmark since 1978. The building was completely demolished and the lot was developed into a 66 bed, 50,000 sq. ft. memory care facility. Orens Brothers partnered with a national provider of assisted living facilities to develop this project.





before

## Edison 64

700 W Somerset Street  
Philadelphia PA 19133

**2017 – 2019**

This project is a 66 unit apartment building used to house homeless veterans that includes services on the first floor provided by the Veterans' Multi Service Center (VMC) who is a partner in the project. This 60,000 sq. ft. building has been completely renovated from top to bottom. It is financed by the Pennsylvania Housing Finance Agency Low Income Housing Tax Income Housing Credit as well as by two \$500,000 grants received from the Federal Home Loan Bank and a Home Depot Grant for \$500,000.



## 4419 Ludlow

4419 Ludlow Street  
Philadelphia PA 19104

**2020 – 2021**

This 32 unit apartment building and 1st floor commercial space is a ground up construction project. Orens Brothers panelized all of the walls in Bellmawr, NJ and shipped them to the site - greatly reducing construction time and cost. The 1st floor includes a lavish lobby and commercial spaces consisting of both a 9,000 sq. ft. bi-level (FIT gym) commercial gym and a fresh food market.





## The Baldwin

1825 Callowhill Street  
Philadelphia PA 19130

**2021 –**

1825 Callowhill is located in the Art Museum area of Philadelphia. This ground up new construction project features modular construction of 57 apartments including 30 one bedroom units and 27 two bedroom units on 6 floors. Construction will be assembled using panelized walls and modular bathrooms and kitchens assembled by Off Site Builders, LLC. Adding to an already existing and thriving restaurant row in the area, the first floor will encompass a dedicated fresh food market and 2 other commercial spaces. Construction is to be completed by the spring of 2023.



## The Blue Horizon

1314-16 N Broad Street  
Philadelphia PA 19121

**2023 –**

The legendary Blue Horizon will always be remembered as an iconic Philadelphia boxing venue. The building has been vacant for many years and has fallen into disrepair. The property was acquired in 2018 with plans to build a 160 unit apartment building with 10,000 sq. ft. of commercial space. The interior decor will pay homage to the boxing history that took place in the building. The locally designated historic facade will remain and be restored.



## 4415 Chestnut

4415 Chestnut Street  
Philadelphia PA 19104

2022 –

Located in University City, this development project will consist of 40 residential units and one 1st floor commercial space. The project will also feature 23 indoor parking spaces. This ground up new construction project will be assembled using panelized walls and modular bathrooms and kitchens constructed by Off Site Builders, LLC.



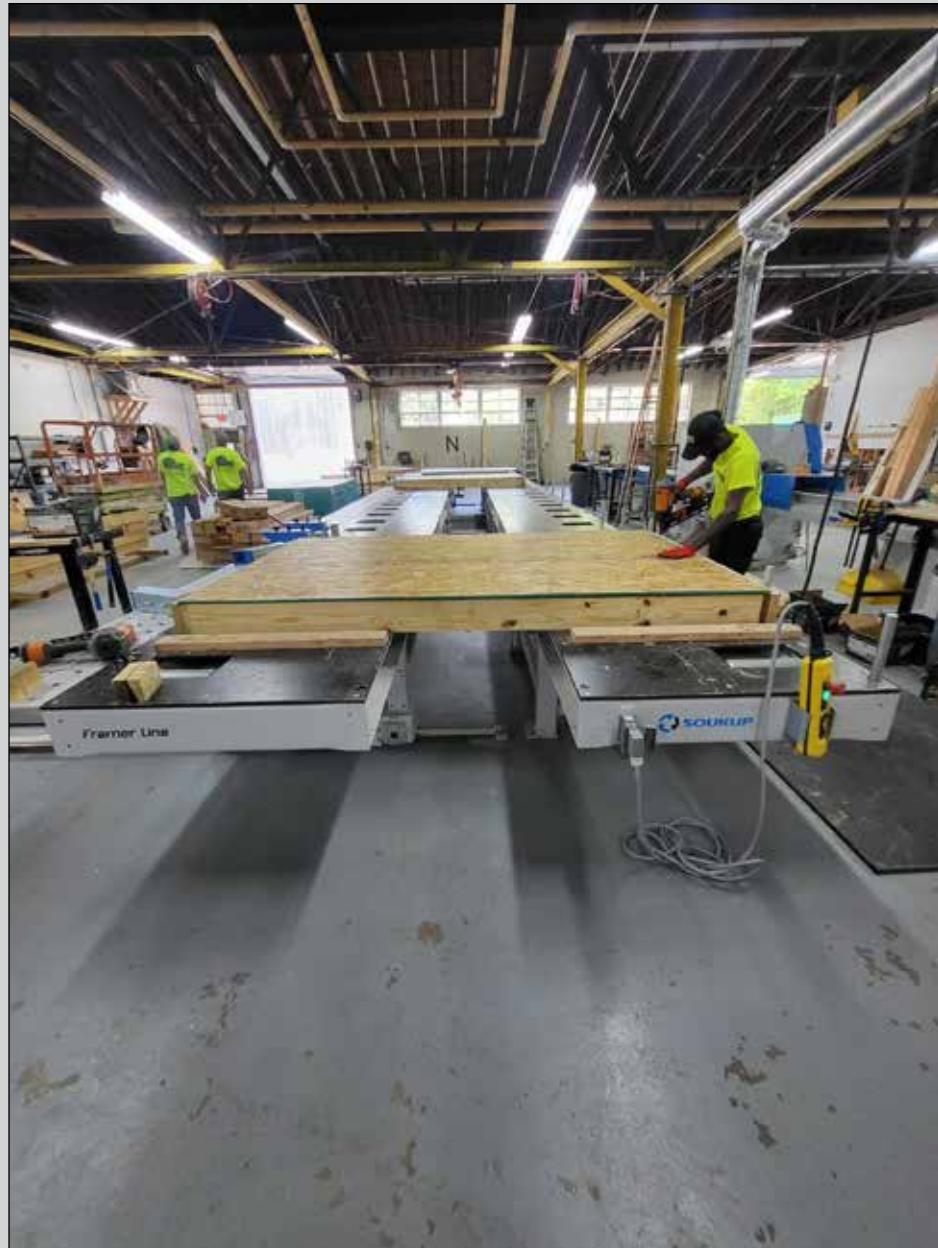
## Woodbury

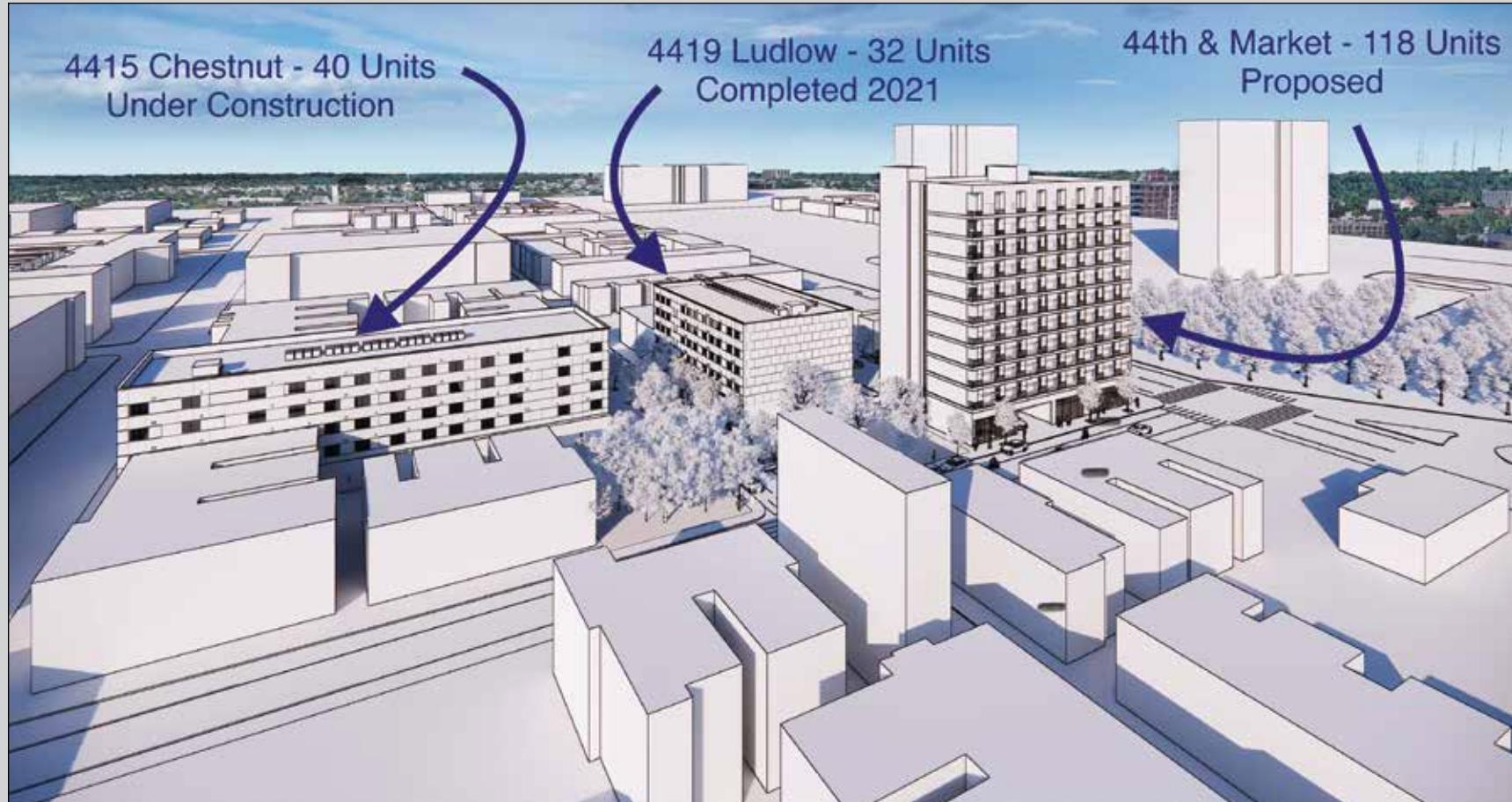
1257 Glassboro Road  
Woodbury Heights NJ 08097

*2021 – Present*

**Offsite Builders, LLC**  
Factory and Storage  
Shipping Containers  
Office Spaces

This 10-acre parcel of real estate was purchased specifically for Offsite Builders, LLC. The warehouse portion is used as their offices and factory for the construction of panelized walls, modular walls and kitchens using sophisticated equipment. The exterior lot is used for the storage of this construction (protected with heavy duty plastic) prior to shipping to respective projects. The lot also accommodates upwards of 50 shipping containers to rent to the general public.



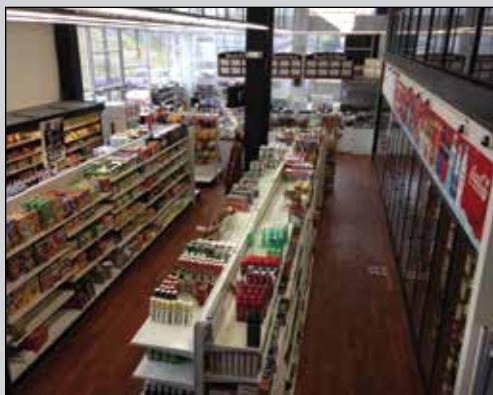


## 4400 Market

4400 Market Street  
Philadelphia PA 19104

2023 –

Located in University City, this 11-story development project will consist of 100 residential units, 1st floor commercial space and 20 parking spaces. A second phase will include a 4-story building with 18 units. This development will be part of the 44th Street corridor of buildings that Orens Brothers is developing.



## Commercial/Retail

Typically the first floor of most development projects, whether they are condominiums, apartment buildings or assisted living facilities, serve as a venue for commercial space to add amenities to a property. Restaurants, grocery stores, pizzerias, gyms and beauty spas are among a few examples of the retail development Orens Brothers has developed over the years.





# Principles Of Conduct

## **We are always truthful.**

While we respect and understand the need for businesses to negotiate and barter, after negotiating we expect honesty and truthfulness in all of our dealings with employees, clients, customers and business associates.

## **We realize communication is important.**

We endeavor to return all communications promptly and responsibly. A breakdown in communication begins the breakdown in both business and personal relationships.

## **We are hardworking.**

Our goal is to do excellent work to the best of our ability. As a result of the work we do we expect to be profitable.

## **Our Future.**

To the extent that we grow as a business, those who work with us, both employees and associates, should benefit as well.

## **The People we deal with.**

We treat all people with respect and dignity. We do not tolerate discrimination.

## **We want to associate ourselves with people and businesses that agree with these principles.**





444 N 4th Street  
Suite 104  
Philadelphia, PA 19123  
phone: 215.222.4412  
fax: 215.387.1618  
email: [realestate@orenbrothers.com](mailto:realestate@orenbrothers.com)  
[www.orenbrothers.com](http://www.orenbrothers.com)

