

approximately 3.7 acres in heart of downtown Philadelphia. Located at the gateway to Center City, the development parcels have incredible visibility and sight lines in every direction.

ONE LIBERTY PLACE

COMCAST CENTER

CITY HALL

CONVENTION CENTER

PHILADELPHIA BROAD & VINE DEVELOPMENT

BROAD STREET SLIP RAMP

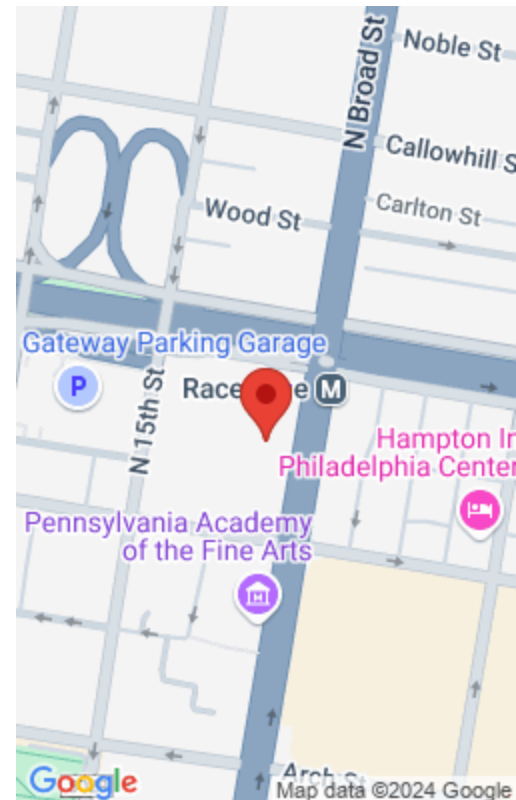
\$5,000,000

## HAHNEMANN HOSPITAL REDEVELOPMENT FOR VETERANS

<https://securelivingrei.com>

Investment Closed This opportunity has closed. Please note, all investments entail speculation and inherent risk. Real estate securities, in particular, are generally illiquid and the loss of your entire investment is possible. Invest Now Hi, Christopher Stokes Christopher Stokes <https://securelivingrei.com> Edit Profile Billing Settings Support Logout Days Hours Minutes Raised \$ / \$124,000 Minimum Target [...]

- Common Stock
- Commercial
- Closed



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## Basics

**Category:** Commercial

**Type:** Common Stock

**Status:** Closed

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## Documents

**Additional Documents:**

AAACC\_FORM-C.pdf 8.19 MB

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## Offering Snapshot

**Security Type:** Common Stock

**Investment Duration:** 12-18 months

**Return on Investment:** 8% - Quarterly Distributions

**Project Type:** Commercial

**Exit Strategy:** Profit-Sharing

**Start Date:** 11/01/24

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## About the Company



**Biography:** America Asia Africa Consulting Corporation (AAACC) is headquartered near the Washington, D.C area and was incorporated in the year of 2005. AAACC is a consulting firm that is committed to issues of importance that directly impact developing nations. The mission is to help emergent nations with matters such as infrastructure, economic development, education, and investment promotion. The founder recognized an opportunity to provide a needed global service given her expertise in business development projects around the world. Using her expertise and years of experience in international trade and management experience, AAACC has been able to successfully aid companies around the world in a wide array of projects. These projects range from infrastructure ventures like oil and gas drilling in the Sub-Saharan African region, worldwide sourcing and distribution of Personal Protective Equipment (PPE), and proposals for innovative technologies such as: engine oil additives, fertilizer, and hot commodities like gold. The President and CEO, Ms. Chiu-Ling Wang, has more than 30 years of experience in this field. Her ability to proficiently speak English, Mandarin, Taiwanese, and Cantonese has skyrocketed the companies capabilities even further and has made a tremendous impact in developing nations worldwide. AAACC has been requisitioned to support in the acquisition of 6 parcels in Philadelphia, PA. The parcels are currently in bankruptcy proceedings. The parcels have exceptional frontage on Broad Street, the main north/south arterial in Philadelphia, and benefit from immediate access to the major thoroughfares of Interstates 676, 76, and 95. When combined with the size and favorable CMX-5 zoning, the sites represent an opportunity to redefine a prominent part of the Philadelphia skyline.

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## About the Project

**Offering:** The offering includes six parcels with exceptional frontage on Broad Street, the main north/south arterial in Philadelphia, and benefit from immediate access to the major thoroughfares of Interstates 676, 76, and 95. In addition, the sites offer spectacular views of Center City Philadelphia, the western and northern suburbs, and the Delaware River. When combined with the size and favorable CMX-5 zoning, the sites represent an opportunity to redefine a prominent part of the Philadelphia skyline. All parcels share the same CMX-5 zoning, Philadelphia's most favorable rating, which is meant to encourage dense, mixed-use development in its application. The Vine Street Assemblage sits at the corner of Broad Street and Vine Street, where the former North and South Towers of Hahnemann University Hospital presently sit. The Race Street Assemblage sits between 15th Street and Broad Street, running along the entire frontage of Race Street. The Martinelli Park Assemblage, which is located on the Northwest corner of Broad Street and Vine Street, and includes the underground parking garage below Stiles Alumni Hall, is also included in this Offering.

**Real Estate & Location:** Located on Broad Street, the main North/South arterial through the heart of Philadelphia, the sites benefit from immediate access to Interstate 676 which enable short driving distances to both Interstates 95 and 76, connecting the majority of the eastern seaboard and the western Philadelphia suburbs. Suburban Station, a major public transportation hub, is located a short 5-minute walk from the site. The location has unabated site lines and on a typical day, can be seen from miles away traveling southbound on Interstate 95.

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## Why Invest?



**Overview:** The North Broad Street corridor continues to experience transformational growth and revitalization. Commercial, residential, and institutional development along the corridor has accelerated as investment capital have both seized opportunities to adapt historic properties to modern uses and identified spaces for new development. The strong growth and development activity along Broad Street has given way to a thriving corridor and vibrant community. The introduction of new commercial, retail, entertainment, recreational, and residential space results in both expanded housing options and access to a growing plurality of stores, employers, entertainment, and recreation. The redevelopment of previously vacant and older, historic buildings and parcels throughout the corridor, is an outstanding case study in the preservation of the history and diversity that differentiates this extremely noteworthy and vital area within the City of Philadelphia.

