



**COMMERCIAL
CHAPTER**
TRI-COUNTY SUBURBAN
REALTORS®

Commercial/Industrial Marketing Exchange

Tri-County Suburban REALTORS®

1 Country View Road, Malvern PA 19355, Suite 101 (Classroom)

Meeting Agenda – April 10, 2026

Host: Joseph Scott McArdle, CCIM

8:00am – 8:30am

- **Networking & Refreshments**
 - Breakfast & Refreshments Provided By:
Chris Ednie – Harvest Business Financing
cednie@harvestbf.com



Matt Wojaczyk

8:30am – 9:00am

- **Guest Speakers:**
 - **Matt Wojaczyk, BCO – Barry Isett & Associates**
 - **Monica R. Sweeney, PE – Barry Isett & Associates**
 - **Jim Sarro, AIA, LEED AP BD+C – Muhlenberg Greene Architects**
 - <https://www.barryisett.com/> <https://www.mg-architects.com/>
 - **Topic: Navigating The Permitting Landscape**



Jim Sarro

9:00am – 9:15am

- **Guest Speaker:**
 - **Kacy Clouser, Esq. – Pennsylvania Association of REALTORS®**
 - **Topic: PAR Commercial Forms Update**



Kacy Clouser, Esq.

9:15am – 9:45am

- **Marketing Exchange**
Bring Your “Haves” and “Wants” – Plus Flyers!
 - **Quick Pitches**
 - **Haves**
 - Cash / Paper
 - Property for Sale
 - Property for Lease/Sublease
 - Business Opportunities
 - With/Without real estate
 - Products & Services
 - **Wants**

9:45am

- **Adjournment, networking, and cleanup**

Next meeting:

- **Friday July 10, 2026: 8:00am – 9:30am**

Jim Sarro

Jim Sarro is here from **Muhlenberg Greene Architects**. Jim holds a degree in Architectural Design from Lincoln Technical Institute and is a LEED-accredited professional specializing in building design and construction. A principal since 2020, he brings over 35 years of experience as a registered architect in Pennsylvania, Delaware, and Vermont, with leadership on large-scale public projects across education, municipal, and commercial sectors. He also serves as Chairman of both the Union Township Planning Commission and Environmental Advisory Committee.

Matthew Wojaczyk

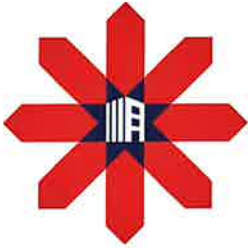
Matthew Wojaczyk is here from **Barry Isett & Associates**. Matthew joined the company in 2020 as a Code Specialist - bringing with him nearly ten years of experience in code enforcement and working with municipalities. Prior to Isett, he operated as a Building Inspector Supervisor to the City of Allentown and later took on the duties of Floodplain Administrator where he was responsible for enforcing floodplain management regulations, codes, and ordinances.

Monica Sweeney

Monica Sweeney is also here with us from **Barry Isett & Associates**. Monica is a professional engineer, and joined the company in 2023. She oversees the planning, design, and execution of major construction, renovation, and site improvement projects. Her work spans education, higher education, retail, and residential sectors, with proficiency in AutoCAD and HEC-RAS. She is a graduate of Widener University and a resident of Montgomery County.

Kacy Clouser

Kacy Clouser is associate counsel for the Pennsylvania Association of Realtors. As counsel, she is one of the voices that you will hear when calling the **PAR Legal Hotline**. She is the liaison to the Standard Forms Committee and Standard Forms Feedback Panel. Kacy also works with other PAR contracts and educates our members at the local level on legal issues and the PAR forms.



**COMMERCIAL
CHAPTER**
TRI-COUNTY SUBURBAN
REALTORS®

Join Now for Just \$25/yr!

Tri-County Suburban REALTORS® Commercial Chapter Membership



Are you a Tri-County Suburban REALTOR® or Affiliate conducting business in the world of Commercial Real Estate? Or are you interested in learning more about CRE? If so, Tri-County offers you an exciting opportunity: Membership in the Commercial Chapter!

Name _____

Company _____

Contact Phone _____

Email _____

Do you have a CCIM Designation? Yes No

Do you have a SIOR Designation? Yes No

Other Designations _____

Chapter Membership Fee—\$25 Annually

Credit Card (VISA/MC/AMEX/ DISC) Check (payable to TCSR)

CC # _____

Expiration Date _____ Billing Zip _____

Name on Card _____

**Sign Up: Email completed form to
mcarlin@tcsr.realtor or fax to 610-560-4801**

**The Voice of Commercial Real Estate in
the Delaware Valley**

The Chapter unites current Tri-County Suburban members who are actively engaged in the listing, selling, leasing and appraising of commercial real estate. The Chapter provides unique benefits and services to enhance your commercial real estate business, including:

- Accredited education and FREE/Discounted seminars on the latest issues impacting commercial real estate
- [Commercial Standard Forms](#) from the Pennsylvania Association of REALTORS®
- [Networking opportunities](#) at social events and Quarterly C/I Marketing Exchange Meetings
- [Placement of Crexi listings](#) on a dedicated listing page on Tri-County Suburban’s site
- Access to [RPR Commercial](#)
- Monitoring and reporting of [legislative issues](#) impacting commercial real estate

Join now and enjoy the value of Tri-County Suburban membership and the unique benefits of the Commercial Chapter for just \$25 annually.

NOTE: Only active Tri-County Suburban REALTOR® or Affiliate members are eligible to join/maintain Commercial Chapter membership.



**COMMERCIAL
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TRI-COUNTY SUBURBAN
REALTORS®

Friday

4/10/26

Commercial/Industrial Marketing Exchange

Print Name

Phone #

Email

Joseph Scott McArdle (267) 532-6552 psvilleguy@gmail.com

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Lauren McCloskey 609-760-3291 lmccloskey@barryisett.com

JOSEPH ACHENBACH 425.737.9370 jachenbach@tranzon.com

Joe Bergquist 267-664-5598 jbergquist@holleysvillebank.com

Jan Walsh 484-802-5815 tom.walsh@LNF.com

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Nile Thompson 484-557-0907 nilethompson@kwcommercial.com

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Gene Dickey 610-613-2285 genedickey@kw.com

MIKE CARLIN (TCSR) 610-560-4800 MCARLIN@TCSR.REALTOR



**COMMERCIAL
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TRI-COUNTY SUBURBAN
REALTORS®

Friday

4/10/26

Commercial/Industrial Marketing Exchange

Print Name

Phone #

Email

Monica Sweeney

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msweeney@barrystet.com

JIM SARRO

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JIMSEMG-ARCHITECTS.COM

EVAN SEGAL

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Charlene Tucker

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Emily Wang

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eqhw202@gmail.com

Margo McDonnell

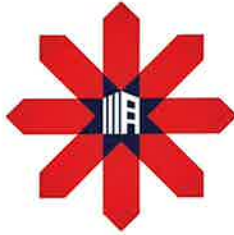
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CHELE HALLMAN

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**COMMERCIAL
CHAPTER**
TRI-COUNTY SUBURBAN
REALTORS®

Friday

4/10/26

Commercial/Industrial Marketing Exchange

Print Name

Phone #

Email

Scott Smith

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Vince Range

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zoom KEN ENOCHS

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zoom CORA LIVINGSTON

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LIVINGPHILLY@GMAIL.COM

zoom SCOTT BENSON

215-882-4578

SBENSON1708@GMAIL.COM

JUST LISTED



PRICE : \$5,250,000

PAOLI COMMONS

Paoli, PA

Highlights

- Leases are Competitively Positioned within the Current Market, Supported by the Property's High-Quality Infrastructure and Location Advantages
- 2025 Renovations Provide Investors with a Modernized Asset with Minimal CapEx Requirements
- 100 Percent Leased 24,000 SF Industrial/Flex Building with Five Strong Tenants and Two IOS Tenants Occupying 16,000 SF of Land, Providing Diversified and Reliable Income Streams
- Strategically Located near U.S. Route 30, Route 202, and the Pennsylvania Turnpike (I-76), with Close Proximity to the Paoli Train Station (SEPTA & Amtrak), Offering Exceptional Regional Connectivity
- Multiple Recent Lease Renewals and a 4.46-Year Weighted Average Lease Term (WALT) Reflect Tenant Satisfaction and Long-Term Occupancy Stability
- 100 Percent Bonus Depreciation Opportunity - 2026 Estimated Tax Savings of \$318,308

| | |
|-------------|-------------------|
| Cap Rate | 7.34% |
| NOI | \$385,573 |
| Price | \$5,250,000 |
| Square Feet | 24,000 |
| Suites | 6 |
| Type | Industrial Office |
| Year Built | 1986 |

Brian Higgins

Associate Director Investments

(215) 531-7093

Brian.Higgins@marcusmillichap.com

License: PA RS335804

Financed By - Richard Williamson - Associate Director, Capital Markets - (704) 831-4608 Richard.Williamson@marcusmillichap.com

Timothy Stephenson - BOR Pennsylvania - Managing Director, Market Leader - Philadelphia - License: PA RMR006104



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Commercial-Industrial Marketing Exchange Quick Form

*(If you do not have a flyer with your Haves and Wants,
please circle and fill in this form before or during our monthly exchange)*

Keyword section:

Have/Want:

Cash / Buy / **Sell** / Lease / Sublease / Business with RE / Business without RE
Investor / User / User-Investor / Ground / Apartments / Mixed-Use
Office / **Retail / Industrial** / Shopping Center or Strip / Residential

Data section:

Size: **Approximately 4000 sq ft**

Price: \$680,000 (12% cap rate)

Location: **2325 S 64th St, Philadelphia, PA 19142**

Comment section:

Income: \$97,200
Management: 9,720 (10% - currently self-managed)
Maintenance: \$1200
Taxes: \$1,171
Insurance: \$2139

NOI: \$6,600 / \$79,200
12.2% cap rate

2.5% Buyer Agent Commission

Contact section:

Your Name: **Mark Andrade (Listing Agent)**

Your Firm: **Tesla Realty Group LLC**

Phone: **646-797-1816**

Email: **Mark@salesmarkrealestate.com**



SWOPE
LEES
COMMERCIAL
REAL ESTATE

MIXED USE BUILDING & DEVELOPMENT LOT FOR SALE
208-210 EAST MARKET STREET WEST CHESTER, PA 19382

610-429-0200
swopelees.com



208-210 East Market Street
West Chester, PA 19382

CHUCK SWOPE, CCIM
chuck@swopelees.com
610.429.0210 x101



PROPERTY DESCRIPTION

Swope Lees is relocating! Introducing 208-210 East Market Street, West Chester, PA, 19382 - an exceptional investment opportunity in the heart of West Chester. This impressive 3,354 SF building boasts a prime location and endless potential for office or retail space/apartment rental and land development. Don't miss out on the chance to secure a prominent presence in this thriving area with this remarkable property!

PROPERTY HIGHLIGHTS

- Three story building in the heart of Downtown West Chester.
- 1st & 2nd floor office space with 1,194 SF on each floor.
- 3rd Floor 2 bedroom apartment.
- 5 off street parking spaces in the rear of building.
- Town Center zoning.
- Approved/recorded plan for vacant lot.
- Owner holds PA Real Estate License.

OFFERING SUMMARY

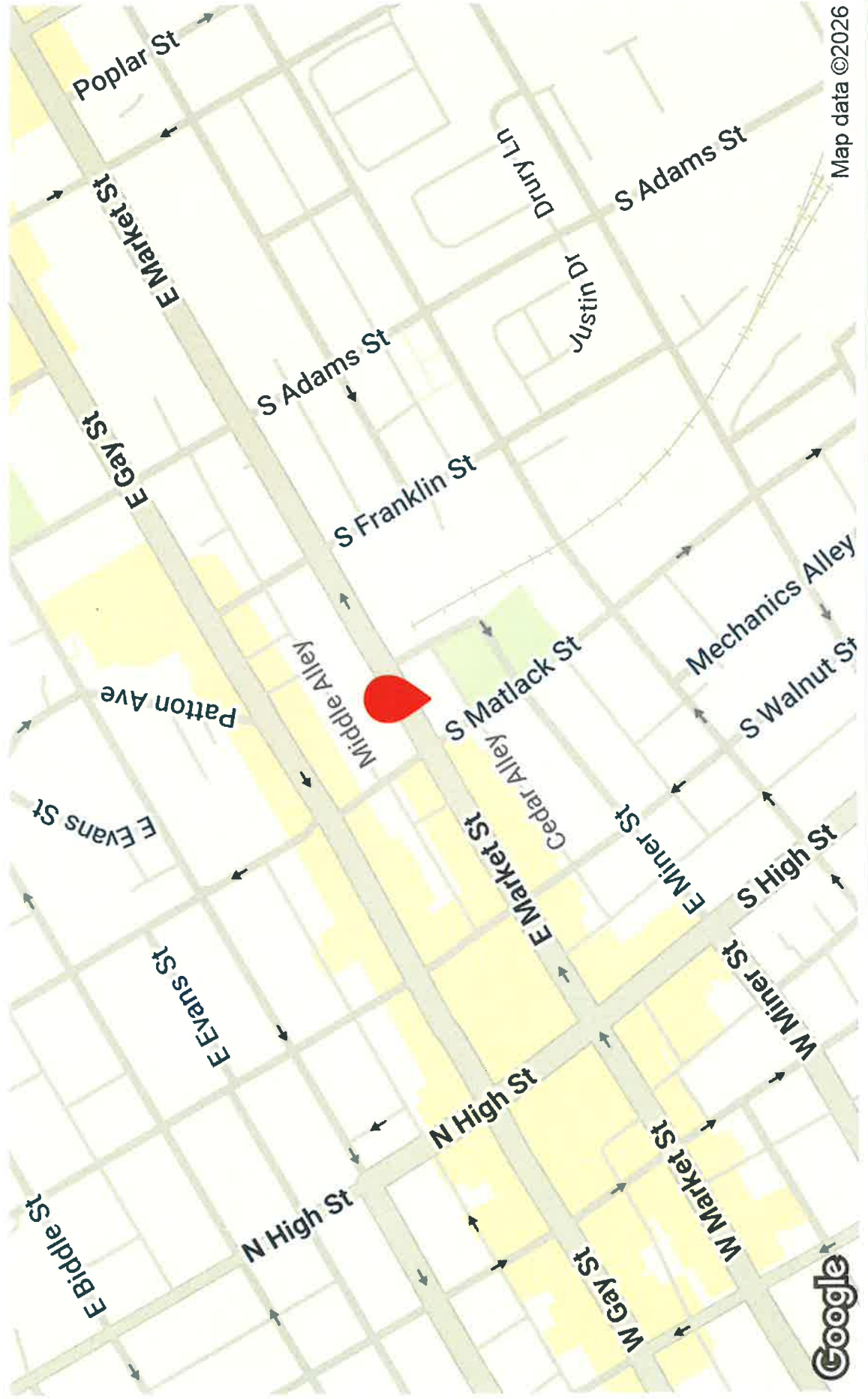
Sale Price: \$975,000
 Lot Size: 0.23 Acres
 Building Size: 3,354 SF

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 7,757 | 21,518 | 42,592 |
| Total Population | 21,254 | 59,018 | 114,451 |
| Average HH Income | \$140,567 | \$161,440 | \$174,278 |



208-210 East Market Street
West Chester, PA 19382

CHUCK SWOPE, CCIM
chuck@swopelees.com
610.429.0200 x101



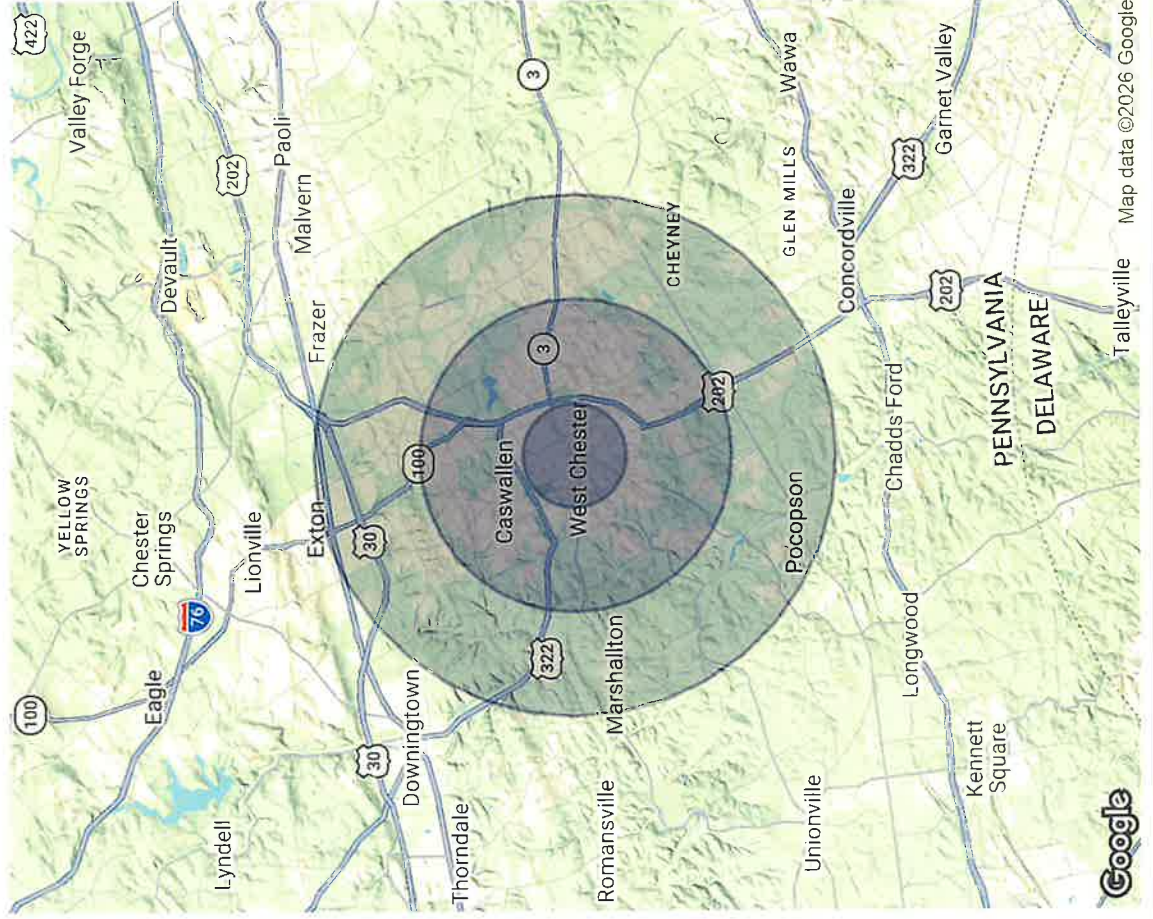
Map data ©2026



Information concerning this and all offerings is from sources deemed reliable, but no warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| Total Population | 21,254 | 59,018 | 114,451 |
| Average Age | 34 | 38 | 41 |
| Average Age (Male) | 33 | 38 | 40 |
| Average Age (Female) | 35 | 39 | 42 |
| HOUSEHOLDS & INCOME | | | |
| Total Households | 7,757 | 21,518 | 42,592 |
| # of Persons per HH | 2.7 | 2.7 | 2.7 |
| Average HH Income | \$140,567 | \$161,440 | \$174,278 |
| Average House Value | \$507,018 | \$564,888 | \$588,624 |

Demographics data derived from AlphaMap





208-210 East Market Street
West Chester, PA 19382

CHUCK SWOPE, CCIM
chuck@swopelees.com
610.429.0200 x101



CHUCK SWOPE, CCIM

Broker of Record

chuck@swopelees.com

Direct: 610.429.0200 x101 | Cell: 610.804.7897

PA #RM 421301

PROFESSIONAL BACKGROUND

Chuck Swope, CCIM has been in the real estate industry for nearly 20 years, and over 16 years as a commercial real estate broker. Swope obtained his undergraduate degree from Washington College, Chestertown, MD and his graduate degree from the University of Pennsylvania, Philadelphia, PA. He enjoys spending time outdoors in the Chesapeake Bay region, traveling, exciting food and drinks, and collects rescue dogs.

EDUCATION

BA, Washington College, Chestertown, MD
MA, University of Pennsylvania, Philadelphia, PA

MEMBERSHIPS

CCIM

Swope Lees Commercial Real Estate
208 East Market Street
West Chester, PA 19382
610.429.0200



AVAILABLE NOW

1-2 Jansen Ave
Essington, PA 19029

PROPERTY FEATURES

- (2) Buildings +/- 2200 SF Each
- Collision/Paint 2 Jansen only
- \$7000/mo + Utilities

ABOUT THIS PROPERTY

Auto Body Shop. Two Buildings Auto/Collision for Lease. (1) Jansen - Former mechanic/state inspection shop. Two bay garage with office, (2) bays 22' X 46', 24 ft ceilings, (5) parking spots on Front Street and (6) on Jansen Street side of the building. Tenant pays all utilities (water, sewer, electric, heat/fuel), snow removal and exterior maintenance. (1) Man door on office side (Front Street). (Tenant has lift installed, willing to sell.) 2 Jansen Ave, a former Collision repair shop. Has frame machine and Compressor onsite. (2) Drive-in doors, 12 ft, 50X30 Shop (big enough for 4 cars across). Can only paint in 2 Jansen building. Just minutes from PHL Airport, a block away from the Marina on Delaware River! Zoned WI - Waterfront Industrial. Double parking spots to the fence line, +/- 10.

Easy Access to Philadelphia International Airport and Major Roadways including Interstates 95 and 476. Convenient to Center City Philadelphia, Wilmington, Delaware, and the Philadelphia International Airport Complex.



exp COMMERCIAL

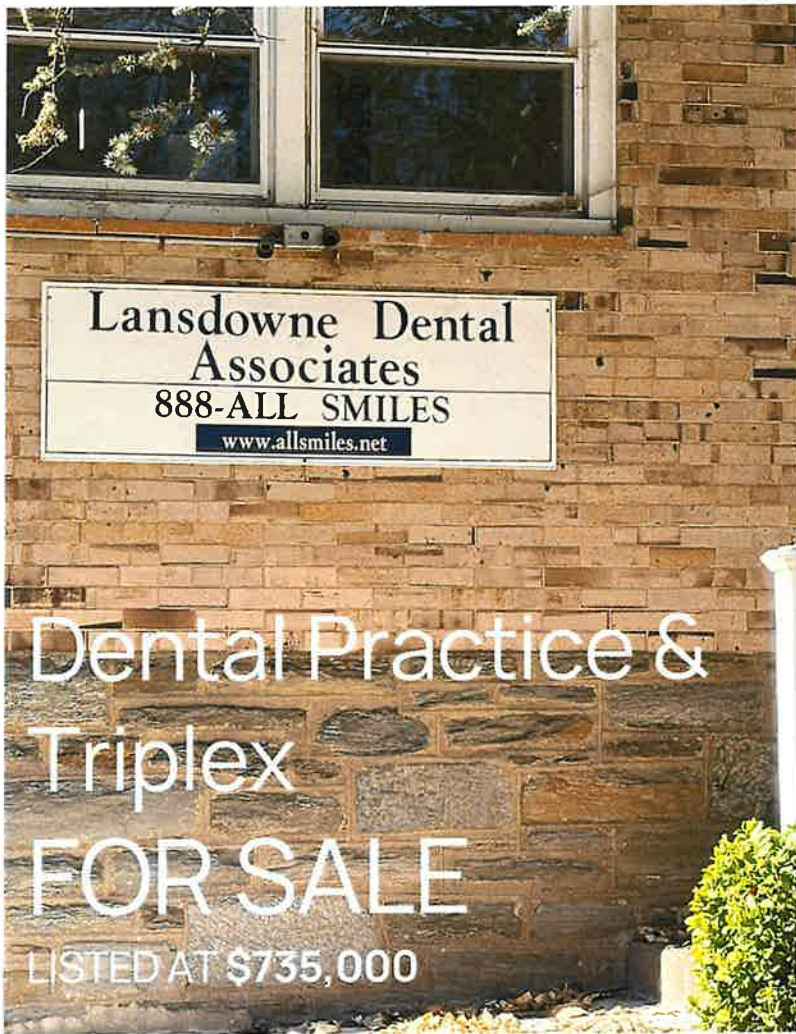


Lara Livingston

630 Freedom Business Center Drive, Suite 300
King of Prussia, PA 19406

Office: 855-472-0268 | Cell: 484-947-7137

lara.livingston@expcommercial.com
www.expcommercial.com



8 Runnemedede Ave
Lansdowne, PA 19050

PROPERTY FEATURES

- (2) 2-Bed 1-Bath Apartments
- (1) Commercial Unit
- Price includes practice +/- 2500 patient list

ABOUT THIS PROPERTY

CALLING ALL DENTISTS! This exceptional property is positioned in Gladstone Manor section of Lansdowne – Perfectly situated on Baltimore Pike, 14,000 + VPD, public transportation—including the nearby train station – (3) Unit Income-Producing Building. Welcome to 8 Runnemedede Avenue, a legally zoned triplex in the heart of Lansdowne, PA. This well-maintained property has had a dental practice on the first floor for over 40 years! An average of \$1,400 per unit delivering strong, turnkey cash flow from day one from the two large (2) Bedroom, (1) Bath units above. Each residence is equipped with updated HVAC, central air, separate utilities (gas and electric) which tenants pay. With updated systems and recent improvements—including new windows, roof servicing, updated kitchens and baths, this property is positioned for long-term success. —8 Runnemedede Avenue offers an operational business and investment opportunity all in one place.



eXp **COMMERCIAL**



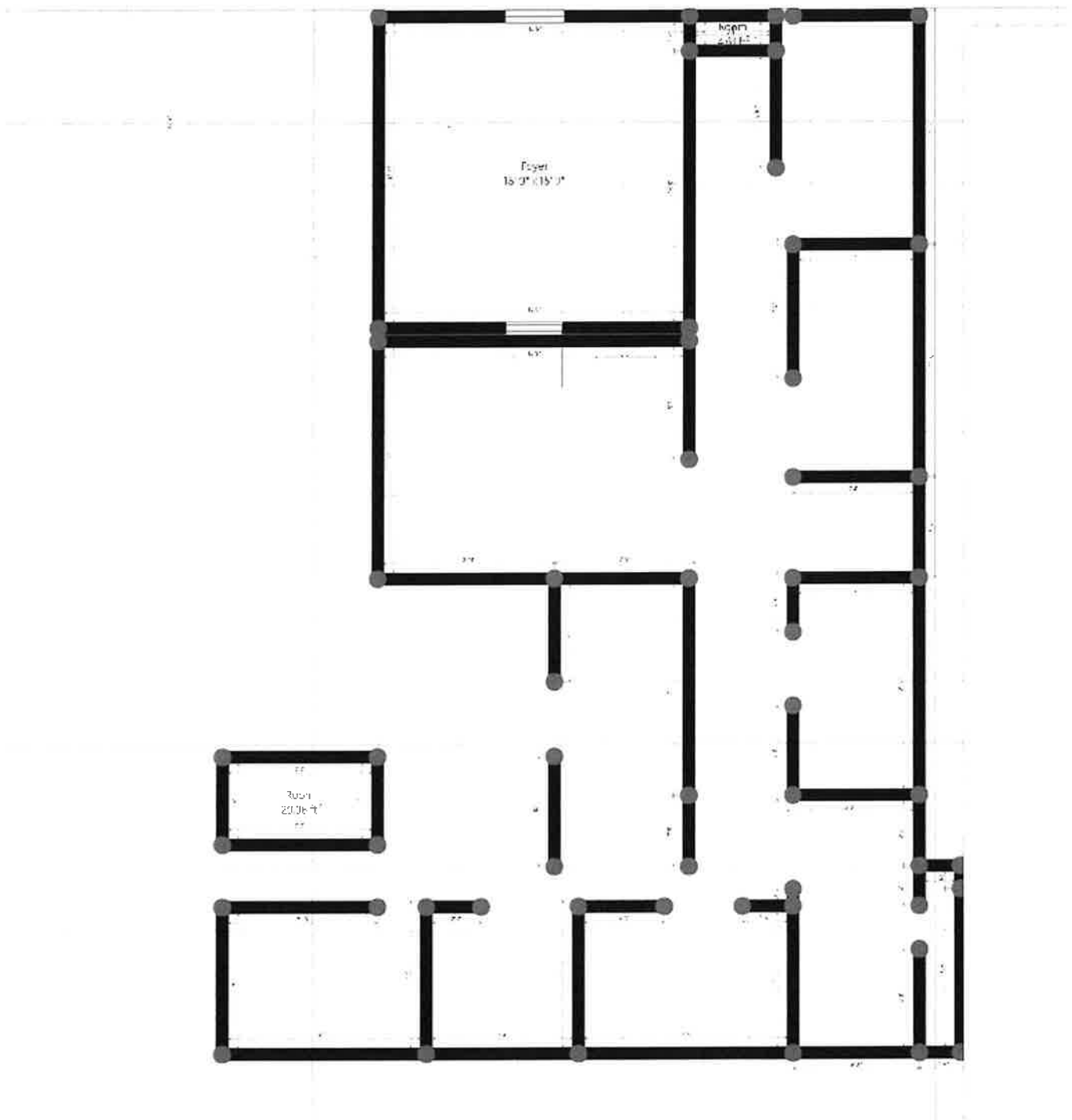
Lori Livingston

630 Freedom Business Center Drive, Suite 300
King of Prussia, PA 19406

Office 855 452 0268 | Cell 484 947 7137

lori.livingston@expcommercial.com
www.expcommercial.com

Dental Office Layout



For LEASE

\$2,500/Month



Lori Livingston

Office 855 452 0268 | Cell 484 947 7137
lori.livingston@expcommercial.com
www.expcommercial.com

151 Greenbelt Dr
Coatesville, PA 19320

+/- 1500 SF
Outdoor Parking
Zoned Industrial





Commercial Space for Lease

160 Bethlehem Pike,
Colmar, PA 18915

Property Highlights

- ✦ Mixed-Use, approximately 4,000 sqft, can accommodate multiple tenants or single operation
- ✦ Facing Main Street with High Foot Traffic
- ✦ Suitable for Professional Office Suites, Medical/Wellness Practices, Consulting, or additional commercial uses
- ✦ Ample Parking Space for Visitors
- ✦ Tenants permitted to make renovations



\$30 /sqft (NNN)

*Start your business journey here
schedule a tour today! Call Jon
Diaz!*



📞 (215) 876-5082

✉ info@jmdiazco.com

🌐 JMDiazCo.com

Each office is independently owned and operated

Commercial – Investment – Industrial Marketing Exchange Quick Form

(If you do not have a flyer with your Haves and Wants, please circle and fill in this form before or during our marketing exchange)

Key word section:

Have/Want – Cash/Buy/Sell/ **Lease** /Sublease/Business with RE/Business without RE

Investor/ **User** /User-Investor

Ground/Apartment/Mixed Use/Office/ **Med Spa/Gym** /Industrial/Shopping Center or Strip/Residential

Data section:

Size – **3,000 Square Feet +/-**

Price –

Location – **Mainline Suburbs of Philadelphia (5 miles of Berwyn or so)**

Counties: Chester, Delaware, Montgomery, Bucks

Comment Section:

I have a client that needs about 3,000 Square Feet to lease for a Medical type spa/gym.

Contact Section:

Name - Joseph Scott McArdle, C.C.I.M. (RS141715A)

Firm - **Keller Williams Realty Group - Collegeville**

Phone - **(610) 792-5900**

Email – pvilleguy@gmail.com

Joseph Scott McArdle, C.C.I.M.
KW REALTY GROUP
KELLERWILLIAMS.



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Have/Want – Cash/**Buy**/Sell/**Lease**/Sublease/Business w RE/Business w/o RE

Investor/**User**/User-Investor

Ground/Apartment/Mixed Use/Office/Restaurant/**Retail**/Industrial/Shopping Center or Strip/Residential

Data section:

Size – **4,000 to 12,000 Square Feet +/-**

Price –

Location – **Phoenixville Area, Pottstown, Limerick, Malvern**

Zip Codes: **19460, 19465, 19464, 19468, 19475, 19355**

Comment Section:

I have a client that needs about 6,000 Square Feet (4,000 minimum) to about 12,000 to Buy or lease for their RETAIL Store.

Contact Section:

Name - **Joseph Scott McArdle, C.C.I.M. (RS141715A)**

Firm - **Keller Williams Realty Group - Collegeville**

Phone - **(610) 792-5900**

Email – **pvilleguy@gmail.com**

Joseph Scott McArdle, C.C.I.M.
KW REALTY GROUP
KELLERWILLIAMS.





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Keyword section:

Have/Want:

franchise *fast in University City* *tenant*
Cash / Buy / Sell / Lease / Sublease / Business with RE / Business without RE
Investor / User / User-Investor / Ground / Apartments / Mixed-Use
Office / Retail / Industrial / Shopping Center or Strip / Residential

Data section:

Size: *1000-2000 sf*

Price: *2000-5000*

Location: *University City*

Comment section:

to put a franchise: Organic fruit and vegetable drink store.
Can sign lease right away with 3-5 years to start and option to renew.

Contact section:

Your Name: *Emily Wang*
Your Firm: *Century 21 Advantage 67014*
Phone: *267-254-4405*
Email: *eqhw2002@gmail.com*



BUYER NEED

Actively looking for 25+ unit Mobile Home Parks in Central to Eastern Pennsylvania



Lara Livingston

300 E. Franklin Boulevard, 10th Floor, Suite 300
King of Prussia, PA 19406

Office 610-452-0268 | Cell 484-947-7137

lara.livingston@expcommercial.com
www.expcommercial.com

Tranzon will partner with real estate agents and brokers to find *multiple bidders* and get your listings sold under the most challenging situations, such as:

- Unique properties requiring price discovery
- Listings sold "As Is"
- Aging listings
- Assets involved in partnership dissolution or other settlements
- Clients needing a definite close date
- Properties with limited or no access for showings
- Relisted properties
- Corporate, bank, estate, or trust properties

SELLER BENEFITS – WHY COMMIT?

- Do not pay a seller's commission (5-6% saved)**
 - Potentially higher sales price via competitive bidding
 - Accelerated sales process and quicker liquidity
 - Control the terms (auction date, reserve price, walk-throughs, etc.)
 - Sold "AS IS, WHERE IS", meaning ZERO contingencies
 - Clear and legally binding sale
- ** Seller pays a nominal marketing fee up front

BUYER BENEFITS – WHY PAY A BUYER'S PREMIUM?

- Typically purchased at Fair Market Value
- Competing fairly and with the same terms as other buyers
- Buyer knows Seller is committed to the sale of the property
- Determines purchase price
- Eliminate long negotiations and reduce time to possession
- Purchasing and closing dates are known
- Issued a Due Diligence packet about the property before bidding

Successful Tranzon Brokerage Partnerships

COMMERCIAL OFFICE BUILDING RICHMOND, VA

- Referred after multiple list attempts
- Interest from 13 states & 2 countries
- Sale price exceeded reserve by 70%



EXECUTIVE BAYFRONT HOME YARMOUTH, ME

- Partnered with broker for dual listing
- Auction date encouraged early offers
- Contract for \$1.525M in 2 weeks



DEVELOPMENT LAND BYHALIA, MS

- Conventionally listed for 10 years
- Sold & closed within 60 days of listing
- 27th referral from 1 broker, 100% sold



GET TO CLOSING FASTER!

SELLER TIMELINE

- Marketing Material Design
1 – 2 WEEKS
- Accelerated Marketing Outreach
1 – 6 WEEKS
- Auction Day (Buyer's 10% down)
- Closing after auction
4 – 6 WEEKS

Broker Commission could occur as soon as 45+ days

BROKER SPLIT

- **Traditional Referral: We take over and pay you a referral fee.**

OR

- **Joint Venture: We work together. You stay involved and continue to market the property while we run an auction campaign concurrently. You keep your commission and we collect from a Buyer paid premium.**

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TRANZON.COM
866-872-6966

Joseph C. Achenbach, CRE
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THE CCIM INSTITUTE SPRING FORUM

APRIL 19 - 23, 2026 | PHILADELPHIA, PA

MEET US IN CITY OF BROTHERLY LOVE!

Originally opened in the early 1930s as the headquarters of the Philadelphia Savings Fund Society (PSFS), the building holds a unique place in American history as the first savings bank in the United States.

EXTENDED ENROLLEMENT

\$400 THROUGH APRIL 18

Registration has increased to \$400 and some add-on events have **sold out**.
On-Site Registration will be available for \$500.

Avoid increasing prices and sold-out events and register today!

[Register Here](#)

Registration Refunds are available until April 3, 2026.
Hotel Block Discount has concluded.

<https://allintheloop.com/ccim-2026-spring-forum/>



Emily Qing Hui Wang 王卿惠
Greater Philadelphia area, PA
Residential & Commercial RE Sales

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C21 Commercial & Relocation Specialist
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eqhw2002@gmail.com
Wechat(微信): qingh1
<https://qinghuiwang.c21.com>



NAR GLOBAL



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56th Annual WTCA Global Business Forum



WORLD TRADE CENTERS
ASSOCIATION

CONNECTING BUSINESSES, GLOBALLY.



WORLD TRADE CENTER
GREATER PHILADELPHIA

YOUR GATEWAY TO GLOBAL SUCCESS

Philadelphia Marriott Downtown

April 19-22, 2026



EXPLORE WHO'S ATTENDING

WTCA GLOBAL BUSINESS FORUM

Where drivers of local economies meet

EXPLORE

Explore **Global Markets and Trends** as the WTCA Global Business Forum (GBF) provides a platform to delve into various sectors including AI, Real Estate, Sustainability, and more. Gain **exclusive insights and actionable skills from top global experts and business leaders**. The GBF's workshops and seminars cover emerging trends and innovations, as well as practical skills when entering a new market led by renowned experts to drive knowledge and actionable insights for economic growth.

CONNECT

Engage in **strategic B2B Matchmaking** sessions that **connect you directly with potential business partners and investors from across the globe**. Participate in various networking activities designed to forge lasting relationships and open doors to new collaborations. The GBF is **open to all, offering a unique opportunity** not only for World Trade Center (WTC) businesses to bring delegates, but also for individuals to independently attend and network extensively.

EXPERIENCE

Each year, the GBF is held in a different city, allowing attendees to **experience local culture and landmarks** alongside business activities. Enjoy **guided tours** to explore architectural marvels, historical sites, and local cuisine, making each GBF not just a meeting point, but a place **where culture and commerce intertwine seamlessly**.

<https://wtca.swoogo.com/2026wtcaglobalbusinessforum/8445114>



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GLOBAL



Each office is independently owned and operated

harvest

PREMIER NON-BANK SBA LENDER IN AMERICA

SBA 7(A)

- Lightning Fast Closings
- LTVs up to 93%
- 25-Year Fully Amortized
- Loans Up to \$5M 1st TD
- 51% Owner-User Minimum
- Nationwide
- Purchase and Refinance

PROPERTY TYPES

(Office, Industrial, Retail, Special Use Properties)

SBA 504

- Speed Is The Name of Our Game
- Loans Up to \$10M 1st TD (60% Max LTV)
- Access to Alt. & Sec. Market Options as High as \$18M
- Loans Up to \$5.5M 2nd TD (93% Max CLTV)
- Fixed Rates available
- Nationwide
- Purchase and Refinance

PROPERTY TYPES (Office, Industrial, Retail)

CONVENTIONAL

- We'll Beat Everyone to the Closing
- Loans Up to \$10M
- Up to 80% LTV
- Non-SBA
- Fixed Rates Available
- Nationwide
- Purchase, Refinance, Cash-Out

PROPERTY TYPES (Office, Industrial, Retail)

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REFRESHMENT PROVIDER



FLEXIBLE, NATIONWIDE, NON-BANK LENDER

Harvest is a nationwide non-bank direct lender, holding one of just 14 national SBA licenses. We offer a broad range of financing options, including SBA 7a, SBA 504, and conventional loan solutions.

Our focus is on owner-user commercial real estate, with flexible loan programs that cater to borrowers across the credit spectrum, from A-paper to projection-based financing.

Key Loan Programs

- **SBA 7A:** Up to 93% LTV for loans between \$250k and \$5M, handling challenging credits and specialty property types.
- **SBA 504:** Up to 93% CLTV for loans up to \$10M, financing for owner-occupied properties with competitive rates for both strong and projection-based credit.
- **Conventional:** Up to 80% LTV for loans up to \$10M.
- **Bridge Loans:** Short-term loans from \$3M to \$25M, up to 65% LTV for multifamily, office, industrial, and more.

Each deal is unique, and our flexible approach ensures we can offer tailored solutions to meet your clients' needs.

Contact me to discuss how Harvest can help!

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