

PHILADELPHIA BUSINESS LEADERS

Home Team ADVANTAGE



THE SDG TEAM

Stamm Development Group brings a keen eye for development to new and exciting markets. But make no mistake: This company is proudly Philly born and bred.

Few industries have the power to reshape communities like real estate developers. Stamm Development Group (SDG) is proof of that.

Launched in 2015 by Michael Stamm, who brought years of experience from the construction and property management sectors, SDG set its sights early on elevating

real estate development in Philadelphia's multifamily market. Over the next few years, the company grew organically, expanding its portfolio and integrating new business segments—including a property management arm, a nonprofit, and, soon, a brokerage and title company joint venture.

"We are a homegrown brand that has our own style and approach," Stamm says. "We do everything our own way."

That means eschewing the tired norms of traditional real estate and embracing fresh, luxurious, high-tech designs that cater to homeowners, renters, and landlords. The company prides itself on knowing what consumers like, which is why all SDG properties feature smart technology—think keyless entry, cloud-based communications, and digitized paperwork wrapped in a user-friendly interface. These models have been tried and tested across the company's award-winning properties in Philadelphia, and with great success.

Now, each branded SDG property represents more than just elements of an enviable real estate portfolio; together, they are prototypes for SDG's future ventures into markets nationwide.

THE PEAK AT SCOTTS LANE
3449 SCOTTS LANE

Building a Diverse Portfolio

One can say this about SDG properties: No two are alike. "Our flexibility and vision allow us to bring a signature approach to different areas of the city that serve different demographics, all while complementing the neighborhoods in which we reside," says Stamm.

Take The Peak at Scott's Lane located at 3449 Scotts Lane, Philadelphia, PA 19129, which broke ground in 2022 and will deliver starting in the Fall of 2023. The development sits in a convenient area north of Center City, near the Schuylkill River, its four energy-efficient buildings totaling 221 units existing in what used to be a four-acre hospital parking lot.

After gathering community and expert insights regarding circulation, density, and transit, SDG set out designing luxury rental housing units that would elevate this qualified opportunity zone. The attractive, campus-like development serves an even greater mission: the equitable revitalization of SDG's hometown.

Just seven miles away in the Roxborough/Manayunk area is a different scene. Sitting about equidistant from downtown to the Mainline, Roxborough is a quintessential Philly community offering a mix of suburban and city life. Location-wise, it's a convenient home base for commuters heading in just about any direction. Nestled in this neighborhood is a block of 57 units called The Vault (5801 Ridge Avenue, Philadelphia, PA 19128)—the first of SDG's three Roxborough properties to open its doors. Encased in red brick and locally salvaged schist stone, The Vault vibes with the neighborhood's traditional aesthetic while offering high-tech features and even an energy-efficient roof. The Vault was a highly sought-after property not only for tenants achieving record rents for the zip code but also by real estate investors, which led to the sale of the property to a New York-based

buyer for \$19,250,000. Amongst SDG's upcoming Roxborough/Manayunk developments include The Azalea (6604 Ridge Avenue, Philadelphia, PA 19128), a 54-unit apartment rental building, and The Royale (6910 Ridge Avenue, Philadelphia, PA 19128), a 77-unit apartment rental building, both of which are perched just up Ridge Avenue.

Luxury living is a consistent feature in SDG's portfolio. Located in the hip, artsy haven of Northern Liberties, The Beverly, located at 1102 Germantown Avenue, Philadelphia, PA 19123, emulates



MICHAEL STAMM, PRESIDENT AND CEO

that Beverly Hills Hotel lifestyle. Fifty-one units in an AIA-award-winning mixed-use structure enjoy access to luxe amenities like a game room, lounge, and fitness facility. A posh steakhouse and one other commercial unit make up the ground floor, while a network of trendy restaurants and galleries lies beyond. The Beverly is slated to deliver in the Summer of 2023.

By identifying neighborhoods ripe for new developments of every stripe, SDG has helped elevate Philadelphia's real estate profile. And while the company will always be a hometown player, it's also looking to invest in new markets nationwide—such as Delray Beach in Southeast Florida. "We have an equation that worked really well here in Philly," Stamm says. "We're excited to apply that same caliber of excellence in design and infrastructure to other cities."

SDG has recently opened the doors of their first satellite office location at 900 E Atlantic Avenue, Suite 5, in Delray Beach, Florida. The office, located steps away from Delray's alluring coast, serves as a sales studio for prospective buyers

to come in and explore SDG's expansive collection of for-sale, luxury single-family homes and townhomes located in Palm Beach County.

THE SDG FOUNDATION AND THE LIGUORI ACADEMY



Neighbors Helping Neighbors

There are more than a few ways to build up a neighborhood; SDG champions this. The company's nonprofit arm, The SDG Foundation, is committed to empowering and improving the communities in which SDG both lives and works. From raising awareness for mental health and food insecurity to educational programming and homelessness prevention, the foundation has raised approximately \$750,000 which is awarded to programs that meet critical needs across the city.

That includes giving more than \$80,000 in scholarships to public school students, most of whom are first generation college attendees, and raising thousands of dollars for the Children's Hospital of Philadelphia through its annual Cheers for CHOP event. The SDG Foundation also runs both mentorship and internship programs for students to expose them to a real-life work setting while they navigate their future in higher education and the workforce.

"We're in this for the long haul," Stamm says. "We make an effort to understand the communities in which we operate, and we collaborate with local voices. We put ourselves out there and give back to the people who we call neighbors."

THE BEVERLY
1102 GERMANTOWN AVE.THE VAULT
5801 RIDGE AVE.


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