

Good evening, members of the zoning board,

We are Al and Denise Moffa. We are the owners of Stella Buys Properties, LLC, who recently purchased 606 Carlton Ave. in Bethlehem City on January 24, 2025.

I am a retired Corrections Officer from Bucks County and my wife is still employed as a registered nurse with over 42 years of experience in the health care field.

We have recently celebrated 38 years of marriage.

My wife, Denise, and I have been in the real estate business since 2008 when we founded our parent company, Stella Properties LLC. We owned a student rental at 618 Montclair Avenue for approximately 5 years and had an impeccable record with the city and our tenants. At no time were there any police activity or city violations against this property. We take pride in our properties and we don't tolerate any violation of our leasing agreements.

You can see from the map that I provided that our property is just a few hundred feet outside of the student rental district.

We are actually only two blocks from Lehigh's campus.

Also, you can see from the packet, my neighbor at 608 Carlton is owned by Lehigh University. This property has been advertised as a student rental and has been utilized as such.

My wife and I have spent approximately 90,000 dollars in renovating this property which was in great disrepair.

We will strictly, as we always do, screen our tenants and ensure they comply with the lease agreement.

We thank you for your service, time and consideration
In this matter.

All the best,

Al and Denise Moffa

Stella Buys Properties, LLC