



# Hult International Business School

---

*City of Cambridge, MA / Town & Gown / 2024*



# About Hult

OUR HISTORY



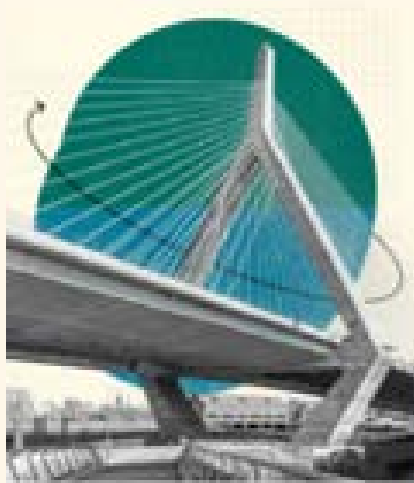
# *Our Global Hult Community*

**~4,000**  
**Students**

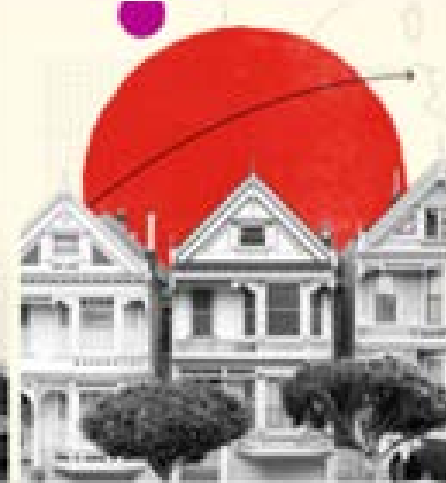
**160**  
**Nationalities**

**4**  
**Campuses**

**2**  
**Rotation  
Campuses**



**Boston**



**San Francisco**



**London**



**Dubai**



## We learn through challenge

We learn to do and do to learn, individually and in teams. Our students continually practice what they'll be doing in the workplace so they build a skillset that enables them to take on any challenge they may face after graduation. Our focus on applied learning equips Hult graduates with the knowledge and skills that employers want and entrepreneurs need to thrive in today's workplace. We not only increase the practical ability of our community, but also their confidence, agility, and employability. It's their fearlessness in the face of challenges, combined with their natural curiosity, and global mindset—that makes our graduates so in demand with employers all over the world.

## We are truly global

Succeeding in international business takes cross-cultural understanding. Immersed in a community of 150 nationalities across a global campus network, Hult students don't just thrive in an international environment, they learn how to leverage diversity to get results. We specialize in helping international students forge international careers. They build a global network by collaborating with classmates from around the world—potential partners, investors, and contacts are everywhere. Here, global means more than geography, it's a shared experience where we—students, alumni, faculty, and staff—are all enriched by each other's perspectives.

## We grow ourselves and others

Our community of lifelong learners embodies curiosity, optimism, and a growth mindset. We aim to help students be the best version of themselves and become resilient, self-aware individuals who lead with integrity, equity, and authenticity. So that they continue to improve not only their own lives but also care beyond themselves to positively impact the business community and build a better world for all. We support our graduates for the entirety of their careers. Whether their goals change, or their industry does, our lifelong learning options enable Hult grads to come back to campus every year for the rest of their careers in order to stay up-to-date and relevant—always.

# Cambridge Academic Offerings

Business degrees designed to challenge

## Undergraduate

Full-time Bachelor of Business Administration degree for high school graduates

## Master's

Full-time Master's degree programs in general business and specialized disciplines

## MBA

On-campus or online, Hult has a range of full-time and part-time MBA programs

## Dual Degree

Double your chances in the global job market with a Dual Degree from Hult, which sees you earn two triple-accredited degrees in as little as 18 months



## Cambridge Academic Programs (2024-25)

### **Undergraduate (UG) - Residential**

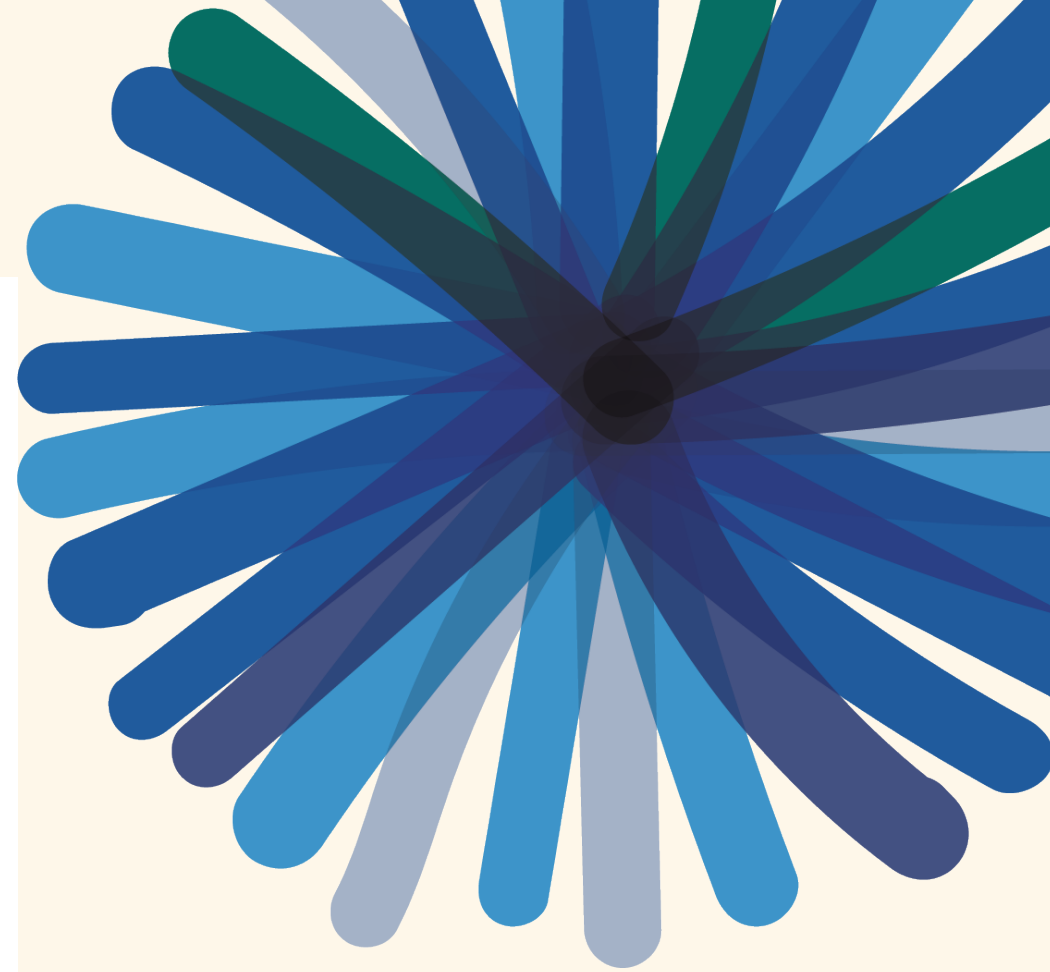
- Bachelor of Business Administration (BBA)

### **Postgraduate (PG) - Residential**

- Master of Business Administration (MBA)
- Master of International Business (MIB)
- Master of International Marketing (MIM)
- Master of Finance (MFIN)
- Master of Business Analytics (MBAN)
- Dual Degree Programs – MIM, MFIN, MBAN

### **Postgraduate (PG) - Virtual**

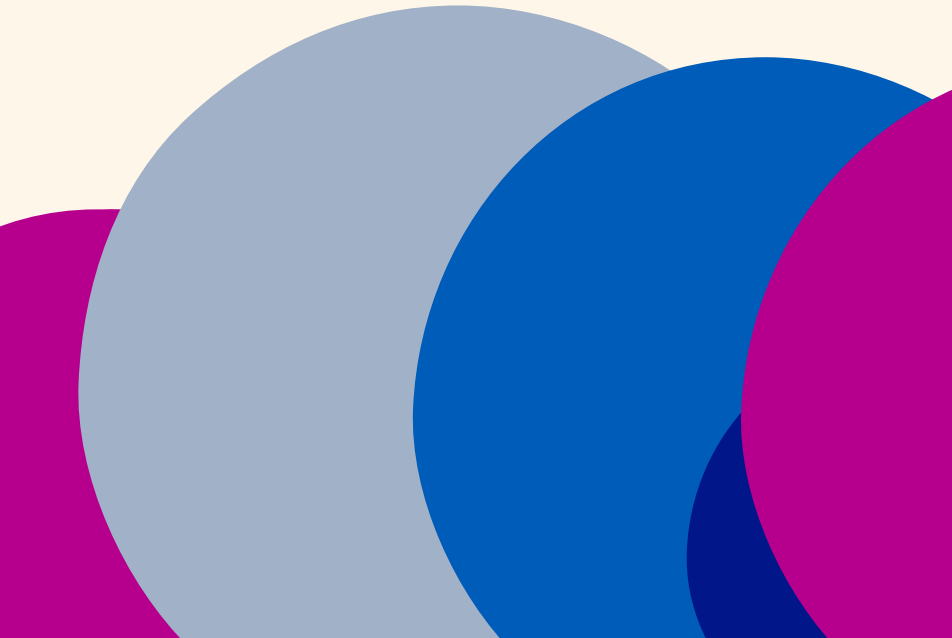
- Global Online Master of Business Administration (GoMBA)



# Cambridge Enrollment Trends

|                             | 2020 | 2021 | 2022 | 2023 | 2024 | 2026<br>(Projected) |
|-----------------------------|------|------|------|------|------|---------------------|
| Undergraduate               | 171  | 557  | 612  | 719  | 730  | 850                 |
| Graduate                    | 500  | 765  | 858  | 891  | 686  | 900-930             |
| Total Number<br>of Students | 671  | 1322 | 1470 | 1610 | 1489 | 1750-1780           |

# Hult Cambridge Campus



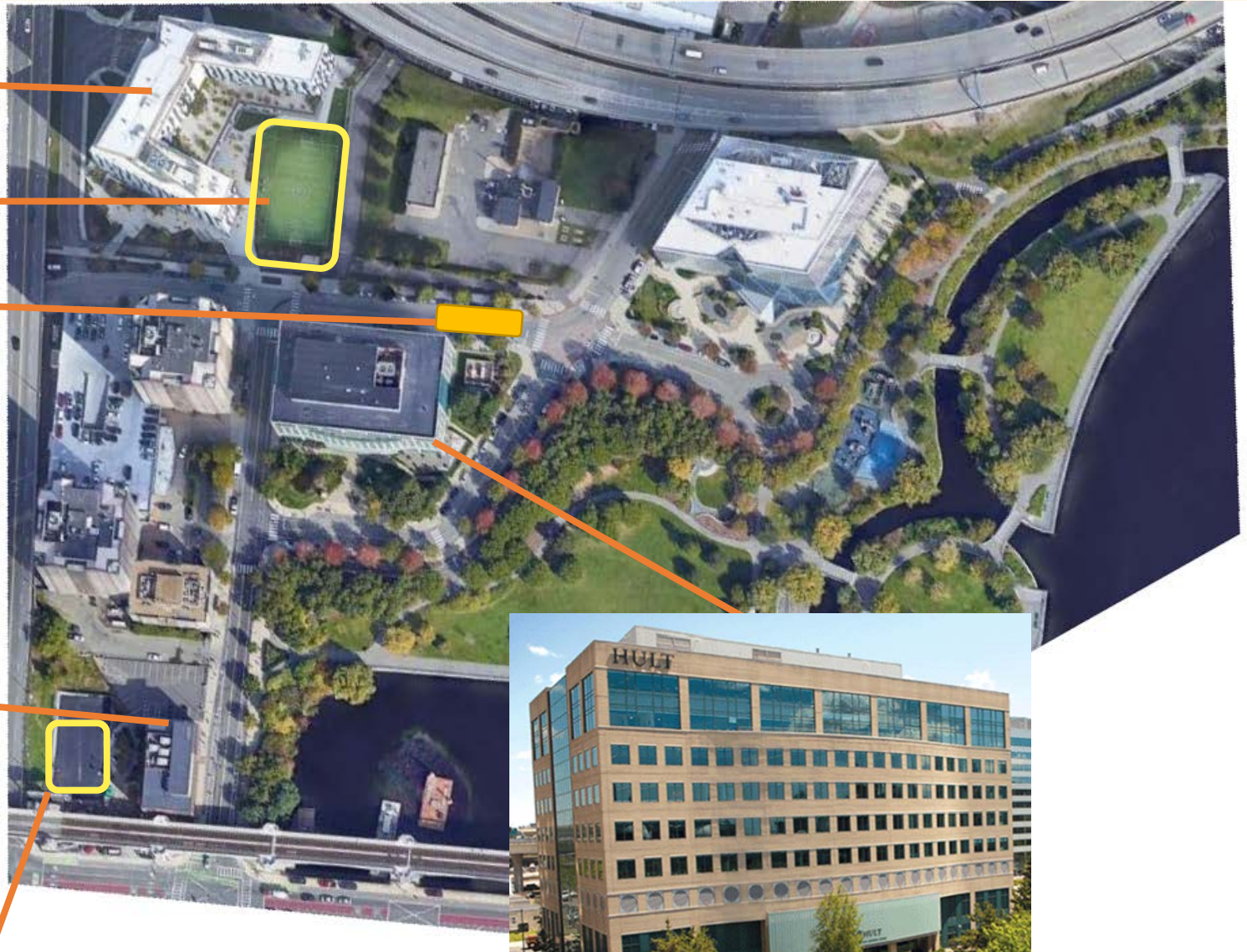




Hult House Residence Hall

Hult House  
Turf Field

Blue Bike  
Location



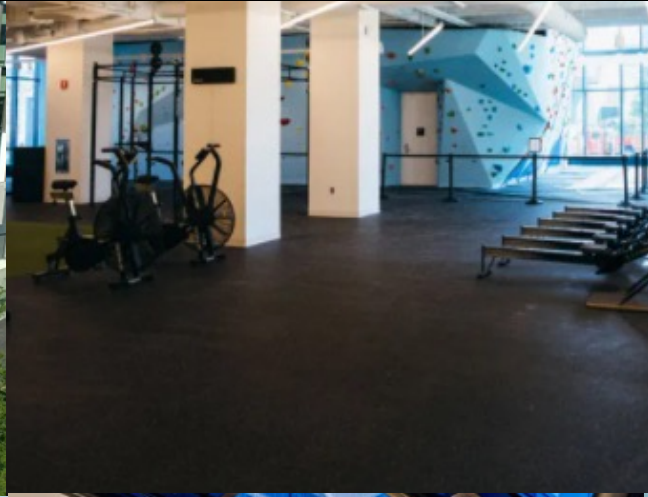
Hult Point – Academic Building

Basketball &  
Tennis Courts



Hult Center – Academic Building

# Public Amenities & Community Space



- Turf Soccer Field
- TILT Gym
- 1965 Café & Bar
- North Point Park

# Housing



- Hult House residence hall opened in fall 2019
- 500 bed dormitory, studio, and apartment configurations
- First floor indoor gym and outdoor soccer field open to the public

| <b>Hult House Residents</b> |                      |                     |
|-----------------------------|----------------------|---------------------|
|                             | <b>Undergraduate</b> | <b>Postgraduate</b> |
| 2019-20                     | 76                   | 251                 |
| 2020-21                     | 237                  | 180                 |
| 2021-22                     | 258                  | 242                 |
| 2022-23                     | 301                  | 199                 |
| 2023-24                     | 372                  | 141                 |
| 2025-26<br>(Projection)     | 300-320              | <199                |

# Residing Off-Campus Student Body Data

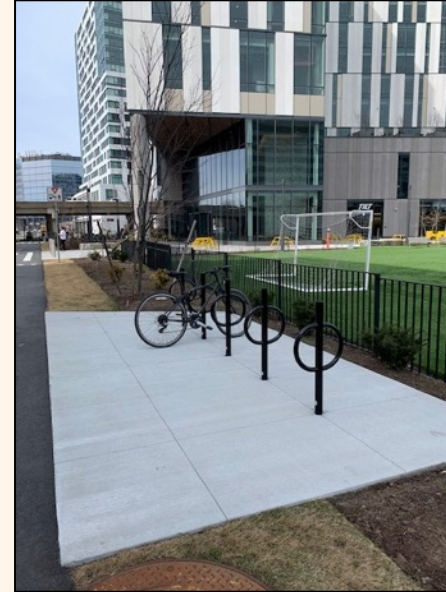
|                | Cambridge  | Somerville | Boston     | Medford,<br>Malden,<br>Melrose | Watertown,<br>Allston | Others     |
|----------------|------------|------------|------------|--------------------------------|-----------------------|------------|
| <b>2024-25</b> | <b>11%</b> | <b>12%</b> | <b>31%</b> | <b>14%</b>                     | <b>12%</b>            | <b>20%</b> |
|                | <b>99</b>  | <b>108</b> | <b>280</b> | <b>126</b>                     | <b>108</b>            | <b>180</b> |

## *Strategic & Long-Term Planning*

- Expansion of Cambridge campus academic offerings:
  - Undergraduate program growth
  - Online MBA program & Specialized Programs
- Evolving to undergraduate program with no requirements for further campus expansion or development.

# Sustainability & Resiliency Planning

- Properties incorporate energy efficiency and environmental sustainability components
- Hult House (opened 2019) designed to LEED v4 Gold standard
- Bike parking brought online in conjunction with Hult House opening – 340 long-term and 80 short-term spaces
- EF initiative to achieve carbon neutrality by 2031
- Hult initiative to reach NetZero carbon emissions for Scopes 1 and 2 by 2030 and Scope 3 by 2050





# Hult in the Community

# Collaboration with CPSD

- Since 2013, EF & Hult have partnered with the City of Cambridge & CRLS to run the annual **Glocal Challenge**
- Collaborated with Cambridge public & charter high schools to recruit for the **Hult Scholar Grant** program (launched 2019-20)

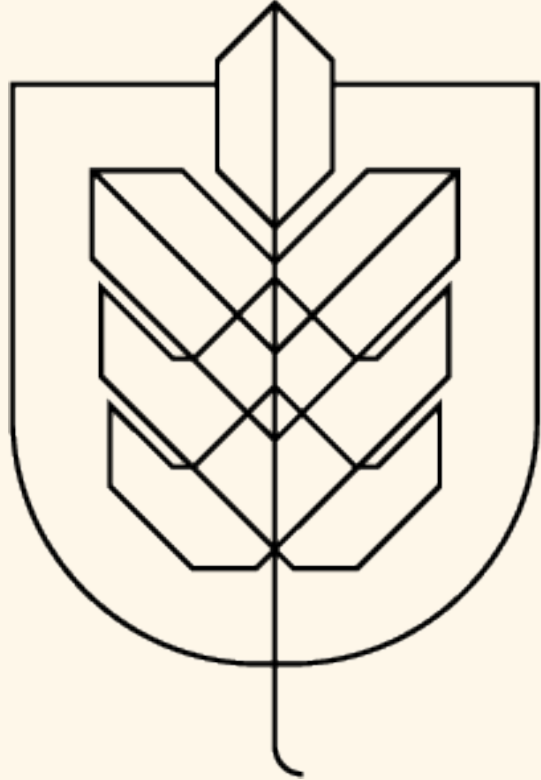




# Community Engagement Goals

- Increased Hult Scholar grant program recipients +3 in 2022-23
- Collaboration within the community of Cambridge and Hult space utility
  - Conferences, events, meeting spaces
  - Local area university clubs to host, non-profits for project collaborations with students
  - DIVCO West and Cambridge Crossing relationships with area companies





# HULT

INTERNATIONAL  
BUSINESS SCHOOL





# Appendices



# Table A: Faculty & Staff

## Faculty & Staff

|  | 2020 | 2021 | 2022 | 2023 | 2024 | Projection<br>(2026) |
|--|------|------|------|------|------|----------------------|
| <i>Cambridge-based Staff</i><br>Head Count:                        | 90   | 103  | 105  | 120  | 163  | 170                  |
| <i>Cambridge-based Faculty</i><br>Head Count:                      | 20   | 18   | 23   | 30   | 21   | 35-40                |
| Number of Cambridge Residents<br>Employed at Cambridge Facilities: | 8    | 16   | 28   | 30   | 23   | 28-33                |

# Table B: Student Body

| Student Body   | 2020 | 2021  | 2022  | 2023    | 2024  | Projection<br>(2026) |
|--|------|-------|-------|---------|-------|----------------------|
| <b><u>Total Undergraduate Students:</u></b>                      |      |       |       |         |       |                      |
| Day:   | 171  | 557*  | 612   | 719     | 730   | 850                  |
| Evening:   | 0    | 0     | 0     | 0       | 0     | 0                    |
| Full Time:   | 171  | 557   | 612   | 719     | 730   | 850                  |
| Part Time:   | 0    | 0     | 0     | 0       | 0     | 0                    |
| <b><u>Total Graduate Students:</u></b>                           |      |       |       |         |       |                      |
| Day:   | 500  | 765   | 858   | 891     | 686   | 900-930              |
| Evening:   | 0    | 0     | 0     | 0       | 0     | 0                    |
| Full Time:   | 500  | 587*  | 770   | 891     | 686   | 900-930              |
| Part Time:   | 0    | 0     | 178   | 442**   | 73    | 500                  |
| <b><u>Non-Degree Students:</u></b>                               | 0    | 0     | 0     | 0       | 0     | 0                    |
| <b><u>Total Students Attending<br/>Classes in Cambridge:</u></b> | 671  | 1,322 | 1,470 | 1,610** | 1,489 |                      |
| <b><u>Post-Doctoral Scholars:</u></b>                            | 0    | 0     | 0     | 0       | 0     |                      |

# Table C: Student Residences

## Student Residences

|   | 2020 | 2021 | 2022 | 2023 | 2024 | Projection<br>(2026) |
|---|------|------|------|------|------|----------------------|
| <b><u>Number of Undergraduate Students residing in Cambridge:</u></b> |      |      |      |      |      |                      |
| In dormitories:   | 76   | 237  | 258  | 301  | 372  | 300-320              |
| with cars garaged<br>in Cambridge:                                    | 0    | 2    | 2    | 0    | 5    | 0-2                  |
| In off campus affiliate housing:                                      | 0    | 0    | 0    | 0    | 0    | 0                    |
| In off campus non-affiliate housing:                                  | 120  | 320  | 354  | 418  | 358  | 420-450              |
| <b><u>Number of Graduate Students residing in Cambridge:</u></b>      |      |      |      |      |      |                      |
| In dormitories:   | 251  | 180  | 242  | 199* | 141  | <199                 |
| Number with cars garaged<br>in Cambridge:                             | 3    | 2    | 2    | 4    | 0    | 4-6                  |
| In off campus affiliate housing:                                      | 0    | 0    | 0    | 0    | 0    | 0                    |
| In off campus non-affiliate housing:                                  | 207  | 527  | 616  | 692  | 545  | 692-720              |

# Table D: Facilities & Land Owned

## Facilities & Land Owned

Provide a map of all real estate owned in the City of Cambridge. Categorize properties by use as appropriate (e. g., institutional/academic, student activities/athletic, dormitory/nontaxable residential, investment, etc.). Indicate publicly accessible open space. (Section VIII, Map 1)

|  | 2020    | 2021    | 2022    | 2023    | 2024    | Projection<br>(2026) |
|--|---------|---------|---------|---------|---------|----------------------|
| <b>Acres:</b>  |         |         |         |         |         |                      |
| Tax Exempt   | leased  | leased  | leased  | leased  | leased  | leased               |
| Taxable  | leased  | leased  | leased  | leased  | leased  | leased               |
| Number of Buildings:<br><i>Both taxable &amp; tax-exempt buildings</i> | 3       | 3       | 3       | 3       | 3       | 3                    |
| <b>Dormitories:</b>  |         |         |         |         |         |                      |
| Number of Buildings:   | 1       | 1       | 1       | 1       | 1       |                      |
| Number of Beds:  | 500     | 500     | 500     | 500     | 500     |                      |
| <b>Size of Buildings (gross floor area):</b>                           |         |         |         |         |         |                      |
| Institutional/Academic   | 113,812 | 113,812 | 113,812 | 113,812 | 113,812 | 113,812              |
| Student Activities/Athletic  | 30,000  | 30,000  | 30,000  | 30,000  | 30,000  | 30,000               |
| Dormitory/Nontaxable Residential                                       | N/A     | N/A     | 165,200 | 165,200 | 165,200 | 165,200              |
| Commercial   | N/A     | N/A     | N/A     | N/A     | N/A     | N/A                  |
| Taxable Residential  | N/A     | N/A     | N/A     | N/A     | N/A     | N/A                  |

## Table E: Real Estate Leased\*

### Real Estate Leased

| Building           | Address             | Approx. area | Use                     |
|--------------------|---------------------|--------------|-------------------------|
| EFI (Hult Center)  | 1 Education Street  | 91,372 SF    | Institutional/classroom |
| EFIII (Hult House) | 10 Education Circle | 153,031 SF   | Institutional/dormitory |
| EFIV (Hult Point)  | 4 Museum Way        | 25,000 SF    | Institutional/classroom |

The Hult International School of Business is a nonprofit arm of the Efeka Schools, Inc. (EF). Hult leases all its space from EF. Due to the relationship between Hult and EF, the school's facilities are included both under property owned and leased. However, a portion of the space is provided free of charge and not included in the amount of leased space."

*\*Lease agreement does not include 30,000 SF of student activities/athletic fields space.*



# Table F: Payments to the City of Cambridge

## Payments to City of Cambridge

|                                  | FY 20        | FY 21       | FY 22       | FY 23       | FY 24       |
|----------------------------------|--------------|-------------|-------------|-------------|-------------|
| Real Estate Taxes Paid           | \$ -         | \$ -        | \$ -        | \$ -        | \$ -        |
| Payment in Lieu of Taxes (PILOT) | \$ 1,259,806 | \$1,457,685 | \$1,446,826 | \$1,439,725 | \$1,504,841 |
| Water & Sewer Fees Paid          | \$137,071    | \$137,071   | \$182,552   | \$210,439   | \$240,141   |
| Other Fees & Permits Paid        | \$ -         | \$ -        | \$ -        | \$ -        | \$ -        |