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**Morgan Properties Named Management Company of the Year
by the Apartment Association of Central Pennsylvania**

King of Prussia, PA, September 24, 2010 – Last evening, The Apartment Association of Central Pennsylvania (AACP) held its 10th Annual Best of Living Awards. Morgan Properties received the highest distinction of being named 2010 Property Management Company of the Year. The AACP's 2010 Property Management Company of the Year Award is judged by industry experts from neighboring apartment associations and is presented to the management company which demonstrates the highest average scores for company mission and vision, marketing, maintenance programs, customer service philosophy, community service involvement, website, employee training and commitment to education along with team presentations outlining the history, programs, and accomplishments of the local management team.

Morgan Properties' Central Pennsylvania Regional Manager, Christine Beechan took individual top honors being named Regional Manager of the Year for 2010. Christine demonstrated exemplary success in her position and was judged on philosophy, management ability, leadership and effective financial and asset team management. Morgan Properties' team not only achieved the highest honor of the evening, but won a total of 5 professional designations and 19 awards including Second Place for Pam Donbach as Property Manager of the Year, First Place for Tom Shekalus as Maintenance Technician of the Year, two Second Place honors for Dana Avaritt and Tom Fagan for Maintenance Supervisor of the Year, Second Place for Wedgewood Hills Apartments in Harrisburg for Maintenance Team of the Year and Second Place for Website Excellence.

“I have worked with Christine for 15 years, and could not be more proud and impressed by her accomplishments and those of her team under her leadership,” stated Karen McAlonen, Regional Vice President of Property Operations. “To win Management Company, property and individual awards and be recognized as a leader among your peers is quite an achievement. We are all so very proud of our community teams and their commitment to make Morgan Properties the best place to call home! ”

Additional awards were presented in the property categories based upon age and size of community and included Greentree Village in Lebanon for First in Curb Appeal Excellence and First in Maintenance Excellence; Lakewood Hills in Harrisburg for Second in Leasing and Marketing Excellence, First in Maintenance Excellence and First in Overall Community Excellence; Oxford Manor in Mechanicsburg for First in Maintenance Excellence; Lincoln Park in West Lawn for First in Maintenance Excellence and Second in Overall Community Excellence; The Brook at Colonial Park in Harrisburg for Second in Maintenance Excellence & The Crossings at Mill Creek in Lancaster for Third in Leasing and Marketing Excellence and Third in Overall Community Excellence.

Morgan Properties’ employees were also recognized for earning NAA professional designations in two educational categories. Recipients of the Certified Apartment Manager (CAM) designation were Property Managers Jennifer Faulkner, Katherine Smith, Michael Ulrich and Jackalyn Rapp. Regional Manager, Christine Beechan was also the recipient of the Certified Apartment Portfolio Supervisor (CAPS) designation.

The Apartment Association of Central Pennsylvania supports education and professionalism within the multifamily housing industry so that our members are successful in providing quality rental housing in central Pennsylvania.

ABOUT Morgan Properties - Established in 1985 by Mitchell L. Morgan, Morgan Properties is a real estate investment, development and management company. Morgan Properties owns and manages 131 apartment communities with 30,630 units in Pennsylvania, Delaware, New Jersey, New York, Ohio, Indiana, Maryland, South Carolina, Virginia and Nebraska.

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