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**Morgan Properties Honored by Maryland and New Jersey
Apartment Associations**

King of Prussia, PA, October 24, 2008 Last night Morgan Properties participated in both the Maryland Multi-Housing Association's (MMHA) 12^h Annual Star Awards and the New Jersey Apartment Association's (NJAA) 15th Annual Garden State Awards. Morgan Properties team members achieved 9 awards honoring properties, individuals and marketing campaigns.

Both award programs are open to association members and were established to salute paramount properties and individuals who rise above industry standards and consistently exhibit excellence and professionalism. Industry experts are brought in from out of state to professionally interview, inspect and judge all of the properties and individuals.

Highlights from MMHA's Star Awards included: A Bronze Star Award in the Stellar Property Manager category for Carole Burrell from Towson Crossing in Towson, MD, a Silver Star Award in the Stellar Marketing Website category, a Gold Star Award for Stellar Internet Marketing for Oak Grove Apartments in Middle River, MD and a Gold Star Award for Stellar Property Signage for The Marylander Apartments in Baltimore, MD.

"It was an exciting night as people and communities were honored and awarded for their contributions to this industry, their communities, and companies alike" said Regional

Vice President, Carol Jackson. “To win both 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 the commitment to make Morgan Properties the best place to call home!”

Outstanding moments from NJAA’s Garden State Awards included: Individual award honors for Leasing Consultant of the Year to Marguerite Mapp of Tory Estates, Westwood Gardens and Woodbury Estates in Deptford, NJ, Maintenance Supervisor of the Year to Michael Marco of The Willows in Barrington, NJ and Groundskeeper of the Year to Juan Rivera at The Landings in Absecon, NJ. Community awards were earned for Excellence in Property Management for The Colonials in Cherry Hill, NJ and The Pines at Arborwood in Lindenwold, NJ.

“We’re very proud to be recognized by the New Jersey Apartment Association and by our peers,” states Ron Monson, Chief Operating Officer. “All of our employees strive throughout the year to provide quality customer service to all of our residents. The awards that we received are due to the strong teamwork of our New Jersey based property teams.”

The Maryland Multi Housing Association serves the rental housing industry and communities by promoting and maintaining the highest professional standards of excellence.

The New Jersey Apartment Association is a non-profit organization representing multifamily developers, owners and managers throughout the state for the purpose of maintaining and enhancing quality rental housing.

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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