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CONTACT:

Peggy Hale, Vice President of Sales, Marketing & Training
Morgan Properties
610-945-1522
phale@morgan-properties.com
www.morgan-properties.com

Morgan Properties Recognized for 2011 Excellence by the Apartment Association of Greater Philadelphia

KING OF PRUSSIA, PA, September 16, 2011 – Morgan Properties had the red carpet rolled out and earned outstanding multi-family industry honors Thursday night at The 2011 Best in Apartment Living Awards ceremony as they received a total of 33 awards and 2 National Apartment Association (NAA) professional designations. Presented by the Apartment Association of Greater Philadelphia (AAGP), The Best in Apartment Living Awards are bestowed annually to apartment communities exhibiting excellence in operational and service standards.

The program is open to members of the Apartment Association of Greater Philadelphia, a local affiliate of the National Apartment Association. It was established in an effort to recognize those properties and individuals within the greater Philadelphia apartment industry who have exhibited excellence and professionalism. Industry experts are brought in from out of state to professionally judge all of the properties. Categories for the awards include: Community Presentation, Leasing & Marketing, Maintenance and Overall Community Excellence.

Winners of Maintenance Excellence for the overall care of the community included:

Cheswick Square Apartments In Philadelphia for Honorable Mention in the 106-150 apartment category built before 1970; Moorestowne Woods Apartments & Townhomes in Moorestown, NJ for Third Place Honors in the 151-180 apartment category built before 1970; Main Street Apartments in Lansdale, PA for Third Place Honors and Forge Gate Apartments in Lansdale for Second Place Honors in the 181-212 apartment category built before 1970; Roberts Mill Apartments in Maple Shade, NJ for Honorable Mention in the 306-500 apartment category built before 1970; Kingswood Apartments in King of Prussia, PA for Second Place Honors in the 500+ apartment category built before 1970; Red Lion Apartments in Philadelphia for Second Place Honors in the less than 150 apartment category built between 1970 and 1984; Montgomery Woods Townhomes in Harleysville, PA for

Second Place Honors in the 151-225 apartment category built between 1970 and 1984; Brookmont Apartments in Philadelphia for Second Place Honors for 226-310 apartment category built between 1970 and 1984; Timberlake Apartments in East Norriton, PA and Place One Apartments in Plymouth Meeting, PA both for Honorable Mention in the 311-340 apartment category built between 1970 and 1984; Sherwood Crossing Apartments & Townhomes in Philadelphia for Third Place Honors and Brookside Manor Apartments & Townhomes in Lansdale, PA for Second Place Honors in the 341-450 apartment category built between 1970 and 1984 and Woodview at Marlton Apartment Homes in Marlton, NJ for Honorable Mention in the 251+ apartment category built between 1985 and 1999.

Winners of Leasing & Marketing Excellence for overall marketing program including mystery shopping scores included: Cheswick Square Apartments for Honorable Mention and Burnt Mill Apartments in Voorhees, NJ for Second Place Honors in the 106-150 apartment category built before 1970; Kingswood Apartments for Honorable Mention in the 500+ apartment category built before 1970; Forge Gate Apartments for Honorable Mention and Montgomery Woods Townhomes for First Place Honors in the 151-225 apartment category built between 1970 and 1984; Brookmont Apartments for First Place Honors for 226-310 apartment category built between 1970 and 1984; Place One Apartments for Third Place Honors and Timberlake Apartments for Second Place Honors in the 311-340 apartment category built between 1970 and 1984; Sherwood Crossing Apartments & Townhomes for Honorable Mention and Brookside Manor Apartments & Townhomes for Third Place Honors in the 341-450 apartment category built between 1970 and 1984 and Woodview at Marlton Apartment Homes for First Place Honors in the 251+ apartment category built between 1985 and 1999.

Winners of Outstanding Community Presentation for overall curb appeal and detailed onsite inspection included: Burnt Mill Apartments for Third Place Honors in the 106-150 apartment category built before 1970; Nieuw Amsterdam apartments in Marlton, NJ for Second Place Honors and Moorestowne Woods Apartments & Townhomes for First Place Honors in the 151-180 apartment category built before 1970; Place One Apartments for Honorable Mention and Timberlake Apartments for Third Place Honors in the 311-340 apartment category built between 1970 and 1984 and Sherwood Crossing Apartments & Townhomes for Third place Honors and Roberts Mill Apartments for First Place Honors in the 306-500 apartment category built before 1970.

Morgan Properties' employees were also recognized with earning NAA professional designations in two educational categories. Receiving the National Association of Leasing Professional (NALP) designation was Daniel Laffey and receiving the Certified Apartment Manager (CAM) designation was Heather Wrubel.

“Morgan Properties takes pride in offering exceptional customer service, maintaining beautiful properties and supporting our surrounding communities through social responsibility,” stated Karen McAlonen, Senior Vice President of Property Operations. “This year’s awards bestowed by AAGP highlight that our people and their outstanding teamwork are the most important ingredient to our success in the multifamily housing industry.”

ABOUT The AAGP – AAGP is a not-for-profit Delaware Valley association that serves the multi-family housing industry by providing a forum to focus the collective strength of its members to provide educational, public relations and governmental affairs services enhancing opportunities for 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 125 apartment communities with almost 30,000 apartment homes in Pennsylvania, Delaware, New Jersey, New York, Ohio, Indiana, Maryland, South Carolina, Virginia and Nebraska.

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