

FOR IMMEDIATE RELEASE:

Morgan Properties Wins Highest Award of Distinction Second Year in a Row from Delaware Apartment Association

King of Prussia, PA, October 19, 2011 - Last evening, the Delaware Apartment Association (DAA) hosted the 2011 Best of Delaware Apartment Living Awards. Morgan Properties received the highest distinction for the second straight year being named 2011 Property Management Company of the Year. The DAA's 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 community curb appeal, leasing and marketing, maintenance, and website superiority along with team presentations outlining the history, programs, and accomplishments of the local management team.

The Best of Delaware award program is open to association members and was 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.

Not only did Morgan Properties win top honors, but collected a total of 32 awards, the most of any management company for the 2011 program including:

- The Gold Award for Management Company Website Excellence
- Community Awards with average rents \$799 & under:
 - Country Village Apartments in Dover for Second Place Curb Appeal; Third Place Leasing & Marketing Excellence; Third Place Maintenance Excellence and Second Place Overall Excellence
 - Mapleton Square Apartments in Dover for Third Place Curb Appeal; Third Place Leasing & Marketing Excellence; First Place Maintenance Excellence and Third Place Overall Excellence

- Prides Court Apartments in Newark for First Place Curb Appeal; Second Place Maintenance Excellence and Third Place Overall Excellence
- Woodcrest Arms Apartment Homes in Dover for Second Place Leasing & Marketing Excellence; Third Place Maintenance Excellence and Third Place Overall Excellence
- Community Awards with average rents between \$800-\$899:
 - Longview Apartments in Claymont for Third Place Curb Appeal and Third Place Maintenance Excellence
 - University Village Apartments in Newark for Third Place Curb Appeal; Third Place Maintenance Excellence and Third Place Overall Excellence
 - William Penn Village Apartments in New Castle for Third Place Curb Appeal; Second Place Leasing & Marketing Excellence; Third Place Maintenance Excellence and Third Place Overall Excellence
 - Woodacres Apartments in Claymont for First Place Leasing & Marketing Excellence; Third Place Maintenance Excellence and Third Place Overall Excellence
- Community Awards with average rents between \$900-\$999:
 - Fox Run Apartments & Townhomes in Bear for Third Place Curb Appeal; Third Place Maintenance Excellence and Second Place Overall Excellence
- Morgan Properties also received a Community Service Recognition Award for participation in The Apartment Angels Program which helps individuals and families in financial need by the donation of an apartment home with free rent awarded by DAA.

Area Vice President, Carol Jackson said: “The Best of Delaware Apartment Living Awards have impressively high standards and I am proud that my team has been honored to be recognized as the leader in apartment home living for the second year in a row. This is a direct reflection of our commitment to excellence, dedication to service and strong teamwork which come together to provide our residents with a quality residential living experience every day.”

ABOUT the Delaware Apartment Association (DAA) is a non-profit trade organization representing multi-family housing owners, managers, and developers in New Castle, Kent, and Sussex Counties. It was formed in 1997 to serve exclusively the multi-family housing industry and provide its members with; a strong voice in Government Affairs, programs providing Education for community managers and employees and dissemination of Information necessary for its members to be continuously informed about issues critical to the industry

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 124 apartment communities with nearly 30,000 apartment homes in Pennsylvania, Delaware, New Jersey, New York, Ohio, Indiana, Maryland, South Carolina, Virginia and Nebraska.

###

CONTACT:

Peggy Hale, Vice President of Sales, Marketing & Training

Morgan Properties

610-945-1522

phale@morgan-properties.com

www.morgan-properties.com