FOR IMMEDIATE RELEASE:

Morgan Properties Shines Bright at 2012 Apartment Association of Greater Philadelphia Gala

KING OF PRUSSIA, PA, September 14, 2012 – Morgan Properties had a stellar night earning outstanding multi-family industry honors Thursday night at The 2012 Best in Apartment Living Awards ceremony as they received a total of 27 awards and 7 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.

Earning Highest Honors for Overall Excellence was Abrams Run Apartments in King of Prussia, PA. Abrams Run received this honor by achieving the 5th highest combined score of every association property in all judging categories.

Winners of Maintenance Excellence for the overall care of the community included: First Place Honors went to Burnt Mill Apartments in Voorhees, NJ, Moorestowne Woods in Moorestown, NJ and Place One Apartments in Plymouth Meeting, PA. Earning second place honors were Woodview at Marlton in Marlton, NJ and Abrams Run Apartments. Achieving third place awards were Kingswood Apartments in King of Prussia, PA, Nieuw Amsterdam in Marlton, NJ and Timberlake Apartments in East Norriton, PA. Receiving Honorable

Mentions were Main Street Apartments in Lansdale, PA and The Fairways in Blackwood, NJ.

Winners of Leasing & Marketing Excellence for overall marketing program including mystery shopping scores included: First Place Honors went to Burnt Mill Apartments, Sherwood Crossing Apartments & Townhomes in Philadelphia, PA, Moorestown Woods and Tory Estates in Clementon, NJ. Earning second place honors were Sherwood Village in Clementon, NJ, Roberts Mill in Maple Shade, NJ and Abrams Run. Achieving third place awards were Kingswood Apartments, Timberlake Apartments and Main Street Apartments. Receiving Honorable Mentions were Forge Gate Apartments in Lansdale, PA and Place One Apartments.

Winners of Outstanding Community Presentation for overall curb appeal and detailed onsite inspection included: First Place Honors went to Abrams Run. Earning second place honors was Sherwood Crossing. Achieving a third place award was Moorestowne Woods . Receiving Honorable Mention was Nieuw Amsterdam.

Morgan Properties' employees were also recognized with earning NAA professional designations in four educational categories. Receiving the National Association of Leasing Professional (NALP) designation was Michelle Cutaiar; receiving the Certified Apartment Maintenance Technician (CAMT) designation were James Golston and Daniel Watson; receiving the Certified Apartment Portfolio Supervisor (CAPS) designation was Lola Zimmerman and earning Advanced Instructor Certification was Jane Ashwood, Angela Billings and Laurel Hillocks.

"Morgan Properties is a proud member of AAGP and we focus on providing excellence in all aspects of property management," stated Karen McAlonen, Senior Vice President of Property Operations. "The 2012 award program highlighted Morgan Properties' achievements this year on providing outstanding customer service through superior sales, leasing, resident maintenance and property curb appeal. We strive to make our residents' living experiences exceptional and are proud to welcome them home each day."

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 120 apartment communities with over 30,000 units in ten states throughout the Northeast and Mid-Atlantic region.

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