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**Morgan Properties Receives Industry Accolades at
The Best in Apartment Living Awards for 2009**

KING OF PRUSSIA, PA, September 21, 2009 – Morgan Properties received multi-family industry accolades Thursday night at The Best in Apartment Living Awards ceremony as they received a total of 52 awards. Presented by the Apartment Association of Greater Philadelphia, The Best in Apartment Living Awards are bestowed annually to apartment communities exhibiting excellence in operational and service standards.

Morgan Properties received the award for overall excellence in the company website category and property level marketing awards for Sherwood Crossing's brochure and website. This year, Morgan Properties was honored to be the recipient of awards for the following 16 properties: Brookmont, Brookside Manor, Burnt Mill, Cheswick Manor, Forge Gate, Kingswood, Main Street, Montgomery Woods, Moorestowne Woods, Place One, Red Lion Manor, Roberts Mill, Sherwood Crossing, Sherwood Village, Timberlake and Woodview at Marlton.

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: Curb Appeal, Leasing, Maintenance, Property Brochures and Websites, Company Website and Overall Community Excellence.

“We are very proud that AAGP has honored our properties and team members with achievement awards recognizing their commitment to excellence and resident satisfaction every day of the year. These awards not only show the associations’ designation of excellence but acknowledgement from our industry peers as well,” stated Karen McAlonen, Regional Vice President of Property Operations.

Winners of Overall Community Excellence included: Brookmont, Brookside Manor, Burnt Mill, Cheswick Manor, Forge Gate, Kingswood, Main Street, Montgomery Woods Townhomes, Moorestowne Woods, Place One, Red Lion Manor, Roberts Mill, Sherwood Crossing, Sherwood Village, Timberlake and Woodview at Marlton.

Winners of Leasing Excellence included: Brookmont, Brookside Manor, Burnt Mill, Cheswick Manor, Forge Gate, Kingswood and Montgomery Woods Townhomes.

Winners of Maintenance Excellence included: Brookmont, Cheswick Manor, Forge Gate, Kingswood, Main Street, Montgomery Woods Townhomes, Moorestowne Woods, Place One, Roberts Mill, Sherwood Village, Timberlake and Woodview at Marlton.

Winners of Outstanding Curb Appeal included: Brookmont, Brookside Manor, Burnt Mill, Cheswick Manor, Forge Gate, Kingswood, Main Street, Montgomery Woods Townhomes, Moorestowne Woods, Place One, Red Lion Manor, Roberts Mill, Sherwood Crossing and Timberlake.

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 131 apartment communities with 30,630 units in Pennsylvania, Delaware, New Jersey, New York, Ohio, Indiana, Maryland, South Carolina, Virginia and Nebraska.