

TRUMP & RIZZO'S
LOVE CHILD

IS THIS THE FUTURE
OF PHILLY SPORTS?

ALL NEW!
TOP DENTISTS

YOU SHOULD GO TO
MEXICO. REALLY.

50

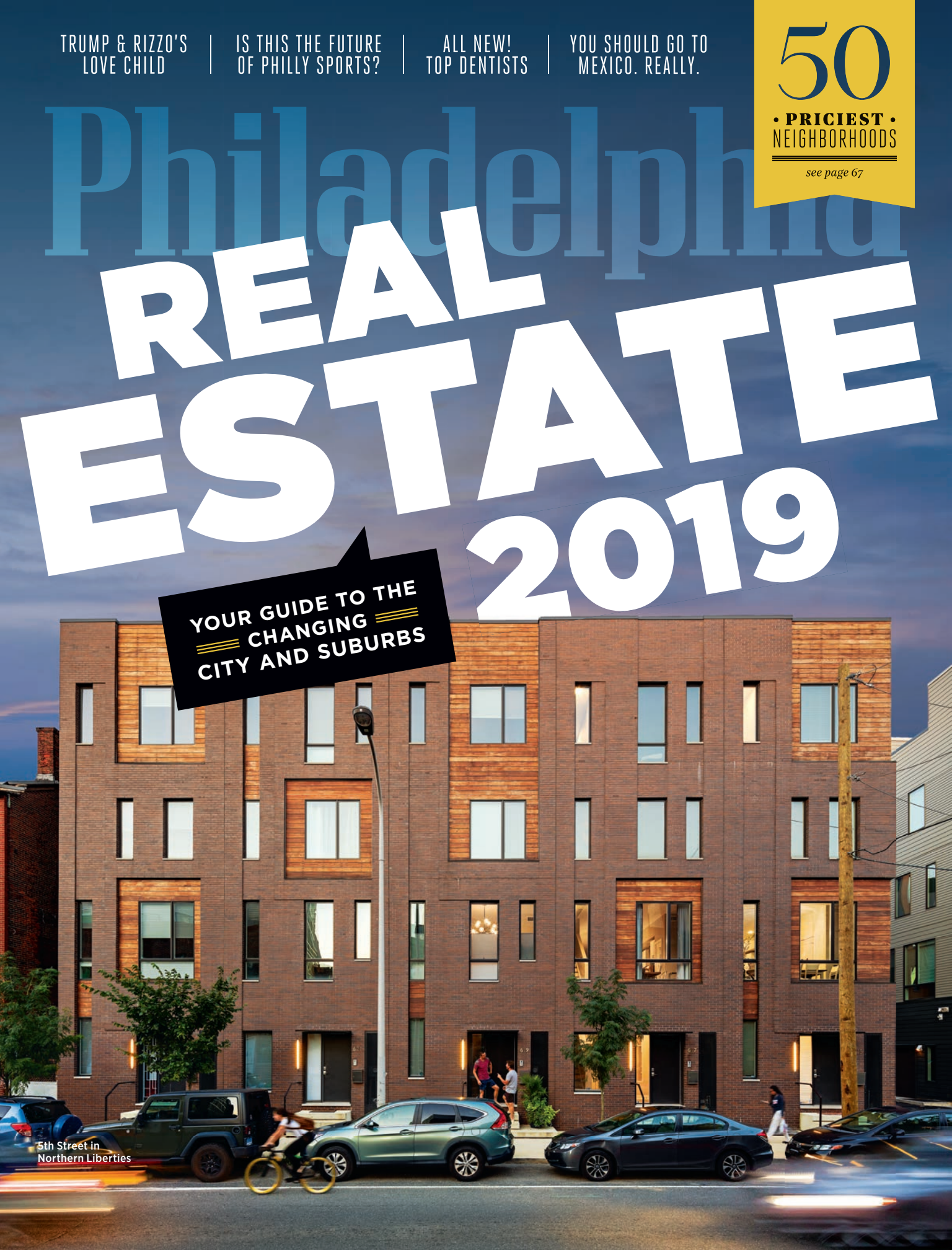
• PRICIEST •
NEIGHBORHOODS

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Philadelphia REAL ESTATE ESTATE 2019

YOUR GUIDE TO THE
CHANGING
CITY AND SUBURBS

5th Street in
Northern Liberties





From left: Jonathan,
Mitchell and
Jason Morgan

Philly's First Family of Real Estate

Meet the local family business creating communities and comfortable living spaces across the country.

► **For more than 30 years**, the Morgan family has dedicated themselves to creating affordable and comfortable living communities across the country. In 1985, self-made man Mitchell Morgan purchased his first 1,395-unit portfolio from a local developer. Today, the King of Prussia-based firm owns more than 50,000 units in 11 states. His “stay hungry, humble and work hard” mentality spurred not only the company’s growth, but also the interest of his sons, Jonathan and Jason.

In the past decade, after gaining real estate and finance experience elsewhere, they both joined the company to obtain new perspectives and industry insight—a stepping stone they both consider key to their business’s growth. “We were extremely lucky to have our dad to mentor us and teach us the ins-and-outs of real estate at the dinner table

each night,” says Jonathan. “But we needed to go out, hone our skills and bring something new to the table,” says Jason.

Despite the boys’ fresh ideas and viewpoints, the growing company’s key values remain those set by their father: loyalty, communication and transparency. The sense of family doesn’t stop with the Morgans—it’s the basis for their brand. “Our employees are an extension of our family,” says Jason. “They, in turn, treat our residents the same way.” The model has proven successful—they’ve been selected as one of the top workplaces in Philadelphia for the past five years, and the Morgans see nothing but a bright future ahead. “The only thing growing faster than our business is our family,” says Jonathan. “We are optimistic that this will be a third-generation business one day.”

FAST FACTS

167

communities are owned and operated by the Morgan family

1,200+

people are employed by Morgan Properties

PRO TIPS

What to Consider Before Renting Your Next Place

WITH THE MORGANS

1

Know the market.

Compare the rents in your preferred area, keep a firm grasp on your budget and know the best time to look. Your dream apartment might be cheaper now than it was a few months ago.

2

Consider management.

Your new community’s management team will play a big role in your day-to-day. Set up a quick call or meeting to help you determine if the onsite team can meet your needs and expectations.

3

Ask about amenities.

Determine your must-have amenities before you begin your search. Is pet-friendliness key? An onsite gym? Make a list and compare costs between properties.

4

Understand the lease.

Read your lease carefully and pinpoint areas of concern. Don’t be afraid to ask questions. Knowing the building’s policies, parking situation, payment dates and how to receive help from maintenance will all make the transition smoother.

MORGAN
PROPERTIES

Morgan Properties is a leading apartment management and investment firm based in King of Prussia. As the owner and operator of apartment communities across the Mid-Atlantic, Nashville and Northeastern United States, they provide exceptional experiences driven by family values. To learn more, visit morgan-properties.com.