

Morgan Properties Overview

Overview

Overview: Morgan Properties

- Private real estate investment management firm with over \$15 Billion in Assets
- Operational concentration focuses primarily on the East Coast
- Established in 1985 by industry leader Mitchell Morgan

Portfolio

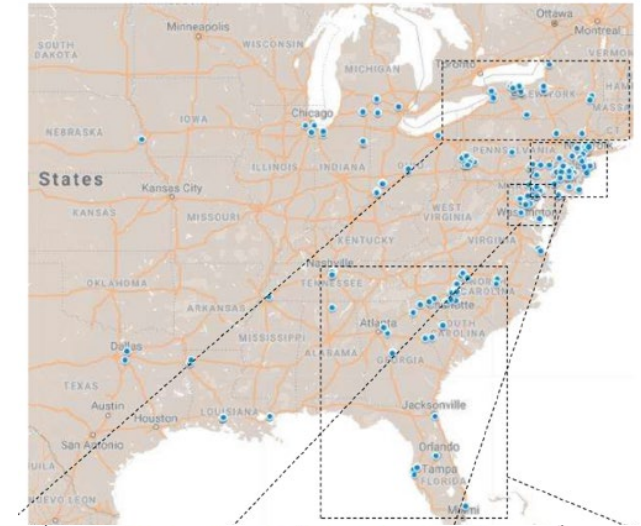
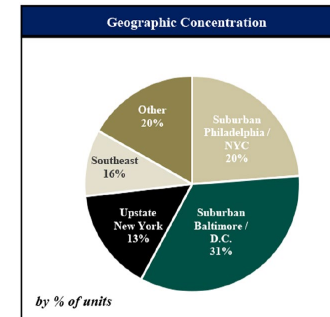
- Owner/manager of ~350 apartment communities with over 90,000 units across 20 states in the US
 - Over 26,000 apartments wholly owned and managed
 - Over 63,000 apartments owned and managed in joint ventures with institutional investors
- Largest landlord in the state of Maryland, Pennsylvania and New York with significant presence in New Jersey
- In-house team of over 2,350 employees

Experience

- Executive Team has average industry experience of over 20 years
- Long-standing relationships with both government lending agencies, Freddie Mac and Fannie Mae

Portfolio Geographic Concentration

MARKET CONCENTRATION



WHOLLY OWNED:

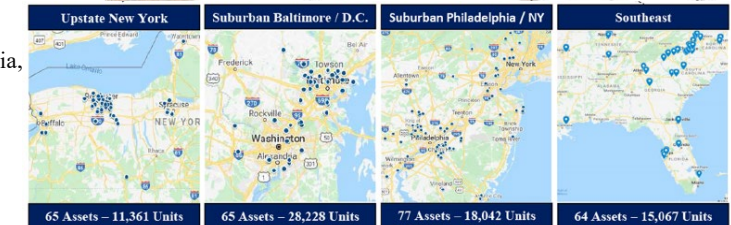
- 106 properties/ 26,871 units

JOINT VENTURES:

- 235 properties/ 63,757 units

CORE MARKETS:

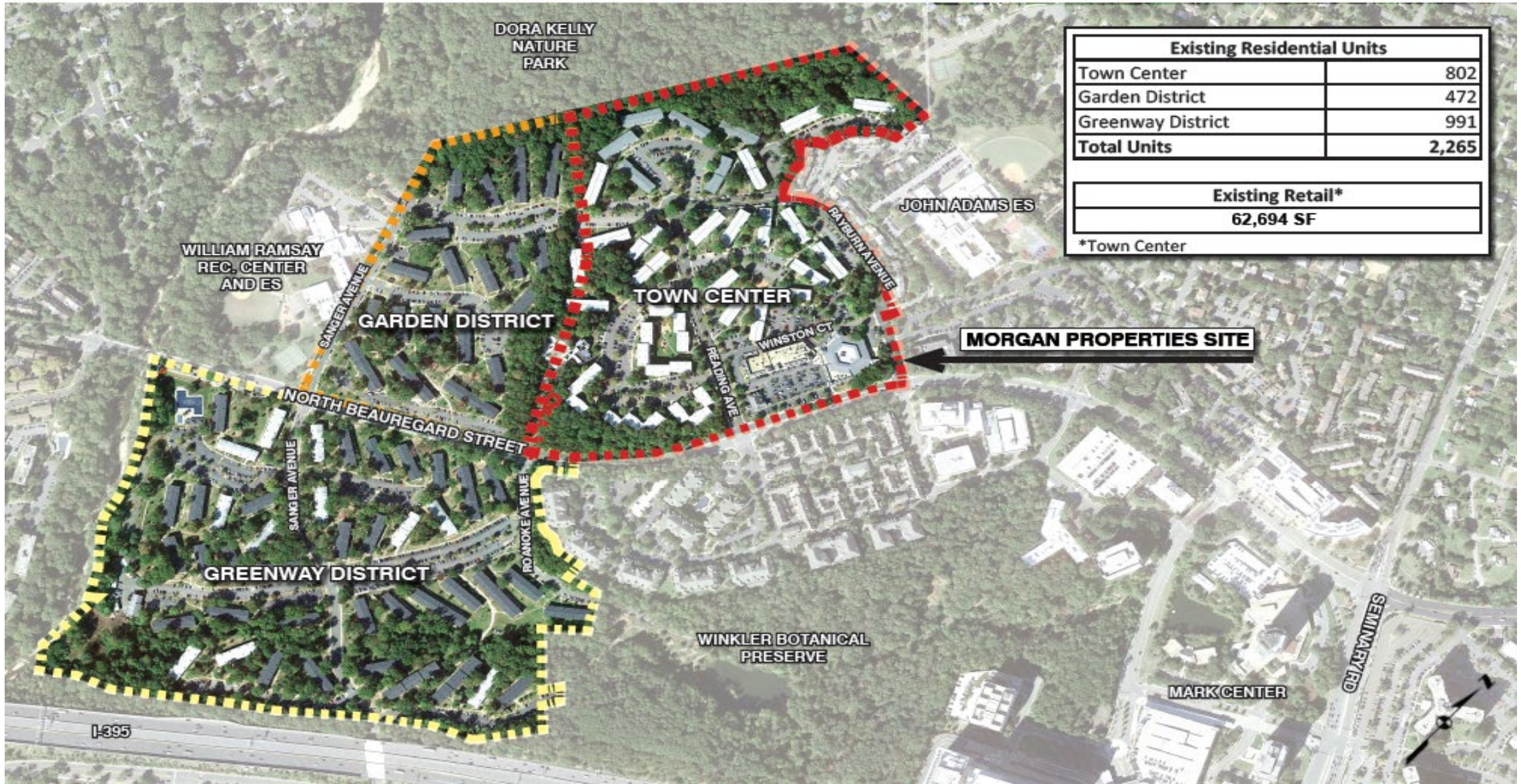
- 73% in Suburban Philadelphia, Suburban New York/New Jersey, Suburban Maryland-DC and Suburban Upstate New York



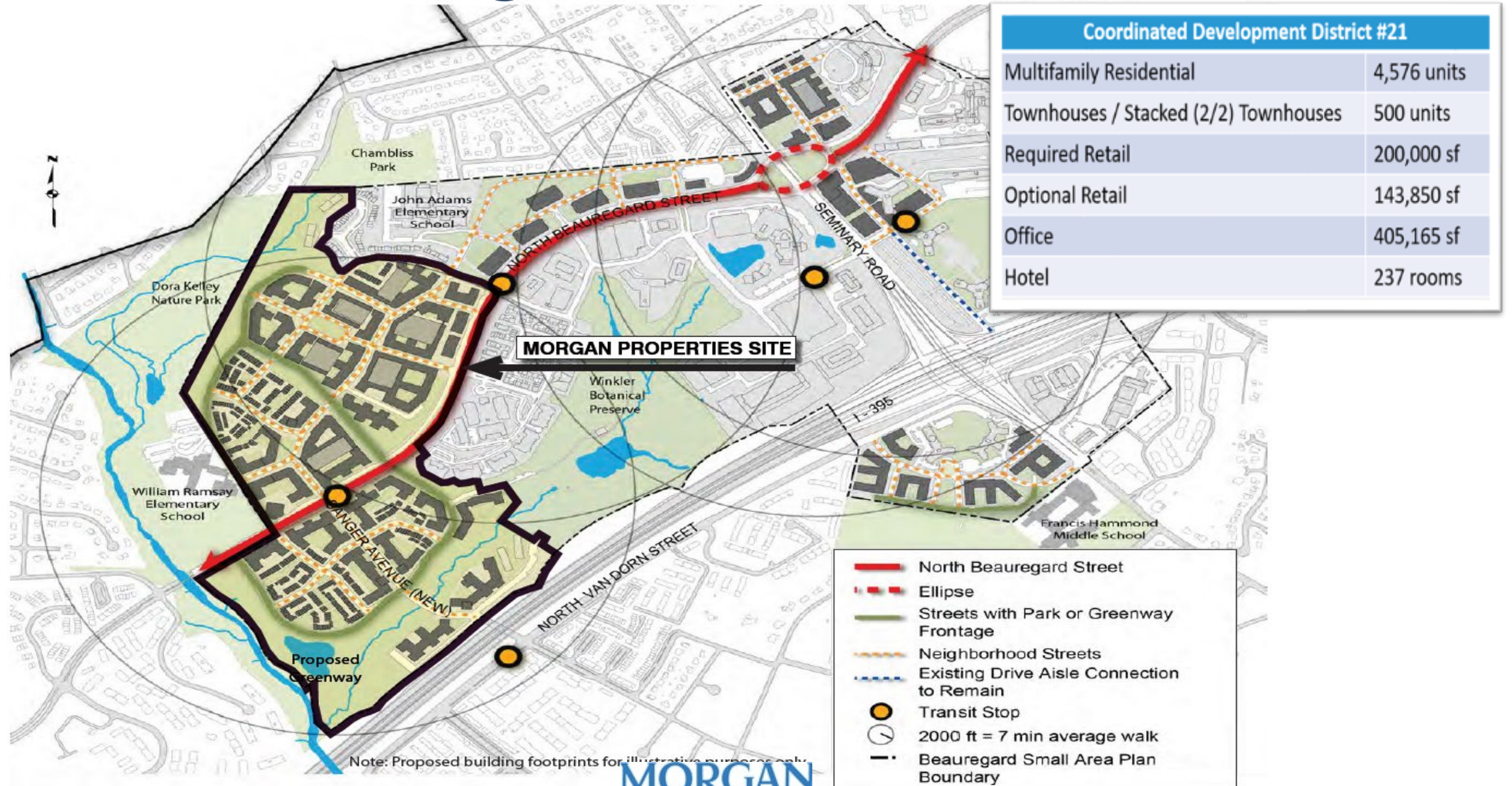
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Existing Conditions



Beauregard Small Area Plan



Future Vision for Morgan Properties Site

- Mixed-use redevelopment with emphasis on residential use and housing choice
- Locate retail and active-frontage uses in all three districts
- Mid-rise development that strategically leverages topography
- Improved street network, connectivity, and circulation
- Transit improvements – BRT system
- Open space improvements and enhanced connections to Dora Kelly Nature Park and Winkler Botanical Preserve
- Incremental, phased approach