

LONGWOOD MANOR
December 12,2024

December 12,2024						(1) Best Comp				(2) Best Comp				(3)				(4)				5		
Longwood Manor 2401 Benson Street Philadelphia PA 19152 LPM 96%						Atrium Apartments 2555 Welsh Road Philadelphia Pa 19114 215-464-8065 Kamison Corp Management 1982 Avg. Rent/ Sq.Ft.				Welshwood Apartments 2661 Willits Road Philadelphia Pa 19114 215-676-3440 Sigma Management Avg. Rent/ Sq.Ft.				Heatherwood Apartments 9200 Busleton Ave Philadelphia Pa 215-698-1467 Altman Management 1972 Avg. Rent/ Sq.Ft.				Blue Gras Estates 9213 Blue Grass Road Philadelphia Pa 19114 215-671-8804 Altman Management 1950 Avg. Rent/ Sq.Ft.				Winchester Walk 2600 Welsh Road Philadelphia Pa 19114 215-969-7330 Premier Property 1951 Avg. Rent/ Sq.Ft.		
No of Units	Low Rent	High Rent Per LRO	Sq. Ft.	Avg. Rent/ Sq.Ft.		LOW RENT	HIGH RENT	Sq. Ft.	Avg. Rent/ Sq.Ft.	LOW RENT	HIGH RENT	Sq. Ft.	Rent/ Sq.Ft.	LOW RENT	HIGH RENT	Sq. Ft.	Rent/ Sq.Ft.	LOW RENT	HIGH RENT	Sq. Ft.	Rent/ Sq.Ft.	Low RENT	High RENT	Sq. Ft.
						1045	1045	500	2.09	900	1029	450	2.00					945	1,120	460	2.23			
1 Bedroom	58	1,315	1,390	750	1.63	1,215	1,420	700	1.86	1024	1121	760	1.40	1090	1220	813	1.33	1,050	1,225	660	1.70	1,395	1,525	800
2 Bdr.	60	1,645	1,670	950	1.57	1,570	1,695	900	1.64	1216	1,464	1,036	1.23	1170	1300	917	1.35	1,155	1,330	930	1.32	1,800	1,875	900
Shop/Office	2	n/a	n/a											1,360	1,540	1,088	1.42							
						1,925	1,975	1,000	1.52									1,470	1,595	1,050	1.45			
TOTAL	120	No Specials				Special- 1 months rent free				No specials				No Specials				No Specials				No Special		
# Of units	120					120				225				300				220				116/318		
Security Deposit	1 Month					Lease Protect Program				1 Month				1 Month				1 Month				1 Month		
Application Fee	\$ 75.00 application fee per applicant					\$35.00 for each application				\$40.00 for each applilcation				\$35.00 per applicant				\$35.00 per applicant/Free App				\$50		
S/T / Corp Available	N					N				Y				N				N				No more furnishes		
Heat/Hot Water	Included					Included				Included				R				R				R		
Cooking Gas	Resident					Included				Included				R				R				R		
Electric	Y					Included				R				R				R				R		
Air Conditioning	Y					Y Included				R				Y				Y				R		
Laundry Room	Included					Y				Y				Y				Y				Washer & Dryer In		
Pool	N/A					Y				Y				N				Y				Y		
Distance	Subject					Next to JH				Next to JH				1.56 miles from JH				Next to JH				Next to JH		
COMMENT Longwood						COMMENTS: Atrium				COMMENTS: Welshwood				COMMENTS: Heatherwood				COMMENTS: Blue Grass				COMMENTS: Winchester Wal		
Fitness Center						Management pays all utilities				A/C Central				A/C Central				A/C Central				Resident Pays all utilities		
Refrigerator, Gas Range						Cats welcome				Refrigerator				Dishwasher				Cable Ready				Free Garage		
Dishwasher						Dishwasher in all Units				Dishwasher in all Units				Garbage Disposal				Swimming Pool/Sun Deck				Fitness Center		
DR Ceiling fans						Garbage Disposal				Garbage Disposal				Laundry Facility				Laundry Facility				Storage/Basement		
Cable Ready						On-site laundry				Cable				On-Site Parking				Fully equipped eat in kitchen				Includes own Washer and Dryer		
Covering on all windows						Elevators				DR Ceiling Fans				New Windows				Range				Dogs & Cats Allowed 80lb weight		
on-site parking						Balconies				Covering on all Windows				Ceiling Fans				Refrigerator				\$250.00 Non-refundable Pet Fee		
ceramic tile in upgraded kitchens						DR Ceiling Fans				On-Site Parking				Mini Blinds				On-site laundry				\$35.00 Monthly Pet Fee		
garbage disposal						Covering on all Windows				Clubhouse				Controlled Access Entry				On-Site Parking				Pool/ Sun Deck		
30 Day SG						Pool				Pool				Spacious Closets				Covering on all Windows				Dishwashers		
Passport Program						\$250 Non-Reundable Pet Fee				No Application Fee				Water included				Individual controlled heating				Microwaves		
Accent Wall						\$15 Monthly Pet Fee				Dogs & Cats 20lbs & under All Cats only				\$250 Non-Reundable Pet Fee				Cats Welcome Must be declawed				Sky lights		
Spacious Closets						includes all utilities				\$300.00 Non-Refundable Pet Fee				\$20 Monthly Pet Fee				\$250 Pet Fee/\$25 month				Business center		
						App Fee Waived				\$25 Monthly Pet Fee				\$25 Monthly Pet Fee								Ceiling Fans		
						Elevators				Heat, Hot Water and Cooking Gas												amentie fee of \$100.00		
						Rec room				Included														
						Storage				Elevators														
						Smoke free																		

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