Joshua House

5-Nov-24

5-Nov-24						(1) Best Comp				(2) Best Comp			(3)				(4)				5					
Joshua House Apartments						Atrium A	Welshwood Apartments				Heatherwood Apartments				Blue Gras Estates				Wincheste	er Walk						
	2607 Welsh Road				2555 Welsh Road Occ:				2661 Willits Road Occ:				9200 Busleton Ave Occ:				9213 Blue Grass Road Occ:			2600 Welsh Road				Occ:		
	Philadelphia, PA 19114 94%					Philadelphia Pa 19114 97%				Philadelphia Pa 19114 99%				Philadelphia Pa 98%				Philadelphia Pa 19114 96%				Philadelphia Pa 19114				97%
	LPM					215-464-8065				215-676-3440				215-698-1467				215-671-8804				215-969-7330				
						Kamison Corp Management				Sigma Management				Altman Management				Altman Management				Premier Property				
					Avg.	1982	1982 Avg.							1972 Avg			1950				1951					
	No of	Low	High Rent	Sq.	Rent/	LOW	HIGH	Sq.	Rent/	LOW	HIGH	Sq.	Rent/	LO	HIGH	Sq.	Rent/	LOW	HIGH	Sq.	Rent/	Low	High	Sq.	Rent/	
	Units	Rent	Per LRO	Ft.	Sq.Ft.	RENT	RENT	•		RENT	RE	•		RENT	RENT	Ft.	Sq.Ft.		RENT		Sq.Ft.	RENT	RENT	Ft.	Sq.Ft.	
Efficiency.Studio			1 0. 2.0	T	J 41. 1.				0 4	950	950	450	2.00				1		1	I				I		
1 Bdrm Jr.	23	1,120	1.320	650		1045	1045	500	2.09	000	000	.00	2.00					900	1.025	460	2.23					
1 Bdrm Jr. Large	3	none	available	700																						
1 Bedroom	143	1,225	1,580	750	1.63	1,250	1,300	700	1.86	1180	1180	760	1.40	1000	1200	813	1.33	1,125	1,125	660	1.70	1,425	1,700	800	1.45	
2 Bdr.	137	1,420	1,575	950	1.57	1,415	1,415	900	1.64	1345	1,345	1,036	1.23	1250	1375	917	1.35	1,225	1,225	930	1.32	1,700	2,000	900	1.38	
2 Bdr. Lg.	3	none	available	975										1,300	1,425	1,088	1.42									
3 bdrm	3	none	none			1,925	1,975	1,000	1.52									1,525	1,525	1,050	1.45					
TOTAL	312	312 No Specials					No specials				No specials				\$99.00 SD / \$25 off mthly mi								No Specials			
# Of units		312					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 No Heat/Hot Water Included						N				Y				N				N				No more furnished apts				
Heat/Hot Water			Included				Included				R				R				R							
Cooking Gas	Resident						Included				Included				R				R				R			
Electric		Resident					Included				R				R				R				R			
Air Conditioning		Resident					Y Included				R				Y				Y				R			
Laundry Room		Included					Y				Y				Y				Y				Washer & Dryer Included			
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: Joshua House						COMME	COMM	COMMENTS: Welshwood				COMMENTS: Heatherwood				COMMENTS: Blue Grass				COMMENTS: Winchester Walk						

Roct Comp

(3)

(4)

Fitness Ctr New Central HVAC Cats welcome Refrigerator, Gas Range Dishwasher Small pets welcome On-site laundry New windows Elevators Cable Ready Balconies DR Ceiling Fans DR Ceiling Fans Covering on all Windows On-Site Parking Pool Ceramic tile in upgraded kitchens \$350.00 Non-Refundable Pet Fee Monthly Pet Fee \$ 25.00 cats \$35.00 dogs Community Room Garbage disposal Elevators Accent Wall Rec room Storage Passport Program 30 Day SG Smoke free Spacious Closets

COMMENTS: Atrium

Management pays all utilities
Cats welcome
Dishwasher in all Units
Garbage Disposal
On-site laundry
Elevators
Balconies
DR Ceiling Fans
Covering on all Windows
Pool
\$250 Non-Reundable Pet Fee
\$15 Monthly Pet Fee
includeds all utilities
App Fee Waived
Elevators
Rec room
Storage
Smoke free

Included

Elevato

(1)

Roct Comp

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COMMENTS: Welshwood COMMENTS: Heatherwood A/C Central A/C Central Refrigerator Dishwasher Dishwasher in all Units Garbage Disposal Garbage Disposal Laundry Facility Cable On-Site Parking DR Ceiling Fans New Windows Covering on all Windows Ceiling Fans On-Site Parking Mini Blinds Clubhouse Controlled Access Entry Pool Spacious Closets No Application Fee Water included Dogs & Cats 20lbs & under Allc \$250 Non-Reundable Pet Fee \$300.00 Non-Refundable Pet F Cats only \$20 Monthly Pet Fee \$25Monthly Pet Fee Heat, Hot Water and Cooking Gas

COMMENTS: Blue Grass **COMMENTS: Winchester Walk** Resident Pays all utilties A/C Central Cable Ready Free Garage Swimming Pool/Sun Deck Fitness Center Laundry Facility Storage/Basement Fully equipped eat in kitchen Includes own Washer and Dryer Range Dogs & Cats Allowed 80lb weight limit Refrigerator \$250.00 Non-refundable Pet Fee On-site laundry \$35.00 Monthly Pet Fee On-Site Parking Pool/ Sun Deck Covering on all Windows Dishwashers Individual controlled heating Microwaves Cats Welcome Must be declawed Sky lights 2nd floor \$250 Pet Fee/\$25 month | Business center Ceiling Fans amentie fee of \$100.00