

RITTENHOUSE SQUARE: Is home to many high rise residences, luxury apartments, popular restaurants, a Barnes & Noble bookstore, a Barneys Co-Op, and two five-star hotels. Rittenhouse Square Park's green grasses and dozens of benches are popular lunch-time destinations for residents and workers in Philadelphia's Center City neighborhood, while its lion and goat statues are popular gathering spots for small children and their parents. The park is a popular dog walking destination for area residents. The Rittenhouse neighborhood is also home to many cultural institutions.

- How to get to Campus
 - Subway- 3 mins
 - Walk- 20 mins
 - Drive/Cab- 10 mins
 - Bus- 10 mins

- Boundaries:
 - Broad Street – 22nd Street/Lombard Street- Market Street
- Price Ranges
 - Studio: \$1000-\$1500
 - 1 Bedroom: \$1500-\$2200
 - 2 Bedroom: \$2200- \$3000
- Advantages/Disadvantages of location
 - Walking distance to restaurants and bars
 - Cabs always available
 - Easy access to Public transportation
 -

OLD CITY: One of the city's popular nightlife destinations, with a handful of lounges, dive bars, and quality restaurants mostly along the three blocks from 3rd and Market streets to Front and Chestnut streets. The popular monthly First Friday event features open houses by many neighborhood art/design galleries and clothing boutiques. The 3rd Street Corridor, between Market Street and Vine Street, is home to many locally owned independent businesses. These art, design and fashion ventures make Old City a sought after destination for culture and commerce enjoyed locally, nationally and internationally. Landmark Theatres operates three Ritz movie theaters in the area, specializing in art films.

- How to get to Campus
 - Walk- 60 mins
 - Drive/Cab- 20 mins
 - Bus- 40 mins

- Subway- 8 mins
- Boundaries:
 - Delaware Avenue – 6th Street/Walnut Street- Race Street
- Price Ranges
 - Studio: \$850-\$1300
 - 1 Bedroom \$1300-\$1500
 - 2 Bedroom: \$1600- \$2600
- Advantages/Disadvantages of location
 - Walking distance to restaurants and bars
 - Cabs always available
 - Historic Location

GRADUATE HOSPITAL: It is home to several community service organizations, many churches, a few retail establishments, and some light industry. The neighborhood consists primarily of nineteenth and twentieth-century row homes interspersed with corner stores, 22 churches and a few larger architectural landmarks. On the eastern half of the neighborhood is the Scottish Rite affordable housing complex which consists of two multi story apartment buildings that cater mostly to elderly and low income individuals. The former buildings of Graduate Hospital lie on South Street, the northern border of the neighborhood.

- How to get to Campus
 - Walk- 30 mins
 - Drive/Cab- 10 mins
 - Bus- 20 mins
 - Subway- N/A
- Boundaries:
 - Broad Street – 25nd Street/South Street- Washington Avenue
- Price Ranges
 - 2 Bedroom: \$1300-\$1600
 - 3-4 Bedroom: \$1900- \$3000
- Advantages/Disadvantages of location
 - New Construction
 - Have to call for cabs
 - Easy Parking

SOCIETY HILL: is an affluent neighborhood in the Center City section of Philadelphia. The neighborhood contains the largest concentration of original 18th- and early 19th-century architecture of any place in the United States. Much like Beacon Hill in Boston, Society Hill is noted as a charming district with cobblestone streets bordered by brick row houses in Federal and Georgian style.

- How to get to Campus
 - Walk- 60 mins
 - Drive/Cab- 25 mins

- Bus- 40mins
- Subway- 20 mins
- Boundaries:
 - Front Street – 6th Street/South Street- Walnut Street
- Price Ranges
 - Studio: \$1100-\$1400
 - 1 Bedroom: \$1400-\$2000
 - 2 Bedroom: \$2000- \$3000
- Advantages/Disadvantages of location
 - Cultural Attractions
 - Cabs available
 - Neighborhood feel
 - Historic Location

NORTHERN LIBERTIES: Is a major enclave of young professionals, students, artists, and design professionals. Large improvement and revitalization projects have also been undertaken recently, causing a large jump in property values. The neighborhood's proximity to Center City has made it one of the city's most desirable development districts, both for commercial and residential real estate. Like most Philadelphia neighborhoods, the housing stock is primarily made up of row houses, although new development in recent times has brought apartment and condominium complexes.

- How to get to Campus
 - Walk- 90 mins
 - Drive/Cab- 30 mins
 - Bus- 40 mins
 - Subway- 30 mins
- Boundaries:
 - Front Street – 5th Street/Spring Garden Street- Germantown Avenue
- Price Ranges
 - 1 Bedroom: \$1200-1700
 - 2 Bedroom: \$1550-3000
 - 3-4 Bedroom: \$ 1700-3000
- Advantages/Disadvantages of location
 - Call for Cabs
 - Neighborhood bars and restaurants
 - Difficult commute

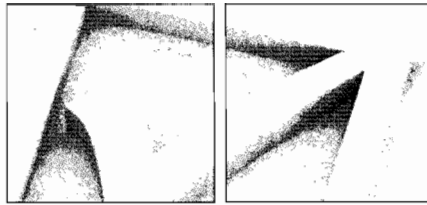
BELLA VISTA/QUEEN VILLAGE: Bella Vista is home to the Italian Market. Annual festivals in the neighborhood include the Italian Market Festival and Bella Vista Festa. Arts and cultural events in Bella Vista are centered around public concerts, coffeehouses, Mew Gallery, and Fleischer Art Memorial. The neighborhood is considered the brunch capital of Philadelphia, has a bocce league that plays at Bardascino Park (10th & Carpenter Streets), and features a permanent community

garden at 10th & Kimball. Queen Village: Home to South Street, one of Philadelphia's busiest nightlife and shopping areas. Most of Queen Village is quieter, however, featuring residential streets peppered with restaurants, shops and historic buildings.

- How to get to Campus
 - Walk- 60 mins
 - Drive/Cab- 30 mins
 - Bus- 40 mins
 - Subway- 30 mins
- Boundaries:
 - Front Street – 5th Street/Spring Garden Street- Germantown Avenue
- Price Ranges
 - Studio: \$1100-\$1400
 - 1 Bedroom: \$1400-\$2000
 - 2 Bedroom: \$2000- \$3000
- Advantages/Disadvantages of location
 - Cabs Available
 - Neighborhood feel
 - Close to Bars and Restaurants

UNIVERSITY CITY: is the easternmost region of West Philadelphia. The eastern side of University City is home to the Penn and Drexel campuses, several medical institutions, independent centers of scientific research, 30th Street Station, and the Cira Centre. The western side, with its Victorian and early 20th-century housing stock, is primarily residential and is home to an ethnically and economically diverse population.

- How to get to Campus
 - Walk- 5 mins
 - Drive/Cab- 5 mins
 - Bus- 5 mins
 - Subway- 2 mins
- Boundaries:
 - 30th Street – 42th Street/Spruce Street- Spring Garden Street
- Price Ranges
 - 1 Bedroom: \$1150-\$1800
 - 2 Bedroom: \$1800-\$2300
 - 3 + Bedroom: \$2000-\$2500
- Advantages/Disadvantages of location
 - Closest location to Campus
 - Undergraduate feel

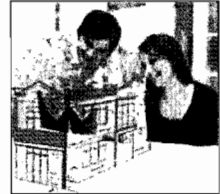


It's time for a few Real Estate Reality Checks:

In a recent study, 72% of homebuyers and homesellers said they think this is a good time to buy a home. Here are some real reasons for that optimism...

Is this a good time for first-time buyers to buy?

The selection is big. Prices are good. You don't have to worry about selling another property. And if you have reasonable credit scores, financing is easily available. All things considered, it's an excellent time for first-timers.

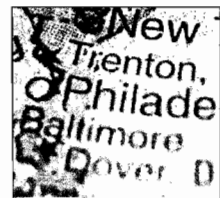


Is this any time to move up to a bigger home?

Given the market, when you sell your home, you might get less than you would have two years ago. But given the selection and the prices today, chances are good you might just get a lot of house for the money. For a net gain. So, yes, bigger can be better!

How does our region compare with other parts of the country?

This region is economically stable. And it's still growing. Ours is a diverse economic base and job growth is expected to continue. This has translated into real estate numbers that are much less severe than many other American cities and regions.



Should you just "wait out" the real estate market?

This is one of those "rear view mirror" questions. We won't really know whether the market has hit bottom until after it has. If you wait until then, a pent-up demand will have been created. And you might have waited too long. So, don't. Because...

It's time to buy!



Prudential

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BREWERYTOWN

FISHTOWN

GIRARD AVENUE

ART MUSEUM

LOFT DISTRICT

NORTHERN LIBERTIES

BEN FRANKLIN BRIDGE

676

LOGAN SQUARE

CHINATOWN

OLDE CITY

PENNS LANDING

BROAD STREET

MARKET

UNIVERSITY CITY

WASHINGTON SQUARE

SOCIETY HILL

GRADUATE HOSPITAL

BELLA VISTA

QUEEN VILLAGE

WASHINGTON AVENUE

SOUTH PHILADELPHIA

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PENNSPORT

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