

# RENTALS

## STUDIO APARTMENTS

**630 S. 48<sup>th</sup> St, Apt 3M.....\$825+util (cooking gas, electric)**

University City Philadelphia. Renovated One-Room Efficiency \$825/month (Heat & Hot Water Included) Newly renovated third-floor efficiency apartment, approximately 300 sq. ft., located in the heart of University City in a beautifully restored 7-unit Victorian-era building. Perfect for one person. No car needed in this highly walkable neighborhood: Walk Score: 95 (most daily errands can be done on foot) Bike Score: 90+ (very bikeable excellent for biking) Transit Score: 77 (good transit many nearby public transit options) Great location just a few minute walk to the University of Pennsylvania, Drexel, or Center City Philadelphia, with an abundance of wonderful restaurants, cafes, and coffee houses within a few minutes' walk of this ideal location. **Available NOW. Nonsmoking building. CAT OK (1yo+, spayed/neutered, vaccination record, no pet deposit). NO DOGS.**

**5123 Pine Street, Apt 2F.....\$845+util gas, electric, cable)**

Welcome to 5123 Pine St., Apartment 2F. This charming, bright, and sunny two-room studio apartment is located directly across from beautiful Malcolm X Park, offering peaceful green views and a wonderful neighborhood atmosphere. It's perfect for one person or a couple. The unit has been recently updated with stylish engineered wood flooring throughout, fresh paint, and energy-efficient vinyl double-pane windows. You'll enjoy a spacious eat-in kitchen with a refrigerator and gas stove. The apartment has been professionally cleaned and is ready for immediate move-in. The location is extremely convenient, with a Walk Score of 93/100, a Bike Score of 92/100, and a Transit Score of 74/100. You'll be right in University City with easy access to shops, restaurants, and public transportation. This property is professionally managed by a dedicated Realtor with over 45 years of experience in property management, ensuring responsive service and a smooth rental experience. Move-in costs are simple: just your first month's rent and one month's security deposit (total \$1,750) plus, an application fee \$50 per person. Don't miss out schedule a viewing today and make this wonderful studio your new home in University City! **Owner pays cold water, tenants pay gas electric and cable, one cat allowed with no deposit, street parking. This is a nonsmoking building. Available NOW**

**4102 W Girard Ave, Apt 1F.....\$825+util gas, electric)**

Fully renovated studio apartment located on the first floor of a six-unit apartment building in East Parkside near Philadelphia Zoo. It features 11 ft ceiling, recessed lighting, ceiling fan. Extra wide shower stall, engineered wood floors throughout, nice kitchen with stove, refrigerator, dishwasher and garbage disposal, air conditioner! Great location, minutes to Center City, near the corner of 40th and Girard. Just 5 blocks from the Philadelphia Zoo, 4 blocks from the Centennial village mass transit train line and across the street from the SEPTA 15 & 40 Trolley and bus line, 6 blocks from I-76. **Available NOW. Maximum occupancy is 1 person. One spayed/neutered cat (vet certification required that cat is up to date on all shots.) No Dogs. By appointment only.**

TO MOVE IN: FIRST, LAST, SECURITY DEPOSIT. APPLICATION FEE IS \$55.00 AND IS NON-REFUNDABLE. WE CHECK YOUR CREDIT, RENTAL & EMPLOYMENT HISTORY. INCOME QUALIFICATIONS: YOUR MONTHLY GROSS INCOME SHOULD BE AT LEAST THREE TIMES THE AMOUNT OF MONTHLY RENT. UNLESS NOTED IN THE AD AS PET FRIENDLY REGRETFULLY OUR POLICY IS NO PETS ARE ALLOWED IN ANY OF OUR RENTALS. SAMPLE LEASES ARE AVAILABLE UPON REQUEST PRIOR TO SUBMITTING AN APPLICATION. ALL GAS HEAT UNITS REQUIRE PURCHASE OF THE PGW PARTS & LABOR PLAN WHICH RUNS APPROXIMATELY \$130/YEAR. MORE INFO ON THE PARTS & LABOR PLAN CAN BE FOUND BY VISITING [www.pgworks.com](http://www.pgworks.com).