

RENTALS

THREE BEDROOM HOMES/APARTMENTS

1613 W. Porter Street.....\$1,725+util (Gas, Electric, Water)

Large three bedroom two bathroom bi-level home with a finished basement in South Philadelphia. Walking distance to Oregon Ave & Broad St. Close to all major shopping and transportation . Eat in kitchen with stainless steel dishwasher and refrigerator, microwave, plenty of storage space. Three large bedrooms with closets and wall to wall carpeting on the 2nd floor and a full beautifully renovated ceramic tile bathroom. Finished basement with high ceilings and wall to wall carpeting; separate bathroom with shower stall and laundry room. Deck off the second floor , central air and ceiling fans throughout the house. **Sorry, no pets. By Appointment Only.**

Available 07/01/22.

TWO BEDROOM HOMES/APARTMENTS

917 S. 20th Street, Unit 2.....\$1,295+util (Gas, Electric)

Bright and sunny two bedroom apartment in Graduate Hospital Area . Central air-conditioning, ceramic tile bathroom, and hardwood floors throughout. Modern kitchen with plenty of cabinet space; good size bedrooms with good size closets. This is a great location, within walking distance to major shopping and public transportation. **Available NOW. By appointment only. Cat OK with deposit(1yo+, \$250 pet deposit)**

ONE BEDROOM APARTMENTS

4021 W. Girard Ave, 1st FL.....\$850+util (Gas, Electric)

Available for immediate occupancy, great location near the Philadelphia Zoo, 1 block from the Microsoft School, one block from the Septa bus and Trolley line and walking distance to the new Centennial Regional Rail stop that place you in Center City in minutes. This very affordable first floor one bedroom apartment has been freshly painted, professionally cleaned and ready for move in. Additional features include wood laminate flooring, a galley kitchen with stove, new refrigerator and bath with shower stall. **Available NOW. Maximum occupancy is 2 people. One cat OK (no deposit), sorry NO DOGS. By appointment only. To schedule a time to see this property, please email Mr. Moore at rick@bestcityhomes.com or text at 215-480-1733 (cell)**

416 Knorr Street, 1st Fl.....\$1,150+util (Gas, Electric)

Nice first floor one bedroom apartment (approx 600 sq ft) on a quiet one way street in the Lawncrest section of Philadelphia. Living room with plenty of sunlight, ceiling fan and an ornamental fireplace, formal dining room, a nice sized bedroom and ceramic tile bathroom. Kitchen with brand new cabinets, full sized refrigerator and stove; beautifully refinished hardwood floors throughout, sole access to cemented basement with washer & dryer. Large shared back yard, air conditioning (1 unit). Just 20 minutes from Center City Philadelphia by car and easy access to public transportation. **Cat OK with \$250 deposit(mustbe 1yo+). Available NOW. By appointment only.**

750 S 16th St, Unit D (3R).....\$1,175+util (Gas, Electric)

Junior one bedroom apartment within walking distance to Center City, Rittenhouse Square & Broad Street subway. Central air conditioning, an eat in kitchen with full size appliances, large living room with plenty of light, ceramic tile bathroom & mahogany Konecto wood flooring throughout. Tenants have access to coin operated laundry in the basement. **CAT OK with deposit (\$250). By appointment only. Available 07/10/22.**

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ONE BEDROOM APARTMENTS

1632 Montrose St, 2nd St.....\$1,195+util (Gas, Electric)
Nice one bedroom apartment (600 sq ft) in Gradual Hospital area,located on a nice and quiet street, within walking distance to major shopping and transportation, walk/bike everywhere. Modern kitchen with oak cabinets, all ceramic tile floors, central air. **Pets negotiable with deposit (\$250 /Cat, \$350/Dog, 1yo+). Available 07/10/22. By appointment only.**

734 S 20th St, Apt 1R.....\$1,150+ util (Cooking/Heating Gas, Electric)
First floor junior one bedroom apartment (approx. 400SF) located on 20th Street between Fitzwater & Catharine Streets, walking distance to Center City, close to shopping and public transportation. Private rear yard, Konecto flooring throughout the apartment, coin operated washer and dryer in the building. **Cat OK with deposit (\$175, 1yo+), sorry No Dogs. By appointment only. Available 08/01/22. Maximum two person occupancy.**

STUDIO APARTMENTS

2401 Pennsylvania Ave 8B26.....\$1,325 (util included)
Large (main room is 16x22) 8th floor studio apartment (608 sq.ft) at The Philadelphian. All utilities are included in rent (gas, electric, water/sewer/ basic cable). Hardwood floors, wall of windows, separate dressing room (7x7), ceramic tile bath and central air conditioning, laundry in the building. Beautiful views of Center City. Indoor /Outdoor pools, and fitness center are available for no additional fee for vaccinated and boosted tenants. **No Smoking and No Pets. Available 07/15/22.**

1920 Bainbridge St, Apt 3F.....\$1,350+ util (Gas, Electric, Water Usage)
Renovated luxury two room studio apartment (approx. 500 sq. ft.) in the heart of Graduate Hospital area located on a beautiful tree lined street within a short distance to everything Philadelphia has to offer. Walk/bike to Center City, UPENN , Jefferson Hospital, Hahnemann Hospital, Broad St Subway line, Whole Foods, gyms, Rittenhouse Square and all the major entertainment and restaurants. Eat in kitchen with solid maple cabinets, granite counter tops and all brand new stainless steel appliances (dishwasher, refrigerator, range, garbage disposal, Microwave), private laundry with brand new washer and dryer; modern ceramic tile bathroom with an oversized shower with frameless shower doors. Large front room with brand new insulated windows with KeyWest blinds, central air, access to fenced in shared patio. **Available 08/01/22. Cat OK / Dog (under 20 lb) OK/No Pet Deposit. By appointment only.**

2311 Christian St, Apt 2F.....\$1,095+util (Gas, Electric)
Large sun filled studio apartment in Graduate Hospital area. Eat in kitchen with stove and refrigerator, Engineered wood flooring, air conditioning, coin operated laundry in the basement. Walk or bike to Center City, UPENN, CHOP, 2 supermarkets, restaurants, City Fitness gym, Schuylkill river trail. **Cat OK with deposit (\$250). By appointment only. Available 08/01/22.**

4021 W. Girard Ave, Unit A+Garage.....\$1,195+util (Gas, Electric)
Available for immediate occupancy, great location near the Philadelphia Zoo, 1 block from the Microsoft School, one block from the Septa bus and Trolley line and walking distance to the new Centennial Regional Rail stop that place you in Center City in minutes. First floor studio apartment brand new kitchen, wood floors, high ceilings, recessed lighting, air conditioning, loft and garage **Available NOW. Maximum occupancy is 2 people. One cat OK (no deposit), sorry NO DOGS. By appointment only To schedule a time to see this property, please email Mr. Moore at rick@bestcityhomes.com or text at 215-480-1733 (cell)**

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STUDIO APARTMENTS

2228 Christian St, Apt 1R.....\$925+util (Gas, Electric)
First floor cozy efficiency apartment in a 3 unit building in Graduate Hospital. Konecto flooring, LED light fixtures, modern bathroom with ceramic tile tub enclosure. Air conditioning, coin operated laundry in the building, shared rear yard. Within walking distance to Center City, UPENN, Rittenhouse Square, grocery store, gym, and bars. **Available 07/10/22. One person occupancy only. One Cat OK with deposit (\$250, 1yo+). By Appointment only.** For more information or to schedule a showing of this unit contact **Olga** at **267-625-5991** (cell) or **obarkar@gmail.com**.

2228 Christian St, Apt 1F.....\$950+util (Gas, Electric)
Great location, very nice recently renovated efficiency apartment (approx. 300 SF) with high ceilings, air conditioning, Konecto flooring, solid oak cabinets, full three piece bath with tub. Access to rear landscaped sunny patio/ garden and laundry facilities in the building. **One person occupancy only. Cat OK with deposit (\$250, 1yo+). Available 08/10/22. By appointment only.** For more information, or to schedule a showing of this unit, contact **Olga** at **267-625-5991** (cell) or **obarkar@gmail.com**.

744 S. 15th St, Apt 2R.....\$995+util (Gas, Electric)
Sunny one room efficiency apartment (approx. 300 SF) located in a six unit original brownstone building just two blocks from South Street, one block from Broad Street, walking distance to Center City and the Broad street subway line. Air conditioning, large rear common yard, coin operated laundry on the premises. **One person occupancy only. Cat OK with deposit (\$150). By appointment only. Available 08/10/22.** For more information, or to schedule a showing of this unit, contact **Olga** at **267-625-5991** (cell) or **obarkar@gmail.com**.

744 S. 15th St, Apt 3R.....\$1,025+util (Gas, Electric)
Quiet and convenient efficiency apartment (approx. 300 sq ft) located in a six unit brownstone building just 2 blocks from South Street, one block from Broad Street – walking distance to Center City, Broad St Subway line, Rittenhouse Square. Brand new laminate flooring, air conditioning, large rear shared yard & coin operated laundry on the premises. **Cat OK with deposit (\$250, 1yo+). One person occupancy only. Available 08/10/22. By appointment only.** For more information, or to schedule a showing of this unit, contact **Olga** at **267-625-5991** (cell) or **obarkar@gmail.com**.

REQUIREMENT THREE MONTHS RENT REQUIRED TO MOVE IN: FIRST, LAST, SECURITY DEPOSIT. APPLICATION FEE IS \$50.00 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 \$120/YEAR. MORE INFO ON THE PARTS & LABOR PLAN CAN BE FOUND BY VISITING www.pgworks.com.