



## Southgate Apartments/Property Performance

### **Background:**

Southgate Apartments is a 62+ elderly community located in Bern Township in the heart of Berks County, PA. The 45 unit 2 story building offers one and two bedroom units.

**Management Agent:** Housing  
Development Corp MidAtlantic  
**Property Manager:** Ms. Susan Grim  
610-916-2943; sgrim@hdcweb.com



### **Program Components:**

- Since 2003, the property has maintained a large waitlist and low vacancy. They currently have a two year wait time with 51 applicants on their waitlist.
- Although apartment turnovers typically take 7 to 10 days to complete, Southgate has completed them in 1 day to help expedite new resident move-ins.
- Southgate Apartments has been able to keep rents well below the maximum allowable limits which has made the property affordable as well as a beautiful place to live.
- Since their inception, there has never been an eviction or unpaid rent and they have consistently maintained 100% occupancy.
- Energy efficient systems are implemented including the use of Energy Star appliances and energy efficient lighting throughout the property.
- The property has zero rental delinquency.
- All these variables have all contributed to a very healthy financial outlook of the property for many years.

### **Outcome:**

Southgate Apartments is committed to building hope and opportunity by providing a safe and affordable place to call home. They continually research methods to improve the surrounding area and the lives of their residents. They offer presentations, a weekly Food Bank, and many other services which have all contributed to the very low vacancy rate. Individuals that move into Southgate Apartments are happy to call the property home and they very rarely move out of the property for non-health related issues.