



NEIGHBORHOOD PRESERVATION  
& DEVELOPMENT FUND

STUDIO, 1, 2 & 3  
BEDROOM  
APARTMENTS

**Check out some of the reasons  
why NPDF is a  
great place to live.**

- Great floor plans with many different options to personalize your home
- Close to University of Pennsylvania
- Close to Drexel University
- Easy access to Center City Philadelphia
- Great shopping and dining nearby
- Minutes to 30th Street Train Station

Neighborhood Preservation and Development Fund (N.P.D.F.) welcomes you to a lifestyle of comfort and convenience in the University City section of Philadelphia. The University City area is a great place to live, work, dine and go to school.

N.P.D.F. manages over 400 apartments in 19 locations ranging from garden-style apartment buildings to spacious 4-unit brownstones. N.P.D.F. properties are all located west of the University of Pennsylvania and Drexel University. You can walk or bike to school or take a 15 minute bus ride to work in Center City, Philadelphia.

Many of the buildings are historic properties that combine many original architectural features with modern amenities.

- Spacious studio, 1, 2 and 3 bedroom apartments
  - Rents include heat & hot water \*
  - Kitchens with modern amenities
  - Carpeting or hardwood floors
  - Cable TV ready
  - On-site laundry facilities \*
  - Controlled access entry \*
  - Close to the University of the Sciences in Philadelphia  
University of Pennsylvania & Drexel University
  - 24-hour emergency maintenance
  - Professional on-site management
  - Close to public transportation
- \* in select buildings

Visit us on the web at [www.altmanco.com](http://www.altmanco.com)

N.P.D.F.

Neighborhood Preservation and Development Fund

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<p><b>THE CORNERSTONE</b> 48th &amp; Pine Street Incl. Heat &amp; HW</p> <p>Studio \$625 1 Bedroom \$715 2 Bedroom \$865 3 Bedroom \$1,030</p>	<p><b>SPRUCE HALL</b> 42nd &amp; Spruce Street Incl. Heat, HW &amp; Cooking Gas* (* some units excluded)</p> <p>Studio \$635-\$665 1 Bedroom \$885-\$1,020 2 Bedroom \$1,255 3 Bedroom \$1,295</p>	<p><b>4950 PINE STREET</b> Incl. HW</p> <p>1 Bedroom \$715 2 Bedroom \$790 3 Bedroom \$930</p>	<p><b>333 S. 43RD STREET</b> Incl. Heat, HW &amp; Cooking Gas</p> <p>1 Bedroom \$800 2 Bedroom \$1,125 3 Bedroom \$1,225 <i>Pet Friendly</i></p>
<p><b>4528 SPRUCE STREET</b> Incl. Heat, HW &amp; Cooking Gas</p> <p>Studio \$600 1 Bedroom \$790 2 Bedroom \$875</p>	<p><b>4225 PINE STREET</b> Incl. Heat, HW &amp; Cooking Gas</p> <p>Studio \$600 1 Bedroom \$775 2 Bedroom \$1,475 <i>Pet Friendly</i></p>	<p><b>4527 PINE STREET</b> Incl. HW</p> <p>Studio Jr. \$325 Studio \$625 1 Bedroom \$755</p>	<p><b>4501 CHESTER AVENUE</b> Incl. Heat &amp; HW</p> <p>1 Bedroom \$685 1 Bedroom + Den \$925 2 Bedroom \$1,075 <i>Pet Friendly</i></p>
<p><b>4601 SPRUCE STREET</b> Resident pays all utilities</p> <p>Studio \$775 1 Bedroom \$975 2 Bedroom \$1,375</p>	<p><b>4530-32 SPRUCE STREET</b> Incl. Heat &amp; HW</p> <p>Studio \$625 1 Bedroom \$795 2 Bedroom \$985</p>	<p><b>4504 PINE STREET</b> Incl. Cooking Gas &amp; HW</p> <p>Studio \$660 1 Bedroom \$795 2 Bedroom \$875</p>	<p><b>4402 PINE STREET</b> Incl. Heat &amp; HW</p> <p>Studio \$600 1 Bedroom \$760 Bedroom /Bi-level \$1,285</p>
<p><b>4511-17 PINE STREET</b> Resident pays all utilities</p> <p>1 Bedroom \$915 2 Bedroom \$1,185</p>	<p><b>4529 SPRUCE STREET</b> Incl. Cooking Gas &amp; HW</p> <p>Studio \$650 1 Bedroom \$800</p>	<p><b>4600 SPRUCE STREET</b> Incl. Heat &amp; HW</p> <p>Studio \$560 1 Bedroom \$875 2 Bedroom \$1,075</p>	<p><b>4403 PINE STREET</b> Incl. Heat &amp; HW</p> <p>1 Bedroom \$760</p>
	<p><b>4642 SPRUCE STREET</b> Incl. Heat &amp; HW</p> <p>1 Bedroom \$750</p>	<p><b>*Prices subject to change without notice.</b></p>	

Note: HW = Hot Water

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