

STUDIO CONCIERGE

Pittsburgh Private Housing - Quoted EXCLUSIVELY for "\$1"

| Property Name | Area | Units Avail / # of Bedrooms | Monthly Rate | Furnished or Un? | Min. Lease | Deposit / Taxes? | Utilities | Gym | Pool / Hot Tub | Pets? | Parking | Balconies or Patios? | Year Built or Remodeled | Notes & Amenities |
|-----------------|--------------------------|---|---|------------------|--|---|----------------------------------|--------------------------|-------------------|---------------------|--|----------------------|-------------------------|--|
| 3030 Southwater | Southside | 10 - 1 bedrooms units | \$ 1000 - 1500 + Furniture + Utilities | Un | 3 months. MAY negotiate shorter lease with added fee | \$ 500 + app fee | Not Included | Yes & Bike Storage | No | Yes, Dog Wash Room! | Included, Underground | Yes | 2016 | Doughboy and 3030 Southside. Unfurnished, but could get from Cort. |
| Arsenal 201 | Lawrenceville | Studio (13) 1BR (21) 2BR (32) 3BR (8) | Studio: \$1070 1BR: \$1645 2BR: \$2295- \$2495 3BR: \$2925- \$3180 + Furniture + 10% SC Service Fee | Un | 9 month min. + additional \$150/month for short term lease | Deposit \$250 and up based on credit rating | Tech package (Internet and Dish) | Opens in February 24 hrs | Pool Opens in May | Pet Friendly | 1 garage space included with certain 2 bedrooms. Outdoor lot \$50/mo. Indoor Lot (when Complete) \$95/mo | Some | 2017 | Brand New, LOTS of available units. Great neighborhood. Near restaurants, shops, bars and less than 10 min to stage. Many "townhome" units require taking stairs, but those units have attached garages. Tenant pays Electric, sewage, water and trash. Cable included (additional fee for high speed internet) |
| Bakery Living | Shadyside / East Liberty | Studio (6 in Jan, 1 in Feb, 2 in Mar, 1 in Apr) 1 BR (8 in Jan, 3 in Feb, 2 in Mar, 4 in Apr) 2 BR (8 in Jan, 1 in Mar) Furnished : 1 bedroom available 1st week in Feb | Unfurnished: \$1575 - \$2985 + Furniture + Utilities. Furnished: \$ 3050 1 bed, \$ 4200 2 beds. | Un | Furnished: 1 month. Unfurnished: 4 months. | None / None | Included | Full, Elaborate | Pool | Yes | Included for furnished. Unfurnished: \$ 120/mo. | Yes | 2016 | All furniture is from West Elm and Anthropology. Very nice unit. Lobby "living room, pool table/game room, and library. Present wrapping station. Kitchen for parties and socials. No Tax! 2 week min. 2 Towers (orange and blue). Maid service can be arranged. 8 Foot Ceilings. Lots of outdoor space, courtyards, patio grill, etc. 24 Hour starbucks Coffee Machine in Kit. Garbage and recycling chutes on every floor. There was a 1 bedroom avail (Unit 120-C in the Blue Building) for \$ 2950, but it was just leased on 1/9/18. Could be avail again in about a month? |

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| Butler Street Townhome | Lawrenceville | 1 - 2 Bedroom | \$3,600 | Furn | 1 Month | \$ 500 Refundable / No Tax | Included | No | No | Yes. \$ 250 non ref. dep., \$ 35 / mo. | Assigned Spot | Private Balcony ; separate shared balcony with grill. | 2014 | 2 Bedroom. 3 bathrooms. Maid Service can be Arranged. 2300 square feet. Fantastic spot, and beautifully furnished. Close to the production office. Private and quiet. Upstairs (2 story). Yes: Piccolo Forno (Italian), Franktuary (downstairs), Round Corner Cantina. Might be booked as of 1/15/18. DOUBLE CHECK. Lease only avail till end of August, 2018. |
| Cork Factory | Strip District | 2 - 1 Bedrooms (avail 2/1) for \$ 3400. 1 - 3 Bedrooms for \$ 5,500. | \$ 3400 - 5500 | Furn | 1 Mo. for Furnished. 3 Mo. for Unfurnished | \$ 500 Refundable / No Tax | Included | Yes, cardio and full gym across the street - Osteria Garagae | Yes / Yes (outdoor) | Yes. \$ 250 non ref. dep., \$ 35 / mo. | \$ 95 per Mo (3rd party) for unfurnished. Included in rate for furnished. | No Units Avail | 1901, Ren. 2007 | Walking Distance to Stages. Great area. Old cork factory, industrial feel. Very cool, w/ exposed brick, high ceilings, exposed plumbing. Guest suites avail for guests. On site business center. Grilling station outside. Access to the river walk / bike ride bath. Terrace w/ outside theater. Gas fire pit. Community gardens. Marina and water limo access. Complimentary coffee and cappuccino bar. Cort Furniture could furnish (basic). No Deposit required. 1 week minimum. 1st Mo. Rent and Signed Lease due upon check in. 2 weeks notice to shorten move out. No tax? Maid service can be arranged. Industrial washers and dryers avail, as is Dry Cleaning Pick Up and Return. None Included, but Thursday night community Happy Hours. Restaurants across the street (oysters, italian, wine). |
| Doughboy Apartments | Lawrenceville | 2 | \$ 1450 + Furniture + 10% SC Service Fee | Un | 3 months | \$ 500 + app fee | Not Included | Yes & Bike Storage | No | Yes, Dog Wash Room! | Included, Underground | Yes | 2015 | Elevator, great location, basic accommodations. Stainless steel appliances, views, carpet. Open floorplan. Management on site *(business hours). Yes! Downstairs: Senti Italian , Morcilla Spanish one block away. |

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| Eastside Bond Apartments | East Liberty | Studio 1BR 1BA 2BR 2BA | \$1450 - \$2800 + Furniture + 10% SC Service Fee | Un | 3 months | \$300 + \$250 app fee | All electric (no gas) not include. + \$8 trash fee | Wellness studio Yoga studio | Pool | Yes \$250 dep + \$35 onth | Attached parking garage \$125 mo. | Yes | 2015 & 2016 | Used by "Mindhunter" |
| Foundry @ 41st, The | Laurenceville | Studio (27 in Jan) 1 BR (5 in Jan) 2 BR (3 in Jan) Furnished : (1) 2 bed and (1) 1 bed available now | Unfurnished: \$ 1600 - 2100 + Furniture + Utilities. Furnished: \$ 3050 1 beds, \$ 4200 2 Beds. | Both | Furnished: 1 month. Unfurnished: 4 months. | None / None | Included for Furnished, Not Included for Unfurnished. | Yes | Pool | Yes | Included for furnished. Unfurnished: \$ 150/mo (inside) or \$ 100/mo (outside). | Yes | 2017 | Located just steps from Butler Street, The Foundry at 41st offers luxury living in the heart of one of the hippest neighborhoods in the world (according to BusinessInsider.com). Rising from the ashes of the Phoenix Roll Works, the Foundry celebrates Lawrenceville's industrial roots and evokes the neighborhood's trendy, urban vibe. Featuring micro, one and two bedroom units and an incredible list of amenities, including high-end apartment features and finishes, beautifully-landscaped courtyard and rooftop terrace, swimming pool, indoor/outdoor fitness area and yoga studio, and pet spa. Plus, apartments are located adjacent to Bay 4, a public plaza for community events developed from a reclaimed architectural artifact. Roof top terrace. Min. 4 month lease. Zip car access, electric charging station.NOTE: BUILDING BEING BUILT RIGHT NEXT DOOR |

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| Heinz Lofts (Unfinished) | North Shore | 4 Two Bedrooms, 3 - 3 bedrooms. | \$ 1455 & \$1560 for 1 Bed. Several 2 Bedrooms (\$1480 - 1675) + Furniture. "Large 2 bedroom apartment on the 4th floor that is currently \$2523 per month for a 9-month lease, but it will have a courtyard view and will be across another building:" | Un | 6 mos min. Additional fee for shorter lease. | \$ 500 Refundable / No Tax. (Waived if done as Corporate lease) | Not Included (est. \$250/month for water, gas, electric, cable and internet). | Y, 24 hour | Sauna and Hot Tub, Indoor until March remodel | Yes, \$ 25 / mo. \$ 200 One Time, Non Refundable. Dog wash room! | 1 spot inc. in rate. Add's are \$ 125 / mo. | Yes / No | 1900's originally. 2004 converted. | 5 buildings. Located on the river just minutes from The Strip District, convenient access to transit hubs. Historic landmark boasts spacious apartments and lofts, heated garage, 1 parking spot included. Pristine landscaped courtyard, on site internet, Cafe at the Lofts (breakfast, lunch) Hours: 7:30 - 2p will deliver to room. Massage therapist on site. Business center. Pet "spa" bathing station. 6 month lease minimum, can go month to month After 6 mos. |
| Hot Metal Flats | Southside | Studio (2 Feb), 1 BR (2 Feb), 2 BR (6 Jan, 1 Feb, 3 Apr) | \$ 2600 - 2700 + Furniture + Utilities | Un | Furnished: 1 month. Unfurnished: 4 months. | None / None | Not Included | Yes | No | Y, and mudroom w/ pet wash station and lots of outdoor space. | Secured Garage. \$ 150 per month, \$ 125 per month for outdoor | Yes | 2015 | 117 Units total, basic furnishings could make more avail. Very cool, walkable area w/ bars, restaurants, etc. 16 minutes from the Strip District. Maid service can be arranged. Oversized gathering spaces. Private lounge and bar area inside and out. Electric car charging station. Car sharing & bike storage (bike repair on site). Springhill Suite and Hyatt House very close by. Bike trails also close by. Evening security. |

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| Lot 24 | Strip District | #323 8 month rate \$1490 Move in 1/24 #201 \$1555 available now #110 \$2002 available now –2 bedroom #423 \$1570 2/3 #214 \$2557 3/7—2 bedroom #319 \$1613 3/13 | See Notes to the Left + Furniture + Utilities + Parking + 10% SC Fee | Un | 3 Mo. | \$ 500 Refundable | Renter responsible for: Electric - Ducane Light, Parking - Alco Parking, Cable / Internet - Verizon or Comcast. Water / Sewer - Set up, you will be billed. No Gas. | Yes, Also can be accessed at Cork Factory | Yes - both, Outdoor (seasonal) | \$ 250 Refundable Deposit. \$ 250 Pet Fee. \$ 35 Pet Rent per Month. | \$ 95 / mo. for 1st car, \$ 150 add'l. Across the street (2 floors covered, 3rd floor open). Camera surveillance. Key card pass required. | Most Do | 2013 | Walking distance to Stage. In Strip District. Across the street from Cork Factory. NO TAX. Monthly rate available for guests at the parking lot. Outdoor grills, firepits, pool. Indoor game room. package pick up services and dry cleaning pick up and drop off. 9 feet ceilings. Osteria - Italian restaurant / bar. Cioppino - high end Steak House, open for Dinner. Bradford-1bedroom, Dyer-1bedroom |
| Market Square Place | Downtown | Studio (0) 1BR (2) 2BR (2) | \$170 - \$2950 + Furniture + 10% SC Service Fee | Un | 5 mo for Feb move in. Could be negotiated | \$750 deposit + \$50 app fee | Not Included | Full Service YMCA in bldg \$14 moth | Yes | Pet Friendly | Integral private | No | 1930, Renovated 2009 | Sister property of River Vue. Vallozzis, Bluebird Kitchen, Chiptole in bldg. |
| Morgan at North Shore | North Shore | 1 BR (7) 2 BR (4) | 1 BR \$1300 - \$1400, 2 BR \$2000 - \$2400 + 10% SC Service Fee | Un | 3 months | \$200 Dep + \$275 fee | Not Included (est. \$150/month for water, gas, electric, cable and internet) | Fitness Center | Pool | Cats & Dogs | Covered parking included in rent | Yes, One or the Other | 1997 | Clubhouse, pool, gated, free parking and don't get me started on how many restaurants and activities that are all walkable from our buildings. The cultural district is directly across the river – literally 5 minute walk! |

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| Morrow Park City Apartments | East Liberty | Studio 1BR 2BR 3BR | \$1530 - \$3125 + Furniture + 10% SC Service Fee | Un | 6 months | \$50 application fee. \$150 deposit pending credit check + 1 month security deposit | Not Included | 24 hrs | Indoor/outdoor heated pool and hot tub | Cats and Dogs (Breed Restrictions) | Attached Parking Garage \$? | Some offer walk out terrace, balcony or Juliet balcony | 2015 | Sister property of Southside Works City |
| Pennsylvania | Downtown | Studio (2) 1BR (10) 2BR (3) | Studios \$1311 - \$1347, 1 bdr \$1,245-\$1,528 + 10% (CONFIRM PRICING) Yulia mentioned much higher rates. + 10% Service Fee | Un | 3 months | \$500 deposit + \$200 in fees | Not Included Residents pay water, electric, cable & internet. | 24 hrs Beautiful Huge gym with studio for classes | No | Pet Friendly | Underground - \$225/mo | No | 1902 | 24 hour concierge, underground parking, BEAUTIFUL historical building. Great Downtown location. Parcel pending service \$20 one time fee. "Fresh Market" (healthy snacks) on mail and parking level. (cash, cc, or pre-loaded card) State-of-the-art Gym. For Utilities, building works with "Pay Smart" for tenants with short term leases. |
| River Vue | Downtown | 1 BR (8) | \$1550 -\$1660 + 10% SC Service Fee | Un | 3 months | No deposit. \$300 fee | Gas included. (est. \$250/month for water, gas, electric, cable and internet) | Fitness Center | No | Yes | Valet \$210 | Yes | 1968 (Renovated 2012) | Living at River Vue makes it easy to do everything and anything in the city. Walk everywhere in Downtown — nearby is Market Square, PPG, Gateway Center, Point Park University, the Cultural District, and the David L. Lawrence Convention Center. Liberty and Penn Avenue hosts a variety of shops and restaurants to experience. A quick jaunt across the Fort Duquesne bridge places you at North Shore's Heinz Field and PNC Park, where you can catch a game or grab a drink. |

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| Southside Works City Apartments | Southside | Studios (4) Convertibles (6) 1 BR (9) 2 BR, 1 BA (1) 2 BR, 2 BA (6) | \$1350 -\$2700 + Furniture + 10% SC Service Fee | Un | 6 mo | Fees are waived | Not Included but they can set up utilities for us | 24 hr Fitness Center | Yes | Cats & Dogs | Attached Parking Garage \$? | Yes | 2015 | Southside Works neighborhood is widely known for its' trendy shopping centers, five-star restaurants, and lively entertainment. Set in the center of it all, Southside Works City Apartments is a brand new addition to the area and undoubtedly the most anticipated residence among Southside Works apartments. |
| Square View | Lawrenceville | 2 | \$ 1400 - 2500 + Furniture + 10% SC Service Fee | Un | 3 months. MAY negotiate shorter lease with added fee | \$ 500 + app fee | Not Included | No | No | No | Included, Underground | Yes | 2017 | Doughboy and 3030 Southside. Unfurnished, but could get from Cort. Downstairs: Senti Italian , Morcilla Spanish one block away. |
| The Yards at 3 Crossings | Strip District | Only Unfurnished: 6- Studios, 3 - 1 BR, 1 -2 BR Unfurnished | Studios \$1565 - 1635, 1 BR \$1685 - 1835, 2 BR \$220 - 2205 All Unfurnished + Furniture + Utilities + 10% SC Service Fee. | Un | 6 mo | \$ 500 Refundable / No Tax + \$50 app fee | Ducane Light, Cable and Internet. Renters Insurance. Water, Sewer and Trash is billed to the account w/ the rent. | Yes | Year Round Hot Tub, Seasonal Pool | Yes. \$ 250 non ref. dep., \$ 35 / mo. | Park across the street for \$ 125/mo. On site garage full - \$ 150/mo. The Hub (Oxford Dev.). Charged w/ Rent. | Balcony | 2017 | Walking Distance to Stages. 1st Mo. Rent and Signed Lease due upon check in. Maid service can be arranged. Outdoor fire pit. Great river views. In Strip District. Pool table, foosball table, lounge area w/ TVs. Riverfront trail. Dog park on site. Car and bike sharing programs. In Strip District. Near Restaurants, bars, markets, Savoy Restuarant, Primanti Bros (sandwiches), Lukes Wild Alaskan Grille & Church Brew Works. |
| Walnut on Highland | Shadyside / East Liberty | Furnished (Penn Bldg.): (2) 1 beds for 1/27 and a 2 bed for 2/2 | \$ 3050 1 beds, \$ 4200 2 Beds. | Furn | Furnished: 1 month. Unfurnished: 4 months. | None / None | Included | Yes | No | Yes | Included for furnished. Unfurnished: \$ 120/mo. | Yes | 1918, Renovated 2014 | A few blocks from Bakery Living. Full access to the amenities there. 3 Building Campus. Maid service can be arranged. 24 Hour Coffee Bar. |
| Walnut Towers | Squirrel Hill (East) | 3 - 2 bedrooms for \$ 1895. Several - 1 Bedroom for \$ 1695 (Need 2 weeks notice) | \$ 1695 - 1895 | Furn | Furnished: 1 month. Unfurnished: 4 months. | None / None | Included | Yes | No | Yes | Included for furnished. Unfurnished: \$ 80/mo. (outside). | Yes | 1980's | Basic accomodations, better for crew than ATL or Dept. Heads. Maid service can be arranged. |

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NOTES:

Availability changes rapidly. Please contact us (reservations@studioconcierge.com, or 505.227.2222) to schedule all tours, confirm avail, receive leases and book units.

All properties have full kitchens, are non smoking and have in unit Washers and Dryers unless otherwise noted. If the property is FURNISHED, utilities are included.

If it is UNFURNISHED, we will set up for you. We charge a 10% Service Fee to do this. We'll also set up renters insurance (required), and take care of the furniture rental.

Studio Concierge will invoice you monthly for the actual rent payments, utility payments, renters insurance and furniture rental. You can pay via: your bank account (preferred) or credit card.

We have a great discounted deal through a local furniture rental company if you are intersted in renting an unfurnished unit. 1 Bedrooms: Affordable: \$ 499,

Moderate: \$ 609, High End: \$ 781 MONTHLY. 2 Bedrooms: Affordable: \$ 599, Moderate: \$ 865.63, High End: \$ 1027.20. Plus tax, delivery and set up.

Refundable security deposit due up front (1 mo. rent). \$ 175 plus tax due up front for set up and delivery. Furniture rental pro rated amount for that first month.

Initial Houseware Set Up Fee: \$ 75 one bedroom, \$ 85 two bedroom, \$ 95 three bedroom (plus tax). Normal lease amount due on the 1st of each month.

We also have AMAZING low rates and accounts already set up in other areas of Pennsylvania, New Mexico, New York, California, Illinoisand Georgia.