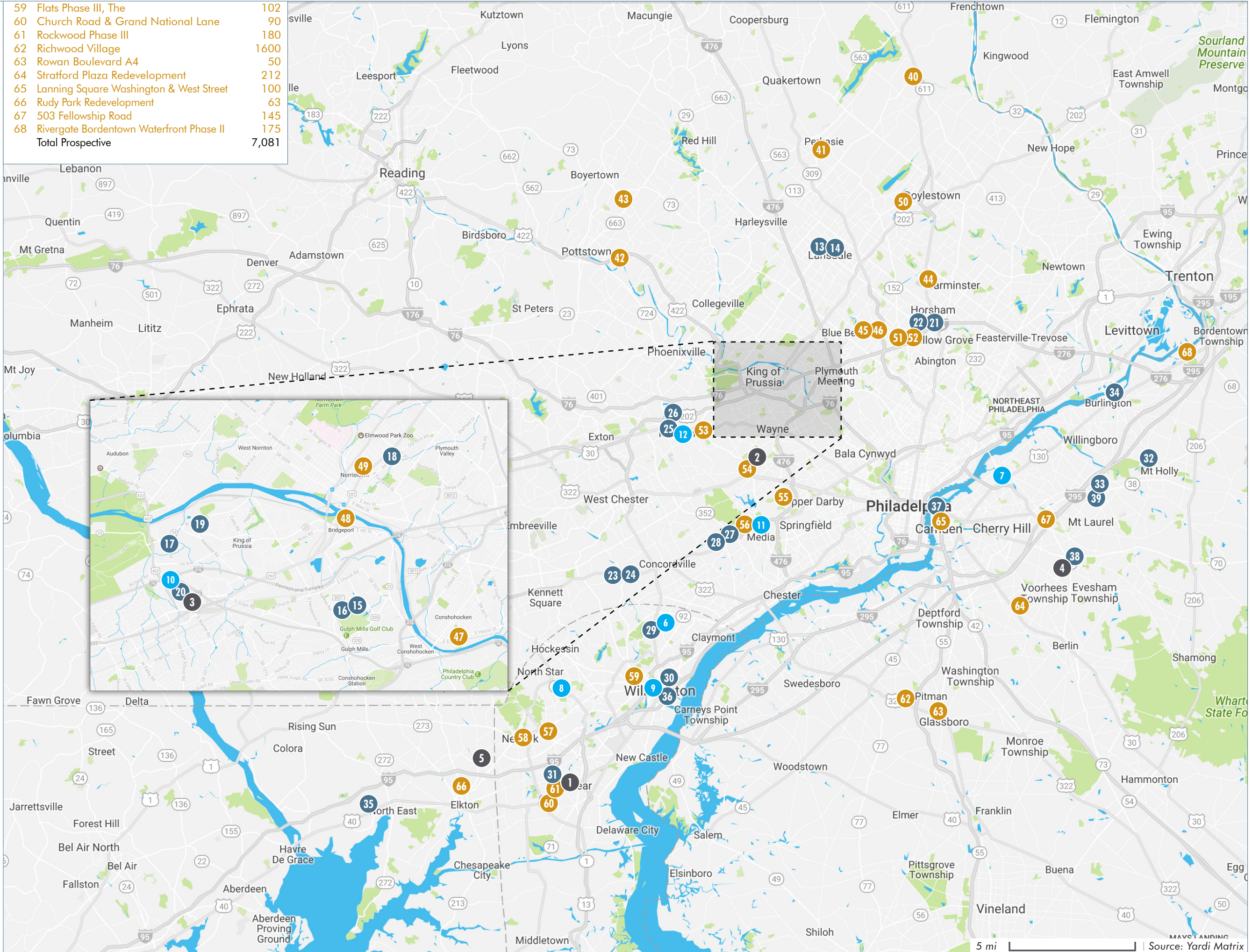


# Philadelphia Suburban New Construction & Proposed Multifamily Projects

4Q17

ID	PROPERTY	UNITS
1	Rockwood Phase II	258
2	Madison Apartments at Ellis Preserve	252
3	Canvas Valley Forge	231
4	Jackie's Crossing	55
5	West Creek Village Phase II	222
<b>Total Lease-Up</b>		<b>1,018</b>
6	Brandywine Hundred's Concord Plaza	341
7	Haddon Point	240
8	Linden Hill Station	62
9	Residences at Mid-town Park, The	200
10	AVE King of Prussia	275
11	West End Flats	162
12	Royal Worthington Phase II, The	250
<b>Total Under Construction</b>		<b>1,530</b>
13	Madison Parking Lot Redevelopment	181
14	Walnut Crossing	110
15	2501 Renaissance Blvd	290
16	2901 Renaissance Blvd	300
17	750 Moore Road	248
18	Kennedy Kenrick Senior	206
19	Park Square	311
20	Woodfield Valley Forge	320
21	2405 Maryland	246
22	Promenade at Upper Dublin, The	402
23	Lofts at State Street, The	175
24	Ravello, The	175
25	Royal Worthington Phase III, The	250
26	Swedesford Square	244
27	Promenade at Granite Run	176
28	Franklin Mint Property	302
29	Columbia Place at Garden of Eden Road	50
30	DuPont	180
31	Glasgow Farm	330
32	Mount Holly Gardens	150
33	Union Mill Road	490
34	Pearl Pointe	184
35	Apartments at Charlestown Crossing Phase III, The	80
36	Pearl, The	51
37	One Cooper	156
38	Residences at Renaissance Square	338
39	Jefferson Place Mt. Laurel	490
<b>Total Planned</b>		<b>6,435</b>
40	Easton & Durham	192
41	Elmhurst Gardens	115
42	Sanatoga Green	342
43	Wynstone	700
44	Willow Grove Air Base Redevelopment	500
45	Ambler Crossings	115
46	St. Mary's Villa	250
47	401 Washington Street	285
48	Bridgeview	250
49	Montgomery Park Phase II	50
50	University Village	117
51	Luxor at Fort Washington	173
52	North Hills Manor	50
53	37 North Valley Road	153
54	Ellis Preserve Towne Center Phase II	310
55	Cardinal Crossing Towne Center	318
56	Promenade at Granite Run Phase II	174
57	Avon Site Redevelopment	220
58	Delaware Avenue	50



59	Flats Phase III, The	102
60	Church Road & Grand National Lane	90
61	Rockwood Phase III	180
62	Richwood Village	1600
63	Rowan Boulevard A4	50
64	Stratford Plaza Redevelopment	212
65	Lanning Square Washington & West Street	100
66	Rudy Park Redevelopment	63
67	503 Fellowship Road	145
68	Rivergate Bortontown Waterfront Phase II	175
<b>Total Prospective</b>		<b>7,081</b>

**LEGEND**

- Lease-Up
- Under Construction
- Planned
- Prospective

# Philadelphia Sub Urban New Construction and Proposed Multifamily Projects – BERKADIA®

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
1	Rockwood Phase II	100 Cindy Drive	Newark	DE	19702	Lease-Up	258	Bear	11/01/2016	12/31/2018	02/01/2017
2	Madison Apartments at Ellis Preserve	400 Charles Ellis Drive	Newtown Square	PA	19073	Lease-Up	252	Berwyn	02/01/2017	04/30/2018	03/01/2017
3	Canvas Valley Forge	101 Bryce Lane	King of Prussia	PA	19406	Lease-Up	231	Norristown	08/01/2016	03/31/2018	03/01/2017
4	Jackie's Crossing	12 South Maple Avenue	Marlton	NJ	08053	Lease-Up	55	Marlton - Medford	11/15/2016	02/28/2018	05/04/2017
5	West Creek Village Phase II	1600 West Creek Village Drive	Elkton	MD	21921	Lease-Up	222	Cecil County	01/01/2014	02/28/2018	09/01/2014
TOTAL LEASE-UP							1,018				
6	Brandywine Hundred's Concord Plaza	3515 Silverside Road	Wilmington	DE	19810	Under Construction	341	Wilmington - west	10/31/2017	11/30/2018	
7	Haddon Point	2100 Haddonfield Road	Pennsauken Township	NJ	08110	Under Construction	240	Cinnaminson	09/30/2017	08/31/2018	
8	Linden Hill Station	4500 Linden Hill Road North	Wilmington	DE	19808	Under Construction	62	Stanton - Pike Creek	08/23/2017	06/30/2018	
9	Residences at Mid-town Park, The	820 North Orange Street	Wilmington	DE	19801	Under Construction	200	Wilmington - central	09/14/2016	06/30/2018	
10	AVE King of Prussia	555 South Goddard Blvd	King of Prussia	PA	19406	Under Construction	275	Norristown	01/01/2016	03/31/2018	
11	West End Flats	444 West Baltimore Avenue	Media	PA	19063	Under Construction	162	Media	02/01/2017	03/31/2018	
12	Royal Worthington Phase II, The	41 Morehall Road	Malvern	PA	19355	Under Construction	250	Malvern	08/01/2016	01/31/2018	
TOTAL UNDER CONSTRUCTION							1,530				
13	Madison Parking Lot Redevelopment	205 West Main Street	Lansdale	PA	19446	Planned	181	Lansdale			
14	Walnut Crossing	43 West 3rd Street	Lansdale	PA	19446	Planned	110	Lansdale			
15	2501 Renaissance Blvd	2501 Renaissance Blvd	King of Prussia	PA	19406	Planned	290	Norristown			
16	2901 Renaissance Blvd	2901 Renaissance Blvd	King of Prussia	PA	19406	Planned	300	Norristown			
17	750 Moore Road	750 Moore Road	King of Prussia	PA	19406	Planned	248	Norristown			
18	Kennedy Kenrick Senior	250 East Johnson Hwy	Norristown	PA	19401	Planned	206	Norristown			
19	Park Square	751 Vandenberg Blvd	King of Prussia	PA	19406	Planned	311	Norristown			
20	Woodfield Valley Forge	580 Goddard Blvd	King of Prussia	PA	19406	Planned	320	Norristown			
21	2405 Maryland	2405 Maryland Road	Willow Grove	PA	19090	Planned	246	Hatboro - Warminster			
22	Promenade at Upper Dublin, The	Dresher Road & Welsh Road	Fort Washington	PA	19025	Planned	402	Hatboro - Warminster			
23	Lofts at State Street, The	600 West State Street	Kennett Square	PA	19348	Planned	175	Oxford - Kennett Square			
24	Ravello, The	603 Millers Hill	Kennett Square	PA	19348	Planned	175	Oxford - Kennett Square			
25	Royal Worthington Phase III, The	45 Morehall Road	Malvern	PA	19355	Planned	250	Malvern			
26	Swedesford Square	50 East Swedesford Road	Malvern	PA	19355	Planned	244	Malvern			
27	Promenade at Granite Run	1067 West Baltimore Pike	Media	PA	19063	Planned	176	Broomall			
28	Franklin Mint Property	1408 West Baltimore Pike	Media	PA	19063	Planned	302	Media			
29	Columbia Place at Garden of Eden Road	100 Garden of Eden Road	Talleyville	DE	19803	Planned	50	Wilmington - west			
30	DuPont	1007 North Market Street	Wilmington	DE	19899	Planned	180	Wilmington - central			
31	Glasgow Farm	2467 Pulaski Hwy	Newark	DE	19702	Planned	330	Bear			
32	Mount Holly Gardens	NEC Mt. Holly Avenue Bypass & Rancocas Road	Mount Holly	NJ	08060	Planned	150	Mount Holly			
33	Union Mill Road	NEC Union Mill Road & Briggs Road	Mount Laurel	NJ	08054	Planned	490	Mount Holly			
34	Pearl Pointe	High Street & Pearl Blvd	Burlington	NJ	08016	Planned	184	Willingboro			
35	Apartments at Charlestown Crossing Phase III, The	400 West Claiborne Road	North East	MD	21901	Planned	80	Cecil County			
36	Pearl, The	300 East 8th Street	Wilmington	DE	19801	Planned	51	Wilmington - central			
37	One Cooper	Cooper Street & North Delaware Avenue	Camden	NJ	08102	Planned	156	Camden - Pennsauken Township			
38	Residences at Renaissance Square	101 East Route 70	Evesham	NJ	08053	Planned	338	Marlton - Medford			
39	Jefferson Place Mt. Laurel	Briggs Road & Union Mill Road	Mount Laurel	NJ	08054	Planned	490	Mount Holly			
TOTAL PLANNED							6,435				
40	Easton & Durham	Easton Road & Durham Road	Tinicum	PA	18942	Prospective	192	Perkasie			
41	Elmhurst Gardens	East Park Ave & Silver Street	Sellersville	PA	18960	Prospective	115	Perkasie			
42	Sanatgoa Green	Evergreen Road & Linfield Road	Sanatoga	PA	19464	Prospective	342	Pottstown			
43	Wynstone	1886 Swamp Pike	Gilbertsville	PA	19525	Prospective	700	Pottstown			
44	Willow Grove Air Base Redevelopment	Easton Road & County Line Road	Easton	PA	19044	Prospective	500	Lansdale			
45	Ambler Crossings	201 South Chestnut Street	Ambler	PA	19002	Prospective	115	Ambler			
46	St. Mary's Villa	701 South Bethlehem Pike	Ambler	PA	19002	Prospective	250	Ambler			
47	401 Washington Street	401 Washington Street	Conshohocken	PA	19428	Prospective	285	Norristown			
48	Bridgeview	5 West Front Street	Bridgeport	PA	19405	Prospective	250	Norristown			
49	Montgomery Park Phase II	1301 Powell Street	Norristown	PA	19401	Prospective	50	Norristown			
50	University Village	Butler Avenue & Shady Retreat Road	New Britain	PA	18901	Prospective	117	Doylestown			
51	Luxor at Fort Washington	1250 Virginia Drive	Fort Washington	PA	19034	Prospective	173	Hatboro - Warminster			
52	North Hills Manor	West Office Center Drive & Virginia Drive	Fort Washington	PA	19034	Prospective	50	Hatboro - Warminster			
53	37 North Valley Road	37 North Valley Road	Paoli	PA	19301	Prospective	153	Malvern			
54	Ellis Preserve Towne Center Phase II	3815 West Chester Pike	Newtown Square	PA	19073	Prospective	310	Berwyn			
55	Cardinal Crossing Towne Center	Reed Road & Sprout Road	Springfield	PA	19064	Prospective	318	Broomall			
56	Promenade at Granite Run Phase II	1067 West Baltimore Pike	Media	PA	19063	Prospective	174	Broomall			
57	Avon Site Redevelopment	2100 Ogleton Road	Newark	DE	19711	Prospective	220	Newark			
58	Delaware Avenue	NWC Academy Street & East Delaware Avenue	Newark	DE	19716	Prospective	50	Newark			
59	Flats Phase III, The	535 North Union Street	Wilmington	DE	19805	Prospective	102	Wilmington - west			
60	Church Road & Grand National Lane	SEC Church Road & Grand National Lane	Bear	DE	19702	Prospective	90	Bear			
61	Rockwood Phase III	Pulaski Hwy & Rockwood Drive	Newark	DE	19702	Prospective	180	Bear			
62	Richwood Village	SWC Aura Road & Mullica Hill Road	Mullica Hill	NJ	08062	Prospective	1600	Bridgeport - Woodstown			
63	Rowan Boulevard A4	57 North Main Street	Glassboro	NJ	08028	Prospective	50	Glassboro - Williamstown			
64	Stratford Plaza Redevelopment	New Road & South White Horse Pike	Stratford	NJ	08084	Prospective	212	Lindenwold			
65	Lanning Square Washington & West Street	SWC Washington Street & West Street	Camden	NJ	08103	Prospective	100	Camden - Pennsauken Township			
66	Rudy Park Redevelopment	100 Rudy Park	Elkton	MD	21921	Prospective	63	Cecil County			
67	503 Fellowship Road	503 Fellowship Road	Mount Laurel	NJ	08054	Prospective	145	Marlton - Medford			
68	Rivergate Bordertown Waterfront Phase II	500 Bluff View Circle	Bordertown	NJ	08505	Prospective	175	Bordertown - Browns Mills			
TOTAL PROSPECTIVE							7,081				
TOTAL PHILADELPHIA SUB URBAN							16,064				