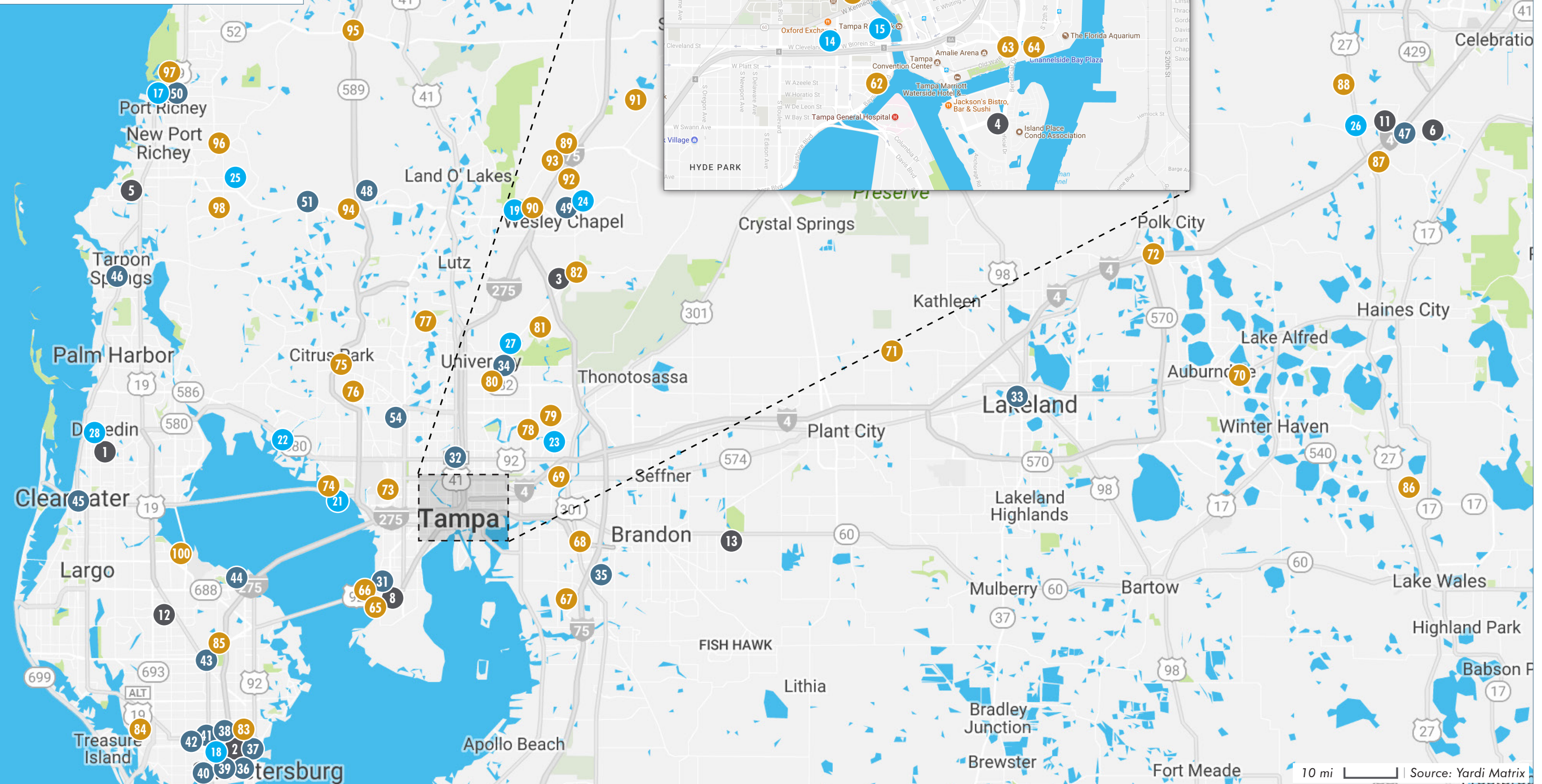


Tampa New Construction & Proposed Multifamily Projects

4Q17

ID	PROPERTY	UNITS
1	Dunedin Commons	280
2	Avanti	366
3	Oasis at Highwoods Preserve, The	277
4	Icon Harbor Island	340
5	Park at Wellington	330
6	Legacy Union Square	318
7	Pearl, The	314
8	M South	288
9	Bainbridge Ybor City	240
10	Nine 15	362
11	Portofino at Champions Gate, The	120
12	Charleston on 66	258
13	Valrico Station Phase III	60
	Total Lease-Up	3,553
14	Altis Grand Central	314
15	Manor Riverwalk	400
16	Novel Riverwalk	394
17	Main Street Landing	80
18	930 Central Flats	218
19	Tapestry Cypress Creek	348
20	Channel Club	323
21	Seazen	323
22	West Hillsborough Avenue & Tampa Shores Blvd	186
23	Suncoast Credit Union	450
24	Altis Wiregrass Ranch	392
25	Sawgrass Creek Phase II	143
26	Champions Vue	326
27	Haven 46	158
28	Artisan, The	65
	Total Under Construction	4,120
29	405 East Kennedy	225
30	AER in the Arts District	344
31	Town at Westshore Marina District	396
32	Avenue Lofts	52
33	West Lake Redevelopment	100
34	Fletcher Avenue	220
35	Robert Tolle	240
36	3rd Street & 2nd Avenue	210
37	Halcyon, The	306
38	Icon St. Petersburg	368
39	MLK & 6th Avenue South	132
40	Phillips Skyway Marina	316
41	Prism on Fifth	78
42	Prism on Fifth Phase II	50
43	Westshore Marina District	345
44	One Park West	198
45	Strand, The	100
46	Meres Crossing	236
47	Preserve at ChampionsGate	307
48	Bexley South	300
49	Wiregrass	249
50	Residences at Orange Lake	85
51	Starkey Ranch	384
52	Forest Oaks Boulevard	117
53	West River Redevelopment	1600
54	Sweetwater Villas	56
	Total Planned	7,014
55	220 East Madison	100
56	2305 East 3rd Avenue	100
57	Central Avenue & East Harrison Street	400
58	Gas Worx	1432
59	Kress Block	58
60	Lafayette Place	200
61	Marti	100
62	319 Bayshore Blvd	130
63	815 Water Street	100
64	Channelside Bay Plaza Redevelopment	150
65	Bowery Bayside Phase II	589
66	Newport Tampa	396
67	Phillips Delaney Creek	290
68	Village at Crosstown, The	3000
69	Orient Road	100
70	Jersey Road Workforce Housing	304
71	Varrea	700
72	Williams DRI Mixed Use	1700
73	MetWest International	254
74	3015 North Rocky Point	258

75	6629 Gunn Hwy	200
76	Linebaugh Avenue	100
77	2508 North Lakeview	81
78	Kirby Street	100
79	Temple Terrace	214
80	Standard at Tampa, The	214
81	Bruce B Downs Blvd & Tampa Palms Blvd West	252
82	Haven at Hunters Lake	100
83	4th Street North & Central Avenue North	100
84	Raytheon Site Redevelopment	50
85	Epic at Gateway Centre Phase II, The	112
86	Serenity at Lake Wales	335
87	Posner Boulevard	240
88	US Route 27 & Jack Road	426
89	Arbours at Saddle Oaks	264
90	Cypress Town Center	230
91	Epperson Ranch	200
92	Gables at Seven Oaks	723
93	Lexington Oaks Plaza	200
94	South Branch Ranch	500
95	Spanish Lakes	140
96	Commons at Speer Village, The	56
97	Cotee River	240
98	Mitchell 54 West	330
99	Quarry Preserve	1850
100	Bayside Reserves	156
	Total Prospective	1,7774



LEGEND

- Leasing
- Under Construction
- Planned
- Prospective

10 mi | Source: Yardi Matrix

Tampa New Construction and Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
1	Dunedin Commons	2701 Dunedin Commons Place	Dunedin	FL	34698	Lease -Up	280	Dunedin	07/01/2017	01/31/2019	09/28/2017	
2	Avanti	201 4th Street South	St. Petersburg	FL	33701	Lease -Up	366	Downtown St Petersburg	04/01/2016	05/31/2018	11/08/2017	
3	Oasis at Highwoods Preserve, The	18311 Highwoods Preserve Pkwy	Tampa	FL	33647	Lease -Up	277	Tampa Palms/Pebble Creek	05/01/2017	05/31/2018	08/01/2017	
4	Icon Harbor Island	402 Knights Run Avenue	Tampa	FL	33602	Lease -Up	340	Hyde Park/Davis Island	06/01/2016	03/31/2018	08/18/2017	
5	Park at Wellington	4311 Jordana Way	Holiday	FL	34691	Lease -Up	330	New Port Richey	08/01/2016	03/31/2018	04/29/2017	
6	Legacy Union Square	8300 Osceola Polk Line Road	Davenport	FL	33896	Lease -Up	318	Davenport/Haines City	01/20/2016	03/31/2018	03/21/2017	
7	Pearl, The	350 West Palm Avenue	Tampa	FL	33602	Lease -Up	314	Tampa Heights	02/01/2017	02/28/2018	10/14/2017	
8	M South	5110 South Manhattan Avenue	Tampa	FL	33611	Lease -Up	288	Gandy/Ballast Point	05/01/2016	02/28/2018	07/03/2017	
9	Bainbridge Ybor City	1512 East 12th Avenue	Tampa	FL	33605	Lease -Up	240	Downtown Tampa / Ybor City	03/01/2016	01/31/2018	11/22/2017	
10	Nine 15	915 North Franklin Street	Tampa	FL	33602	Lease -Up	362	Downtown Tampa / Ybor City	12/14/2015	01/31/2018	10/02/2017	
11	Portofino at Champions Gate, The	14100 Portofino Way	Championsgate	FL	33896	Lease -Up	120	Davenport/Haines City	07/01/2016	01/31/2018	08/28/2017	
12	Charleston on 66	12700 66th Street North	Largo	FL	33773	Lease -Up	258	Largo	09/30/2016	01/31/2018	07/18/2017	
13	Valrico Station Phase III	104 Valrico Station Road	Valrico	FL	33594	Lease -Up	60	Brandon/Seffner	02/02/2016	01/31/2018	06/30/2016	
TOTAL LEASE-UP							3,553					
14	Altis Grand Central	504 West Grand Central Avenue	Tampa	FL	33606	Under Construction	314	Downtown Tampa / Ybor City	12/05/2017	05/31/2019		
15	Manor Riverwalk	202 South Parker Street	Tampa	FL	33606	Under Construction	400	Downtown Tampa / Ybor City	08/23/2017	03/31/2019		
16	Novel Riverwalk	100 West Fortune Street	Tampa	FL	33602	Under Construction	394	Downtown Tampa / Ybor City	03/06/2017	03/31/2019		
17	Main Street Landing	5500 Main Street	New Port Richey	FL	34652	Under Construction	80	New Port Richey	02/21/2017	02/28/2019		
18	930 Central Flats	930 Central Avenue	St. Petersburg	FL	33705	Under Construction	218	Downtown St Petersburg	03/22/2017	10/31/2018		
19	Tapestry Cypress Creek	State Road 54 & Wesley Chapel Blvd	Wesley Chapel	FL	34639	Under Construction	348	Land O'Lakes/Odessa	08/04/2017	10/31/2018		
20	Channel Club	1115 East Twiggs Street	Tampa	FL	33602	Under Construction	323	Hyde Park/Davis Island	10/01/2016	09/30/2018		
21	Seazen	7616 West Courtney Campbell Cswy	Tampa	FL	33607	Under Construction	323	Rocky Creek	04/01/2017	09/30/2018		
22	West Hillsborough Avenue & Tampa Shores Blvd	SEC West Hillsborough Avenue & Tampa Shores Blvd	Tampa	FL	33615	Under Construction	186	Rocky Creek	07/01/2017	08/31/2018		
23	Suncoast Credit Union	6536 East Hillsborough Avenue	Tampa	FL	33610	Under Construction	450	Harney	04/02/2017	08/31/2018		
24	Altis Wiregrass Ranch	28878 Golden Vista Blvd	Wesley Chapel	FL	33543	Under Construction	392	Land O'Lakes/Odessa	12/14/2016	07/31/2018		
25	Sawgrass Creek Phase II	8800 Lazy River Loop	New Port Richey	FL	34655	Under Construction	143	New Port Richey	07/01/2017	07/31/2018		
26	Champions Vue	7396 State Route 25	Davenport	FL	33897	Under Construction	326	Davenport/Haines City	03/09/2017	04/30/2018		
27	Haven 46	14500 North 46th Street	Tampa	FL	33613	Under Construction	158	University of South Florida	08/01/2016	01/31/2018		
28	Artisan, The	940 Douglas Avenue	Dunedin	FL	34698	Under Construction	65	Dunedin	04/17/2017	01/31/2018		
TOTAL UNDER CONSTRUCTION							4,120					
29	405 East Kennedy	405 East Kennedy Blvd	Tampa	FL	33602	Planned	225	Downtown Tampa / Ybor City				
30	AER in the Arts District	East Cass Street & East Tyler Street	Tampa	FL	33602	Planned	344	Downtown Tampa / Ybor City				
31	Town at Westshore Marina District	Gandy Blvd & West Shore Blvd	Tampa	FL	33611	Planned	396	Sunset Park/Bayside				
32	Avenue Lofts	5208 North Florida Avenue	Tampa	FL	33603	Planned	52	Tampa Heights				
33	West Lake Redevelopment	500 Hartsell Avenue	Lakeland	FL	33815	Planned	100	Lakeland Highlands				
34	Fletcher Avenue	3600 East Fletcher Avenue	Tampa	FL	33613	Planned	220	University of South Florida				
35	Robert Tolle	Robert Tolle Drive & Valhalla Pond Drive	Riverview	FL	33578	Planned	240	Riverview/Valrico				
36	3rd Street & 2nd Avenue	SWC 3rd Street South & 2nd Avenue South	St. Petersburg	FL	33701	Planned	210	Downtown St Petersburg				
37	Halcyon, The	NWC 1st Avenue North & 2nd Street North	St. Petersburg	FL	33701	Planned	306	Downtown St Petersburg				
38	Icon St. Petersburg	801 Central Avenue	St. Petersburg	FL	33701	Planned	368	Downtown St Petersburg				
39	MLK & 6th Avenue South	Dr MLK Jr & 6th Avenue South	St. Petersburg	FL	33701	Planned	132	Downtown St Petersburg				
40	Phillips Skyway Marina	SEC 30th Avenue South & 34th Street South	St. Petersburg	FL	33711	Planned	316	Gulfport/Lealman				
41	Prism on Fifth	301 33rd Street North	St. Petersburg	FL	33713	Planned	78	Gulfport/Lealman				
42	Prism on Fifth Phase II	3rd Avenue North & 33rd Street North	Saint Petersburg	FL	33713	Planned	50	Gulfport/Lealman				
43	Westshore Marina District	500 Gandy Blvd	Tampa	FL	33611	Planned	345	Pinellas Park				
44	One Park West	SEC Carillon Pkwy & Ulmerton Road	St. Petersburg	FL	33716	Planned	198	Mainlands				
45	Strand, The	1100 Cleveland Street	Clearwater	FL	33755	Planned	100	Clearwater				
46	Meres Crossing	SEC Meres Blvd & South Pinellas Avenue	Tarpon Springs	FL	34689	Planned	236	Palm Harbor/Tarpon Springs				
47	Preserve at ChampionsGate	Champions Gate Blvd & Loughman Road	Davenport	FL	33896	Planned	307	Davenport/Haines City				
48	Bexley South	17049 Mentmore Blvd	Land O' Lakes	FL	34638	Planned	300	Land O'Lakes/Odessa				
49	Wiregrass	State Road 56 & State Road 581	Wesley Chapel	FL	33543	Planned	249	Land O'Lakes/Odessa				
50	Residences at Orange Lake	6561 Circle Blvd	New Port Richey	FL	34652	Planned	85	New Port Richey				
51	Starkey Ranch	State Road 54 & Gunn Hwy	Odessa	FL	33556	Planned	384	New Port Richey				

Tampa New Construction and Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
52	Forest Oaks Boulevard	8101 Forest Oaks Blvd	Spring Hill	FL	34606	Planned	117	Spring Hill			
53	West River Redevelopment	West Main Street & North Rome Avenue	Tampa	FL	33607	Planned	1600	Wellswood			
54	Sweetwater Villas	4106 West Humphrey Street	Tampa	FL	33614	Planned	56	Mullis City			
							TOTAL PLANNED	7,014			
55	220 East Madison	220 East Madison Street	Tampa	FL	33602	Prospective	100	Downtown Tampa / Ybor City			
56	2305 East 3rd Avenue	2305 East 3rd Avenue	Tampa	FL	33605	Prospective	100	Downtown Tampa / Ybor City			
57	Central Avenue & East Harrison Street	SEC Central Avenue & East Harrison Street	Tampa	FL	33602	Prospective	400	Downtown Tampa / Ybor City			
58	Gas Worx	1400 Channelside Drive	Tampa	FL	33605	Prospective	1432	Downtown Tampa / Ybor City			
59	Kress Block	811 North Franklin Street	Tampa	FL	33602	Prospective	58	Downtown Tampa / Ybor City			
60	Lafayette Place	West Kennedy Blvd & Parker Street	Tampa	FL	33606	Prospective	200	Downtown Tampa / Ybor City			
61	Marti	1212 East 7th Avenue	Tampa	FL	33605	Prospective	100	Downtown Tampa / Ybor City			
62	319 Bayshore Blvd	319 Bayshore Blvd	Tampa	FL	33606	Prospective	130	Hyde Park/Davis Island			
63	815 Water Street	Channelside Drive & Old Water Street	Tampa	FL	33602	Prospective	100	Hyde Park/Davis Island			
64	Channelside Bay Plaza Redevelopment	615 Channelside Drive	Tampa	FL	33602	Prospective	150	Hyde Park/Davis Island			
65	Bowery Bayside Phase II	6301 South West Shore Blvd	Tampa	FL	33616	Prospective	589	Gandy/Ballast Point			
66	Newport Tampa	4900 Bridge Street	Tampa	FL	33611	Prospective	396	Gandy/Ballast Point			
67	Phillips Delaney Creek	SWC South Falkenburg Road & Progress Blvd	Riverview	FL	33578	Prospective	290	Clair-Mel City			
68	Village at Crosstown, The	Suarez Road & US Route 301	Tampa	FL	33619	Prospective	3000	Clair-Mel City			
69	Orient Road	3609 Orient Road	Tampa	FL	33619	Prospective	100	Orient Park			
70	Jersey Road Workforce Housing	East Derby Avenue & Jersey Road NW	Winter Haven	FL	33881	Prospective	304	Lakeland Highlands			
71	Varrea	SWC East Knights Griffin Road & Charlie Taylor Road	Plant City	FL	33565	Prospective	700	Lakeland Highlands			
72	Williams DRI Mixed Use	Interstate 4 & Polk Pkwy	Lakeland	FL	33801	Prospective	1700	Lakeland Highlands			
73	MetWest International	NEC West Boy Scout Blvd & North Lois Avenue	Tampa	FL	33607	Prospective	254	Garver City			
74	3015 North Rocky Point	3015 North Rocky Point Drive East	Tampa	FL	33607	Prospective	258	Rocky Creek			
75	6629 Gunn Hwy	6629 Gunn Hwy	Tampa	FL	33625	Prospective	200	Carrollwood Village			
76	Linebaugh Avenue	Bucklin Street & West Linebaugh Avenue	Tampa	FL	33625	Prospective	100	Carrollwood Village			
77	2508 North Lakeview	2508 North Lakeview Drive	Tampa	FL	33618	Prospective	81	Lake Magdalene			
78	Kirby Street	North 50th Street & East Kirby Street	Tampa	FL	33617	Prospective	100	Del Rio/College Hill			
79	Temple Terrace	NEC Bullard Pkwy & North 56th Street	Temple Terrace	FL	33617	Prospective	214	Temple Terrace			
80	Standard at Tampa, The	2810 University Square Drive	Tampa	FL	33612	Prospective	214	University Square			
81	Bruce B Downs Blvd & Tampa Palms Blvd West	Bruce B Downs Blvd & Tampa Palms Blvd West	Tampa	FL	33647	Prospective	252	Tampa Palms/Pebble Creek			
82	Haven at Hunters Lake	Bruce B Downs Blvd & Hunters Lake Drive	Tampa	FL	33647	Prospective	100	Tampa Palms/Pebble Creek			
83	4th Street North & Central Avenue North	4th Street North & Central Avenue North	Saint Petersburg	FL	33701	Prospective	100	Downtown St Petersburg			
84	Raytheon Site Redevelopment	1501 72nd Street North	St. Petersburg	FL	33710	Prospective	50	St Pete Beach/Pasdena			
85	Epic at Gateway Centre Phase II, The	3115 Grand Avenue	Pinellas Park	FL	33782	Prospective	112	Pinellas Park			
86	Serenity at Lake Wales	820 Chalet Suzanne Road	Lake Wales	FL	33859	Prospective	335	Lake Wales			
87	Posner Boulevard	Plymouth Drive & Posner Blvd	Davenport	FL	33837	Prospective	240	Davenport/Haines City			
88	US Route 27 & Jack Road	US Route 27 & Jack Road	Davenport	FL	33897	Prospective	426	Davenport/Haines City			
89	Arbours at Saddle Oaks	Country Club Road & Old Pasco Road	Wesley Chapel	FL	33544	Prospective	264	Land O'Lakes/Odessa			
90	Cypress Town Center	SWC Interstate 75 & State Road 56	Wesley Chapel	FL	33543	Prospective	230	Land O'Lakes/Odessa			
91	Epperson Ranch	Overpass Road & Curley Road	Wesley Chapel	FL	33544	Prospective	200	Land O'Lakes/Odessa			
92	Gables at Seven Oaks	Eagleston Blvd & Stockton Drive	Wesley Chapel	FL	33544	Prospective	723	Land O'Lakes/Odessa			
93	Lexington Oaks Plaza	Lexington Oaks Blvd & Wesley Chapel Blvd	Wesley Chapel	FL	33544	Prospective	200	Land O'Lakes/Odessa			
94	South Branch Ranch	SR 54 & Suncoast Pkwy	New Port Richey	FL	33558	Prospective	500	Land O'Lakes/Odessa			
95	Spanish Lakes	Deerbrook Blvd & Oak Ramble Drive	Shady Hills	FL	34610	Prospective	140	Land O'Lakes/Odessa			
96	Commons at Speer Village, The	7349 Plathe Road	New Port Richey	FL	34653	Prospective	56	New Port Richey			
97	Cotee River	7616 Washington Street	Port Richey	FL	34668	Prospective	240	New Port Richey			
98	Mitchell 54 West	SEC Mitchell Ranch Road & State Route 54	New Port Richey	FL	34655	Prospective	330	New Port Richey			
99	Quarry Preserve	NEC Citrus Way & Ponce De Leon Blvd	Brooksville	FL	34614	Prospective	1850	Brooksville			
100	Bayside Reserves	164th Avenue North & 49th Street North	Clearwater	FL	33762	Prospective	156	Feather Sound/High Point			
							TOTAL PROSPECTIVE	17,774			
							TOTAL TAMPA	32,461			