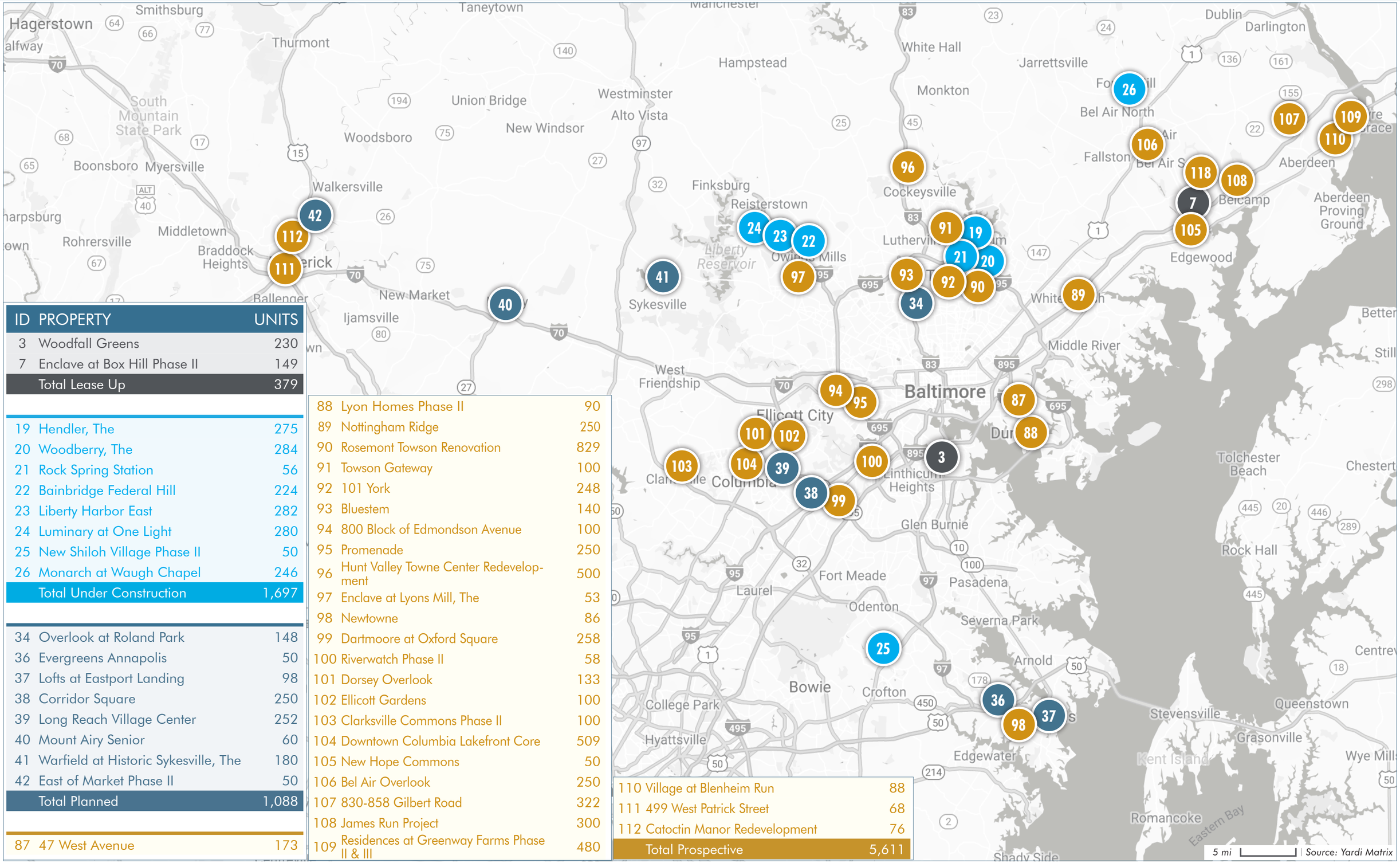
Baltimore New Construction & Proposed Multifamily Projects

1Q19



ID	PROPERTY	UNITS
3	Woodfall Greens	230
7	Enclave at Box Hill Phase II	149
	Total Lease Up	379

19	Hendler, The	275
20	Woodberry, The	284
21	Rock Spring Station	56
22	Bainbridge Federal Hill	224
23	Liberty Harbor East	282
24	Luminary at One Light	280
25	New Shiloh Village Phase II	50
26	Monarch at Waugh Chapel	246
	Total Under Construction	1,697

34	Overlook at Roland Park	148
36	Evergreens Annapolis	50
37	Lofts at Eastport Landing	98
38	Corridor Square	250
39	Long Reach Village Center	252
40	Mount Airy Senior	60
41	Warfield at Historic Sykesville, The	180
42	East of Market Phase II	50
	Total Planned	1,088

87	47 West Avenue	173
88	Lyon Homes Phase II	90
89	Nottingham Ridge	250
90	Rosemont Towson Renovation	829
91	Towson Gateway	100
92	101 York	248
93	Bluestem	140
94	800 Block of Edmondson Avenue	100
95	Promenade	250
96	Hunt Valley Towne Center Redevelopment	500
97	Enclave at Lyons Mill, The	53
98	Newtowne	86
99	Dartmoore at Oxford Square	258
100	Riverwatch Phase II	58
101	Dorsey Overlook	133
102	Ellicott Gardens	100
103	Clarksville Commons Phase II	100
104	Downtown Columbia Lakefront Core	509
105	New Hope Commons	50
106	Bel Air Overlook	250
107	830-858 Gilbert Road	322
108	James Run Project	300
109	Residences at Greenway Farms Phase II & III	480
110	Village at Blenheim Run	88
111	499 West Patrick Street	68
112	Catoctin Manor Redevelopment	76
	Total Prospective	5,611

LEGEND: Lease-Up | Under Construction | Planned | Prospective

Baltimore New Construction & Proposed Multifamily Projects

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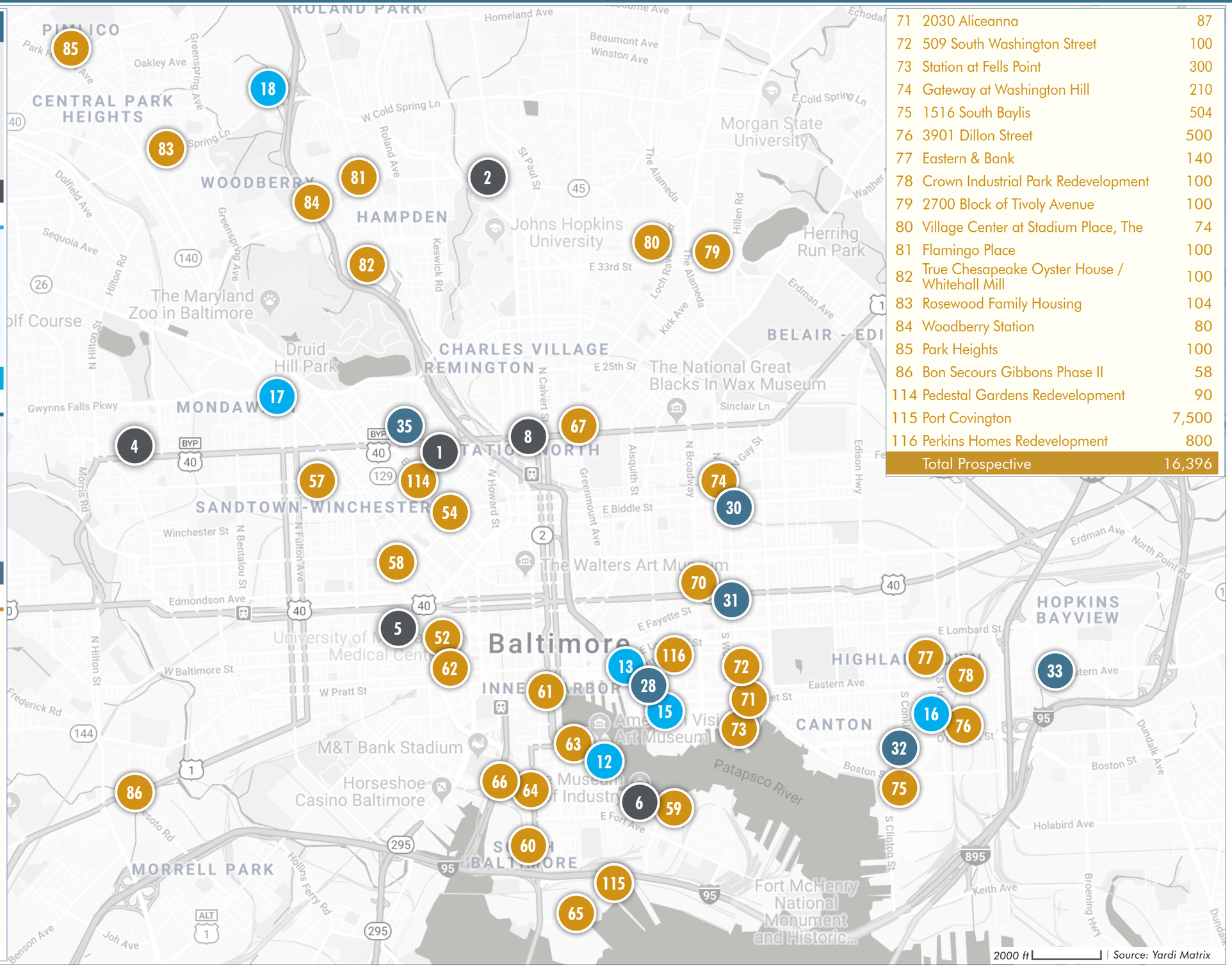
ID	PROPERTY	UNITS
1	Jordan, The	62
2	University West Redevelopment	76
4	North Avenue Gateway Phase II	50
5	Center \ West	262
6	Anthem House II	54
8	Nelson-Kohl, The	103
	Total Lease Up	607
12	Towson Row	250
13	800 Fleet Street	380
15	Loch Raven Commons	209
16	Red Run Station	72
17	View at Mill Run Phase II, The	157
18	9 East Mount Royal Avenue	64
	Total Under Construction	1,132
28	Fleet Street	400
30	Eager Square	246
31	Jefferson Square at Washington Hill Phase II	220
32	3400 Boston Street	241
33	Yard 56	500
35	Madison Park North Redevelopment	100
	Total Planned	1,707
52	West Side BioPark	300
54	Ashbie, The	53
57	Gilmor Homes Redevelopment	545
58	North Fremont Avenue & Harlem Avenue	100
59	1401 Woodall Street	65
60	1900 South Hanover Street	267
61	414 Light Phase II	100
62	719 West Pratt Street	50
63	East Hamburg Street & Riverside Avenue	100
64	Hanover Federal Hill	309
65	Rye Street Market	260
66	Stadium Square	650
67	1812 Greenmount	50
70	Baltimore East Side Redevelopment	2,500
71	2030 Aliceanna	87
72	509 South Washington Street	100
73	Station at Fells Point	300
74	Gateway at Washington Hill	210
75	1516 South Baylis	504
76	3901 Dillon Street	500
77	Eastern & Bank	140
78	Crown Industrial Park Redevelopment	100
79	2700 Block of Tivoly Avenue	100
80	Village Center at Stadium Place, The	74
81	Flamingo Place	100
82	True Chesapeake Oyster House / Whitehall Mill	100
83	Rosewood Family Housing	104
84	Woodberry Station	80
85	Park Heights	100
86	Bon Secours Gibbons Phase II	58
114	Pedestal Gardens Redevelopment	90
115	Port Covington	7,500
116	Perkins Homes Redevelopment	800
	Total Prospective	16,396



LEGEND Lease-Up Under Construction Planned Prospective

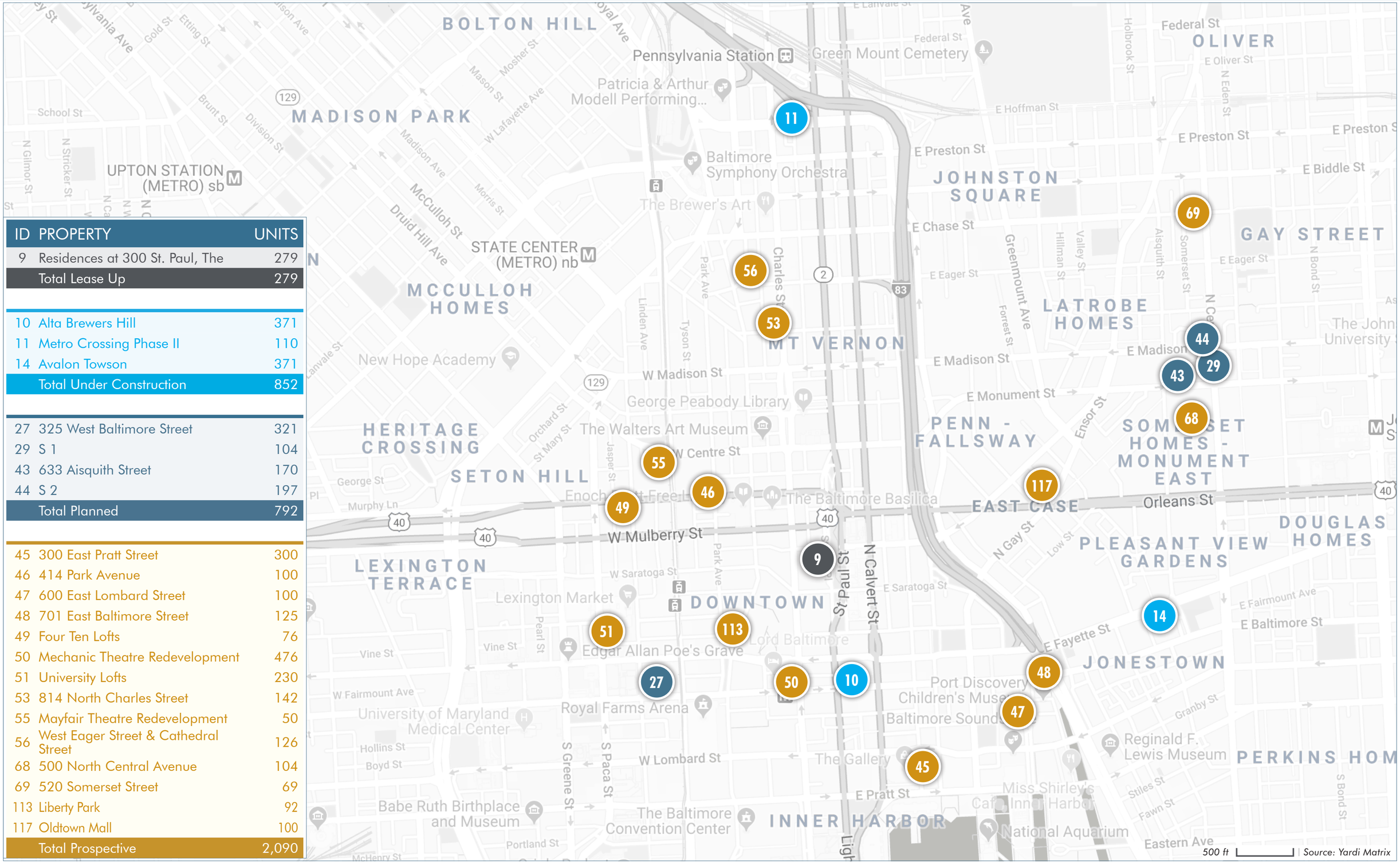
BERKADIA

a Berkshire Hathaway and Jefferies Financial Group company

Baltimore New Construction & Proposed Multifamily Projects

1Q19

ID	PROPERTY	UNITS
9	Residences at 300 St. Paul, The	279
	Total Lease Up	279
10	Alta Brewers Hill	371
11	Metro Crossing Phase II	110
14	Avalon Towson	371
	Total Under Construction	852
27	325 West Baltimore Street	321
29	S 1	104
43	633 Aisquith Street	170
44	S 2	197
	Total Planned	792
45	300 East Pratt Street	300
46	414 Park Avenue	100
47	600 East Lombard Street	100
48	701 East Baltimore Street	125
49	Four Ten Lofts	76
50	Mechanic Theatre Redevelopment	476
51	University Lofts	230
53	814 North Charles Street	142
55	Mayfair Theatre Redevelopment	50
56	West Eager Street & Cathedral Street	126
68	500 North Central Avenue	104
69	520 Somerset Street	69
113	Liberty Park	92
117	Oldtown Mall	100
	Total Prospective	2,090



LEGEND Lease-Up Under Construction Planned Prospective

Baltimore New Construction and Proposed Multifamily Projects

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ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
1	Jordan, The	303 McMechen Street	Baltimore	MD	21217	Lease-Up	62	Baltimore - Midtown	05/31/2018	09/30/2019	03/01/2019
2	University West Redevelopment	106 West University Pkwy	Baltimore	MD	21210	Lease-Up	76	Baltimore - Johns Hopkins	11/30/2017	06/30/2019	08/01/2018
3	Woodfall Greens	90 Hammonds Lane	Brooklyn Park	MD	21225	Lease-Up	230	Glen Burnie	01/17/2018	05/31/2019	11/01/2018
4	North Avenue Gateway Phase II	3001 West North Avenue	Baltimore	MD	21216	Lease-Up	50	Baltimore - Mondawmin	10/31/2017	05/31/2019	06/30/2018
5	Center\West	101 North Schroeder Street	Baltimore	MD	21223	Lease-Up	262	Baltimore - Poppleton	02/06/2017	03/31/2019	11/01/2018
6	Anthem House II	1430 Lawrence Street	Baltimore	MD	21230	Lease-Up	54	Baltimore - South	02/01/2017	03/31/2019	05/29/2018
7	Enclave at Box Hill Phase II	3405 McCurley Drive	Abingdon	MD	21009	Lease-Up	149	Bel-Air	06/01/2017	03/31/2019	03/01/2018
8	Nelson-Kohl, The	20 East Lanvale Street	Baltimore	MD	21202	Lease-Up	103	Baltimore - Oldtown	11/01/2016	03/31/2019	02/22/2018
9	Residences at 300 St. Paul, The	300 Saint Paul Place	Baltimore	MD	21201	Lease-Up	279	Baltimore - Downtown	10/03/2016	03/31/2019	09/27/2017
						Total Lease-Up	1,265				
10	Alta Brewers Hill	3901 Dillon Street	Canton	MD	21224	Under Construction	371	Baltimore - Brewers Hill	08/01/2018	06/30/2020	
11	Metro Crossing Phase II	10209 Grand Central Avenue	Owings Mills	MD	21117	Under Construction	110	Owings Mills	08/31/2018	06/30/2020	
12	Towson Row	305 York Road	Towson	MD	21204	Under Construction	250	Towson - Southwest	08/01/2018	05/31/2020	
13	800 Fleet Street	801 Eastern Avenue	Baltimore	MD	21202	Under Construction	380	Baltimore - Little Italy	05/31/2018	02/29/2020	
14	Avalon Towson	2 East Joppa Road	Towson	MD	21286	Under Construction	371	Towson - Northeast	12/01/2017	02/29/2020	
15	Loch Raven Commons	1300 East Joppa Road	Towson	MD	21286	Under Construction	209	Towson - Northeast	02/01/2019	02/29/2020	
16	Red Run Station	Red Brook Blvd & Red Run Blvd	Owings Mills	MD	21117	Under Construction	72	Owings Mills	02/01/2019	02/29/2020	
17	View at Mill Run Phase II, The	9755 Mill Centre Drive	Owings Mills	MD	21117	Under Construction	157	Owings Mills	09/30/2018	02/29/2020	
18	9 East Mount Royal Avenue	9 East Mount Royal Avenue	Baltimore	MD	21202	Under Construction	64	Baltimore - Midtown	05/01/2018	01/31/2020	
19	Hendler, The	1100 East Baltimore Street	Baltimore	MD	21202	Under Construction	275	Baltimore - Little Italy	07/31/2018	01/31/2020	
20	Woodberry, The	2001 West Cold Spring Lane	Baltimore	MD	21209	Under Construction	284	Baltimore - Pimlico	08/31/2018	12/31/2019	
21	Rock Spring Station	2000 Rock Spring Road	Forest Hill	MD	21050	Under Construction	56	Bel-Air	12/01/2018	10/31/2019	
22	Bainbridge Federal Hill	1100 Key Hwy East	Baltimore	MD	21230	Under Construction	224	Baltimore - South	01/31/2018	06/30/2019	
23	Liberty Harbor East	711 Central Avenue	Baltimore	MD	21202	Under Construction	282	Baltimore - Fells Point	09/13/2016	04/30/2019	
24	Luminary at One Light	1 Light Street	Baltimore	MD	21202	Under Construction	280	Baltimore - Downtown	07/18/2016	03/31/2019	
25	New Shiloh Village Phase II	North Payson Street & Windsor Avenue	Baltimore	MD	21217	Under Construction	50	Baltimore - Mondawmin	12/30/2017	03/31/2019	
26	Monarch at Waugh Chapel	2614 Smooth Alder Street	Gambrills	MD	21054	Under Construction	246	Odenton	10/25/2017	03/31/2019	
						Total Under Construction	3,681				
27	325 West Baltimore Street	325 West Baltimore Street	Baltimore	MD	21201	Planned	321	Baltimore - Downtown			
28	Fleet Street	900 Fleet Street	Baltimore	MD	21202	Planned	400	Baltimore - Little Italy			
29	S 1	North Central Avenue & East Monument Street	Baltimore	MD	21202	Planned	104	Baltimore - Oldtown			
30	Eager Square	1700 East Eager Street	Baltimore	MD	21205	Planned	246	Baltimore - Middle East-Washington Hill			
31	Jefferson Square at Washington Hill Phase II	101 North Wolfe Street	Baltimore	MD	21231	Planned	220	Baltimore - Middle East-Washington Hill			

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Source: Yardi Matrix

Baltimore 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
32	3400 Boston Street	3400 Boston Street	Baltimore	MD	21224	Planned	241	Baltimore - Brewers Hill			
33	Yard 56	5601 Eastern Avenue	Baltimore	MD	21224	Planned	500	Baltimore - Southeast			
34	Overlook at Roland Park	Falls Road & West Northern Pkwy	Baltimore	MD	21210	Planned	148	Baltimore - Roland Park			
35	Madison Park North Redevelopment	738 West North Avenue	Baltimore	MD	21217	Planned	100	Baltimore - Reservoir Hill			
36	Evergreens Annapolis	2510 Riva Road	Annapolis	MD	21401	Planned	50	Annapolis			
37	Lofts at Eastport Landing	Bay Ridge Avenue & Chesapeake Avenue	Annapolis	MD	21403	Planned	98	Annapolis			
38	Corridor Square	Dorsey Run Road & Washington Blvd	Elkridge	MD	21075	Planned	250	Elkridge			
39	Long Reach Village Center	Foreland Garth & Tamar Drive	Columbia	MD	21045	Planned	252	Columbia			
40	Mount Airy Senior	1015 Ridge Avenue	Mount Airy	MD	21771	Planned	60	Sykesville - Mount Airy			
41	Warfield at Historic Sykesville, The	6655 Sykesville Road	Eldersburg	MD	21784	Planned	180	Sykesville - Mount Airy			
42	East of Market Phase II	100 Holling Drive	Frederick	MD	21701	Planned	50	Frederick - East			
43	633 Aisquith Street	633 Aisquith Street	Baltimore	MD	21202	Planned	170	Baltimore - Oldtown			
44	S 2	North Central Avenue & East Monument Street	Baltimore	MD	21202	Planned	197	Baltimore - Oldtown			
						Total Planned	3,587				
45	300 East Pratt Street	300 East Pratt Street	Baltimore	MD	21202	Prospective	300	Baltimore - Downtown			
46	414 Park Avenue	414 Park Avenue	Baltimore	MD	21201	Prospective	100	Baltimore - Downtown			
47	600 East Lombard Street	600 East Lombard Street	Baltimore	MD	21202	Prospective	100	Baltimore - Downtown			
48	701 East Baltimore Street	701 East Baltimore Street	Baltimore	MD	21202	Prospective	125	Baltimore - Downtown			
49	Four Ten Lofts	410 West Mulberry Street	Baltimore	MD	21201	Prospective	76	Baltimore - Downtown			
50	Mechanic Theatre Redevelopment	1 West Baltimore Street	Baltimore	MD	21201	Prospective	476	Baltimore - Downtown			
51	University Lofts	418 West Fayette Street	Baltimore	MD	21201	Prospective	230	Baltimore - Downtown			
52	West Side BioPark	West Baltimore Street & North Martin Luther King Jr Blvd	Baltimore	MD	21201	Prospective	300	Baltimore - Downtown			
53	814 North Charles Street	814 North Charles Street	Baltimore	MD	21201	Prospective	142	Baltimore - Midtown			
54	Ashbie, The	1213 Madison Avenue	Baltimore	MD	21217	Prospective	53	Baltimore - Midtown			
55	Mayfair Theatre Redevelopment	506 North Howard Street	Baltimore	MD	21201	Prospective	50	Baltimore - Midtown			
56	West Eager Street & Cathedral Street	West Eager Street & Cathedral Street	Baltimore	MD	21201	Prospective	126	Baltimore - Midtown			
57	Gilmor Homes Redevelopment	1640 Balmor Court	Baltimore	MD	21217	Prospective	545	Baltimore - Upton			
58	North Fremont Avenue & Harlem Avenue	North Fremont Avenue & Harlem Avenue	Baltimore	MD	21201	Prospective	100	Baltimore - Upton			
59	1401 Woodall Street	1401 Woodall Street	Baltimore	MD	21230	Prospective	65	Baltimore - South			
60	1900 South Hanover Street	1900 South Hanover Street	Baltimore	MD	21230	Prospective	267	Baltimore - South			
61	414 Light Phase II	414 Light Street	Baltimore	MD	21201	Prospective	100	Baltimore - South			
62	719 West Pratt Street	719 West Pratt Street	Baltimore	MD	21201	Prospective	50	Baltimore - South			

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ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
63	East Hamburg Street & Riverside Avenue	East Hamburg Street & Riverside Avenue	Baltimore	MD	21230	Prospective	100	Baltimore - South			
64	Hanover Federal Hill	West Ostend Street & Race Street	Baltimore	MD	21230	Prospective	309	Baltimore - South			
65	Rye Street Market	East Cromwell Street & West Peninsula Drive	Baltimore	MD	21230	Prospective	260	Baltimore - South			
66	Stadium Square	Leadenhall Street & West Ostend Street	Baltimore	MD	21230	Prospective	650	Baltimore - South			
67	1812 Greenmount	1812 Greenmount Avenue	Baltimore	MD	21202	Prospective	50	Baltimore - Oldtown			
68	500 North Central Avenue	500 North Central Avenue	Baltimore	MD	21202	Prospective	104	Baltimore - Oldtown			
69	520 Somerset Street	520 Somerset Street	Baltimore	MD	21202	Prospective	69	Baltimore - Oldtown			
70	Baltimore East Side Redevelopment	North Broadway & Orleans Street	Baltimore	MD	21287	Prospective	2500	Baltimore - Oldtown			
71	2030 Aliceanna	2030 Aliceanna Street	Baltimore	MD	21231	Prospective	87	Baltimore - Fells Point			
72	509 South Washington Street	509 South Washington Street	Baltimore	MD	21231	Prospective	100	Baltimore - Fells Point			
73	Station at Fells Point	2001 Aliceanna Street	Baltimore	MD	21231	Prospective	300	Baltimore - Fells Point			
74	Gateway at Washington Hill	1100 North Wolfe Street	Baltimore	MD	21231	Prospective	210	Baltimore - Middle East-Washington Hill			
75	1516 South Baylis	1516 Baylis Street	Baltimore	MD	21224	Prospective	504	Baltimore - Brewers Hill			
76	3901 Dillon Street	3901 Dillon Street	Baltimore	MD	21224	Prospective	500	Baltimore - Brewers Hill			
77	Eastern & Bank	3825 Bank Street	Baltimore	MD	21224	Prospective	140	Baltimore - Brewers Hill			
78	Crown Industrial Park Redevelopment	4401 Eastern Avenue	Baltimore	MD	21224	Prospective	100	Baltimore - Southeast			
79	2700 Block of Tivoly Avenue	East 33rd Street & Tivoly Avenue	Baltimore	MD	21218	Prospective	100	Baltimore - Waverly			
80	Village Center at Stadium Place, The	1100 East 33rd Street	Baltimore	MD	21218	Prospective	74	Baltimore - Waverly			
81	Flamingo Place	3934 Flamingo Place	Baltimore	MD	21211	Prospective	100	Baltimore - Hampden			
82	True Chesapeake Oyster House / Whitehall Mill	3300 Clipper Mill Road	Baltimore	MD	21211	Prospective	100	Baltimore - Hampden			
83	Rosewood Family Housing	Loyola Northway & Pimlico Road	Baltimore	MD	21215	Prospective	104	Baltimore - Pimlico			
84	Woodberry Station	3523 Clipper Road	Baltimore	MD	21211	Prospective	80	Baltimore - Pimlico			
85	Park Heights	West Belvedere Avenue & Park Heights Avenue	Baltimore	MD	21215	Prospective	100	Baltimore - Glen-Fallstaff			
86	Bon Secours Gibbons Phase II	900 Desoto Road	Baltimore	MD	21223	Prospective	58	Baltimore - Morrell Park-Cherry Hill			
87	47 West Avenue	47 West Avenue	Dundalk	MD	21222	Prospective	173	Dundalk			
88	Lyon Homes Phase II	411 New Pittsburg Avenue	Dundalk	MD	21222	Prospective	90	Dundalk			
89	Nottingham Ridge	5300 Nottingham Drive	Nottingham	MD	21236	Prospective	250	Nottingham			
90	Rosemont Towson Renovation	6902 Lachlan Circle	Baltimore	MD	21239	Prospective	829	Towson - Northeast			
91	Towson Gateway	Bosley Avenue & York Road	Towson	MD	21204	Prospective	100	Towson - Northeast			
92	101 York	101 York Road	Towson	MD	21204	Prospective	248	Towson - Southwest			
93	Bluestem	6241 Falls Road	Baltimore	MD	21209	Prospective	140	Towson - Southwest			

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94	800 Block of Edmondson Avenue	Edmondson Avenue & Winters Lane	Catonsville	MD	21228	Prospective	100	Catonsville			
95	Promenade	Frederick Road & Interstate 695	Catonsville	MD	21228	Prospective	250	Catonsville			
96	Hunt Valley Towne Center Redevelopment	118 Shawan Road	Cockeysville	MD	21030	Prospective	500	Cockeysville			
97	Enclave at Lyons Mill, The	9307 Lyons Mill Road	Owings Mills	MD	21117	Prospective	53	Owings Mills			
98	Newtowne	810 Brooke Court	Annapolis	MD	21401	Prospective	86	Annapolis			
99	Dartmoore at Oxford Square	Dorsey Road & Oconnor Drive	Hanover	MD	21076	Prospective	258	Hanover - Severn			
100	Riverwatch Phase II	5673 Furnace Avenue	Elkridge	MD	21075	Prospective	58	Elkridge			
101	Dorsey Overlook	NEC Clarksville Pike & Columbia Road	Ellicott City	MD	21042	Prospective	133	Ellicott City			
102	Ellicott Gardens	5505 Waterloo Road	Ellicott City	MD	21043	Prospective	100	Ellicott City			
103	Clarksville Commons Phase II	Clarksville Pike & Great Star Drive	Clarksville	MD	21029	Prospective	100	Columbia			
104	Downtown Columbia Lakefront Core	Little Patuxent Pkwy & Wincopin Circle	Columbia	MD	21044	Prospective	509	Columbia			
105	New Hope Commons	2048 Watergate Court	Edgewood	MD	21040	Prospective	50	Edgewood			
106	Bel Air Overlook	800 Baltimore Pike	Bel Air	MD	21014	Prospective	250	Bel-Air			
107	830-858 Gilbert Road	830 Gilbert Road	Aberdeen	MD	21001	Prospective	322	Aberdeen			
108	James Run Project	Interstate 95 & Maryland Route 543	Bel Air	MD	21015	Prospective	300	Aberdeen			
109	Residences at Greenway Farms Phase II & III	Pulaski Hwy & Martha Lewis Blvd	Havre De Grace	MD	21078	Prospective	480	Aberdeen			
110	Village at Blenheim Run	1921 Pulaski Hwy	Havre De Grace	MD	21078	Prospective	88	Aberdeen			
111	499 West Patrick Street	499 West Patrick Street	Frederick	MD	21701	Prospective	68	Frederick - East			
112	Catoctin Manor Redevelopment	798 Motter Avenue	Frederick	MD	21701	Prospective	76	Frederick - East			
113	Liberty Park	102 North Liberty Street	Baltimore	MD	21201	Prospective	92	Baltimore - Downtown			
114	Pedestal Gardens Redevelopment	325 McMechen Street	Baltimore	MD	21217	Prospective	90	Baltimore - Midtown			
115	Port Covington	301 Cromwell Street	Baltimore	MD	21230	Prospective	7500	Baltimore - South			
116	Perkins Homes Redevelopment	1411 Gough Street	Baltimore	MD	21231	Prospective	800	Baltimore - Little Italy			
117	Oldtown Mall	Ensor Street & Orleans Street	Baltimore	MD	21202	Prospective	100	Baltimore - Oldtown			
118	Riverwoods at Tollgate Phase II	3807 Monument Circle	Abingdon	MD	21009	Prospective	57	Bel-Air			
						Total Prospective	24,154				
						TOTAL BALTIMORE	**32,687**				

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