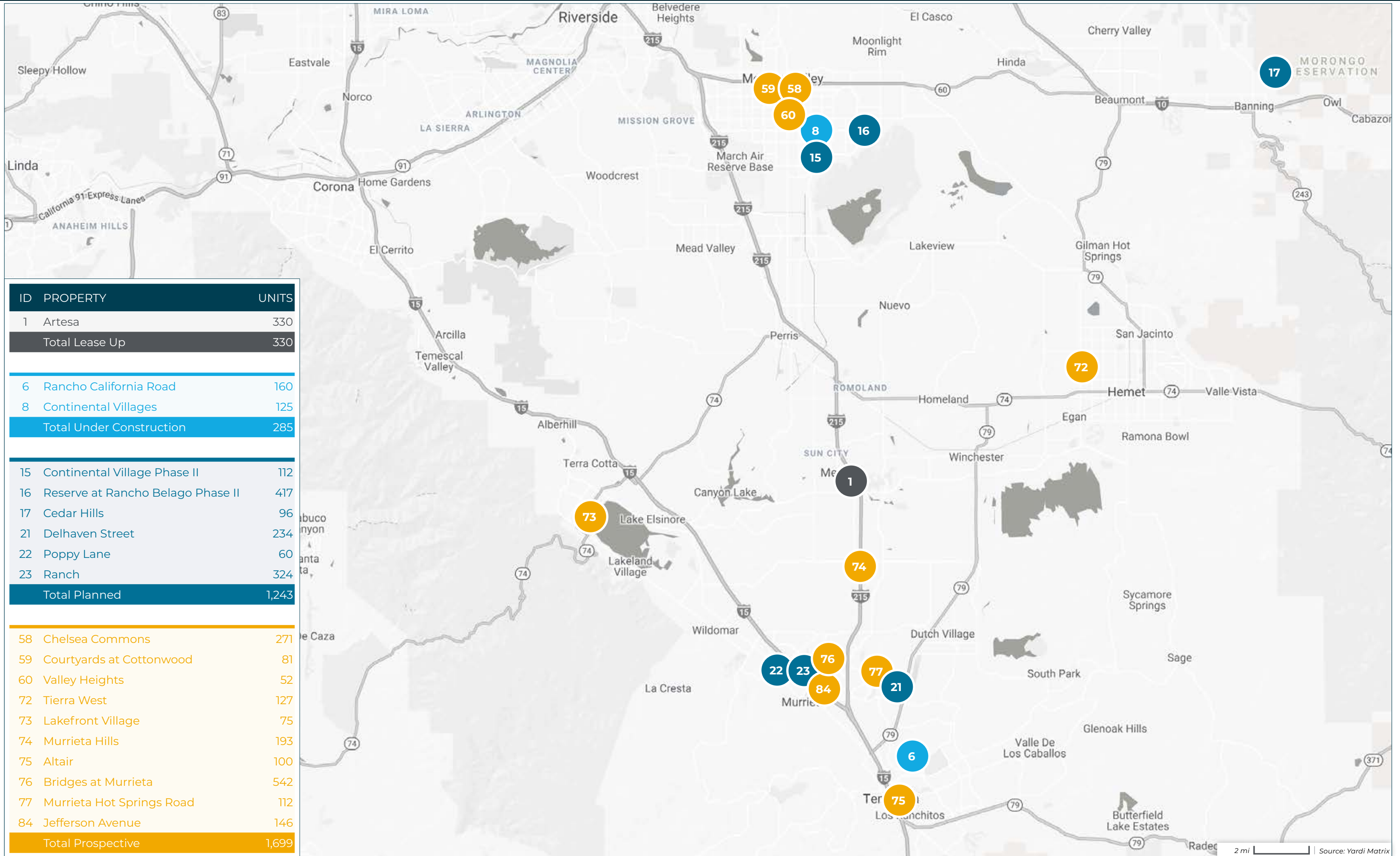


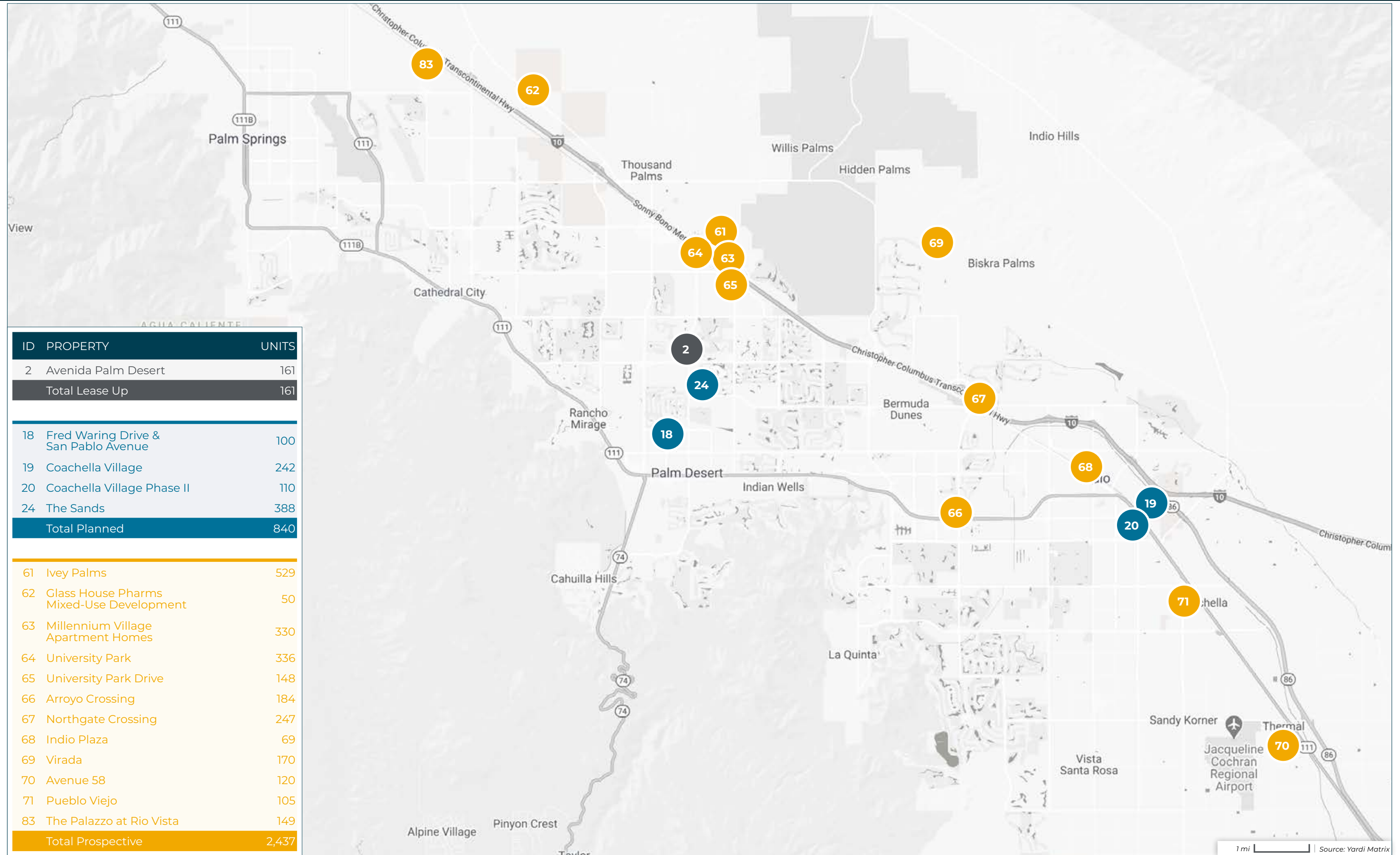
Inland Empire New Construction & Proposed Multifamily Projects

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Inland Empire New Construction & Proposed Multifamily Projects

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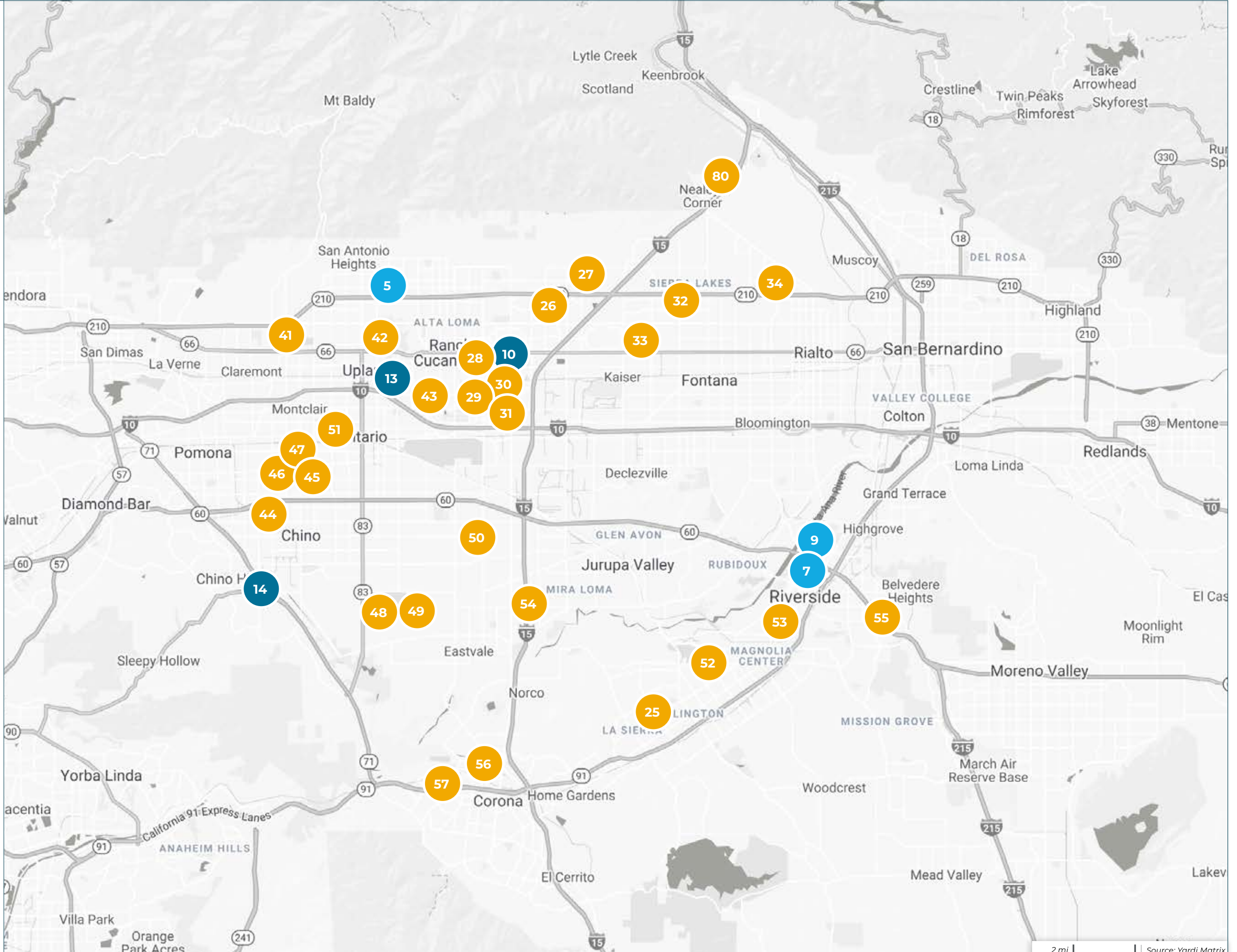


ID	PROPERTY	UNITS
2	Avenida Palm Desert	161
Total Lease Up		161
<hr/>		
18	Fred Waring Drive & San Pablo Avenue	100
19	Coachella Village	242
20	Coachella Village Phase II	110
24	The Sands	388
Total Planned		840
<hr/>		
61	Ivey Palms	529
62	Glass House Pharms Mixed-Use Development	50
63	Millennium Village Apartment Homes	330
64	University Park	336
65	University Park Drive	148
66	Arroyo Crossing	184
67	Northgate Crossing	247
68	Indio Plaza	69
69	Virada	170
70	Avenue 58	120
71	Pueblo Viejo	105
83	The Palazzo at Rio Vista	149
Total Prospective		2,437

Inland Empire New Construction & Proposed Multifamily Projects

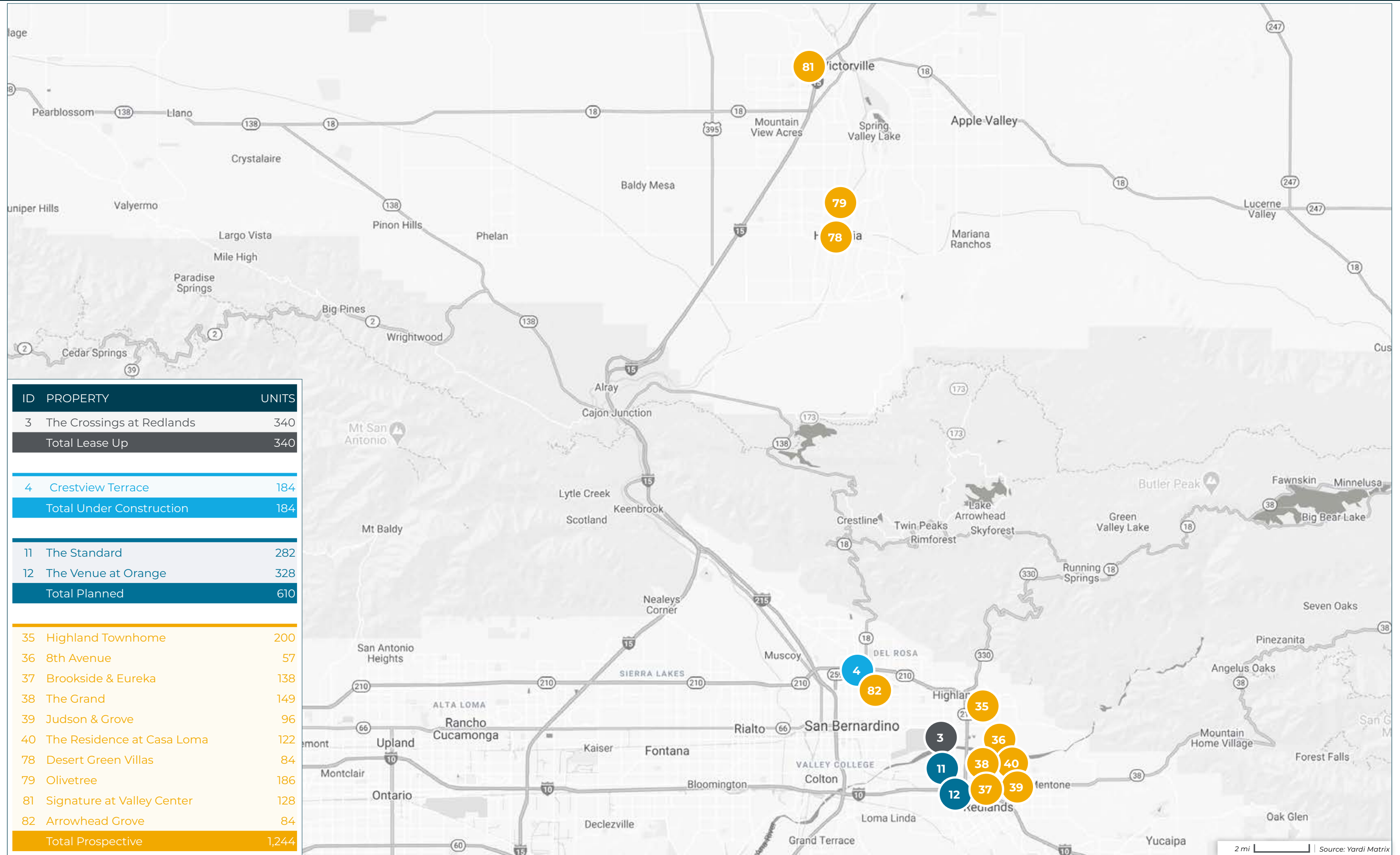
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ID	PROPERTY	UNITS
5	Alta Upland	203
7	Mark	165
9	Centerpointe	116
Total Under Construction		484
10	The Resort	100
13	Virginia Avenue	88
14	Rancho Cielito	354
Total Planned		542
25	Polk Street	92
26	Day Creek Villages Townhomes	100
27	Foothill Boulevard and East Avenue Apartments	193
28	Haven at 26th	207
29	Haven Avenue	570
30	Resort Parkway	135
31	Via Alba & Vial Villaggio	72
32	Baseline Avenue Senior	91
33	Palermo Luxury	136
34	Renaissance Rialto	500
41	The Commons	95
42	Mesa Court	60
43	Ontario West	925
44	5256 Naranja	140
45	Brewer Site Subdivision	180
46	Hillborough Phase III	62
47	Hillsborough Village Phase II	68
48	Chino Preserve Bungalows	123
49	Falloncrest at the Preserve	203
50	Ontario Ranch	91
51	Villa Palmetto	68
52	California Avenue	80
53	Merrill Avenue Brownstones	108
54	Vernola Marketplace	397
55	Canyon Bluff	88
56	Buena Vista	64
57	Iglesia La Senda Townhomes	50
80	Signature @ Valley Center	298
Total Prospective		5,196



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Inland Empire New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
1	Artesa	30414 Town Center Drive	Menifee	CA	92584	Lease-Up	330	Nuevo / Perris / Menifee	06/01/2019	01/31/2021	03/11/2020
2	Avenida Palm Desert	40445 Portola Avenue	Palm Desert	CA	92260	Lease-Up	161	Palm Desert / La Quinta	06/01/2019	01/31/2021	11/19/2019
3	The Crossings at Redlands	26000 West Lugonia Avenue	Redlands	CA	92374	Lease-Up	340	Redlands / Yucaipa	09/01/2017	01/31/2021	08/01/2019
Total Lease-Up							831				
4	Crestview Terrace	575 East Baseline Street	San Bernardino	CA	92410	Under Construction	184	South San Bernardino	04/30/2020	09/30/2021	
5	Alta Upland	1160 East 19th Street	Upland	CA	91784	Under Construction	203	Upland / Alta Loma	11/01/2019	06/30/2021	
6	Rancho California Road	Cosmic Drive & Rancho California Road	Temecula	CA	92592	Under Construction	160	Murrieta / Temecula	02/01/2020	06/30/2021	
7	Mark	3650 Market Street	Riverside	CA	92501	Under Construction	165	East Riverside	08/07/2019	04/30/2021	
8	Continental Villages	16340 Lasselle Street	Moreno Valley	CA	92555	Under Construction	125	Moreno Valley	04/19/2019	12/31/2020	
9	Centerpointe	3105 Market Street	Riverside	CA	92501	Under Construction	116	East Riverside	05/22/2019	10/31/2020	
Total Under Construction							953				
10	The Resort	9301 The Resort Pkwy	Rancho Cucamonga	CA	91730	Planned	100	Rancho Cucamonga			
11	The Standard	24000 West Lugonia Avenue	Redlands	CA	92374	Planned	282	Redlands / Yucaipa			
12	The Venue at Orange	1600 Orange Avenue	Redlands	CA	92373	Planned	328	Redlands / Yucaipa			
13	Virginia Avenue	1402 North Virginia Avenue	Ontario	CA	91764	Planned	88	Montclair / North Ontario			
14	Rancho Cielito	Los Serranos Blvd & Pipeline Avenue	Chino Hills	CA	91709	Planned	354	Chino / Chino Hills			
15	Continental Village Phase II	16340 Lasselle Street	Moreno Valley	CA	92555	Planned	112	Moreno Valley			
16	Reserve at Rancho Belago Phase II	28095 John F Kennedy Drive	Moreno Valley	CA	92555	Planned	417	Moreno Valley			
17	Cedar Hills	North Hathaway Street & East Hoffer Street	Banning	CA	92220	Planned	96	Beaumont / Banning			
18	Fred Waring Drive & San Pablo Avenue	Fred Waring Drive & San Pablo Avenue	Palm Desert	CA	92260	Planned	100	Palm Desert / La Quinta			
19	Coachella Village	SWC Avenue 48 & Van Buren Street	Coachella	CA	92201	Planned	242	Indio			
20	Coachella Village Phase II	SWC Avenue 48 & Van Buren Street	Coachella	CA	92201	Planned	110	Indio			
21	Delhaven Street	Date Street & Delhaven Street	Murrieta	CA	92563	Planned	234	Murrieta / Temecula			
22	Poppy Lane	Lemon Street & Washington Avenue	Murrieta	CA	92562	Planned	60	Murrieta / Temecula			
23	Ranch	Ivy Street & Jefferson Avenue	Murrieta	CA	92562	Planned	324	Murrieta / Temecula			
24	The Sands	74351 Hovley Lane East	Palm Desert	CA	92260	Planned	388	Palm Desert / La Quinta			
Total Planned							3,235				
25	Polk Street	3907 Polk Street	Riverside	CA	92505	Prospective	92				
26	Day Creek Villages Townhomes	12255 Base Line Road	Rancho Cucamonga	CA	91739	Prospective	100	Rancho Cucamonga			
27	Foothill Boulevard and East Avenue Apartments	East Ave & E Foothill Blvd	Fontana	CA	92336	Prospective	193	Rancho Cucamonga			
28	Haven at 26th	10451 26th Street	Rancho Cucamonga	CA	91730	Prospective	207	Rancho Cucamonga			
29	Haven Avenue	SEC 4th Street & Haven Avenue	Rancho Cucamonga	CA	91730	Prospective	570	Rancho Cucamonga			
30	Resort Parkway	4th Street & Resort Pkwy	Rancho Cucamonga	CA	91730	Prospective	135	Rancho Cucamonga			
31	Via Alba & Vial Villaggio	Via Alba & Vial Villaggio	Ontario	CA	91764	Prospective	72	Rancho Cucamonga			

Inland Empire New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
32	Baseline Avenue Senior	Baseline Avenue & Citrus Avenue	Fontana	CA	92336	Prospective	91	Fontana			
33	Palermo Luxury	14951 Foothill Blvd	Fontana	CA	92335	Prospective	136	Fontana			
34	Renaissance Rialto	SWC North Ayala Drive & West Renaissance Pkwy	Rialto	CA	92376	Prospective	500	Rialto			
35	Highland Townhome	Greenspot Road & Webster Street	Highland	CA	92346	Prospective	200	Highlands			
36	8th Avenue	Kimberly Avenue & Robyn Street	Redlands	CA	92374	Prospective	57	Redlands / Yucaipa			
37	Brookside & Eureka	Brookside Avenue & Eureka Street	Redlands	CA	92373	Prospective	138	Redlands / Yucaipa			
38	The Grand	120 West Redlands Blvd	Redlands	CA	92373	Prospective	149	Redlands / Yucaipa			
39	Judson & Grove	East Central Avenue & North Grove Street	Redlands	CA	92374	Prospective	96	Redlands / Yucaipa			
40	The Residence at Casa Loma	1201 North University Street	Redlands	CA	92374	Prospective	122	Redlands / Yucaipa			
41	The Commons	Foothill Blvd & Monte Vista Avenue	Upland	CA	91786	Prospective	95	Montclair / North Ontario			
42	Mesa Court	760 Mesa Court East	Upland	CA	91786	Prospective	60	Montclair / North Ontario			
43	Ontario West	Inland Empire Blvd & North Vineyard Avenue	Ontario	CA	91761	Prospective	925	Montclair / North Ontario			
44	5256 Naranja	5256 Naranja Street	Chino	CA	91710	Prospective	140	Chino / Chino Hills			
45	Brewer Site Subdivision	South Benson Avenue & Philadelphia Street	Chino	CA	91710	Prospective	180	Chino / Chino Hills			
46	Hillborough Phase III	11902 Central Avenue	Chino	CA	91710	Prospective	62	Chino / Chino Hills			
47	Hillsborough Village Phase II	11902 Central Avenue	Chino	CA	91710	Prospective	68	Chino / Chino Hills			
48	Chino Preserve Bungalows	Bickmore Avenue & Meadowhouse Avenue	Chino	CA	91708	Prospective	123	South Ontario			
49	Falloncrest at the Preserve	Forest Park Street & East Preserve Loop	Chino	CA	91708	Prospective	203	South Ontario			
50	Ontario Ranch	New Haven Avenue & Ontario Ranch Road	Ontario	CA	91761	Prospective	91	South Ontario			
51	Villa Palmetto	SWC West Mission Blvd & South Palmetto Avenue	Ontario	CA	91762	Prospective	68	South Ontario			
52	California Avenue	8690 California Avenue	Riverside	CA	92503	Prospective	80	West Riverside			
53	Merrill Avenue Brownstones	3575 Merrill Avenue	Riverside	CA	92506	Prospective	108	West Riverside			
54	Vernola Marketplace	NWC 68th Street & Pats Ranch Road	Mira Loma	CA	91752	Prospective	397	West Riverside			
55	Canyon Bluff	739 Monte Vista Drive	Riverside	CA	92507	Prospective	88	East Riverside			
56	Buena Vista	159 North Buena Vista Avenue	Corona	CA	92882	Prospective	64	Corona			
57	Iglesia La Senda Townhomes	1717 Via Del Rio	Corona	CA	92882	Prospective	50	Corona			
58	Chelsea Commons	SEC Alessandro Blvd & Perris Blvd	Moreno Valley	CA	92553	Prospective	271	Moreno Valley			
59	Courtyards at Cottonwood	Cottonwood Avenue & Indian Street	Moreno Valley	CA	92553	Prospective	81	Moreno Valley			
60	Valley Heights	14600 Perris Blvd	Moreno Valley	CA	92553	Prospective	52	Moreno Valley			
61	Ivey Palms	Jack Ivey Drive & Varner Road	Thousand Palms	CA	92276	Prospective	529	White Water / Desert Hot Springs			
62	Glass House Pharms Mixed-Use Development		Cathedral City	CA	92234	Prospective	50	Thousand Palms / Cathedral City			
63	Millennium Village Apartment Homes	Gerald Ford Drive & Technology Drive	Palm Desert	CA	92211	Prospective	330	Thousand Palms / Cathedral City			

Inland Empire New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
64	University Park	Gerald Ford Drive & Portola Road	Palm Desert	CA	92211	Prospective	336	Thousand Palms / Cathedral City				
65	University Park Drive	College Drive & University Park Drive	Palm Desert	CA	92211	Prospective	148	Thousand Palms / Cathedral City				
66	Arroyo Crossing	47555 Jefferson Street	Indio	CA	92201	Prospective	184	Palm Desert / La Quinta				
67	Northgate Crossing	SEC Indio Blvd & Jefferson Street	Indio	CA	92201	Prospective	247	Palm Desert / La Quinta				
68	Indio Plaza	45433 Towne Street	Indio	CA	92201	Prospective	69	Indio				
69	Virada	NEC Adams Street & Avenue 38	Indio	CA	92211	Prospective	170	Indio				
70	Avenue 58	58th Avenue & Olive Street	Thermal	CA	92274	Prospective	120	Coachella				
71	Pueblo Viejo	6th Street & Cesar Chavez Street	Coachella	CA	92236	Prospective	105	Coachella				
72	Tierra West	3400 West Devonshire Avenue	Hemet	CA	92545	Prospective	127	Hemet / San Jacinto				
73	Lakefront Village	15900 Grand Avenue	Lake Elsinore	CA	92530	Prospective	75	Lake Elsinore				
74	Murrieta Hills	SWC Keller Road & Scenic View Drive	Menifee	CA	92584	Prospective	193	Lake Elsinore				
75	Altair	Old Town Front Street & Temecula Pkwy	Temecula	CA	92590	Prospective	100	Murrieta / Temecula				
76	Bridges at Murrieta	40851 Los Alamos Road	Murrieta	CA	92562	Prospective	542	Murrieta / Temecula				
77	Murrieta Hot Springs Road	NEC Murrieta Hot Springs Road & Via Princesa	Murrieta	CA	92563	Prospective	112	Murrieta / Temecula				
78	Desert Green Villas	SEC Santa Fe Avenue East & Sultana Street	Hesperia	CA	92345	Prospective	84	Victorville / Apple Valley / Big Bear				
79	Olivetree	Hesperia Road & Mojave Street	Hesperia	CA	92345	Prospective	186	Victorville / Apple Valley / Big Bear				
80	Signature @ Valley Center	17255 Sycamore Creek Drive	San Bernardino	CA	92407	Prospective	298	Victorville / Apple Valley / Big Bear				
81	Signature at Valley Center	Civic Drive & Midtown Drive	Victorville	CA	92394	Prospective	128	Victorville / Apple Valley / Big Bear				
82	Arrowhead Grove	NEC North La Junita Street & East Olive Street	San Bernardino	CA	92410	Prospective	84	South San Bernardino				
83	The Palazzo at Rio Vista	Landau Blvd & Quijo Road	Cathedral City	CA	92234	Prospective	149	Thousand Palms / Cathedral City				
84	Jefferson Avenue	Jefferson Avenue & Murrieta Hot Springs Road	Murrieta	CA	92562	Prospective	146	Murrieta / Temecula				
Total Prospective							10,576					
TOTAL INLAND EMPIRE							15,595					