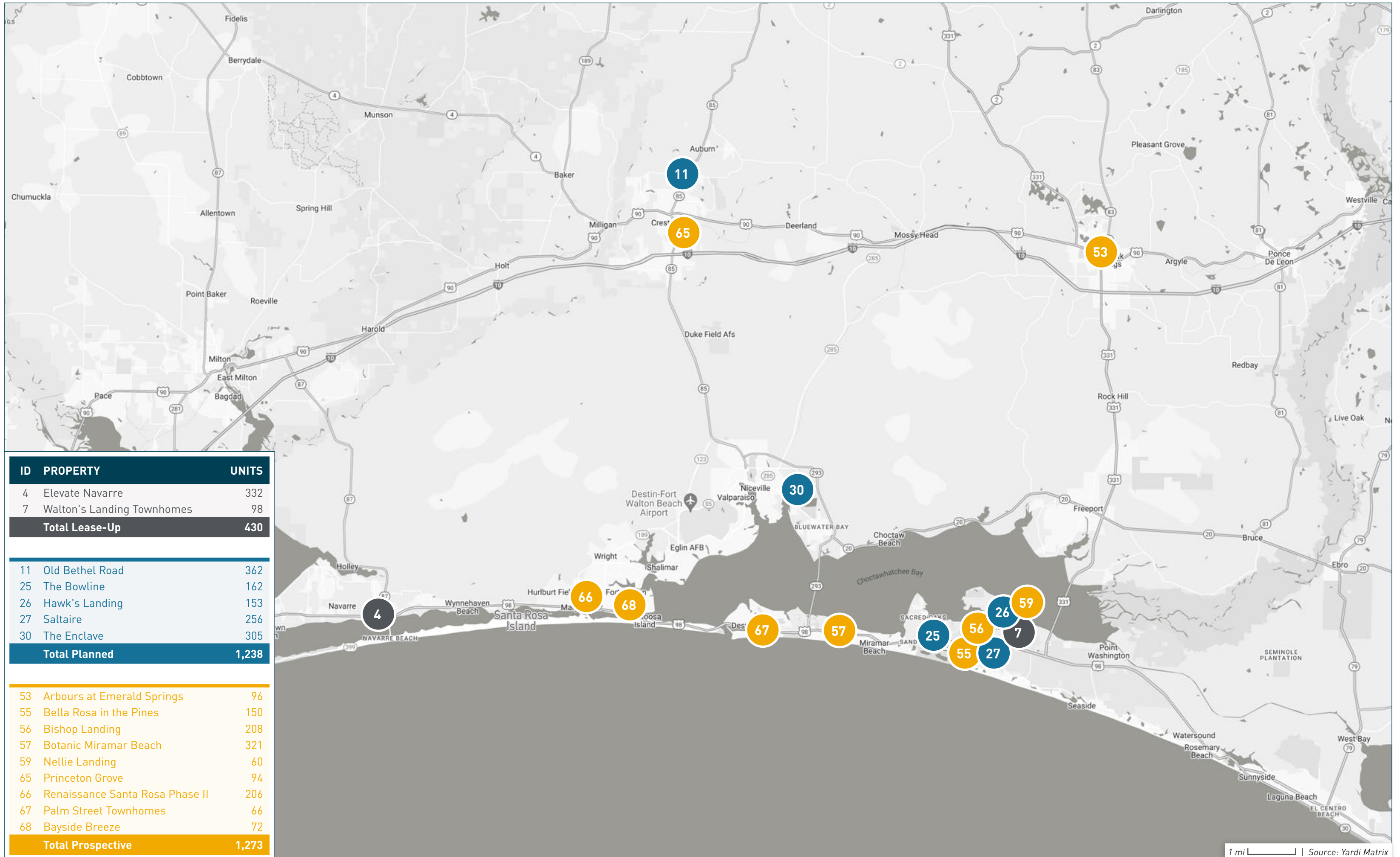


ID	PROPERTY	UNITS
2	Monarch Place	137
5	Palmilla	240
8	Jennings Place	237
9	Arena Villas at Blue Angel	117
Total Lease-Up		731
<hr/>		
10	Navy Crossing	73
31	Park of Pensacola	86
32	Oak Vista Estates	104
33	Woodland Place	166
34	City North	96
35	Magnolia Square	108
Total Planned		633
<hr/>		
69	Corry	131
70	Dogwood Drive Townhomes	92
71	Hayden Place	90
72	The Retreat	224
73	7201 Highway 98	70
74	Bellview Terrace	86
75	Pine Meadows	96
76	Innerarity Overlook	90
77	New Life Estates Senior	72
78	Perdido Key	325
79	Pescador Landing	144
80	Summer Meadows	120
81	Kupfrian Manor	102
82	215 West Garden Street	350
83	The Heights at East Garden	242
84	South De Villiers Street & West Main Street	600
85	Union Point	262
86	North Davis Hwy	100
87	Elevate	318
88	Madison Shores	272
89	McVoy Townhomes	128
90	OLF - 8	100
91	Residence at Nature Creek	216
92	Riverchase at Pathstone	213
93	Thompson Thrift	324
Total Prospective		4,767

1 mi | Source: Yardi Matrix



1 mi | Source: Yardi Matrix

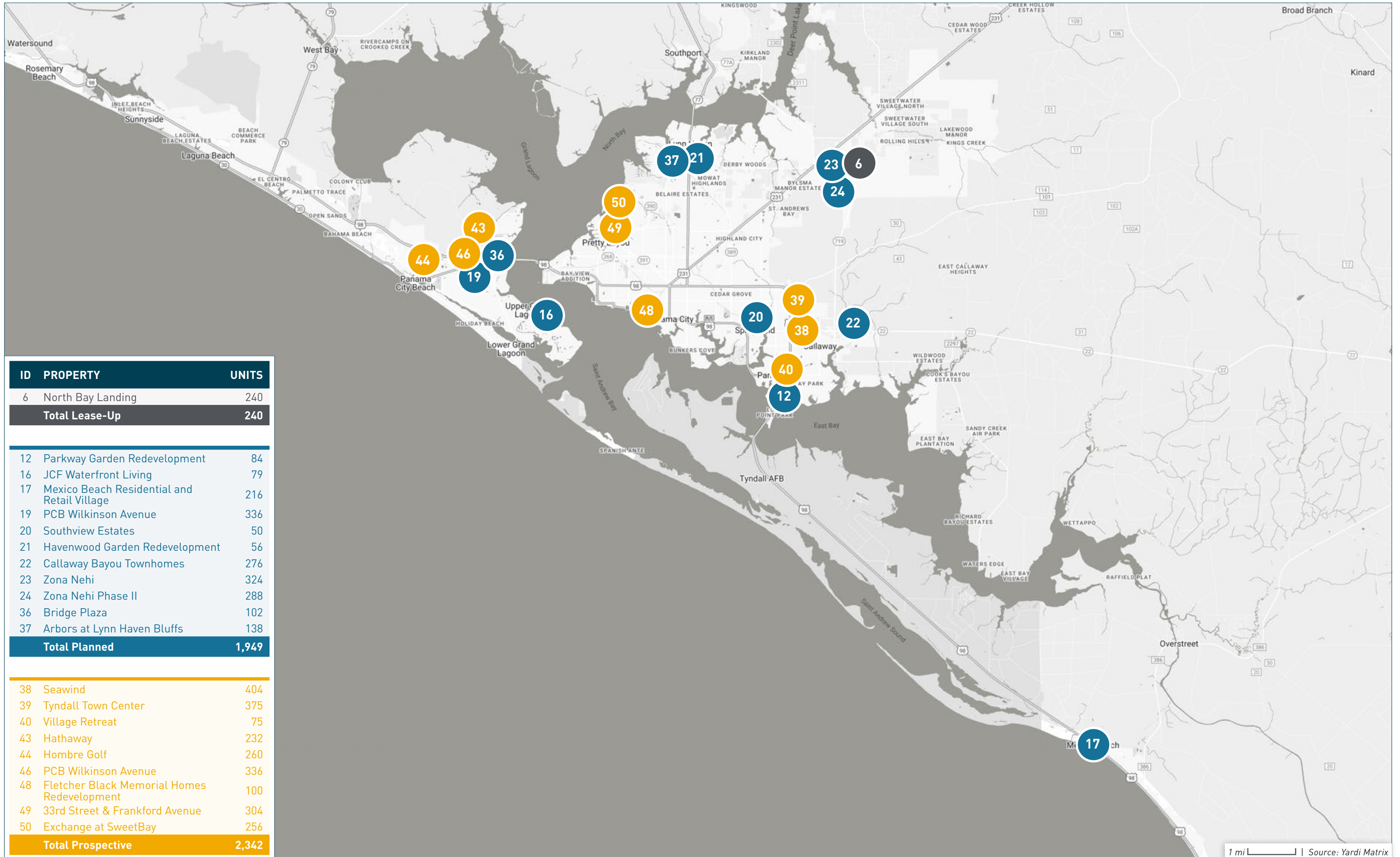


ID	PROPERTY	UNITS
1	Sunnyside	220
3	The Southern at Santa Rosa Beach Phase II	108
Total Lease-Up		328

13	Arris Seahaven	236
14	Colonial Landing Townhomes	176
15	JCF Clara Living	228
18	Ocean Park	80
28	The Sanctuary at 331 Phase II	140
29	South Walton County Town Center	92
Total Planned		952

41	Colonial Landing Townhomes East	158
42	Conservation Drive & Griffin Blvd	100
45	MOR - 30A	235
47	Sky Zone Trampoline Park	50
51	JCF Living Clara North	130
52	Apostles	408
54	Bay Walton	5,896
58	Encore at 331	258
60	Owl's Head Farm	300
61	Riverwalk	288
62	Rosemary Place	72
63	Santa Rosa Beach Townhomes	164
64	US 331	260
Total Prospective		8,319

1 mi | Source: Yardi Matrix



ID	PROPERTY	UNITS
6	North Bay Landing	240
Total Lease-Up		240
12	Parkway Garden Redevelopment	84
16	JCF Waterfront Living	79
17	Mexico Beach Residential and Retail Village	216
19	PCB Wilkinson Avenue	336
20	Southview Estates	50
21	Havenwood Garden Redevelopment	56
22	Callaway Bayou Townhomes	276
23	Zona Nehi	324
24	Zona Nehi Phase II	288
36	Bridge Plaza	102
37	Arbors at Lynn Haven Bluffs	138
Total Planned		1,949
38	Seawind	404
39	Tyndall Town Center	375
40	Village Retreat	75
43	Hathaway	232
44	Hombre Golf	260
46	PCB Wilkinson Avenue	336
48	Fletcher Black Memorial Homes Redevelopment	100
49	33rd Street & Frankford Avenue	304
50	Exchange at SweetBay	256
Total Prospective		2,342

1 mi | Source: Yardi Matrix

PENSACOLA | New Construction & Proposed Multifamily Projects



Source: Yardi Matrix

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
1	Sunnyside	21101 Panama City Beach Pkwy	Panama Beach City	FL	32413	Lease-Up	220		07/01/2021	06/30/2024	01/03/2023	
2	Monarch Place	420 Monarch Lane	Pensacola	FL	32503	Lease-Up	137		11/03/2022	12/31/2023	03/01/2023	
3	The Southern at Santa Rosa Beach Phase II	1285 J.D. Miller Road	Santa Rosa Beach	FL	32459	Lease-Up	108	Walton County	02/28/2022	08/31/2023	09/30/2022	
4	Elevate Navarre	1900 Elevate Avenue	Navarre	FL	32566	Lease-Up	332	South Santa Rosa County	12/06/2021	08/31/2023	09/22/2022	
5	Palmilla	51 South Coyle Street	Pensacola	FL	32502	Lease-Up	240	Pensacola Downtown	01/03/2022	06/30/2023	02/01/2023	
6	North Bay Landing	4800 North Star Avenue	Panama City	FL	32404	Lease-Up	240	North Bay County	03/10/2021	05/31/2023	06/06/2022	
7	Walton's Landing Townhomes	3 Egret Avenue	Santa Rosa Beach	FL	32459	Lease-Up	98		04/01/2022	04/30/2023	09/17/2022	
8	Jennings Place	5943 Ravines Lane	Pensacola	FL	32526	Lease-Up	237	Outlying Escambia County	08/12/2020	04/30/2023	07/05/2021	
9	Arena Villas at Blue Angel	7137 North Blue Angel Pkwy	Pensacola	FL	32526	Lease-Up	117	Bellview	12/28/2020	04/30/2023	05/01/2021	
Total Lease-Up							1,729					
10	Navy Crossing	8485 US 98 Hwy	Pensacola	FL	32506	Planned	73					
11	Old Bethel Road	6260 Old Bethel Road	Crestview	FL	32536	Planned	362					
12	Parkway Garden Redevelopment	5818 East Highway 98	Panama City	FL	32404	Planned	84	Callaway - Parker				
13	Arris Seahaven	Hills Rd & Front Beach Rd	Panama City Beach	FL	32413	Planned	236	Coastal Bay County				
14	Colonial Landing Townhomes	Clara Avenue & Panama City Beach Pkwy	Panama City Beach	FL	32407	Planned	176	Coastal Bay County				
15	JCF Clara Living	Clara Avenue & Panama City Beach Pkwy	Panama City Beach	FL	32407	Planned	228	Coastal Bay County				
16	JCF Waterfront Living	4600 Magnolia Beach Road	Panama City	FL	32408	Planned	79	Coastal Bay County				
17	Mexico Beach Residential and Retail Village	South 30th Street & US Route 98	Mexico Beach	FL	32456	Planned	216	Coastal Bay County				
18	Ocean Park	SWC Lake Powell Drive & Lakeview Drive	Panama City Beach	FL	32413	Planned	80	Coastal Bay County				
19	PCB Wilkinson Avenue	Front Beach Road & Wilkinson Avenue	Panama City Beach	FL	32407	Planned	336	Coastal Bay County				
20	Southview Estates	SWC East 8th Street & Detroit Avenue	Springfield	FL	32401	Planned	50	East Panama City				
21	Havenwood Garden Redevelopment	1600 Florida Avenue	Lynn Haven	FL	32444	Planned	56	Lynn Haven				
22	Callaway Bayou Townhomes	Hugh Thomas Drive & Wewa Hwy	Callaway	FL	32404	Planned	276	North Bay County				
23	Zona Nehi	5441 Nehi Road	Panama City	FL	32404	Planned	324	North Bay County				
24	Zona Nehi Phase II	5441 Nehi Road	Panama City	FL	32404	Planned	288	North Bay County				
25	The Bowline	US Route 98 & Goldsby Road	Santa Rosa Beach	FL	32459	Planned	162	Walton County				
26	Hawk's Landing	Ann Street East & Indian Woman Road	Santa Rosa Beach	FL	32459	Planned	153	Walton County				
27	Saltaire	Moll Drive & State Route 98	Santa Rosa Beach	FL	32459	Planned	256	Walton County				
28	The Sanctuary at 331 Phase II	24555 Highway 331	Santa Rosa Beach	FL	32459	Planned	140	Walton County				
29	South Walton County Town Center	1326 JD Miller Road	Santa Rosa Beach	FL	32459	Planned	92	Walton County				
30	The Enclave	Forest Road & Rocky Bayou Drive	Niceville	FL	32578	Planned	305	Niceville - Valparaiso				
31	Park of Pensacola	6225 Mobile Hwy	Pensacola	FL	32526	Planned	86	Bellview				
32	Oak Vista Estates	9701 Chemstrand Road	Pensacola	FL	32514	Planned	104	Ensley				
33	Woodland Place	8221 Pittman Avenue	Pensacola	FL	32534	Planned	166	Ensley				
34	City North	1210 East Olive Road	Pensacola	FL	32514	Planned	96	Northeast Pensacola				
35	Magnolia Square	2879 East Olive Road	Pensacola	FL	32514	Planned	108	Northeast Pensacola				

PENSACOLA | New Construction & Proposed Multifamily Projects



Source: Yardi Matrix

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
36	Bridge Plaza	6919 Front Beach Road	Panama City	FL	32408	Planned	102	Coastal Bay County				
37	Arbors at Lynn Haven Bluffs	235 West 15th Street	Lynn Haven	FL	32444	Planned	138	Lynn Haven				
Total Planned							4,772					
38	Seawind	401 North Kimbrel Avenue	Panama City	FL	32404	Prospective	404	Callaway - Parker				
39	Tyndall Town Center	918 North Tyndall Pkwy	Panama City	FL	32404	Prospective	375	Callaway - Parker				
40	Village Retreat	5417 Lake Drive	Panama City	FL	32404	Prospective	75	Callaway - Parker				
41	Colonial Landing Townhomes East	Clara Avenue & Panama City Beach Pkwy	Panama City Beach	FL	32407	Prospective	158	Coastal Bay County				
42	Conservation Drive & Griffin Blvd	Conservation Drive & Griffin Blvd	Panama City Beach	FL	32413	Prospective	100	Coastal Bay County				
43	Hathaway	Chip Seal Pkwy & US Highway 98	Panama City Beach	FL	32407	Prospective	232	Coastal Bay County				
44	Hombre Golf	Coyote Pass & Hombre Circle	Panama City Beach	FL	32407	Prospective	260	Coastal Bay County				
45	MOR - 30A	SEC Cain Road & US Highway 98	Panama City Beach	FL	32413	Prospective	235	Coastal Bay County				
46	PCB Wilkinson Avenue	Front Beach Road & Wilkinson Avenue	Upper Grand Lagoon	FL	32408	Prospective	336	Coastal Bay County				
47	Sky Zone Trampoline Park	Panama City Beach Pkwy & Powell Adams Road	Panama City Beach	FL	32413	Prospective	50	Coastal Bay County				
48	Fletcher Black Memorial Homes Redevelopment	11 Bob Sikes Drive	Panama City	FL	32401	Prospective	100	Panama City				
49	33rd Street & Frankford Avenue	33rd Street & Frankford Avenue	Panama City	FL	32405	Prospective	304	Pretty Bayou				
50	Exchange at SweetBay	Frankford Avenue & Pacifica Avenue	Panama City	FL	32405	Prospective	256	Venetian Way				
51	JCF Living Clara North	Clara Avenue & Panama City Beach Pkwy	Panama City Beach	FL	32407	Prospective	130	North Bay County				
52	Apostles	Apostles Way & McKenny Road	Santa Rosa Beach	FL	32459	Prospective	408	Walton County				
53	Arbours at Emerald Springs	South 20th Street & Wabash Avenue	Defuniak Springs	FL	32433	Prospective	96	Walton County				
54	Bay Walton	US Highway 98 & North Watersound Pkwy	Vernon	FL	32462	Prospective	5,896	Walton County				
55	Bella Rosa in the Pines	SEC Sugar Drive & US Highway 98	Santa Rosa Beach	FL	32459	Prospective	150	Walton County				
56	Bishop Landing	Bishop - Tolbert Road & US Highway 98	Santa Rosa Beach	FL	32459	Prospective	208	Walton County				
57	Botanic Miramar Beach	12958 US Route 98	Miramar Beach	FL	32550	Prospective	321	Walton County				
58	Encore at 331	34 Ramsey Branch Road	Freeport	FL	32439	Prospective	258	Walton County				
59	Nellie Landing	960 Nellie Drive	Santa Rosa Beach	FL	32459	Prospective	60	Walton County				
60	Owl's Head Farm	Madison Street & US Highway 331	Freeport	FL	32439	Prospective	300	Walton County				
61	Riverwalk	183 Riverwalk Blvd	Freeport	FL	32439	Prospective	288	Walton County				
62	Rosemary Place	Azalea Drive & Kylea Laird Drive	Freeport	FL	32439	Prospective	72	Walton County				
63	Santa Rosa Beach Townhomes	Green Trail & J D Miller Road	Santa Rosa Beach	FL	32459	Prospective	164	Walton County				
64	US 331	US Route 98 & US Route 331	Santa Rosa Beach	FL	32459	Prospective	260	Walton County				
65	Princeton Grove	Aplin Road & Patriot Lane	Crestview	FL	32539	Prospective	94	Outlying Okaloosa County				
66	Renaissance Santa Rosa Phase II	200 Page Bacon Road	Mary Esther	FL	32569	Prospective	206	Outlying Okaloosa County				
67	Palm Street Townhomes	98 Palms Blvd & Palm Street	Destin	FL	32541	Prospective	66	Destin				
68	Bayside Breeze	Bass Avenue SW & Comet Street SW	Fort Walton Beach	FL	32548	Prospective	72	Fort Walton Beach				
69	Corry	Lexington Terrace & South Old Corry Field Road	Warrington	FL	32507	Prospective	131	Warrington				
70	Dogwood Drive Townhomes	Dogwood Drive & Paul Street	Pensacola	FL	32505	Prospective	92	West Pensacola				
71	Hayden Place	1201 North P Street	Pensacola	FL	32505	Prospective	90	West Pensacola				
72	The Retreat	4938 Mobile Hwy	Pensacola	FL	32506	Prospective	224	West Pensacola				

PENSACOLA | New Construction & Proposed Multifamily Projects



Source: Yardi Matrix

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
73	7201 Highway 98	7201 Highway 98	Pensacola	FL	32506	Prospective	70	Myrtle Grove				
74	Bellview Terrace	6070 Mobile Hwy	Pensacola	FL	32526	Prospective	86	Bellview				
75	Pine Meadows	Godwin Lane & Pine Forest Road	Bellview	FL	32526	Prospective	96	Bellview				
76	Innerarity Overlook	13671 Innerarity Point Road	Pensacola	FL	32507	Prospective	90	Southwest Pensacola				
77	New Life Estates Senior	South Crow Road & Mier Henry Road	Pensacola	FL	32506	Prospective	72	Southwest Pensacola				
78	Perdido Key	13450 Perdido Key Drive	Pensacola	FL	32507	Prospective	325	Southwest Pensacola				
79	Pescador Landing	17290 Perdido Key Drive	Pensacola	FL	32507	Prospective	144	Southwest Pensacola				
80	Summer Meadows	6040 Hilburn Road	Pensacola	FL	32504	Prospective	120	Brent				
81	Kupfrian Manor	West Avery Street & North H Street	Pensacola	FL	32501	Prospective	102	Goulding				
82	215 West Garden Street	215 West Garden Street	Pensacola	FL	32502	Prospective	350	Pensacola Downtown				
83	The Heights at East Garden	110 East Garden Street	Pensacola	FL	32502	Prospective	242	Pensacola Downtown				
84	South De Villiers Street & West Main Street	South De Villiers Street & West Main Street	Pensacola	FL	32502	Prospective	600	Pensacola Downtown				
85	Union Point	1401 Dunhurst Drive	Pensacola	FL	32534	Prospective	262	Ensley				
86	North Davis Hwy	8621 North Davis Hwy	Pensacola	FL	32514	Prospective	100	Northeast Pensacola				
87	Elevate	3811 West Nine Mile Road	Pensacola	FL	32526	Prospective	318	Outlying Escambia County				
88	Madison Shores	7045 Pine Forest Road	Pensacola	FL	32526	Prospective	272	Outlying Escambia County				
89	McVoy Townhomes	3375 South Highway 97	Cantonment	FL	32533	Prospective	128	Outlying Escambia County				
90	OLF - 8	West 9 Mile Road & Patrick Lane	Pensacola	FL	32526	Prospective	100	Outlying Escambia County				
91	Residence at Nature Creek	West 9 Mile Road & Interstate 10	Pensacola	FL	32526	Prospective	216	Outlying Escambia County				
92	Riverchase at Pathstone	9091 Klondike Road	Pensacola	FL	32526	Prospective	213	Outlying Escambia County				
93	Thompson Thrift	5251 West 9 Mile Road	Pensacola	FL	32526	Prospective	324	Outlying Escambia County				
Total Prospective							16,701					
TOTAL PENSACOLA							23,202					