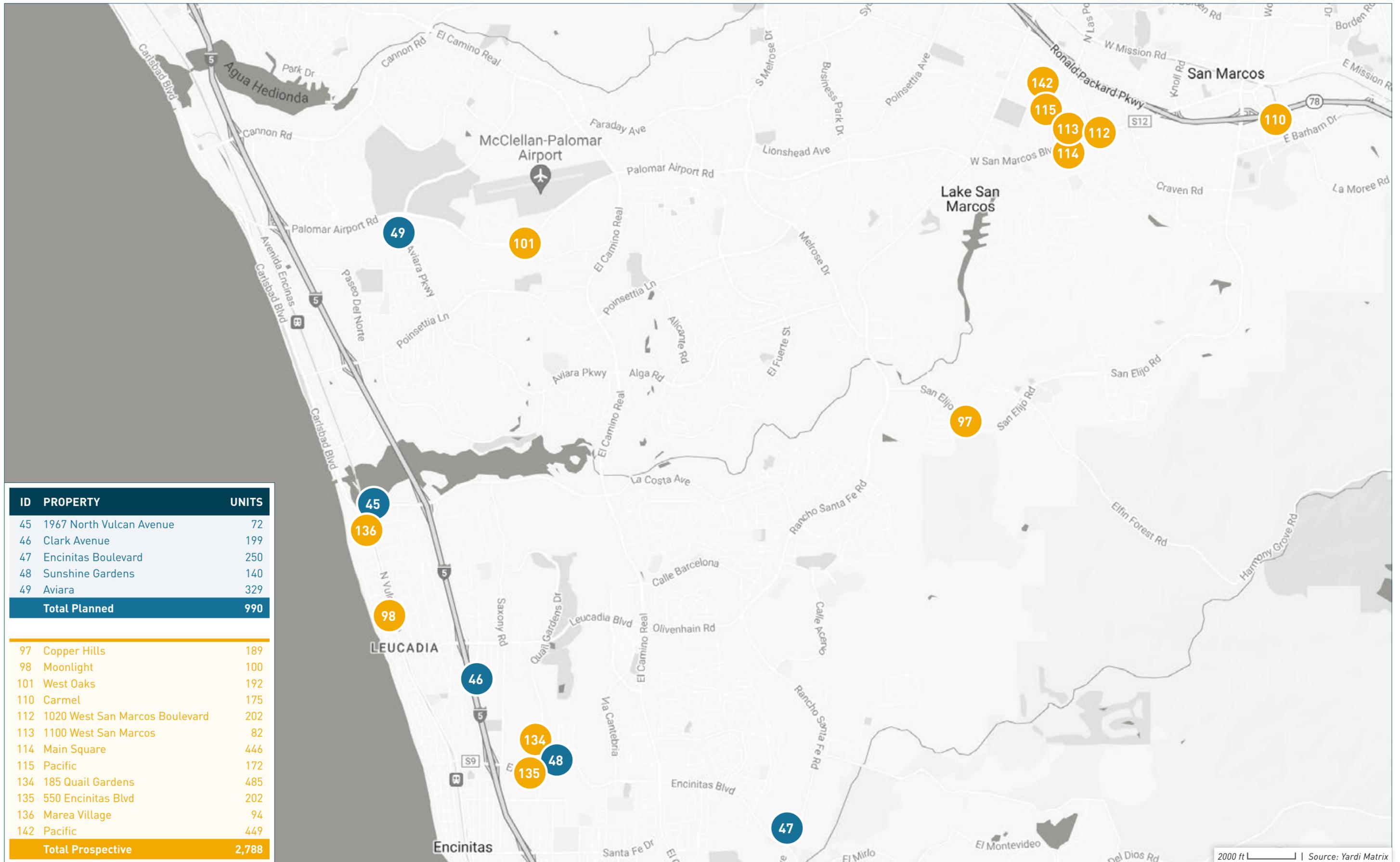


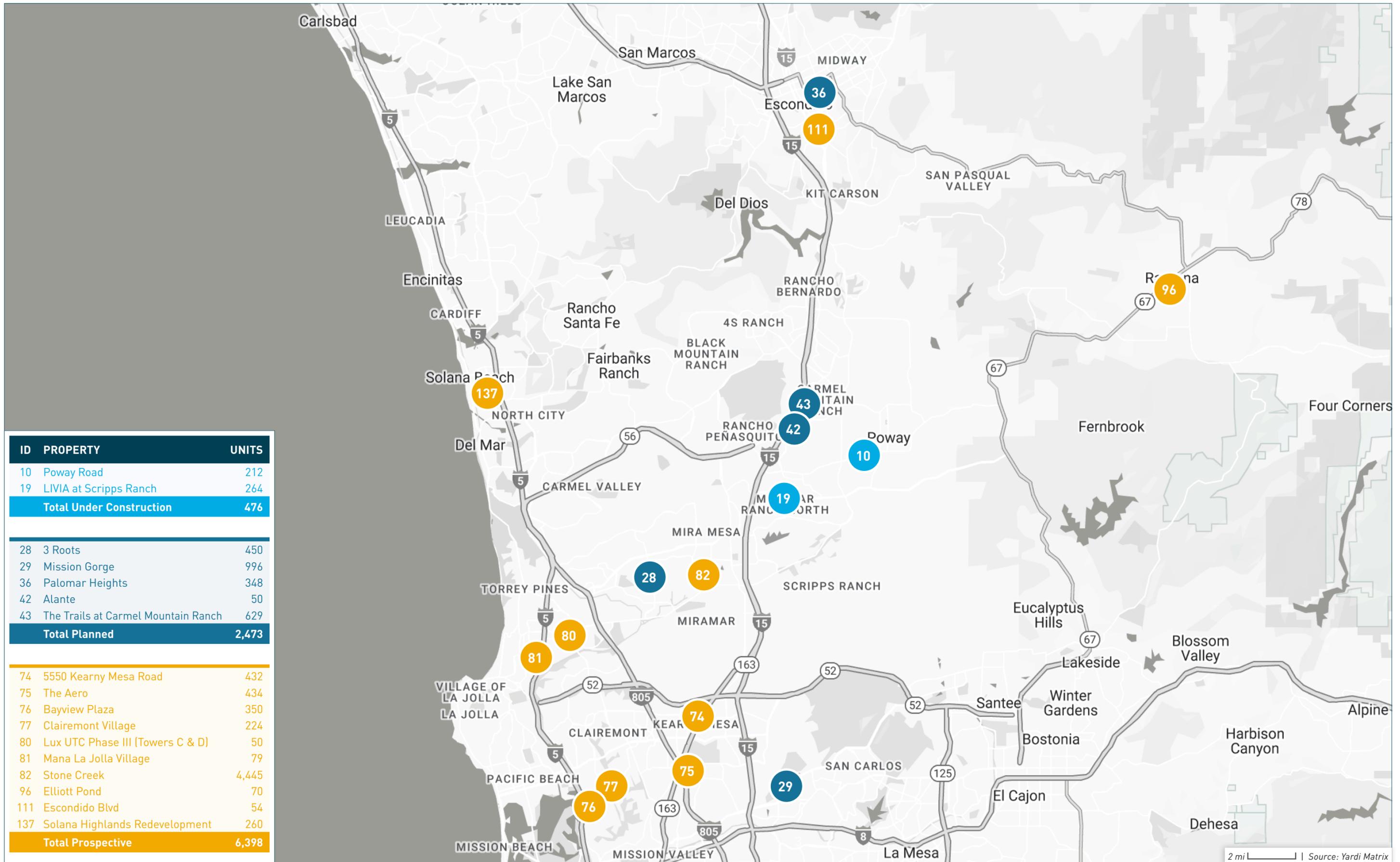
ID	PROPERTY	UNITS
14	Alta Oceanside	309
Total Under Construction		309
33	Mission Flats	137
34	Sunsets	72
35	TENTEN Oceanside	90
50	North Santa Fe	60
Total Planned		359
99	Cantarini Ranch and Holly	118
100	Emerald Ridge	146
102	2136 S El Camino Real	96
103	Kamp	310
104	Mission Marketplace	336
105	Ocean Creek	295
106	Pacifica	130
107	Park Villas at El Corazon	268
108	Presidio at Rancho Del Oro Phase II	248
109	Seagaze	179
116	Kensho Housing	181
117	Park Avenue	176
118	Taylor Terrace	51
138	Carlsbad Village Station	234
139	Modera Melrose	323
140	Oceanside Transit Center	547
141	Oceanside Transit Center Mission	206
143	Taylor Vista	90
Total Prospective		3,934

2000 ft | Source: Yardi Matrix



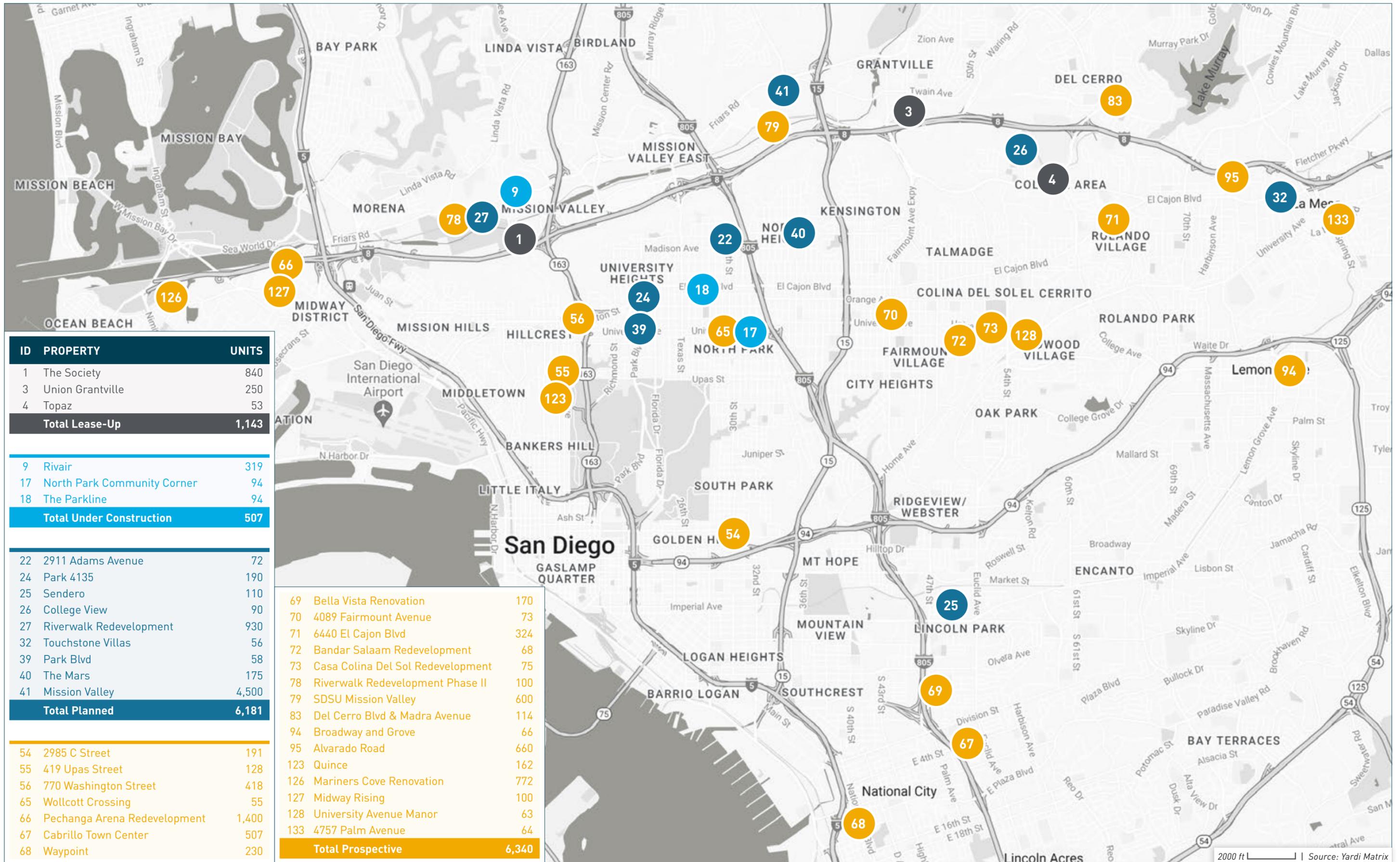
ID	PROPERTY	UNITS
45	1967 North Vulcan Avenue	72
46	Clark Avenue	199
47	Encinitas Boulevard	250
48	Sunshine Gardens	140
49	Aviara	329
Total Planned		990
97	Copper Hills	189
98	Moonlight	100
101	West Oaks	192
110	Carmel	175
112	1020 West San Marcos Boulevard	202
113	1100 West San Marcos	82
114	Main Square	446
115	Pacific	172
134	185 Quail Gardens	485
135	550 Encinitas Blvd	202
136	Marea Village	94
142	Pacific	449
Total Prospective		2,788

2000 ft | Source: Yardi Matrix



ID	PROPERTY	UNITS
10	Poway Road	212
19	LIVIA at Scripps Ranch	264
Total Under Construction		476
<hr/>		
28	3 Roots	450
29	Mission Gorge	996
36	Palomar Heights	348
42	Alante	50
43	The Trails at Carmel Mountain Ranch	629
Total Planned		2,473
<hr/>		
74	5550 Kearny Mesa Road	432
75	The Aero	434
76	Bayview Plaza	350
77	Clairemont Village	224
80	Lux UTC Phase III (Towers C & D)	50
81	Mana La Jolla Village	79
82	Stone Creek	4,445
96	Elliott Pond	70
111	Escondido Blvd	54
137	Solana Highlands Redevelopment	260
Total Prospective		6,398

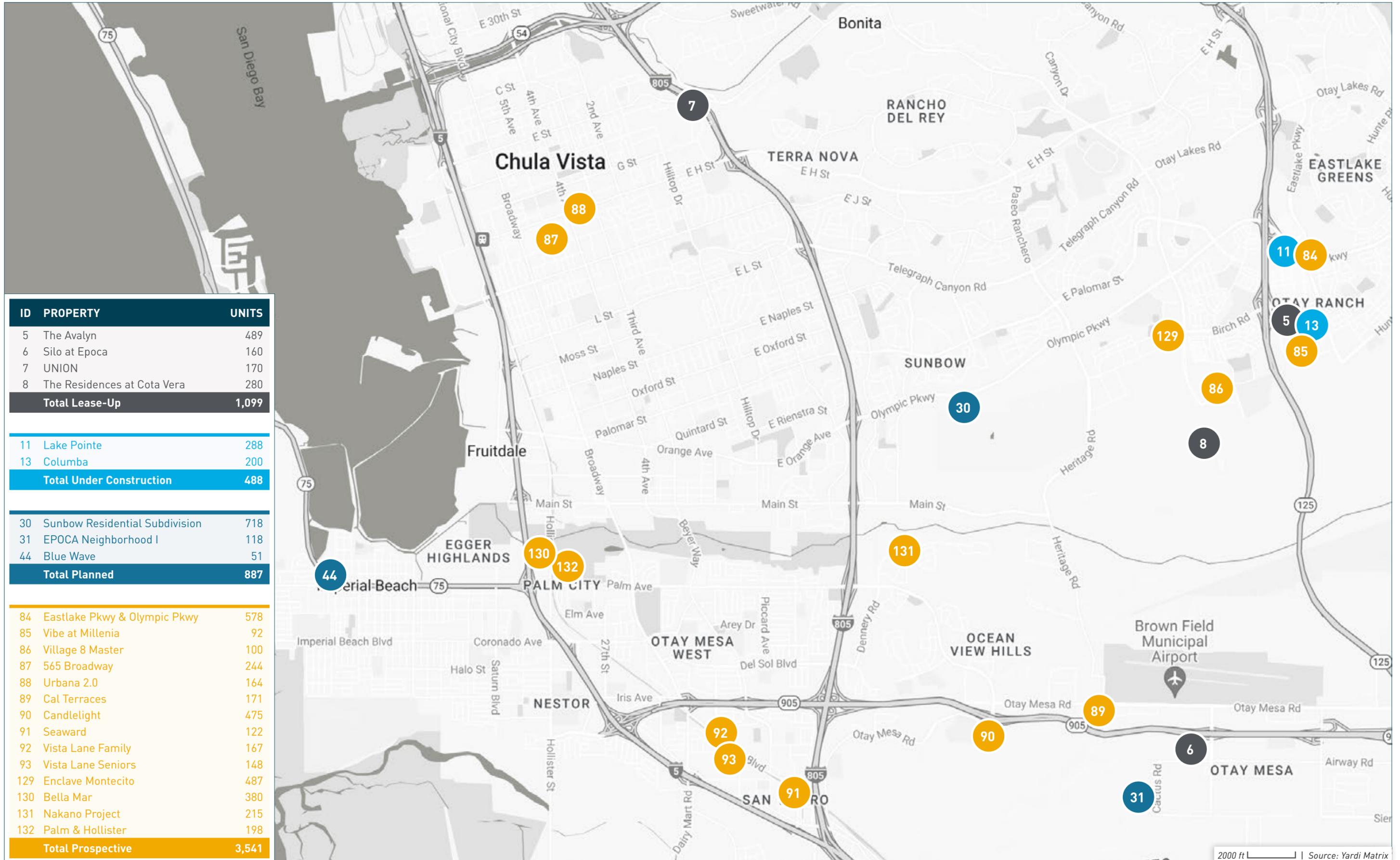
2 mi | Source: Yardi Matrix



ID	PROPERTY	UNITS
1	The Society	840
3	Union Grantville	250
4	Topaz	53
Total Lease-Up		1,143
<hr/>		
9	Rivair	319
17	North Park Community Corner	94
18	The Parkline	94
Total Under Construction		507
<hr/>		
22	2911 Adams Avenue	72
24	Park 4135	190
25	Sendero	110
26	College View	90
27	Riverwalk Redevelopment	930
32	Touchstone Villas	56
39	Park Blvd	58
40	The Mars	175
41	Mission Valley	4,500
Total Planned		6,181
<hr/>		
54	2985 C Street	191
55	419 Upas Street	128
56	770 Washington Street	418
65	Wollcott Crossing	55
66	Pechanga Arena Redevelopment	1,400
67	Cabrillo Town Center	507
68	Waypoint	230
Total Prospective		6,340

69	Bella Vista Renovation	170
70	4089 Fairmount Avenue	73
71	6440 El Cajon Blvd	324
72	Bandar Salaam Redevelopment	68
73	Casa Colina Del Sol Redevelopment	75
78	Riverwalk Redevelopment Phase II	100
79	SDSU Mission Valley	600
83	Del Cerro Blvd & Madra Avenue	114
94	Broadway and Grove	66
95	Alvarado Road	660
123	Quince	162
126	Mariners Cove Renovation	772
127	Midway Rising	100
128	University Avenue Manor	63
133	4757 Palm Avenue	64
Total Prospective		6,340

2000 ft | Source: Yardi Matrix





ID	PROPERTY	UNITS
2	Broadway Towers	618
Total Lease-Up		618
12	Courthouse Commons	431
15	Radian	241
16	Simone	395
Total Under Construction		1,067
20	1270 Columbia Street	165
21	13th & C	640
23	Canvas	405
37	601 West Beech	328
38	The Lindley	422
Total Planned		1,960
51	1222 1st Avenue	79
52	1450 2nd Avenue	429
53	1927 5th Avenue	50
57	Citiplace	147
58	East Village Quarter Building E	260
59	East Village Quarter Building G	429
60	Little Italy Micro Units	75
61	Logan Yards	895
62	The Rey Phase II	461
63	Skyline West	250
64	West Cedar Street & Kettner Blvd - Holland	295
119	10th & E	607
120	110 Beech Street	220
121	7th & Market	159
122	Pacific Heights	445
124	Union Street & Newton Avenue	73
125	West Ash	50
Total Prospective		4,924

1000 ft | Source: Yardi Matrix

SAN DIEGO | 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	The Society	610 Del Sol Drive	San Diego	CA	92108	Lease-Up	840	Kearny Mesa	08/20/2019	06/30/2024	01/17/2021	
2	Broadway Towers	1150 E Street	San Diego	CA	92101	Lease-Up	618	Central San Diego	12/02/2019	03/31/2024	08/18/2021	
3	Union Grantville	4520 Alvarado Canyon Road	San Diego	CA	92120	Lease-Up	250	Elliot - Navajo	12/01/2021	10/31/2023	01/02/2023	
4	Topaz	5824 Montezuma Road	San Diego	CA	92115	Lease-Up	53	Mid - City	05/23/2022	08/31/2023	01/16/2023	
5	The Avalyn	1774 Metro Avenue	Chula Vista	CA	91915	Lease-Up	489	Sweetwater	12/10/2020	07/31/2023	03/22/2022	
6	Silo at Epoca	7231 Colchester Court	San Diego	CA	92154	Lease-Up	160	South Bay	10/10/2021	04/30/2023	11/01/2022	
7	UNION	245 Bonita Glen Drive	Chula Vista	CA	91910	Lease-Up	170	Chula Vista	05/31/2021	04/30/2023	07/05/2022	
8	The Residences at Cota Vera	1575 Camino Altezza	Chula Vista	CA	91913	Lease-Up	280	Sweetwater	09/01/2021	04/30/2023	03/03/2022	
Total Lease-Up							2,860					
9	Rivair	7050 Friars Road	San Diego	CA	92108	Under Construction	319	Kearny Mesa	12/04/2022	12/31/2024		
10	Poway Road	12941 Poway Road	Poway	CA	92064	Under Construction	212	Poway	08/16/2022	11/30/2024		
11	Lake Pointe	2801 Olympic Pkwy	Chula Vista	CA	91915	Under Construction	288	Sweetwater	08/03/2022	11/30/2024		
12	Courthouse Commons	220 West Broadway	San Diego	CA	92101	Under Construction	431	Central San Diego	03/31/2021	10/31/2024		
13	Columba	Optima Street & Orion Avenue	Chula Vista	CA	91915	Under Construction	200	Sweetwater	12/01/2021	12/31/2023		
14	Alta Oceanside	1015 North Coast Hwy	Oceanside	CA	92054	Under Construction	309	Oceanside	01/28/2022	12/31/2023		
15	Radian	675 9th Avenue	San Diego	CA	92101	Under Construction	241	Central San Diego	09/17/2021	09/30/2023		
16	Simone	1401 Union Street	San Diego	CA	92101	Under Construction	395	Central San Diego	03/31/2021	07/31/2023		
17	North Park Community Corner	3066 North Park Way	San Diego	CA	92104	Under Construction	94	Central San Diego	08/01/2021	06/30/2023		
18	The Parkline	4250 Oregon Street	San Diego	CA	92104	Under Construction	94	Central San Diego	05/05/2022	06/30/2023		
19	LIVIA at Scripps Ranch	10380 Spring Canyon Road	San Diego	CA	92131	Under Construction	264	Poway	11/30/2020	04/30/2023		
Total Under Construction							2,847					
20	1270 Columbia Street	1270 Columbia Street	Chula Vista	CA	92101	Planned	165	Central San Diego				
21	13th & C	13th Street & C Street	San Diego	CA	92101	Planned	640	Central San Diego				
22	2911 Adams Avenue	2911 Adams Avenue	San Diego	CA	92116	Planned	72	Central San Diego				
23	Canvas	735 15th Street	San Diego	CA	92101	Planned	405	Central San Diego				
24	Park 4135	4135 Park Blvd	San Diego	CA	92103	Planned	190	Central San Diego				
25	Sendero	49th Street & Charles Lewis Way	San Diego	CA	92102	Planned	110	Southeast San Diego				
26	College View	5420 55th Street	San Diego	CA	92115	Planned	90	Mid - City				
27	Riverwalk Redevelopment	Fashion Valley Road & Friars Road	San Diego	CA	92108	Planned	930	Kearny Mesa				
28	3 Roots	Camino Santa Fe & Miratech Drive	San Diego	CA	92126	Planned	450	Mira Mesa				
29	Mission Gorge	6910 Mission Gorge Road	San Diego	CA	92120	Planned	996	Elliot - Navajo				
30	Sunbow Residential Subdivision	100 Olympic Pkwy	Chula Vista	CA	91913	Planned	718	Sweetwater				
31	EPOCA Neighborhood I	Cactus Road & Saguaro Street	San Diego	CA	92154	Planned	118	South Bay				
32	Touchstone Villas	7808 El Cajon Blvd	La Mesa	CA	91942	Planned	56	La Mesa				
33	Mission Flats	3907 Mission Avenue	Oceanside	CA	92058	Planned	137	Oceanside				
34	Sunsets	303 North Horne Street	Oceanside	CA	92054	Planned	72	Oceanside				
35	TENTEN Oceanside	901 Mission Avenue	Oceanside	CA	92054	Planned	90	Oceanside				
36	Palomar Heights	555 East Valley Pkwy	Escondido	CA	92025	Planned	348	Escondido				

SAN DIEGO | 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	
37	601 West Beech	601 West Beech Street	San Diego	CA	92101	Planned	328	Central San Diego				
38	The Lindley	1331 Columbia Street	San Diego	CA	92101	Planned	422	Central San Diego				
39	Park Blvd	3922 Park Blvd	San Diego	CA	92103	Planned	58	Central San Diego				
40	The Mars	3492 Adams Avenue	San Diego	CA	92116	Planned	175	Mid - City				
41	Mission Valley	Mission Village Drive & San Diego Mission Road	San Diego	CA	92108	Planned	4,500	Kearny Mesa				
42	Alante	10211 Rancho Carmel Drive	San Diego	CA	92128	Planned	50	North San Diego				
43	The Trails at Carmel Mountain Ranch	Rancho Carmel Drive & Shoal Creek Drive	San Diego	CA	92128	Planned	629	North San Diego				
44	Blue Wave	550 State Route 75	Imperial Beach	CA	91932	Planned	51	South Bay				
45	1967 North Vulcan Avenue	1967 North Vulcan Avenue	Encinitas	CA	92024	Planned	72	San Dieguito				
46	Clark Avenue	662 Clark Avenue	Encinitas	CA	92024	Planned	199	San Dieguito				
47	Encinitas Boulevard	2220 Encinitas Blvd	Encinitas	CA	92024	Planned	250	San Dieguito				
48	Sunshine Gardens	155 Quail Gardens Drive	Encinitas	CA	92024	Planned	140	San Dieguito				
49	Aviara	1205 Aviara Pkwy	Carlsbad	CA	92011	Planned	329	Carlsbad				
50	North Santa Fe	1559 North Santa Fe Avenue	Vista	CA	92084	Planned	60	Vista				
Total Planned							12,850					
51	1222 1st Avenue	1222 1st Avenue	San Diego	CA	92187	Prospective	79	Central San Diego				
52	1450 2nd Avenue	1450 2nd Avenue	San Diego	CA	92101	Prospective	429	Central San Diego				
53	1927 5th Avenue	1927 5th Avenue	San Diego	CA	92101	Prospective	50	Central San Diego				
54	2985 C Street	2985 C Street	San Diego	CA	92102	Prospective	191	Central San Diego				
55	419 Upas Street	419 Upas Street	San Diego	CA	92103	Prospective	128	Central San Diego				
56	770 Washington Street	770 Washington Street	San Diego	CA	92103	Prospective	418	Central San Diego				
57	Citiplace	110 West Ash Street	San Diego	CA	92101	Prospective	147	Central San Diego				
58	East Village Quarter Building E	1235 K Street	San Diego	CA	92101	Prospective	260	Central San Diego				
59	East Village Quarter Building G	1235 K Street	San Diego	CA	92101	Prospective	429	Central San Diego				
60	Little Italy Micro Units	2027 India Street	San Diego	CA	92101	Prospective	75	Central San Diego				
61	Logan Yards	1521 National Avenue	San Diego	CA	92113	Prospective	895	Central San Diego				
62	The Rey Phase II	801 A Street	San Diego	CA	92101	Prospective	461	Central San Diego				
63	Skyline West	4th Avenue & Ash Street	San Diego	CA	92101	Prospective	250	Central San Diego				
64	West Cedar Street & Kettner Blvd - Holland	West Cedar Street & Kettner Blvd	San Diego	CA	92101	Prospective	295	Central San Diego				
65	Wollcott Crossing	4693 Grim Avenue	San Diego	CA	92104	Prospective	55	Central San Diego				
66	Pechanga Arena Redevelopment	3500 Sports Arena Blvd	San Diego	CA	92110	Prospective	1,400	Peninsula				
67	Cabrillo Town Center	1901 East 4th Street	National City	CA	91950	Prospective	507	National City				
68	Waypoint	1040 National City Blvd	National City	CA	91950	Prospective	230	National City				
69	Bella Vista Renovation	4742 Solola Avenue	San Diego	CA	92113	Prospective	170	Southeast San Diego				
70	4089 Fairmount Avenue	4089 Fairmount Avenue	San Diego	CA	92105	Prospective	73	Mid - City				
71	6440 El Cajon Blvd	6440 El Cajon Blvd	San Diego	CA	92115	Prospective	324	Mid - City				
72	Bandar Salaam Redevelopment	3810 Winona Avenue	San Diego	CA	92105	Prospective	68	Mid - City				
73	Casa Colina Del Sol Redevelopment	5207 52nd Place	San Diego	CA	92105	Prospective	75	Mid - City				
74	5550 Kearny Mesa Road	5550 Kearny Mesa Road	San Diego	CA	92111	Prospective	432	Kearny Mesa				

SAN DIEGO | New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
75	The Aero	3585 Aero Court	San Diego	CA	92123	Prospective	434	Kearny Mesa			
76	Bayview Plaza	2565 Clairemont Drive	San Diego	CA	92117	Prospective	350	Kearny Mesa			
77	Clairemont Village	Cowley Way & Field Street	San Diego	CA	92110	Prospective	224	Kearny Mesa			
78	Riverwalk Redevelopment Phase II	Fashion Valley Road & Friars Road	San Diego	CA	92108	Prospective	100	Kearny Mesa			
79	SDSU Mission Valley	Cottonwood Lane & Stadium Way	San Diego	CA	92108	Prospective	600	Kearny Mesa			
80	Lux UTC Phase III (Towers C & D)	4200 Brooke Court	San Diego	CA	92122	Prospective	50	University			
81	Mana La Jolla Village	Via Mallorca & Via Alicante	La Jolla	CA	92037	Prospective	79	University			
82	Stone Creek	Camino Ruiz & Carroll Canyon Road	San Diego	CA	92126	Prospective	4,445	Mira Mesa			
83	Del Cerro Blvd & Madra Avenue	Del Cerro Blvd & Madra Avenue	San Diego	CA	92120	Prospective	114	Elliot - Navajo			
84	Eastlake Pkwy & Olympic Pkwy	Eastlake Pkwy & Olympic Pkwy	Chula Vista	CA	91913	Prospective	578	Sweetwater			
85	Vibe at Millenia	1959 Minimalist Lane	Chula Vista	CA	91915	Prospective	92	Sweetwater			
86	Village 8 Master	Magdalena Avenue & Santa Lune Street	Chula Vista	CA	91913	Prospective	100	Sweetwater			
87	565 Broadway	565 Broadway	Chula Vista	CA	91910	Prospective	244	Chula Vista			
88	Urbana 2.0	363 H Street	Chula Vista	CA	91910	Prospective	164	Chula Vista			
89	Cal Terraces	5495 Otay Mesa Road	San Diego	CA	92154	Prospective	171	South Bay			
90	Candlelight	Airway Road & Caliente Avenue	San Diego	CA	92154	Prospective	475	South Bay			
91	Seaward	158 West Seaward Avenue	San Ysidro	CA	92173	Prospective	122	South Bay			
92	Vista Lane Family	3481 Vista Lane	San Ysidro	CA	92173	Prospective	167	South Bay			
93	Vista Lane Seniors	3515 Vista Lane	San Ysidro	CA	92173	Prospective	148	South Bay			
94	Broadway and Grove	7946 Broadway	Lemon Grove	CA	91945	Prospective	66	Lemon Grove			
95	Alvarado Road	7407 Alvarado Road	La Mesa	CA	91942	Prospective	660	La Mesa			
96	Elliott Pond	500 Ramona Street	Ramona	CA	92065	Prospective	70	Ramona			
97	Copper Hills	Fallsview Road & San Elijo Road	San Marcos	CA	92078	Prospective	189	San Dieguito			
98	Moonlight	1144 North Hwy 101	Encinitas	CA	92007	Prospective	100	San Dieguito			
99	Cantarini Ranch and Holly	Cannon Road & College Blvd	Carlsbad	CA	92010	Prospective	118	Carlsbad			
100	Emerald Ridge	Sky Haven Lane & Sunset Drive	Vista	CA	92801	Prospective	146	Carlsbad			
101	West Oaks	Camino Vida Roble & Palomar Airport Road	Carlsbad	CA	92011	Prospective	192	Carlsbad			
102	2136 S El Camino Real	2136 South El Camino Real	Oceanside	CA	92054	Prospective	96	Oceanside			
103	Kamp	Foussat Road & Mission Avenue	Oceanside	CA	92054	Prospective	310	Oceanside			
104	Mission Marketplace	431 College Blvd	Oceanside	CA	92057	Prospective	336	Oceanside			
105	Ocean Creek	Crouch Street & Oceanside Blvd	Oceanside	CA	92054	Prospective	295	Oceanside			
106	Pacifica	4991 Macario Drive	Oceanside	CA	92057	Prospective	130	Oceanside			
107	Park Villas at El Corazon	NWC Oceanside Blvd & Rancho Del Oro Road	Oceanside	CA	92056	Prospective	268	Oceanside			
108	Presidio at Rancho Del Oro Phase II	4401 Mission Avenue	Oceanside	CA	92057	Prospective	248	Oceanside			
109	Seagaze	712 Seagaze Drive	Oceanside	CA	92054	Prospective	179	Oceanside			
110	Carmel	285 East Carmel Street	San Marcos	CA	92078	Prospective	175	Escondido			
111	Escondido Blvd	1401 South Escondido Blvd	Escondido	CA	92025	Prospective	54	Escondido			
112	1020 West San Marcos Boulevard	1020 West San Marcos Boulevard	San Marcos	CA	92078	Prospective	202	San Marcos			
113	1100 West San Marcos	1100 West San Marcos Blvd	San Marcos	CA	92078	Prospective	82	San Marcos			

Source: Yardi Matrix

SAN DIEGO | 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	
114	Main Square	1167 West San Marcos Blvd	San Marcos	CA	92078	Prospective	446	San Marcos				
115	Pacific	South Las Posas Road & Linda Vista Drive	San Marcos	CA	92078	Prospective	172	San Marcos				
116	Kensho Housing	Guajome Street & Lado De Loma Drive	Vista	CA	92083	Prospective	181	Vista				
117	Park Avenue	165 Eucalyptus Avenue	Vista	CA	92084	Prospective	176	Vista				
118	Taylor Terrace	Old Taylor Street & East Vista Way	Vista	CA	92084	Prospective	51	Vista				
119	10th & E	10th Avenue & E Street	San Diego	CA	92101	Prospective	607	Central San Diego				
120	110 Beech Street	110 Beech Street	San Diego	CA	92101	Prospective	220	Central San Diego				
121	7th & Market	701 Market Street	San Diego	CA	92101	Prospective	159	Central San Diego				
122	Pacific Heights	1221 11th Avenue	San Diego	CA	92101	Prospective	445	Central San Diego				
123	Quince	301 Spruce Street	San Diego	CA	92103	Prospective	162	Central San Diego				
124	Union Street & Newton Avenue	1620 Union Street	San Diego	CA	92101	Prospective	73	Central San Diego				
125	West Ash	West Ash Street & Union Street	San Diego	CA	92101	Prospective	50	Central San Diego				
126	Mariners Cove Renovation	4392 West Point Loma Blvd	San Diego	CA	92107	Prospective	772	Peninsula				
127	Midway Rising	3500 Sports Arena Blvd	San Diego	CA	92110	Prospective	100	Peninsula				
128	University Avenue Manor	5556 University Avenue	San Diego	CA	92105	Prospective	63	Mid - City				
129	Enclave Montecito	Birch Road & La Media Road	Chula Vista	CA	91913	Prospective	487	Sweetwater				
130	Bella Mar	408 Hollister Street	San Diego	CA	92154	Prospective	380	South Bay				
131	Nakano Project	Dennerly Road & Red Fin Lane	San Diego	CA	92154	Prospective	215	South Bay				
132	Palm & Hollister	555 Hollister Street	San Diego	CA	92154	Prospective	198	South Bay				
133	4757 Palm Avenue	4757 Palm Avenue	La Mesa	CA	91942	Prospective	64	La Mesa				
134	185 Quail Gardens	185 Quail Gardens Drive	Encinitas	CA	92024	Prospective	485	San Dieguito				
135	550 Encinitas Blvd	696 Encinitas Blvd	Encinitas	CA	92024	Prospective	202	San Dieguito				
136	Marea Village	1900 North Coast Highway 101	Encinitas	CA	92024	Prospective	94	San Dieguito				
137	Solana Highlands Redevelopment	701 South Nardo Avenue	Solana Beach	CA	92075	Prospective	260	San Dieguito				
138	Carlsbad Village Station	Grand Avenue & State Street	Carlsbad	CA	92008	Prospective	234	Carlsbad				
139	Modera Melrose	SEC West Bobier Drive & Melrose Drive	Oceanside	CA	92054	Prospective	323	Oceanside				
140	Oceanside Transit Center	235 South Tremont Street	Oceanside	CA	92054	Prospective	547	Oceanside				
141	Oceanside Transit Center Mission	810 Mission Avenue	Oceanside	CA	92054	Prospective	206	Oceanside				
142	Pacific	South Las Posas Road & Linda Vista Drive	San Marcos	CA	92078	Prospective	449	San Marcos				
143	Taylor Vista	1858 East Vista Way	Vista	CA	92084	Prospective	90	Vista				
Total Prospective							27,925					
TOTAL SAN DIEGO							46,482					