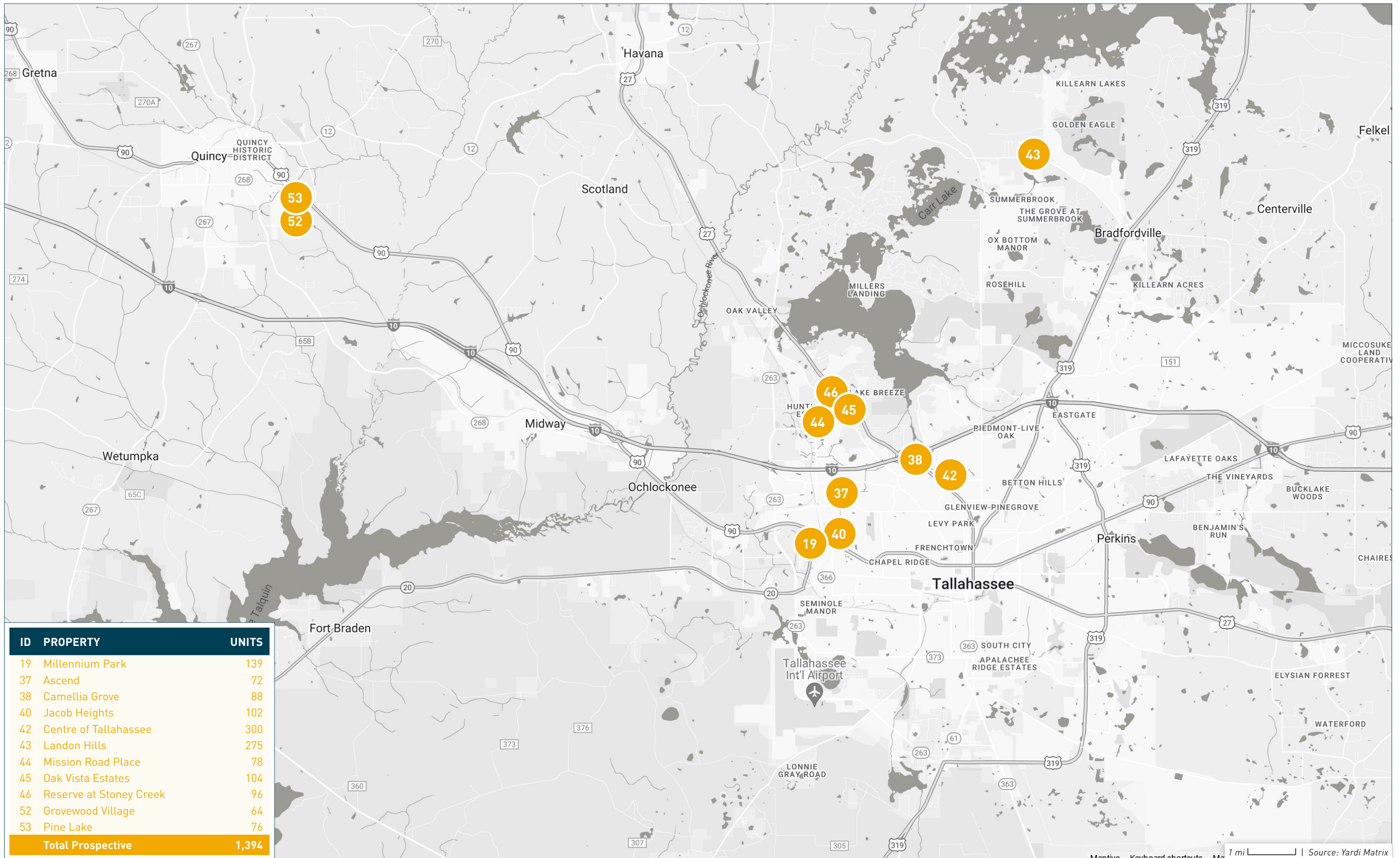
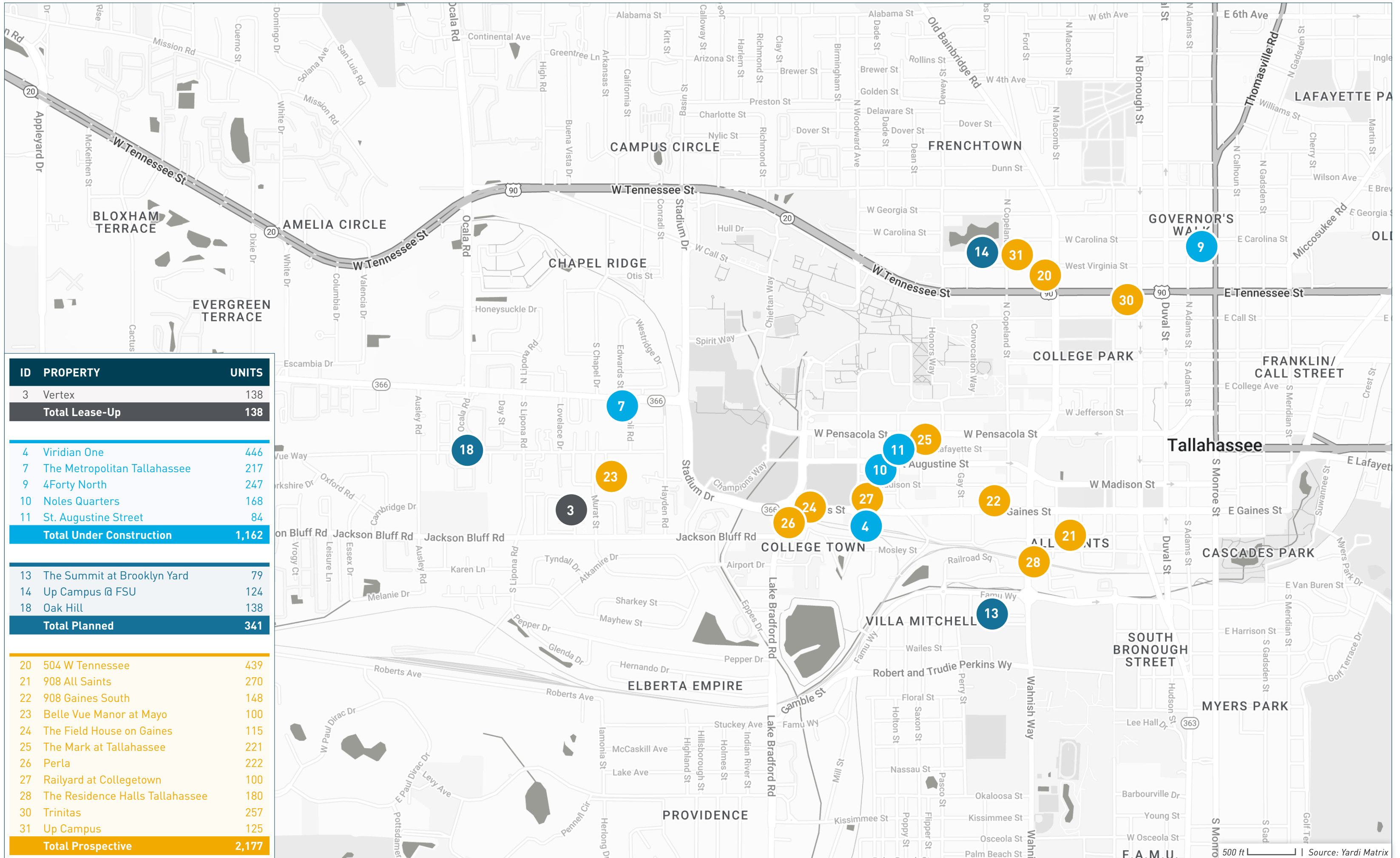


ID	PROPERTY	UNITS
1	Lakeside 46	310
2	Altera 3100	180
Total Lease-Up		490
<hr/>		
5	Fallschase	288
6	Arbor Blvd at Canopy	284
8	Claret Village at Lafayette Trail	182
Total Under Construction		754
<hr/>		
12	Millstream at Cascades Phase II	86
15	Andrew Landing	108
16	Capital Circle	206
17	Exchange at Blair Stone	300
Total Planned		700
<hr/>		
50	Mirador	250
51	1600 Saint Michaels Drive	90
52	3974 Fields Lane	108
53	Agua Fria Area	92
54	Airport Road	63
55	Casa Verde	165
56	Contenta Ridge	120
57	Cresta Ridge	300
58	Elevation Rancho Viejo	321
59	Escarpa	96
64	St. Francis South	120
65	Village Plaza	102
66	Zia Station Phase II	570
Total Prospective		2,397



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ID	PROPERTY	UNITS
3	Vertex	138
Total Lease-Up		138
4	Viridian One	446
7	The Metropolitan Tallahassee	217
9	4Forty North	247
10	Noles Quarters	168
11	St. Augustine Street	84
Total Under Construction		1,162
13	The Summit at Brooklyn Yard	79
14	Up Campus @ FSU	124
18	Oak Hill	138
Total Planned		341
20	504 W Tennessee	439
21	908 All Saints	270
22	908 Gaines South	148
23	Belle Vue Manor at Mayo	100
24	The Field House on Gaines	115
25	The Mark at Tallahassee	221
26	Perla	222
27	Railyard at Colleetown	100
28	The Residence Halls Tallahassee	180
30	Trinitas	257
31	Up Campus	125
Total Prospective		2,177

TALLAHASSEE | 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	Lakeside 46	1898 Merchants Row Blvd	Tallahassee	FL	32311	Lease-Up	310	Tallahassee South	08/31/2021	12/31/2023	05/01/2022	
2	Altera 3100	3100 Apalachee Pkwy	Tallahassee	FL	32311	Lease-Up	180	Lafayette	06/01/2022	05/31/2023	01/01/2023	
3	Vertex	1832 Jackson Bluff Road	Tallahassee	FL	32304	Lease-Up	138	Central Tallahassee	05/15/2018	04/30/2023	07/31/2018	
Total Lease-Up							628					
4	Viridian One	899 South Woodward Avenue	Tallahassee	FL	32304	Under Construction	446	Central Tallahassee	05/31/2022	05/31/2025		
5	Fallschase	4475 Buck Lake Road	Meadow Hills	FL	32317	Under Construction	288	Lafayette	01/01/2023	01/31/2025		
6	Arbor Blvd at Canopy	2730 Welaunee Blvd	Tallahassee	FL	32308	Under Construction	284	Lafayette	08/15/2022	12/31/2024		
7	The Metropolitan Tallahassee	1701 West Pensacola Street	Tallahassee	FL	32304	Under Construction	217	Central Tallahassee	10/31/2022	09/30/2024		
8	Claret Village at Lafayette Trail	March Road & Trout Trail	Tallahassee	FL	32311	Under Construction	182	Lafayette	07/01/2022	02/29/2024		
9	4Forty North	440 North Monroe Street	Tallahassee	FL	32301	Under Construction	247	Central Tallahassee	04/01/2022	01/31/2024		
10	Noles Quarters	821 St. Augustine Street	Tallahassee	FL	32304	Under Construction	168	Central Tallahassee	04/01/2022	08/31/2023		
11	St. Augustine Street	750 St. Augustine Street	Tallahassee	FL	32304	Under Construction	84	Central Tallahassee	03/01/2022	05/31/2023		
Total Under Construction							1,916					
12	Millstream at Cascades Phase II	850 South Gadsden Street	Tallahassee	FL	32301	Planned	86	Central Tallahassee				
13	The Summit at Brooklyn Yard	604 Eugenia Street	Tallahassee	FL	32310	Planned	79	Central Tallahassee				
14	Up Campus @ FSU	630 West Virginia Street	Tallahassee	FL	32304	Planned	124	Central Tallahassee				
15	Andrew Landing	2822 Old St. Augustine Road	Tallahassee	FL	32301	Planned	108	Tallahassee East				
16	Capital Circle	Capital Circle SE & Woodville Hwy	Tallahassee	FL	32305	Planned	206	Tallahassee South				
17	Exchange at Blair Stone	3450 South Blair Stone Road	Tallahassee	FL	32399	Planned	300	Tallahassee South				
18	Oak Hill	2001 Belle Vue Way	Tallahassee	FL	32304	Planned	138	Tallahassee West				
Total Planned							1,041					
19	Millennium Park	1230 Blountstown Street	Tallahassee	FL	32304	Prospective	139					
20	504 W Tennessee	504 West Tennessee Street	Tallahassee	FL	32301	Prospective	439	Central Tallahassee				
21	908 All Saints	908 All Saints Street	Tallahassee	FL	32301	Prospective	270	Central Tallahassee				
22	908 Gaines South	650 West Gaines Street	Tallahassee	FL	32304	Prospective	148	Central Tallahassee				
23	Belle Vue Manor at Mayo	324 Mayo Street	Tallahassee	FL	32304	Prospective	100	Central Tallahassee				
24	The Field House on Gaines	1119 West Gaines Street	Tallahassee	FL	32304	Prospective	115	Central Tallahassee				
25	The Mark at Tallahassee	West Lafayette Street & Lorene Street	Tallahassee	FL	32304	Prospective	221	Central Tallahassee				
26	Perla	801 Lake Bradford Road	Tallahassee	FL	32304	Prospective	222	Central Tallahassee				
27	Railyard at Collegetown	844 West Gaines Street	Tallahassee	FL	32304	Prospective	100	Central Tallahassee				
28	The Residence Halls Tallahassee	464 Famu Way	Tallahassee	FL	32301	Prospective	180	Central Tallahassee				
29	Ridge Road	Ridge Rd & Ridge Haven Rd	Tallahassee	FL	32305	Prospective	250	Central Tallahassee				
30	Trinitas	309 West Tennessee Street	Tallahassee	FL	32301	Prospective	257	Central Tallahassee				
31	Up Campus	North Copeland Street & West Virginia Street	Tallahassee	FL	32304	Prospective	125	Central Tallahassee				
32	Enclave at Blairstone	1410 Evangeline Way	Tallahassee	FL	32301	Prospective	90	Tallahassee East				
33	The Place on Polk	2619 South Meridian Street	Tallahassee	FL	32301	Prospective	108	Tallahassee East				
34	The Pointe at Blairstone	South Blair Stone Road & Governors Square Blvd	Tallahassee	FL	32301	Prospective	92	Tallahassee East				

TALLAHASSEE | 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	
35	Briarwood Manor Phase II	4495 Shelfer Road	Tallahassee	FL	32305	Prospective	63	Tallahassee South				
36	Southwood	2210 Orange Avenue	Tallahassee	FL	32301	Prospective	165	Tallahassee South				
37	Ascend	2521 Pecan Road	Tallahassee	FL	32303	Prospective	72	Tallahassee West				
38	Camellia Grove	Callaway Road & Hospitality Street	Tallahassee	FL	32303	Prospective	88	Tallahassee West				
39	Flats at Baldwin Park	Baldwin Park Drive & Jackson Bluff Road	Tallahassee	FL	32310	Prospective	120	Tallahassee West				
40	Jacob Heights	991 Appleyard Drive	Tallahassee	FL	32304	Prospective	102	Tallahassee West				
41	Capital Circle NE & Centerville Road	Capital Circle NE & Centerville Road	Tallahassee	FL	32308	Prospective	300	Tallahassee North				
42	Centre of Tallahassee	2415 North Monroe Street	Tallahassee	FL	32303	Prospective	300	Tallahassee North				
43	Landon Hills	Bannerman Road & Preservation Road	Tallahassee	FL	32312	Prospective	275	Tallahassee North				
44	Mission Road Place	Fred George Road & Mission Road	Tallahassee	FL	32303	Prospective	78	Tallahassee North				
45	Oak Vista Estates	3501 Old Bainbridge Road	Tallahassee	FL	32303	Prospective	104	Tallahassee North				
46	Reserve at Stoney Creek	Fred George Road & Old Bainbridge Road	Tallahassee	FL	32303	Prospective	96	Tallahassee North				
47	Canopy Garden	Crestline Road & Welaunee Blvd	Tallahassee	FL	32308	Prospective	321	Lafayette				
48	Leon Pointe	Apalachee Pkwy & Twin Lakes Circles	Tallahassee	FL	32311	Prospective	96	Lafayette				
49	Oakwood Preserve	Apalachee Pkwy & Twin Lakes Circle	Tallahassee	FL	32311	Prospective	120	Lafayette				
50	The Pointe at Piney Z	Apalachee Pkwy & Conner Blvd	Tallahassee	FL	32311	Prospective	102	Lafayette				
51	Ridge Road	82 Ridgewood Drive	Crawfordville	FL	32327	Prospective	570	Wakulla				
52	Groewood Village	Frances Kelly Lane & Ralph Strong Road	Quincy	FL	32351	Prospective	64	Gadsden				
53	Pine Lake	Green Meadow Court & Strong Road	Quincy	FL	32351	Prospective	76	Gadsden				
Total Prospective							5,968					
TOTAL TALLAHASSEE							9,553					