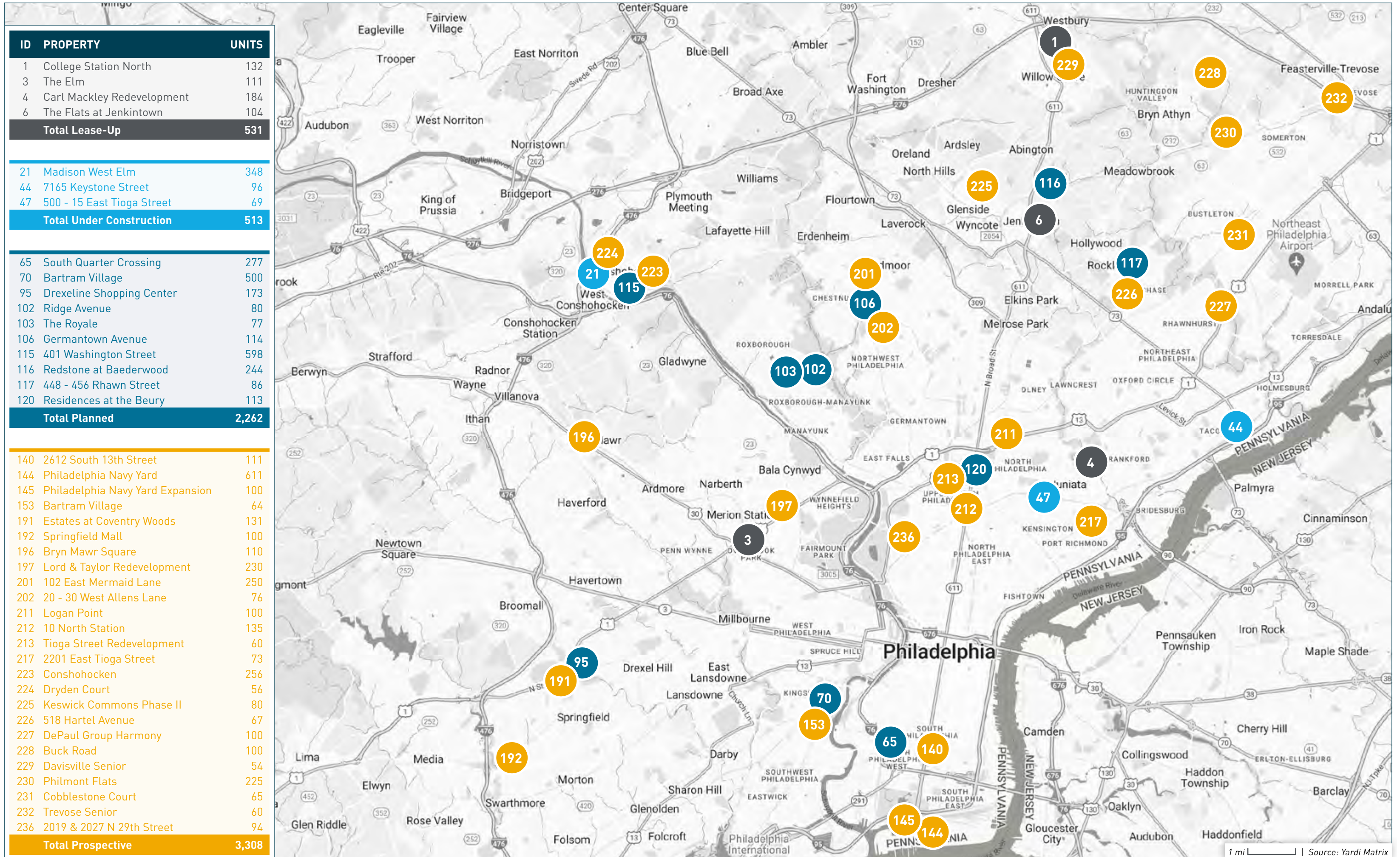
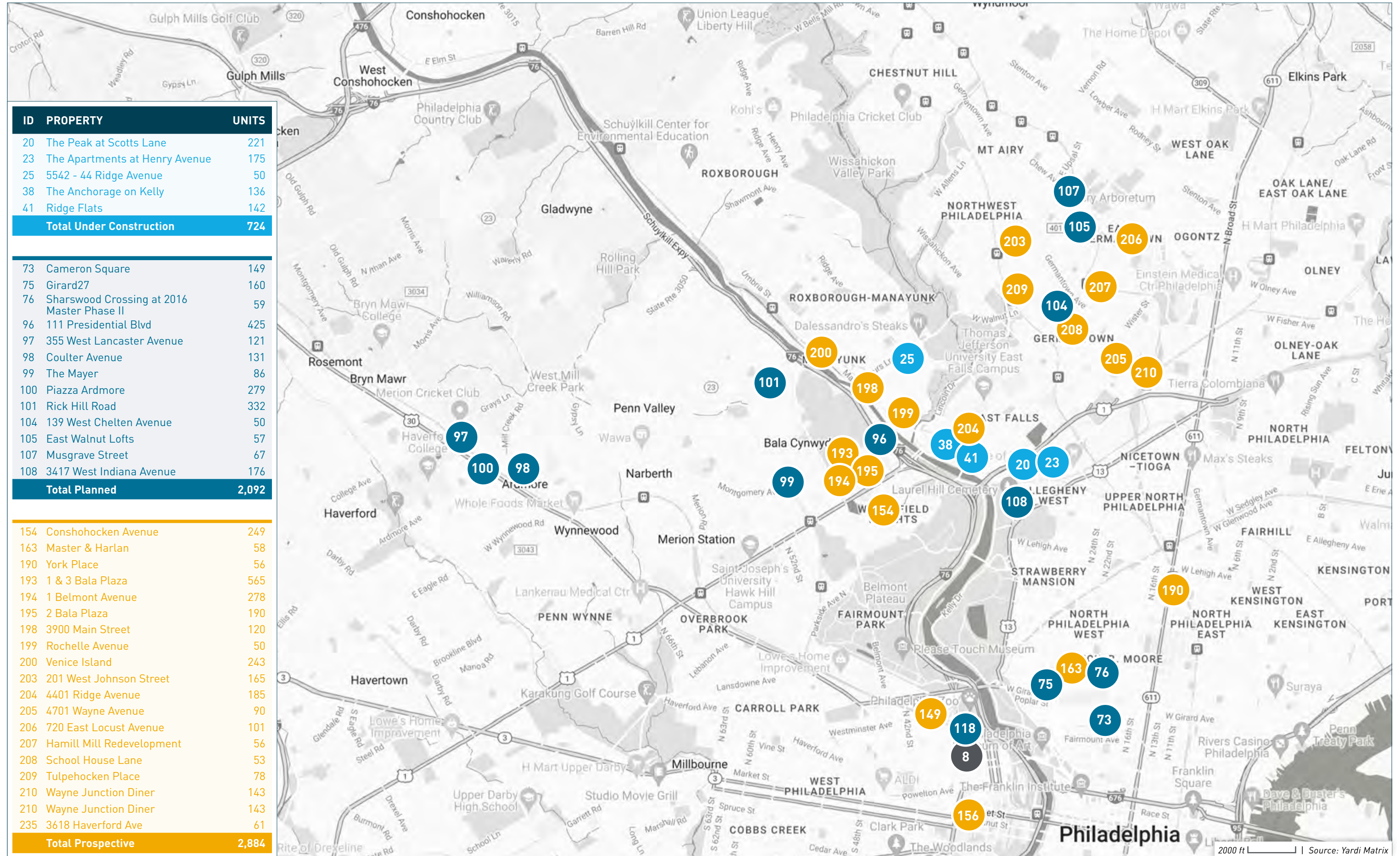


# PHILADELPHIA - URBAN | New Construction & Proposed Multifamily Projects

1Q23





ID	PROPERTY	UNITS
20	The Peak at Scotts Lane	221
23	The Apartments at Henry Avenue	175
25	5542 - 44 Ridge Avenue	50
38	The Anchorage on Kelly	136
41	Ridge Flats	142
<b>Total Under Construction</b>		<b>724</b>

73	Cameron Square	149
75	Girard27	160
76	Sharswood Crossing at 2016 Master Phase II	59
96	111 Presidential Blvd	425
97	355 West Lancaster Avenue	121
98	Coulter Avenue	131
99	The Mayer	86
100	Piazza Ardmore	279
101	Rick Hill Road	332
104	139 West Cheltenham Avenue	50
105	East Walnut Lofts	57
107	Musgrave Street	67
108	3417 West Indiana Avenue	176
<b>Total Planned</b>		<b>2,092</b>

154	Conshohocken Avenue	249
163	Master & Harlan	58
190	York Place	56
193	1 & 3 Bala Plaza	565
194	1 Belmont Avenue	278
195	2 Bala Plaza	190
198	3900 Main Street	120
199	Rochelle Avenue	50
200	Venice Island	243
203	201 West Johnson Street	165
204	4401 Ridge Avenue	185
205	4701 Wayne Avenue	90
206	720 East Locust Avenue	101
207	Hamill Mill Redevelopment	56
208	School House Lane	53
209	Tulpehocken Place	78
210	Wayne Junction Diner	143
210	Wayne Junction Diner	143
235	3618 Haverford Ave	61
<b>Total Prospective</b>		<b>2,884</b>

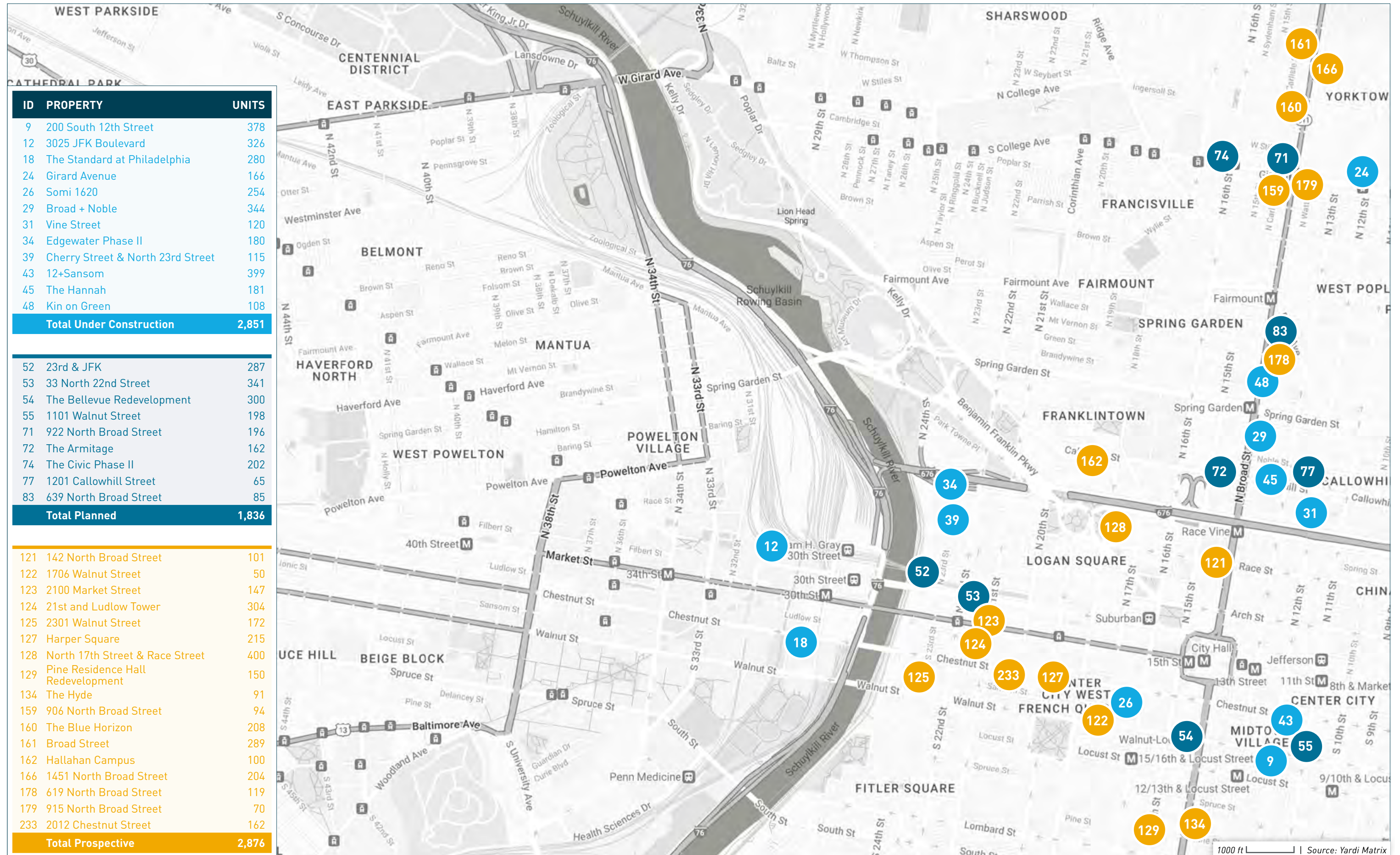
LEGEND ● Under Construction ● Planned ● Prospective

ID	PROPERTY	UNITS
2	Germantown Row	70
<b>Total Lease-Up</b>		<b>70</b>
10	Piazza Terminal	1,131
22	2400 East Huntingdon Street	150
27	5th & Spring Garden	382
28	741 Spring Garden	146
30	The Glassworks	103
32	Hagert & York	297
33	York Arts	127
36	1148 Frankford Avenue	60
37	1705 North American Street	179
42	Rush Street	72
46	2224 Germantown Avenue	72
49	2nd Street Lofts	88
50	The Beverly	51
51	Ray Philly	116
<b>Total Under Construction</b>		<b>2,974</b>
78	1640 North Hancock	110
79	1700 Germantown	92
80	1801 - 59 North American Street	110
81	412 North 2nd Street	397
82	417 Callowhill Street	220
84	700 - 730 North Delaware Avenue	488
85	812 North 2nd Street	78
86	828 N 2nd	55
87	900 Callowhill	146
88	The Delilah	60
89	Fairmount Manor Redevelopment	297
90	Festival Pier	470
91	Hancock Street	280
92	Oakmont	102
93	Philadelphia Urby	204
94	Spring Garden	360
109	1130 North Delaware Avenue	182
110	2213 North Front Street	60
111	Lehigh Avenue	278
112	Northbank	180
113	Viking Mill Redevelopment	77
114	Woods Square	453
119	650 Fairmount Avenue	327
<b>Total Planned</b>		<b>5,026</b>
164	130 West Girard Avenue	84
165	1300 North Howard Street	112
167	150 West Berks Street	152
168	1649 North 5th Street	200



169	1713 North Front Street	55
170	1716 Frankford Avenue	61
171	1730 54 North 52nd Street	115
172	1900 North Front Street	105
173	1901 Lofts	319
174	418 Spring Garden Street	329
175	442 North 8th Street	63
176	4th + Callowhill	454
177	500 North Christopher Columbus Blvd	62
180	919 Diamond Street	99
181	Berks Street	77
182	Delaware Avenue	462
183	The Frankford	150
184	Gretz Brewery	200
185	The Montgomery	78
186	Pier Village	116
187	The Randolph	74
188	Villas del Hace	55
189	Willow Street Steam Plant	69
214	1000 North Delaware Avenue	78
215	1807 East Huntingdon Street	80
216	2001 Richmond Street	298
218	2507 Almond Street	155
219	East Somerset Street	535
220	Emerald Lofts	108
221	The Fishtown Collective	61
222	Girard Avenue	53
237	DeSimone Tower	96
<b>Total Prospective</b>		<b>4,407</b>

1000 ft | Source: Yardi Matrix

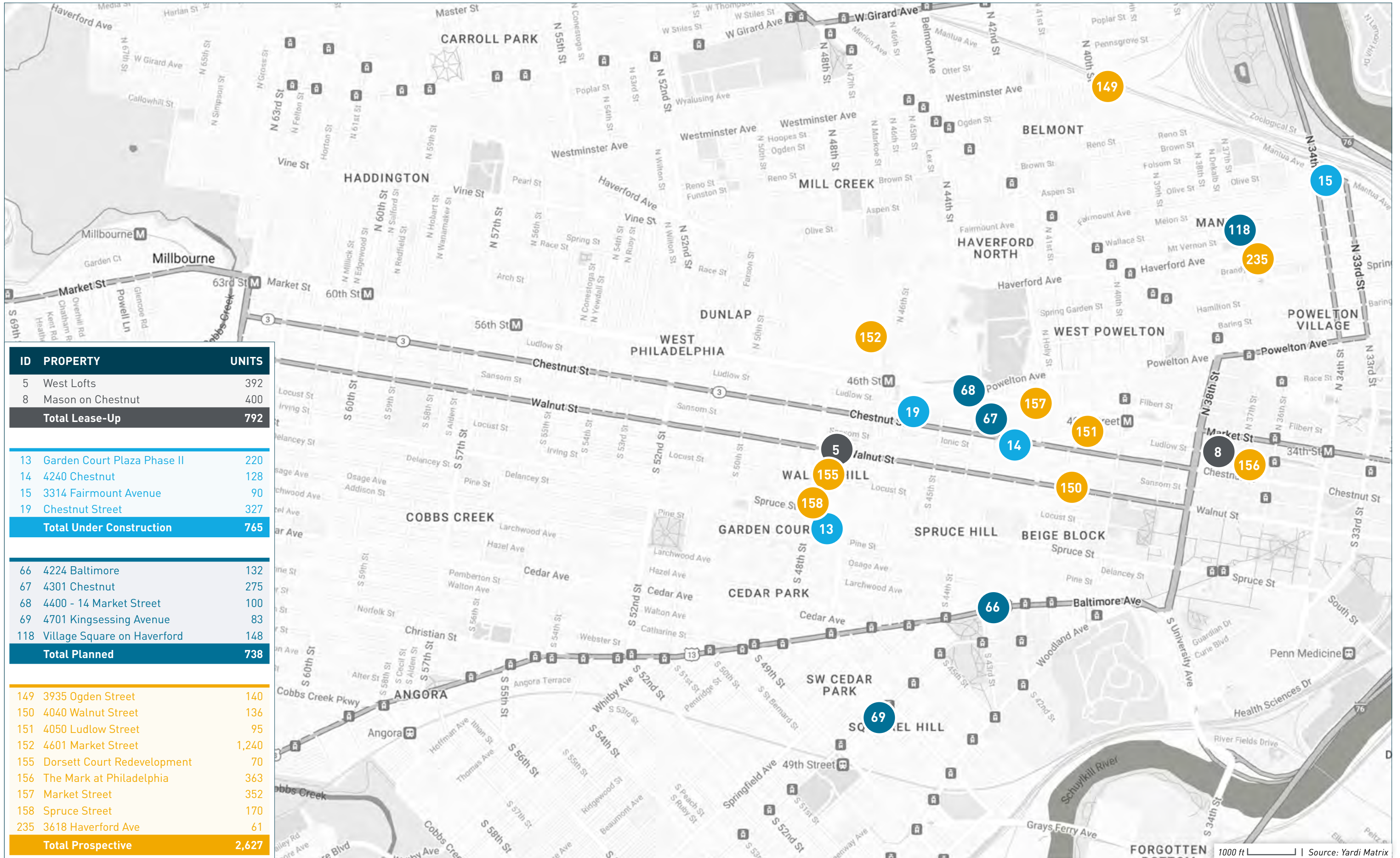


ID	PROPERTY	UNITS
9	200 South 12th Street	378
12	3025 JFK Boulevard	326
18	The Standard at Philadelphia	280
24	Girard Avenue	166
26	Somi 1620	254
29	Broad + Noble	344
31	Vine Street	120
34	Edgewater Phase II	180
39	Cherry Street & North 23rd Street	115
43	12+ Sansom	399
45	The Hannah	181
48	Kin on Green	108
<b>Total Under Construction</b>		<b>2,851</b>

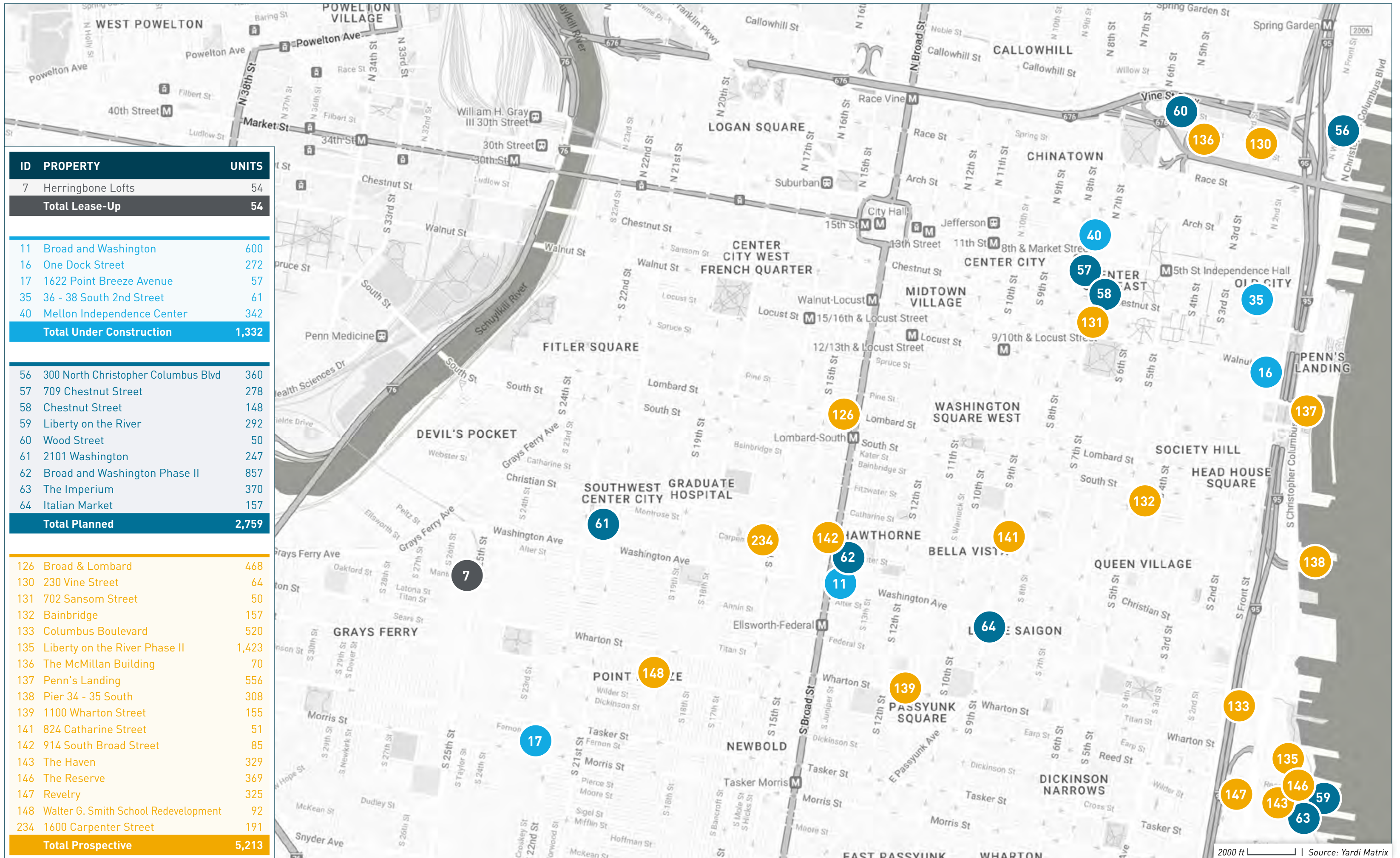
52	23rd & JFK	287
53	33 North 22nd Street	341
54	The Bellevue Redevelopment	300
55	1101 Walnut Street	198
71	922 North Broad Street	196
72	The Armitage	162
74	The Civic Phase II	202
77	1201 Callowhill Street	65
83	639 North Broad Street	85
<b>Total Planned</b>		<b>1,836</b>

121	142 North Broad Street	101
122	1706 Walnut Street	50
123	2100 Market Street	147
124	21st and Ludlow Tower	304
125	2301 Walnut Street	172
127	Harper Square	215
128	North 17th Street & Race Street	400
129	Pine Residence Hall Redevelopment	150
134	The Hyde	91
159	906 North Broad Street	94
160	The Blue Horizon	208
161	Broad Street	289
162	Hallahan Campus	100
166	1451 North Broad Street	204
178	619 North Broad Street	119
179	915 North Broad Street	70
233	2012 Chestnut Street	162
<b>Total Prospective</b>		<b>2,876</b>

LEGEND ● Under Construction ● Planned ● Prospective



ID	PROPERTY	UNITS
5	West Lofts	392
8	Mason on Chestnut	400
<b>Total Lease-Up</b>		<b>792</b>
13	Garden Court Plaza Phase II	220
14	4240 Chestnut	128
15	3314 Fairmount Avenue	90
19	Chestnut Street	327
<b>Total Under Construction</b>		<b>765</b>
66	4224 Baltimore	132
67	4301 Chestnut	275
68	4400 - 14 Market Street	100
69	4701 Kingsessing Avenue	83
118	Village Square on Haverford	148
<b>Total Planned</b>		<b>738</b>
149	3935 Ogden Street	140
150	4040 Walnut Street	136
151	4050 Ludlow Street	95
152	4601 Market Street	1,240
155	Dorsett Court Redevelopment	70
156	The Mark at Philadelphia	363
157	Market Street	352
158	Spruce Street	170
235	3618 Haverford Ave	61
<b>Total Prospective</b>		<b>2,627</b>



ID	PROPERTY	UNITS
7	Herringbone Lofts	54
<b>Total Lease-Up</b>		<b>54</b>
11	Broad and Washington	600
16	One Dock Street	272
17	1622 Point Breeze Avenue	57
35	36 - 38 South 2nd Street	61
40	Mellon Independence Center	342
<b>Total Under Construction</b>		<b>1,332</b>
56	300 North Christopher Columbus Blvd	360
57	709 Chestnut Street	278
58	Chestnut Street	148
59	Liberty on the River	292
60	Wood Street	50
61	2101 Washington	247
62	Broad and Washington Phase II	857
63	The Imperium	370
64	Italian Market	157
<b>Total Planned</b>		<b>2,759</b>
126	Broad & Lombard	468
130	230 Vine Street	64
131	702 Sansom Street	50
132	Bainbridge	157
133	Columbus Boulevard	520
135	Liberty on the River Phase II	1,423
136	The McMillan Building	70
137	Penn's Landing	556
138	Pier 34 - 35 South	308
139	1100 Wharton Street	155
141	824 Catharine Street	51
142	914 South Broad Street	85
143	The Haven	329
146	The Reserve	369
147	Revelry	325
148	Walter G. Smith School Redevelopment	92
234	1600 Carpenter Street	191
<b>Total Prospective</b>		<b>5,213</b>

# PHILADELPHIA - URBAN | 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	College Station North	551 North York Road	Willow Grove	PA	19090	Lease-Up	132	Willow Grove	08/18/2021	09/30/2023	02/01/2023
2	Germantown Row	1307 Germantown Avenue	Philadelphia	PA	19125	Lease-Up	70	North - East	02/09/2022	09/30/2023	12/01/2022
3	The Elm	2079 North 63rd Street	Philadelphia	PA	19151	Lease-Up	111	West	06/24/2021	08/31/2023	08/01/2022
4	Carl Mackley Redevelopment	1401 East Bristol Street	Philadelphia	PA	19124	Lease-Up	184	Frankford / Kensington	04/01/2021	06/30/2023	10/01/2022
5	West Lofts	220 South 47th Street	Philadelphia	PA	19139	Lease-Up	392	West	06/15/2016	06/30/2023	09/10/2017
6	The Flats at Jenkintown	1300 Greenwood Avenue	Jenkintown	PA	19046	Lease-Up	104	Abington	01/10/2022	05/31/2023	02/01/2023
7	Herringbone Lofts	2501 Oakford Street	Philadelphia	PA	19146	Lease-Up	54	South	07/20/2021	04/30/2023	07/15/2022
8	Mason on Chestnut	3701 Chestnut Street	Philadelphia	PA	19104	Lease-Up	400	West	09/21/2020	04/30/2023	07/31/2021
<b>Total Lease-Up</b>							<b>1,447</b>				
9	200 South 12th Street	200 South 12th Street	Philadelphia	PA	19107	Under Construction	378	Center City - East	02/14/2023	01/31/2025	
10	Piazza Terminal	1101 North 2nd Street	Philadelphia	PA	19123	Under Construction	1,131	North - East	05/20/2021	12/31/2024	
11	Broad and Washington	1001 South Broad Street	Philadelphia	PA	19147	Under Construction	600	South	10/27/2022	10/31/2024	
12	3025 JFK Boulevard	3025 John F Kennedy Blvd	Philadelphia	PA	19104	Under Construction	326	West	10/17/2021	10/31/2024	
13	Garden Court Plaza Phase II	4701 Pine Street	Philadelphia	PA	19143	Under Construction	220	West	11/21/2022	10/31/2024	
14	4240 Chestnut	4240 Chestnut Street	Philadelphia	PA	19104	Under Construction	128	West	01/20/2023	08/31/2024	
15	3314 Fairmount Avenue	3314 Fairmount Avenue	Philadelphia	PA	19104	Under Construction	90	West	01/15/2023	07/31/2024	
16	One Dock Street	1 Dock Street	Philadelphia	PA	19106	Under Construction	272	Center City - East	07/10/2022	06/30/2024	
17	1622 Point Breeze Avenue	1622 Point Breeze Avenue	Philadelphia	PA	19145	Under Construction	57	South	02/14/2023	06/30/2024	
18	The Standard at Philadelphia	119 South 31st Street	Philadelphia	PA	19104	Under Construction	280	West	07/14/2022	06/30/2024	
19	Chestnut Street	4519 Chestnut Street	Philadelphia	PA	19139	Under Construction	327	West	06/29/2022	06/30/2024	
20	The Peak at Scotts Lane	3449 Scotts Lane	Philadelphia	PA	19129	Under Construction	221	Upper North	09/27/2022	05/31/2024	
21	Madison West Elm	400 West Elm Street	Conshohocken	PA	19428	Under Construction	348	Conshohocken	03/11/2022	03/31/2024	
22	2400 East Huntingdon Street	2400 East Huntingdon Street	Philadelphia	PA	19125	Under Construction	150	Frankford / Kensington	07/04/2022	02/29/2024	
23	The Apartments at Henry Avenue	3200 Henry Avenue	Philadelphia	PA	19129	Under Construction	175	Upper North	04/01/2022	02/29/2024	
24	Girard Avenue	1201 West Girard Avenue	Philadelphia	PA	19123	Under Construction	166	North - East	02/09/2022	01/31/2024	
25	5542 - 44 Ridge Avenue	5542 Ridge Avenue	Philadelphia	PA	19128	Under Construction	50	Northwest - West	09/17/2022	01/31/2024	
26	Somi 1620	1620 Sansom Street	Philadelphia	PA	19103	Under Construction	254	Center City - West	06/04/2022	12/31/2023	
27	5th & Spring Garden	501 Spring Garden Street	Philadelphia	PA	19123	Under Construction	382	North - East	03/11/2022	12/31/2023	
28	741 Spring Garden	741 Spring Garden Street	Philadelphia	PA	19123	Under Construction	146	North - East	08/03/2022	12/31/2023	
29	Broad + Noble	435 North Broad Street	Philadelphia	PA	19123	Under Construction	344	North - East	05/05/2022	12/31/2023	
30	The Glassworks	1700 North Howard Street	Philadelphia	PA	19122	Under Construction	103	North - East	09/17/2022	12/31/2023	
31	Vine Street	1201 Vine Street	Philadelphia	PA	19107	Under Construction	120	North - East	05/30/2022	12/31/2023	
32	Hagert & York	1924 East Hagert Street	Philadelphia	PA	19125	Under Construction	297	Frankford / Kensington	06/14/2021	12/31/2023	
33	York Arts	1901 East York Street	Philadelphia	PA	19125	Under Construction	127	Frankford / Kensington	05/10/2022	12/31/2023	
34	Edgewater Phase II	2323 Race Street	Philadelphia	PA	19103	Under Construction	180	Center City - West	04/15/2022	11/30/2023	
35	36 - 38 South 2nd Street	36 South 2nd Street	Philadelphia	PA	19106	Under Construction	61	Center City - East	07/14/2022	11/30/2023	
36	1148 Frankford Avenue	1148 Frankford Avenue	Philadelphia	PA	19125	Under Construction	60	North - East	07/09/2022	11/30/2023	
37	1705 North American Street	1705 North American Street	Philadelphia	PA	19122	Under Construction	179	North - East	04/15/2022	11/30/2023	
38	The Anchorage on Kelly	4442 Ridge Avenue	Philadelphia	PA	19129	Under Construction	136	Northwest - East	04/15/2022	11/30/2023	

Source: Yardi Matrix

# PHILADELPHIA - URBAN | 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
39	Cherry Street & North 23rd Street	139 North 23rd Street	Philadelphia	PA	19103	Under Construction	115	Center City - West	02/28/2022	10/31/2023	
40	Mellon Independence Center	701 Market Street	Philadelphia	PA	19106	Under Construction	342	Center City - East	10/28/2020	10/31/2023	
41	Ridge Flats	4300 Ridge Avenue	Philadelphia	PA	19129	Under Construction	142	Northwest - East	03/16/2022	10/31/2023	
42	Rush Street	2149 East Rush Street	Philadelphia	PA	19134	Under Construction	72	Frankford / Kensington	06/04/2022	10/31/2023	
43	12+Sansom	123 South 12th Street	Philadelphia	PA	19107	Under Construction	399	Center City - East	03/01/2022	09/30/2023	
44	7165 Keystone Street	7165 Keystone Street	Philadelphia	PA	19135	Under Construction	96	Lower Northeast	04/30/2022	09/30/2023	
45	The Hannah	1306 Callowhill Street	Philadelphia	PA	19123	Under Construction	181	North - East	01/10/2022	08/31/2023	
46	2224 Germantown Avenue	2224 Germantown Avenue	Philadelphia	PA	19133	Under Construction	72	North - East	03/21/2022	07/31/2023	
47	500 - 15 East Tioga Street	500 East Tioga Street	Philadelphia	PA	19134	Under Construction	69	Frankford / Kensington	07/30/2022	07/31/2023	
48	Kin on Green	545 North Broad Street	Philadelphia	PA	19123	Under Construction	108	North - East	10/01/2021	06/30/2023	
49	2nd Street Lofts	1701 North 2nd Street	Philadelphia	PA	19122	Under Construction	88	North - East	03/21/2021	05/31/2023	
50	The Beverly	1102 Germantown Avenue	Philadelphia	PA	19123	Under Construction	51	North - East	09/27/2021	05/31/2023	
51	Ray Philly	1525 North American Street	Philadelphia	PA	19122	Under Construction	116	North - East	09/07/2021	04/30/2023	
<b>Total Under Construction</b>							<b>9,159</b>				
52	23rd & JFK	2301 John F. Kennedy Blvd	Philadelphia	PA	19103	Planned	287	Center City - West			
53	33 North 22nd Street	33 North 22nd Street	Philadelphia	PA	19103	Planned	341	Center City - West			
54	The Bellevue Redevelopment	200 South Broad Street	Philadelphia	PA	19102	Planned	300	Center City - West			
55	1101 Walnut Street	1101 Walnut Street	Philadelphia	PA	19107	Planned	198	Center City - East			
56	300 North Christopher Columbus Blvd	300 North Christopher Columbus Blvd	Philadelphia	PA	19106	Planned	360	Center City - East			
57	709 Chestnut Street	709 Chestnut Street	Philadelphia	PA	19106	Planned	278	Center City - East			
58	Chestnut Street	700 Chestnut Street	Philadelphia	PA	19106	Planned	148	Center City - East			
59	Liberty on the River	1341 South Christopher Columbus Blvd	Philadelphia	PA	19147	Planned	292	Center City - East			
60	Wood Street	502 Wood Street	Philadelphia	PA	19106	Planned	50	Center City - East			
61	2101 Washington	2101 Washington Avenue	Philadelphia	PA	19146	Planned	247	South			
62	Broad and Washington Phase II	1001 South Broad Street	Philadelphia	PA	19147	Planned	857	South			
63	The Imperium	1499 South Christopher Columbus Blvd	Philadelphia	PA	19148	Planned	370	South			
64	Italian Market	1101 South 9th Street	Philadelphia	PA	19147	Planned	157	South			
65	South Quarter Crossing	2301 West Oregon Avenue	Philadelphia	PA	19145	Planned	277	South			
66	4224 Baltimore	4224 Baltimore Avenue	Philadelphia	PA	19104	Planned	132	West			
67	4301 Chestnut	4301 Chestnut Street	Philadelphia	PA	19104	Planned	275	West			
68	4400 - 14 Market Street	4400 Market Street	Philadelphia	PA	19104	Planned	100	West			
69	4701 Kingsessing Avenue	4701 Kingsessing Avenue	Philadelphia	PA	19143	Planned	83	West			
70	Bartram Village	5404 Gibson Drive	Philadelphia	PA	19143	Planned	500	West			
71	922 North Broad Street	922 North Broad Street	Philadelphia	PA	19130	Planned	196	North - West			
72	The Armitage	1428 Callowhill Street	Philadelphia	PA	19130	Planned	162	North - West			
73	Cameron Square	801 North 19th Street	Philadelphia	PA	19130	Planned	149	North - West			
74	The Civic Phase II	1600 West Girard Avenue	Philadelphia	PA	19130	Planned	202	North - West			
75	Girard27	2630 West Girard Avenue	Philadelphia	PA	19130	Planned	160	North - West			
76	Sharswood Crossing at 2016 Master Phase II	2016 Master Street	Philadelphia	PA	19121	Planned	59	North - West			

# PHILADELPHIA - URBAN | New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
77	1201 Callowhill Street	1201 Callowhill Street	Philadelphia	PA	19123	Planned	65	North - East			
78	1640 North Hancock	1640 North Hancock Street	Philadelphia	PA	19122	Planned	110	North - East			
79	1700 Germantown	1700 Germantown Avenue	Philadelphia	PA	19122	Planned	92	North - East			
80	1801 - 59 North American Street	1801 North American Street	Philadelphia	PA	19122	Planned	110	North - East			
81	412 North 2nd Street	412 North 2nd Street	Philadelphia	PA	19123	Planned	397	North - East			
82	417 Callowhill Street	417 Callowhill Street	Philadelphia	PA	19123	Planned	220	North - East			
83	639 North Broad Street	639 North Broad Street	Philadelphia	PA	19123	Planned	85	North - East			
84	700 - 730 North Delaware Avenue	700 North Delaware Avenue	Philadelphia	PA	19123	Planned	488	North - East			
85	812 North 2nd Street	812 North 2nd Street	Philadelphia	PA	19123	Planned	78	North - East			
86	828 N 2nd	828 North 2nd Street	Philadelphia	PA	19123	Planned	55	North - East			
87	900 Callowhill	900 Callowhill Street	Philadelphia	PA	19123	Planned	146	North - East			
88	The Delilah	900 North 8th Street	Philadelphia	PA	19123	Planned	60	North - East			
89	Fairmount Manor Redevelopment	650 Fairmount Avenue	Philadelphia	PA	19123	Planned	297	North - East			
90	Festival Pier	601 North Christopher Columbus Blvd	Philadelphia	PA	19123	Planned	470	North - East			
91	Hancock Street	1021 North Hancock Street	Philadelphia	PA	19123	Planned	280	North - East			
92	Oakmont	2401 North 2nd Street	Philadelphia	PA	19133	Planned	102	North - East			
93	Philadelphia Urby	1700 North Front Street	Philadelphia	PA	19122	Planned	204	North - East			
94	Spring Garden	200 Spring Garden Street	Philadelphia	PA	19123	Planned	360	North - East			
95	Drexeline Shopping Center	5100 State Road	Drexel Hill	PA	19026	Planned	173	Upper Darby - Drexel Hill			
96	111 Presidential Blvd	111 Presidential Blvd	Bala Cynwyd	PA	19004	Planned	425	Ardmore			
97	355 West Lancaster Avenue	355 West Lancaster Avenue	Haverford	PA	19041	Planned	121	Ardmore			
98	Coulter Avenue	125 Coulter Avenue	Ardmore	PA	19003	Planned	131	Ardmore			
99	The Mayer	210 Bala Avenue	Bala Cynwyd	PA	19004	Planned	86	Ardmore			
100	Piazza Ardmore	104 West Lancaster Avenue	Ardmore	PA	19003	Planned	279	Ardmore			
101	Rick Hill Road	131 Rock Hill Road	Bala Cynwyd	PA	19004	Planned	332	Ardmore			
102	Ridge Avenue	6808 Ridge Avenue	Philadelphia	PA	19128	Planned	80	Northwest - West			
103	The Royale	6910 Ridge Avenue	Philadelphia	PA	19128	Planned	77	Northwest - West			
104	139 West Cheltenham Avenue	139 West Cheltenham Avenue	Philadelphia	PA	19144	Planned	50	Northwest - East			
105	East Walnut Lofts	401 East Walnut Lane	Philadelphia	PA	19144	Planned	57	Northwest - East			
106	Germantown Avenue	7619 Germantown Avenue	Philadelphia	PA	19119	Planned	114	Northwest - East			
107	Musgrave Street	6327 Musgrave Street	Philadelphia	PA	19144	Planned	67	Northwest - East			
108	3417 West Indiana Avenue	3417 West Indiana Avenue	Philadelphia	PA	19132	Planned	176	Upper North			
109	1130 North Delaware Avenue	1130 North Delaware Avenue	Philadelphia	PA	19125	Planned	182	Frankford / Kensington			
110	2213 North Front Street	2213 North Front Street	Philadelphia	PA	19133	Planned	60	Frankford / Kensington			
111	Lehigh Avenue	2157 East Lehigh Avenue	Philadelphia	PA	19125	Planned	278	Frankford / Kensington			
112	Northbank	2001 Beach Street	Philadelphia	PA	19125	Planned	180	Frankford / Kensington			
113	Viking Mill Redevelopment	2019 East Boston Street	Philadelphia	PA	19125	Planned	77	Frankford / Kensington			
114	Woods Square	2621 Frankford Avenue	Philadelphia	PA	19125	Planned	453	Frankford / Kensington			
115	401 Washington Street	401 Washington Street	Conshohocken	PA	19428	Planned	598	Conshohocken			

Source: Yardi Matrix

# PHILADELPHIA - URBAN | 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	
116	Redstone at Baederwood	1631 The Fairway	Jenkintown	PA	19046	Planned	244	Abington				
117	448 - 456 Rhawn Street	448 Rhawn Street	Philadelphia	PA	19111	Planned	86	Lower Northeast				
118	Village Square on Haverford	601 North 37th Street	Philadelphia	PA	19104	Planned	148	West				
119	650 Fairmount Avenue	650 Fairmount Avenue	Philadelphia	PA	19123	Planned	327	North - East				
120	Residences at the Beury	3705 North Broad Street	Philadelphia	PA	19140	Planned	113	Upper North				
<b>Total Planned</b>							<b>14,713</b>					
121	142 North Broad Street	142 North Broad Street	Philadelphia	PA	19102	Prospective	101	Center City - West				
122	1706 Walnut Street	1706 Walnut Street	Philadelphia	PA	19103	Prospective	50	Center City - West				
123	2100 Market Street	2104 Market Street	Philadelphia	PA	19103	Prospective	147	Center City - West				
124	21st and Ludlow Tower	14 South 21st Street	Philadelphia	PA	19103	Prospective	304	Center City - West				
125	2301 Walnut Street	2301 Walnut Street	Philadelphia	PA	19103	Prospective	172	Center City - West				
126	Broad & Lombard	500 South Broad Street	Philadelphia	PA	19146	Prospective	468	Center City - West				
127	Harper Square	113 South 19th Street	Philadelphia	PA	19103	Prospective	215	Center City - West				
128	North 17th Street & Race Street	1723 Race Street	Philadelphia	PA	19103	Prospective	400	Center City - West				
129	Pine Residence Hall Redevelopment	1500 Pine Street	Philadelphia	PA	19102	Prospective	150	Center City - West				
130	230 Vine Street	230 Vine Street	Philadelphia	PA	19106	Prospective	64	Center City - East				
131	702 Sansom Street	702 Sansom Street	Philadelphia	PA	19106	Prospective	50	Center City - East				
132	Bainbridge	419 Bainbridge Street	Philadelphia	PA	19147	Prospective	157	Center City - East				
133	Columbus Boulevard	1100 South Christopher Columbus Blvd	Philadelphia	PA	19147	Prospective	520	Center City - East				
134	The Hyde	337 South Broad Street	Philadelphia	PA	19102	Prospective	91	Center City - East				
135	Liberty on the River Phase II	1341 South Christopher Columbus Blvd	Philadelphia	PA	19147	Prospective	1,423	Center City - East				
136	The McMillan Building	416 Vine Street	Philadelphia	PA	19106	Prospective	70	Center City - East				
137	Penn's Landing	South Christopher Columbus Blvd & Spruce Street	Philadelphia	PA	19106	Prospective	556	Center City - East				
138	Pier 34 - 35 South	735 South Christopher Columbus Blvd	Philadelphia	PA	19148	Prospective	308	Center City - East				
139	1100 Wharton Street	1100 Wharton Street	Philadelphia	PA	19147	Prospective	155	South				
140	2612 South 13th Street	2612 South 13th Street	Philadelphia	PA	19148	Prospective	111	South				
141	824 Catharine Street	824 Catharine Street	Philadelphia	PA	19147	Prospective	51	South				
142	914 South Broad Street	914 South Broad Street	Philadelphia	PA	19146	Prospective	85	South				
143	The Haven	1401 South Christopher Columbus Blvd	Philadelphia	PA	19148	Prospective	329	South				
144	Philadelphia Navy Yard	1200 Normandy Place	Philadelphia	PA	19112	Prospective	611	South				
145	Philadelphia Navy Yard Expansion	4701 Intrepid Avenue	Philadelphia	PA	19112	Prospective	100	South				
146	The Reserve	1401R South Christopher Columbus Blvd	Philadelphia	PA	19148	Prospective	369	South				
147	Revelry	1400 South Christopher Columbus Blvd	Philadelphia	PA	19147	Prospective	325	South				
148	Walter G. Smith School Redevelopment	1300 South 19th Street	Philadelphia	PA	19146	Prospective	92	South				
149	3935 Ogden Street	3935 Ogden Street	Philadelphia	PA	19104	Prospective	140	West				
150	4040 Walnut Street	4040 Walnut Street	Philadelphia	PA	19104	Prospective	136	West				
151	4050 Ludlow Street	4050 Ludlow Street	Philadelphia	PA	19104	Prospective	95	West				
152	4601 Market Street	4601 Market Street	Philadelphia	PA	19139	Prospective	1,240	West				
153	Bartram Village	2639 South 58th Street	Philadelphia	PA	19143	Prospective	64	West				

# PHILADELPHIA - URBAN | New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
154	Conshohocken Avenue	4050 Conshohocken Avenue	Philadelphia	PA	19131	Prospective	249	West			
155	Dorsett Court Redevelopment	4710 Locust Street	Philadelphia	PA	19139	Prospective	70	West			
156	The Mark at Philadelphia	3615 Chestnut Street	Philadelphia	PA	19104	Prospective	363	West			
157	Market Street	4200 Market Street	Philadelphia	PA	19104	Prospective	352	West			
158	Spruce Street	4746 Spruce Street	Philadelphia	PA	19139	Prospective	170	West			
159	906 North Broad Street	906 North Broad Street	Philadelphia	PA	19130	Prospective	94	North - West			
160	The Blue Horizon	1314 North Broad Street	Philadelphia	PA	19121	Prospective	208	North - West			
161	Broad Street	1500 North Broad Street	Philadelphia	PA	19121	Prospective	289	North - West			
162	Hallahan Campus	319 North 19th Street	Philadelphia	PA	19103	Prospective	100	North - West			
163	Master & Harlan	North 24th Street & Master Street	Philadelphia	PA	19121	Prospective	58	North - West			
164	130 West Girard Avenue	130 West Girard Avenue	Philadelphia	PA	19123	Prospective	84	North - East			
165	1300 North Howard Street	1300 North Howard Street	Philadelphia	PA	19122	Prospective	112	North - East			
166	1451 North Broad Street	1451 North Broad Street	Philadelphia	PA	19121	Prospective	204	North - East			
167	150 West Berks Street	150 West Berks Street	Philadelphia	PA	19122	Prospective	152	North - East			
168	1649 North 5th Street	1649 North 5th Street	Philadelphia	PA	19122	Prospective	200	North - East			
169	1713 North Front Street	1713 North Front Street	Philadelphia	PA	19122	Prospective	55	North - East			
170	1716 Frankford Avenue	1716 Frankford Avenue	Philadelphia	PA	19125	Prospective	61	North - East			
171	1730 54 North 52nd Street	1730 North 2nd Street	Philadelphia	PA	19122	Prospective	115	North - East			
172	1900 North Front Street	1900 North Front Street	Philadelphia	PA	19122	Prospective	105	North - East			
173	1901 Lofts	1901 North American Street	Philadelphia	PA	19122	Prospective	319	North - East			
174	418 Spring Garden Street	418 Spring Garden Street	Philadelphia	PA	19123	Prospective	329	North - East			
175	442 North 8th Street	442 North 8th Street	Philadelphia	PA	19123	Prospective	63	North - East			
176	4th + Callowhill	444 North 3rd Street	Philadelphia	PA	19123	Prospective	454	North - East			
177	500 North Christopher Columbus Blvd	500 North Christopher Columbus Blvd	Philadelphia	PA	19123	Prospective	62	North - East			
178	619 North Broad Street	619 North Broad Street	Philadelphia	PA	19123	Prospective	119	North - East			
179	915 North Broad Street	915 North Broad Street	Philadelphia	PA	19123	Prospective	70	North - East			
180	919 Diamond Street	919 Diamond Street	Philadelphia	PA	19122	Prospective	99	North - East			
181	Berks Street	North 8th Street & West Berks Street	Philadelphia	PA	19122	Prospective	77	North - East			
182	Delaware Avenue	918 North Delaware Avenue	Philadelphia	PA	19123	Prospective	462	North - East			
183	The Frankford	1120 Frankford Avenue	Philadelphia	PA	19125	Prospective	150	North - East			
184	Gretz Brewery	1524 Germantown Avenue	Philadelphia	PA	19122	Prospective	200	North - East			
185	The Montgomery	508 West Montgomery Avenue	Philadelphia	PA	19122	Prospective	78	North - East			
186	Pier Village	1121 North Delaware Avenue	Philadelphia	PA	19125	Prospective	116	North - East			
187	The Randolph	1700 North Randolph Street	Philadelphia	PA	19122	Prospective	74	North - East			
188	Villas del Hace	1426 North 6th Street	Philadelphia	PA	19122	Prospective	55	North - East			
189	Willow Street Steam Plant	411 North 9th Street	Philadelphia	PA	19123	Prospective	69	North - East			
190	York Place	2321 North Broad Street	Philadelphia	PA	19132	Prospective	56	North - East			
191	Estates at Coventry Woods	351 North State Road	Springfield	PA	19064	Prospective	131	Springfield			
192	Springfield Mall	1250 Baltimore Pike	Springfield	PA	19064	Prospective	100	Springfield			

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ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
193	1 & 3 Bala Plaza	231 St. Asaphs Road	Belmont Hills	PA	19004	Prospective	565	Ardmore			
194	1 Belmont Avenue	1 Belmont Avenue	Bala Cynwyd	PA	19004	Prospective	278	Ardmore			
195	2 Bala Plaza	333 East City Avenue	Bala Cynwyd	PA	19004	Prospective	190	Ardmore			
196	Bryn Mawr Square	10 South Bryn Mawr Avenue	Bryn Mawr	PA	19010	Prospective	110	Ardmore			
197	Lord & Taylor Redevelopment	121 East City Avenue	Bala Cynwyd	PA	19004	Prospective	230	Ardmore			
198	3900 Main Street	3900 Main Street	Philadelphia	PA	19127	Prospective	120	Northwest - West			
199	Rochelle Avenue	90 Rochelle Avenue	Philadelphia	PA	19128	Prospective	50	Northwest - West			
200	Venice Island	4436 Main Street	Philadelphia	PA	19127	Prospective	243	Northwest - West			
201	102 East Mermaid Lane	102 East Mermaid Lane	Philadelphia	PA	19118	Prospective	250	Northwest - East			
202	20 - 30 West Allens Lane	20 West Allens Lane	Philadelphia	PA	19119	Prospective	76	Northwest - East			
203	201 West Johnson Street	201 West Johnson Street	Philadelphia	PA	19144	Prospective	165	Northwest - East			
204	4401 Ridge Avenue	4401 Ridge Avenue	Philadelphia	PA	19129	Prospective	185	Northwest - East			
205	4701 Wayne Avenue	4701 Wayne Avenue	Philadelphia	PA	19144	Prospective	90	Northwest - East			
206	720 East Locust Avenue	720 East Locust Avenue	Philadelphia	PA	19144	Prospective	101	Northwest - East			
207	Hamill Mill Redevelopment	5423 Lena Street	Philadelphia	PA	19144	Prospective	56	Northwest - East			
208	School House Lane	156 West School House Lane	Philadelphia	PA	19144	Prospective	53	Northwest - East			
209	Tulpehocken Place	6134 Wayne Avenue	Philadelphia	PA	19144	Prospective	78	Northwest - East			
210	Wayne Junction Diner	113 Berkley Street	Philadelphia	PA	19144	Prospective	143	Northwest - East			
211	Logan Point	West Roosevelt Blvd & Wyoming Avenue	Philadelphia	PA	19140	Prospective	100	Oak Lane			
212	10 North Station	2932 North Broad Street	Philadelphia	PA	19132	Prospective	135	Upper North			
213	Tioga Street Redevelopment	1708 West Tioga Street	Philadelphia	PA	19140	Prospective	60	Upper North			
214	1000 North Delaware Avenue	1000 North Delaware Avenue	Philadelphia	PA	19125	Prospective	78	Frankford / Kensington			
215	1807 East Huntingdon Street	1807 East Huntingdon Street	Philadelphia	PA	19125	Prospective	80	Frankford / Kensington			
216	2001 Richmond Street	2001 Richmond Street	Philadelphia	PA	19125	Prospective	298	Frankford / Kensington			
217	2201 East Tioga Street	2201 East Tioga Street	Philadelphia	PA	19134	Prospective	73	Frankford / Kensington			
218	2507 Almond Street	2507 Almond Street	Philadelphia	PA	19125	Prospective	155	Frankford / Kensington			
219	East Somerset Street	2200 East Somerset Street	Philadelphia	PA	19134	Prospective	535	Frankford / Kensington			
220	Emerald Lofts	2000 East Hagert Street	Philadelphia	PA	19125	Prospective	108	Frankford / Kensington			
221	The Fishtown Collective	1359 Frankford Avenue	Philadelphia	PA	19125	Prospective	61	Frankford / Kensington			
222	Girard Avenue	715 East Girard Avenue	Philadelphia	PA	19125	Prospective	53	Frankford / Kensington			
223	Conshohocken	601 Washington Street	Conshohocken	PA	19428	Prospective	256	Conshohocken			
224	Dryden Court	450 Colwell Lane	Conshohocken	PA	19428	Prospective	56	Conshohocken			
225	Keswick Commons Phase II	289 Keswick Avenue	Glenside	PA	19038	Prospective	80	Abington			
226	518 Hartel Avenue	518 Hartel Avenue	Philadelphia	PA	19111	Prospective	67	Lower Northeast			
227	DePaul Group Harmony	8420 Roosevelt Blvd	Philadelphia	PA	19152	Prospective	100	Lower Northeast			
228	Buck Road	3530 Buck Road	Huntingdon Valley	PA	19006	Prospective	100	Willow Grove			
229	Davisville Senior	432 Davisville Road	Willow Grove	PA	19090	Prospective	54	Willow Grove			
230	Philmont Flats	3051 Philmont Avenue	Huntington Valley	PA	19006	Prospective	225	Willow Grove			
231	Cobblestone Court	1719 Fulmer Street	Philadelphia	PA	19115	Prospective	65	Far Northeast			

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# PHILADELPHIA - URBAN | New Construction & 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	
232	Trevose Senior	4701 Somerton Road	Trevose	PA	19053	Prospective	60	Far Northeast				
233	2012 Chestnut Street	2012 Chestnut Street	Philadelphia	PA	19103	Prospective	162	Center City - West				
234	1600 Carpenter Street	1600 Carpenter Street	Philadelphia	PA	19146	Prospective	191	South				
235	3618 Haverford Ave	3618 Haverford Avenue	Philadelphia	PA	19104	Prospective	61	West				
236	2019 & 2027 N 29th Street	2019 North 29th Street	Philadelphia	PA	19121	Prospective	94	North - West				
237	DeSimone Tower	626 North Delaware Avenue	Philadelphia	PA	19123	Prospective	96	North - East				
<b>Total Prospective</b>							<b>21,659</b>					
<b>PHILADELPHIA - URBAN</b>							<b>46,978</b>					