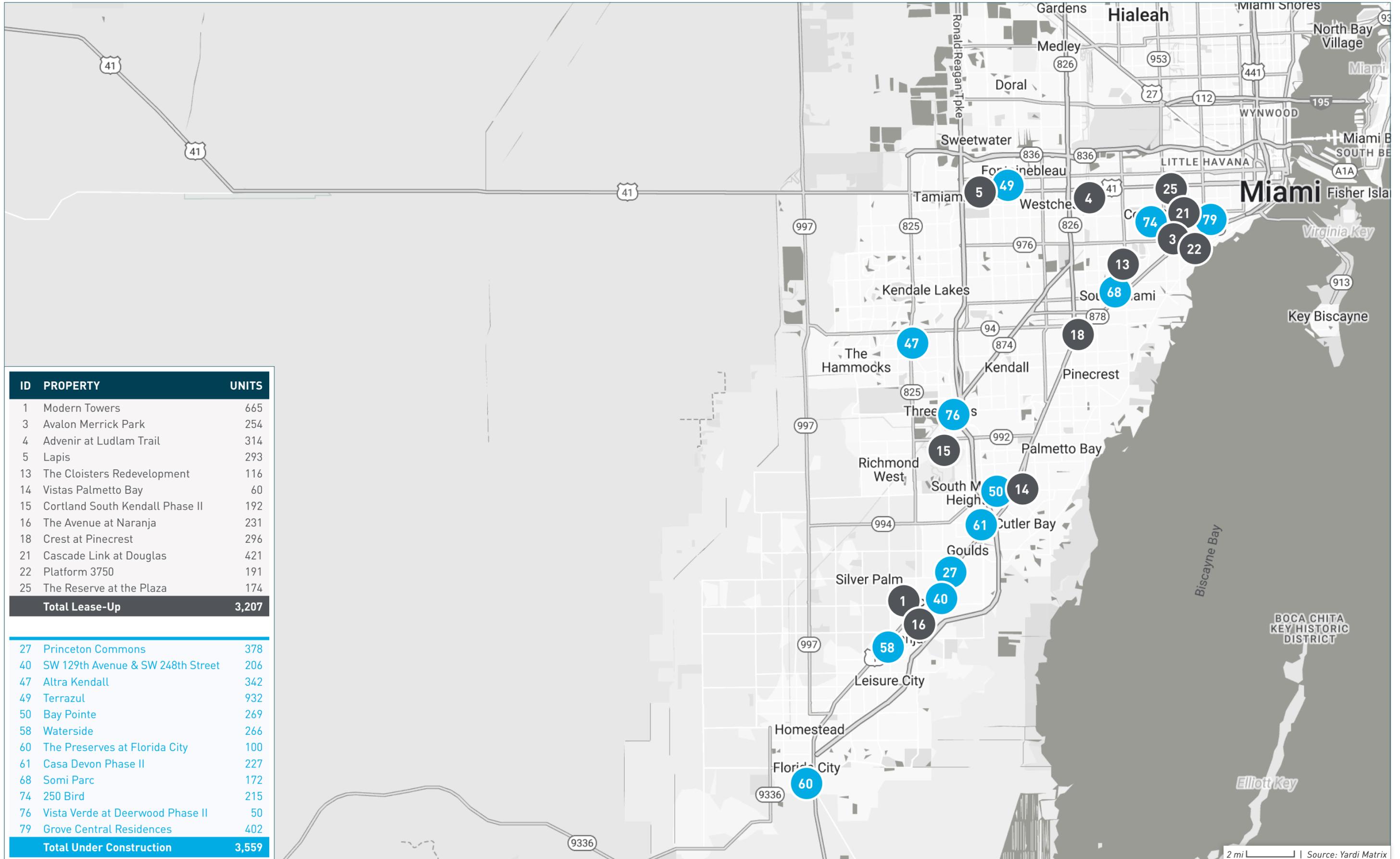


ID	PROPERTY	UNITS
7	Urban 22	441
11	Fifteen	132
12	29 WYN	248
19	WYND 27 / WYND 18	152
23	The Hamilton	271
26	Flagler Oasis	100
Total Lease-Up		1,344

28	1 Southside Park	1,195
29	The Wynwood Plaza	509
31	Atlantic Station	616
32	Miami Riverwalk Towers	632
33	Caoba Miami Worldcenter Phase II	411
36	Gallery at West Brickell	465
37	Fourteen Allapattah Residences	237
42	Miami World Tower	565
44	Society Wynwood	318
51	Wynwood Diamedix	304
54	Modera Riverside	428
55	Grand View Park	81
56	NEMA Miami	588
62	10X Miami River Phase II	342
63	AML Wynwood	316
65	Edgewater Collective Tower I	420
69	The Julia	323
72	i5 Wynwood	63
73	Metro Edgewater	279
77	Brisas Del Este Phase II	161
78	Wynwood Haus	224
Total Under Construction		8,477

2000 ft | Source: Yardi Matrix



ID	PROPERTY	UNITS
1	Modern Towers	665
3	Avalon Merrick Park	254
4	Advenir at Ludlam Trail	314
5	Lapis	293
13	The Cloisters Redevelopment	116
14	Vistas Palmetto Bay	60
15	Cortland South Kendall Phase II	192
16	The Avenue at Naranja	231
18	Crest at Pinecrest	296
21	Cascade Link at Douglas	421
22	Platform 3750	191
25	The Reserve at the Plaza	174
Total Lease-Up		3,207
27	Princeton Commons	378
40	SW 129th Avenue & SW 248th Street	206
47	Altra Kendall	342
49	Terrazul	932
50	Bay Pointe	269
58	Waterside	266
60	The Preserves at Florida City	100
61	Casa Devon Phase II	227
68	Somi Parc	172
74	250 Bird	215
76	Vista Verde at Deerwood Phase II	50
79	Grove Central Residences	402
Total Under Construction		3,559

2 mi | Source: Yardi Matrix

MIAMI-DADE COUNTY | New 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	Modern Towers	25850 SW 140th Court	Homestead	FL	33032	Lease-Up	665	Homestead	08/01/2019	12/31/2024	01/02/2023
2	Residences of Highland	9715 NW 138th Street	Hialeah	FL	33018	Lease-Up	244	Hialeah	10/31/2022	06/30/2024	06/15/2023
3	Avalon Merrick Park	3811 Shipping Avenue	Miami	FL	33146	Lease-Up	254	Miami - Coconut Grove	07/19/2021	01/31/2024	02/15/2023
4	Advenir at Ludlam Trail	1050 SW 70th Avenue	Miami	FL	33144	Lease-Up	314	Miami - Flagami	04/15/2021	01/31/2024	12/19/2022
5	Lapis	795 SW 110th Avenue	Miami	FL	33174	Lease-Up	293	Fontainebleau - University Park	09/27/2021	01/31/2024	11/02/2022
6	Elan Solea	17455 NW 94th Court	Hialeah	FL	33018	Lease-Up	359	Hialeah	08/28/2022	12/31/2023	05/03/2023
7	Urban 22	2222 NE 2nd Avenue	Miami	FL	33137	Lease-Up	441	Miami - Edgewater	12/10/2021	12/31/2023	05/01/2023
8	Manor Hialeah	7218 West 4th Avenue	Hialeah	FL	33014	Lease-Up	642	Hialeah	09/22/2021	12/31/2023	12/01/2022
9	Countyline	1080 NE 215th Street	Miami	FL	33179	Lease-Up	112	North Miami Beach	11/06/2021	09/30/2023	06/15/2023
10	Palma Downtown Doral Phase II	5250 NW 84th Avenue	Doral	FL	33166	Lease-Up	228	Doral	11/16/2021	09/30/2023	05/15/2023
11	Fifteen	1420 NW 15th Avenue	Miami	FL	33125	Lease-Up	132		03/15/2022	09/30/2023	05/01/2023
12	29 WYN	2828 NW 1st Avenue	Miami	FL	33127	Lease-Up	248	Miami - Wynwood	11/06/2021	09/30/2023	05/01/2023
13	The Cloisters Redevelopment	5830 SW 57th Avenue	Miami	FL	33143	Lease-Up	116	South Miami	06/01/2022	09/30/2023	11/18/2022
14	Vistas Palmetto Bay	18300 SW 98th Avenue	Palmetto Bay	FL	33157	Lease-Up	60	Kendall	12/01/2021	08/31/2023	06/20/2023
15	Cortland South Kendall Phase II	15520 SW 127th Avenue	Miami	FL	33177	Lease-Up	192	Three Lakes	02/24/2022	08/31/2023	01/01/2023
16	The Avenue at Naranja	13735 SW 262nd Street	Naranja	FL	33032	Lease-Up	231	Homestead	02/09/2021	08/31/2023	10/01/2022
17	Bella Isla	31 Venetian Way	Miami Beach	FL	33139	Lease-Up	172	Miami - Edgewater	08/01/2018	07/31/2023	05/01/2023
18	Crest at Pinecrest	9600 South Dixie Hwy	Miami	FL	33156	Lease-Up	296	South Miami	08/28/2021	07/31/2023	03/01/2023
19	WYND 27 / WYND 28	127 NW 27th Street	Miami	FL	33127	Lease-Up	152	Miami - Wynwood	04/30/2021	07/31/2023	02/01/2023
20	Natura Gardens	17351 NW 94th Court	Miami	FL	33018	Lease-Up	460	Hialeah	07/14/2021	07/31/2023	02/01/2023
21	Cascade Link at Douglas	3050 SW 37th Avenue	Miami	FL	33133	Lease-Up	421	Miami - Coconut Grove	08/08/2020	07/31/2023	11/15/2022
22	Platform 3750	3750 South Dixie Hwy	Miami	FL	33133	Lease-Up	191	Miami - Coconut Grove	06/04/2021	07/31/2023	09/23/2022
23	The Hamilton	555 NE 34th Street	Miami	FL	33137	Lease-Up	271	Miami - Edgewater	10/19/2020	07/31/2023	06/20/2022
24	Miami Springs Town Center	1 Curtiss Pkwy	Miami Springs	FL	33166	Lease-Up	51	Airport	05/31/2021	07/31/2023	06/01/2022
25	The Reserve at the Plaza	122 Sevilla Avenue	Coral Gables	FL	33134	Lease-Up	174	Coral Gables	12/31/2018	07/31/2023	07/23/2020
26	Flagler Oasis	1106 NW 1st Street	Miami	FL	33128	Lease-Up	100	Miami - Little Havana	07/14/2021	07/30/2023	01/01/2023
Total Lease-Up							6,819				
27	Princeton Commons	24450 SW 127th Avenue	Homestead	FL	33032	Under Construction	378	Homestead	01/01/2023	05/31/2026	
28	1 Southside Park	1133 SW 2nd Avenue	Miami	FL	33130	Under Construction	1,195	Miami - Brickell	04/01/2023	01/31/2026	
29	The Wynwood Plaza	95 NW 29th Street	Miami	FL	33127	Under Construction	509	Miami - Wynwood	12/01/2022	12/31/2025	
30	Metro Parc	955 East 25th Street	Hialeah	FL	33013	Under Construction	559	Hialeah	06/01/2023	12/31/2025	
31	Atlantic Station	151 NW 7th Street	Miami	FL	33136	Under Construction	616	Miami - Overtown	05/05/2023	12/31/2025	
32	Miami Riverwalk Towers	275 SW 6th Street	Miami	FL	33130	Under Construction	632	Miami - Downtown	06/02/2022	08/31/2025	
33	Caoba Miami Worldcenter Phase II	698 North 1st Avenue	Miami	FL	33132	Under Construction	411	Miami - Downtown	05/31/2022	06/30/2025	
34	3450 NW 85th Court	5175 NW 85th Court	Doral	FL	33122	Under Construction	391	Doral	01/10/2023	06/30/2025	
35	CentroCity	3800 NW 11th Street	Miami	FL	33126	Under Construction	470	Miami - Flagami	11/01/2022	05/31/2025	

MIAMI-DADE COUNTY | New Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
36	Gallery at West Brickell	201 SW 10th Street	Miami	FL	33130	Under Construction	465	Miami - Brickell	10/22/2022	05/31/2025	
37	Fourteen Allapattah Residences	1470 NW 36th Street	Miami	FL	33142	Under Construction	237	Miami - Allapattah	03/21/2023	04/30/2025	
38	Gateway	20775 NW 17th Avenue	Opa - locka	FL	33056	Under Construction	341	Miami Gardens	12/01/2022	01/31/2025	
39	Biscayne Shores	11295 Biscayne Blvd	Miami	FL	33181	Under Construction	380	North Miami	12/01/2022	01/31/2025	
40	SW 129th Avenue & SW 248th Street	SW 129th Avenue & SW 248th Street	Princeton	FL	33032	Under Construction	206	Homestead	02/01/2023	01/31/2025	
41	The Gardens Residences	1155 NE 126th Street	North Miami Beach	FL	33161	Under Construction	358	North Miami	10/17/2022	01/31/2025	
42	Miami World Tower	700 NE 1st Avenue	Miami	FL	33132	Under Construction	565	Miami - Downtown	04/26/2022	12/31/2024	
43	Legacy at 36th	3645 NW 36th Street	Miami	FL	33142	Under Construction	266	Miami - Allapattah	10/01/2022	12/31/2024	
44	Society Wynwood	2431 NW 2nd Avenue	Miami	FL	33127	Under Construction	318	Miami - Wynwood	08/23/2021	12/31/2024	
45	72nd & Park	580 72nd Street	Miami Beach	FL	33141	Under Construction	270	Miami Beach	08/31/2022	12/31/2024	
46	The Alton Bay	3900 Alton Road	Miami Beach	FL	33140	Under Construction	178	Miami Beach	04/01/2023	12/31/2024	
47	Altra Kendall	9501 SW 137th Avenue	Miami	FL	33186	Under Construction	342	Kendall West	03/01/2023	12/31/2024	
48	South Pointe	8205 Commerce Way	Miami Lakes	FL	33016	Under Construction	179	Hialeah	02/10/2023	10/31/2024	
49	Terrazul	700 SW 107th Avenue	Miami	FL	33174	Under Construction	932	Fontainebleau - University Park	03/31/2022	10/31/2024	
50	Bay Pointe	10216 Eureka Drive	Miami	FL	33157	Under Construction	269	Goulds	08/13/2022	10/31/2024	
51	Wynwood Diamedix	2150 North Miami Avenue	Miami	FL	33127	Under Construction	304	Miami - Wynwood	01/10/2023	09/30/2024	
52	Aura North Miami Beach	17071 West Dixie Hwy North	North Miami Beach	FL	33160	Under Construction	373	North Miami Beach	01/01/2023	09/30/2024	
53	Caroline at Golden Glades	590 NW 159th Street	Miami	FL	33169	Under Construction	236	North Miami	01/15/2023	09/30/2024	
54	Modera Riverside	230 SW 3rd Street	Miami	FL	33130	Under Construction	428	Miami - Downtown	05/15/2022	08/31/2024	
55	Grand View Park	1559 NW 15th Street Road	Miami	FL	33125	Under Construction	81	Miami - Allapattah	07/04/2023	08/31/2024	
56	NEMA Miami	2900 Biscayne Blvd	Miami	FL	33137	Under Construction	588	Miami - Edgewater	05/25/2022	08/31/2024	
57	Emerald Bay	10350 NW 142nd Street	Hialeah	FL	33018	Under Construction	314	Hialeah	06/29/2022	08/31/2024	
58	Waterside	27077 South Dixie Hwy	Naranja	FL	33032	Under Construction	266	Homestead	12/01/2022	08/31/2024	
59	Northside Village	2795 NW 84th Street	Miami	FL	33147	Under Construction	161	Miami - Liberty City	01/01/2023	07/31/2024	
60	The Preserves at Florida City	175 SW 7th Avenue	Florida City	FL	33034	Under Construction	100	Florida City	07/09/2022	07/31/2024	
61	Casa Devon Phase II	11250 SW 197th Street	Miami	FL	33157	Under Construction	227	Goulds	02/24/2023	06/30/2024	
62	10X Miami River Phase II	1001 NW 7th Street	Miami	FL	33136	Under Construction	342	Miami - Little Havana	05/02/2022	05/31/2024	
63	AML Wynwood	70 NW 25th Street	Miami	FL	33127	Under Construction	316	Miami - Wynwood	03/31/2022	05/31/2024	
64	Arvella	17990 West Dixie Hwy	North Miami Beach	FL	33160	Under Construction	290	North Miami Beach	08/01/2022	05/31/2024	
65	Edgewater Collective Tower I	2000 Biscayne Blvd	Miami	FL	33137	Under Construction	420	Miami - Edgewater	01/15/2022	04/30/2024	
66	The Kavista	495 NE 83rd Street	Miami	FL	33138	Under Construction	282	North Miami	08/01/2022	04/30/2024	
67	Century Towne Place	8175 NW 107th Avenue	Doral	FL	33178	Under Construction	326	Doral	04/20/2022	04/30/2024	
68	Somi Parc	5961 SW 68th Street	Miami	FL	33143	Under Construction	172	South Miami	10/01/2022	04/30/2024	
69	The Julia	1625 NW 20th Street	Miami	FL	33142	Under Construction	323	Miami - Allapattah	01/15/2022	03/31/2024	
70	Clara Bay Harbor	10281 West Bay Harbor Drive	Bay Harbor Islands	FL	33154	Under Construction	150	Miami Beach	06/01/2023	01/31/2024	
71	The Dori	4760 NW 85th Avenue	Doral	FL	33166	Under Construction	180	Doral	07/29/2022	01/31/2024	

Source: Yardi Matrix

MIAMI-DADE COUNTY | New Multifamily Projects



Source: Yardi Matrix

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
72	i5 Wynwood	33 NW 28th Street	Miami	FL	33127	Under Construction	63	Miami - Wynwood	07/14/2022	12/31/2023		
73	Metro Edgewater	452 NE 31st Street	Miami	FL	33137	Under Construction	279	Miami - Edgewater	07/14/2021	12/31/2023		
74	250 Bird	250 Bird Road	Coral Gables	FL	33146	Under Construction	215	Coral Gables	12/31/2021	12/31/2023		
75	Avida	19401 West Dixie Hwy	Miami	FL	33180	Under Construction	266	North Miami Beach	02/01/2022	12/31/2023		
76	Vista Verde at Deerwood Phase II	13901 SW 122nd Avenue	Miami	FL	33186	Under Construction	50	Three Lakes	02/01/2023	12/31/2023		
77	Brisas Del Este Phase II	2926 NW 18th Avenue	Miami	FL	33142	Under Construction	161	Miami - Allapattah	01/31/2021	12/31/2023		
78	Wynwood Haus	1765 North Miami Avenue	Miami	FL	33136	Under Construction	224	Miami - Edgewater	12/01/2021	12/31/2023		
79	Grove Central Residences	2800 SW 27th Terrace	Miami	FL	33133	Under Construction	402	Miami - Coconut Grove	11/16/2020	11/30/2023		
80	Ram Station 21	102 East 21st Street	Hialeah	FL	33010	Under Construction	90	Hialeah	04/25/2022	08/31/2023		
81	Soleste NoMi Beach	16395 Biscayne Blvd	North Miami Beach	FL	33160	Under Construction	367	North Miami Beach	08/18/2021	07/31/2023		
82	Mosaic	13800 NW 22nd Avenue	Opa - locka	FL	33054	Under Construction	98	Opa - Locka	02/13/2023			
Total Under Construction							18,561					
TOTAL MIAMI-DADE COUNTY							25,380					

© 2023 Berkadia Real Estate Advisors LLC. Berkadia® is a trademark of Berkadia Proprietary Holding LLC. Investment sales and real estate brokerage businesses are conducted exclusively by Berkadia Real Estate Advisors LLC and Berkadia Real Estate Advisors Inc. In California, Berkadia Real Estate Advisors Inc. conducts business under CA Real Estate Broker License #01931050; Vincent B. Norris, CA BRE Lic. # 843890. Berkadia Commercial Mortgage LLC conducts business under CA Finance Lender & Broker Lic. #988-0701; and Berkadia Commercial Mortgage Inc. under CA Real Estate Broker Lic. #01874116. For state licensing details visit: <http://www.berkadia.com/legal/licensing.aspx>. The information and details contained within this report have been obtained from a third-party and believed to be accurate; however, Berkadia has not independently verified its accuracy. Date of survey: July 2023