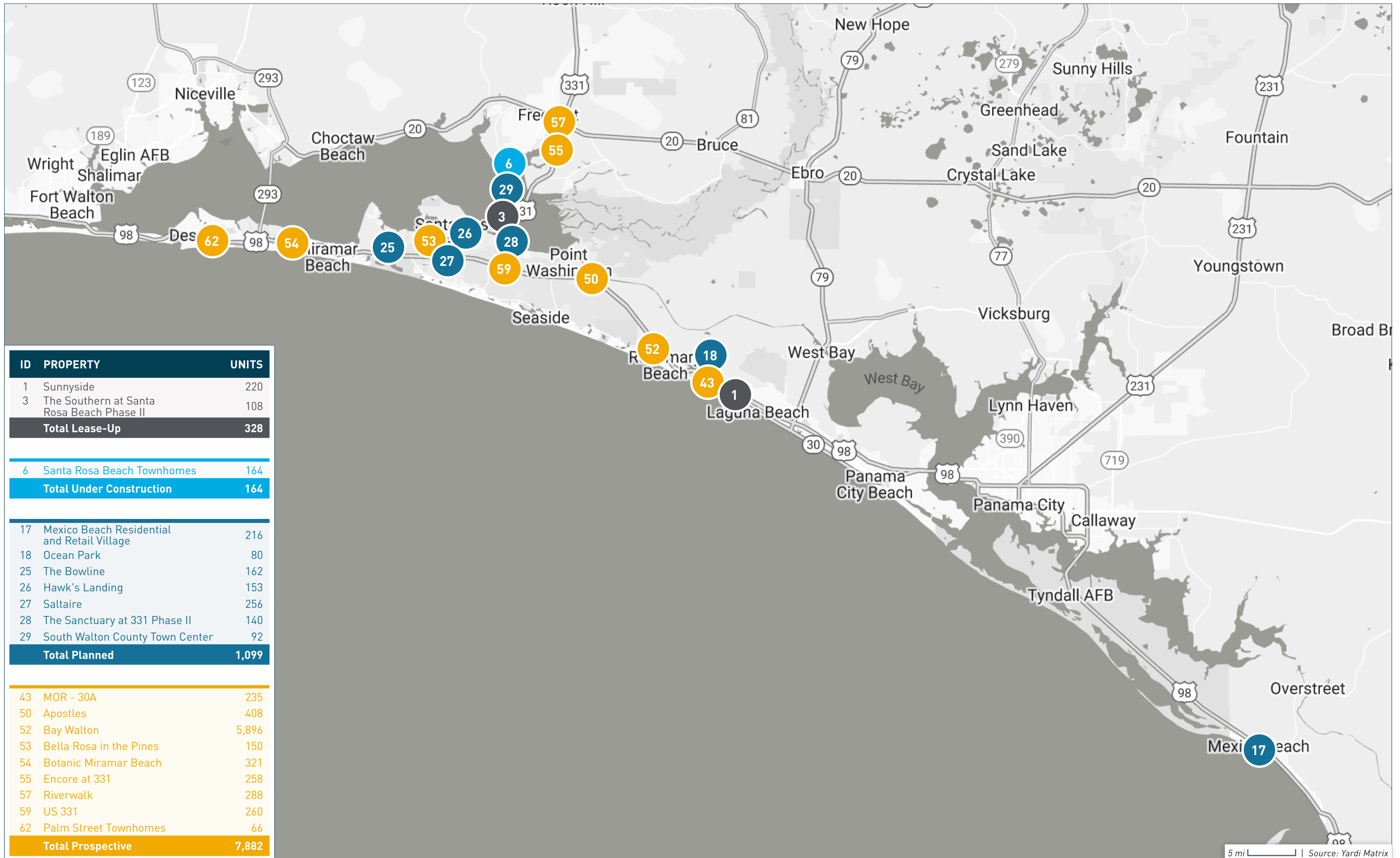
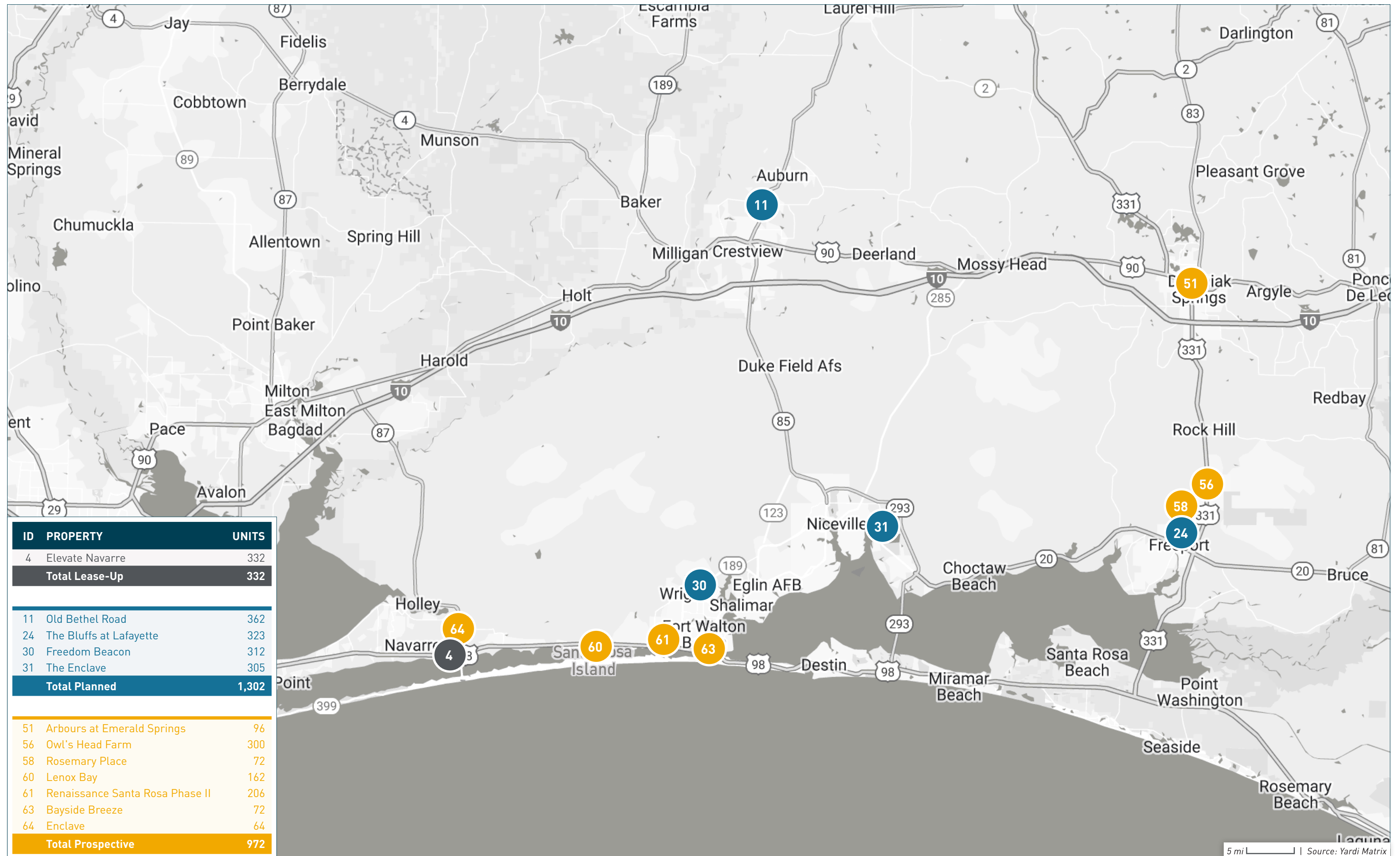


ID	PROPERTY	UNITS
5	North Bay Landing	240
Total Lease-Up		240

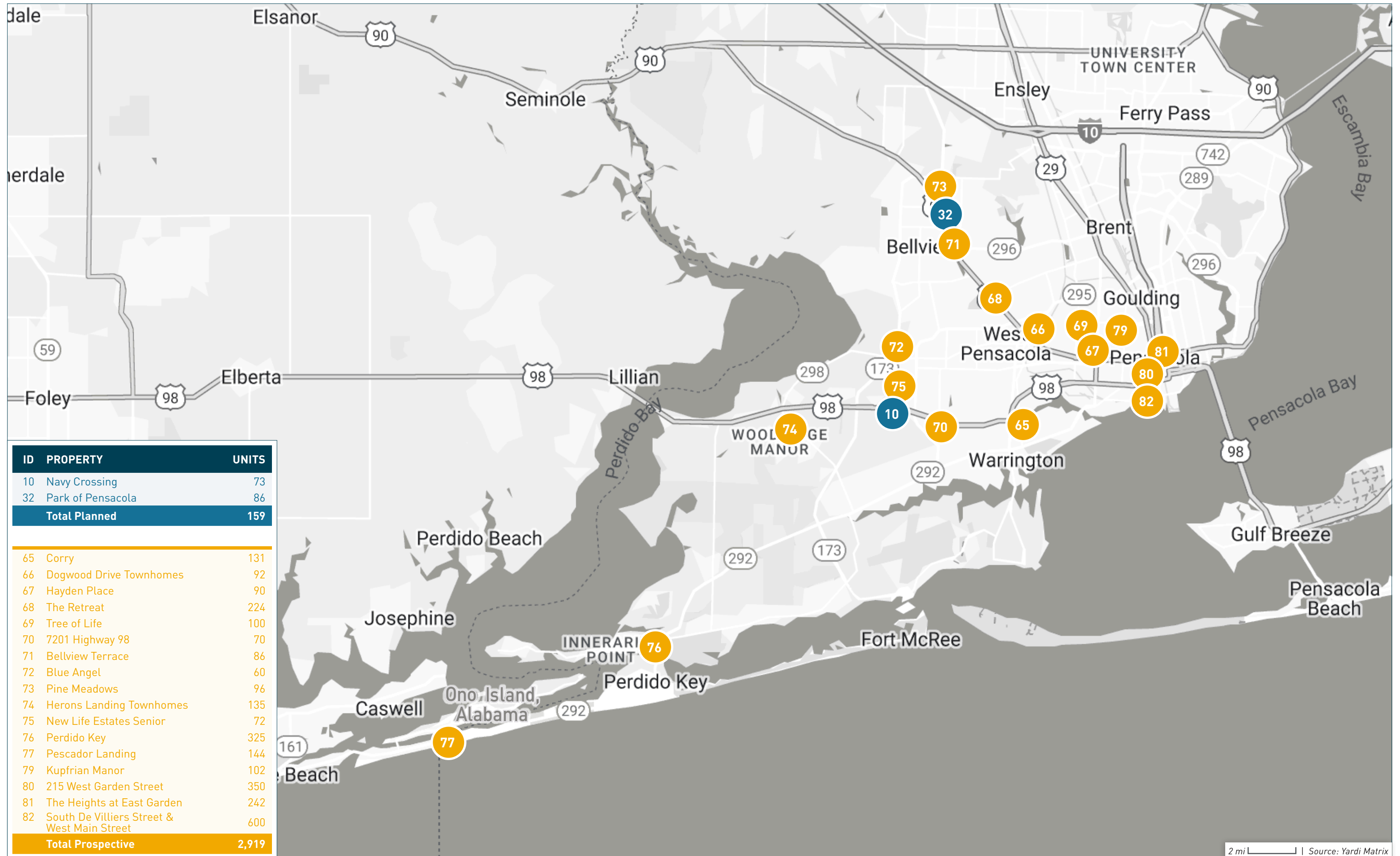
12	Parkway Garden Redevelopment	84
13	Arris Seahaven	236
14	Colonial Landing Townhomes	176
15	JCF Clara Living	228
16	JCF Waterfront Living	79
19	PCB Wilkinson Avenue	336
20	Havenwood Garden Redevelopment	56
21	Callaway Bayou Townhomes	276
22	Zona Nehi	324
23	Zona Nehi Phase II	288
35	Arbors at Lynn Haven Bluffs	138
Total Planned		2,221

36	Seawind	404
37	Tyndall Town Center	375
38	Village Retreat	75
39	Colonial Landing Townhomes East	158
40	Conservation Drive & Griffin Blvd	100
41	Hathaway	232
42	Hombre Golf	260
44	PCB Wilkinson Avenue	336
45	Sky Zone Trampoline Park	50
46	Fletcher Black Memorial Homes Redevelopment	100
47	33rd Street & Frankford Avenue	304
48	Exchange at SweetBay	256
49	JCF Living Clara North	130
Total Prospective		2,780









2 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	The Waters at Ransley	8890 Ransley Station Blvd	Pensacola	FL	32534	Lease-Up	336	Ensley	04/19/2022	12/31/2023	02/01/2023	
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	North Bay Landing	4800 North Star Avenue	Panama City	FL	32404	Lease-Up	240	North Bay County	03/10/2021	08/31/2023	06/06/2022	
Total Lease-Up							1,236					
6	Santa Rosa Beach Townhomes	Chat Holley Road & J D Miller Road	Santa Rosa Beach	FL	32459	Under Construction	164	Walton County	01/02/2023	12/31/2024		
7	Elevate	3811 West Nine Mile Road	Pensacola	FL	32526	Under Construction	318	Outlying Escambia County	03/10/2023	11/30/2024		
8	City North	1210 East Olive Road	Pensacola	FL	32514	Under Construction	96	Northeast Pensacola	04/22/2023	02/29/2024		
9	Evergreen 9 Mile	9295 Ashland Avenue	Pensacola	FL	32534	Under Construction	262	Ensley	11/13/2021	09/30/2023		
Total Under Construction							840					
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	Havenwood Garden Redevelopment	1600 Florida Avenue	Lynn Haven	FL	32444	Planned	56	Lynn Haven				
21	Callaway Bayou Townhomes	Hugh Thomas Drive & Wewa Hwy	Callaway	FL	32404	Planned	276	North Bay County				
22	Zona Nehi	5441 Nehi Road	Panama City	FL	32404	Planned	324	North Bay County				
23	Zona Nehi Phase II	5441 Nehi Road	Panama City	FL	32404	Planned	288	North Bay County				
24	The Bluffs at Lafayette	16094 Madison Street	Freeport	FL	32439	Planned	323	Walton 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	Freedom Beacon	1900 Lewis Turner Blvd	Fort Walton Beach	FL	32547	Planned	312	Outlying Okaloosa County				
31	The Enclave	Forest Road & Rocky Bayou Drive	Niceville	FL	32578	Planned	305	Niceville - Valparaiso				
32	Park of Pensacola	6225 Mobile Hwy	Pensacola	FL	32526	Planned	86	Bellview				
33	Oak Vista Estates	9701 Chemstrand Road	Pensacola	FL	32514	Planned	104	Ensley				
34	Woodland Place	8221 Pittman Avenue	Pensacola	FL	32534	Planned	166	Ensley				
35	Arbors at Lynn Haven Bluffs	235 West 15th Street	Lynn Haven	FL	32444	Planned	138	Lynn Haven				
Total Planned							5,051					

PENSACOLA | New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
36	Seawind	401 North Kimbrel Avenue	Panama City	FL	32404	Prospective	404	Callaway - Parker			
37	Tyndall Town Center	918 North Tyndall Pkwy	Panama City	FL	32404	Prospective	375	Callaway - Parker			
38	Village Retreat	5417 Lake Drive	Panama City	FL	32404	Prospective	75	Callaway - Parker			
39	Colonial Landing Townhomes East	Clara Avenue & Panama City Beach Pkwy	Panama City Beach	FL	32407	Prospective	158	Coastal Bay County			
40	Conservation Drive & Griffin Blvd	Conservation Drive & Griffin Blvd	Panama City Beach	FL	32413	Prospective	100	Coastal Bay County			
41	Hathaway	Chip Seal Pkwy & US Highway 98	Panama City Beach	FL	32407	Prospective	232	Coastal Bay County			
42	Hombre Golf	Coyote Pass & Hombre Circle	Panama City Beach	FL	32407	Prospective	260	Coastal Bay County			
43	MOR - 30A	SEC Cain Road & US Highway 98	Panama City Beach	FL	32413	Prospective	235	Coastal Bay County			
44	PCB Wilkinson Avenue	Front Beach Road & Wilkinson Avenue	Upper Grand Lagoon	FL	32408	Prospective	336	Coastal Bay County			
45	Sky Zone Trampoline Park	Panama City Beach Pkwy & Powell Adams Road	Panama City Beach	FL	32413	Prospective	50	Coastal Bay County			
46	Fletcher Black Memorial Homes Redevelopment	11 Bob Sikes Drive	Panama City	FL	32401	Prospective	100	Panama City			
47	33rd Street & Frankford Avenue	33rd Street & Frankford Avenue	Panama City	FL	32405	Prospective	304	Pretty Bayou			
48	Exchange at SweetBay	Frankford Avenue & Pacifica Avenue	Panama City	FL	32405	Prospective	256	Venetian Way			
49	JCF Living Clara North	Clara Avenue & Panama City Beach Pkwy	Panama City Beach	FL	32407	Prospective	130	North Bay County			
50	Apostles	Apostles Way & McKenny Road	Santa Rosa Beach	FL	32459	Prospective	408	Walton County			
51	Arbours at Emerald Springs	South 20th Street & Wabash Avenue	Defuniak Springs	FL	32433	Prospective	96	Walton County			
52	Bay Walton	US Highway 98 & North Watersound Pkwy	Vernon	FL	32462	Prospective	5,896	Walton County			
53	Bella Rosa in the Pines	SEC Sugar Drive & US Highway 98	Santa Rosa Beach	FL	32459	Prospective	150	Walton County			
54	Botanic Miramar Beach	12958 US Route 98	Miramar Beach	FL	32550	Prospective	321	Walton County			
55	Encore at 331	34 Ramsey Branch Road	Freeport	FL	32439	Prospective	258	Walton County			
56	Owl's Head Farm	Madison Street & US Highway 331	Freeport	FL	32439	Prospective	300	Walton County			
57	Riverwalk	183 Riverwalk Blvd	Freeport	FL	32439	Prospective	288	Walton County			
58	Rosemary Place	Azalea Drive & Kylea Laird Drive	Freeport	FL	32439	Prospective	72	Walton County			
59	US 331	US Route 98 & US Route 331	Santa Rosa Beach	FL	32459	Prospective	260	Walton County			
60	Lenox Bay	1 Miracle Drive	Mary Esther	FL	32569	Prospective	162	Outlying Okaloosa County			
61	Renaissance Santa Rosa Phase II	200 Page Bacon Road	Mary Esther	FL	32569	Prospective	206	Outlying Okaloosa County			
62	Palm Street Townhomes	98 Palms Blvd & Palm Street	Destin	FL	32541	Prospective	66	Destin			
63	Bayside Breeze	Bass Avenue SW & Comet Street SW	Fort Walton Beach	FL	32548	Prospective	72	Fort Walton Beach			
64	Enclave	Hartington Drive & James M. Harvell Road	Navarre	FL	32566	Prospective	64	South Santa Rosa County			
65	Corry	Lexington Terrace & South Old Corry Field Road	Warrington	FL	32507	Prospective	131	Warrington			
66	Dogwood Drive Townhomes	280 Dogwood Drive	Pensacola	FL	32505	Prospective	92	West Pensacola			
67	Hayden Place	1201 North P Street	Pensacola	FL	32505	Prospective	90	West Pensacola			
68	The Retreat	4938 Mobile Hwy	Pensacola	FL	32506	Prospective	224	West Pensacola			
69	Tree of Life	2602 West Lee Street	Pensacola	FL	32505	Prospective	100	West Pensacola			
70	7201 Highway 98	7201 Highway 98	Pensacola	FL	32506	Prospective	70	Myrtle Grove			
71	Bellview Terrace	6070 Mobile Hwy	Pensacola	FL	32526	Prospective	86	Bellview			
72	Blue Angel	1786 North Blue Angel Pkwy	Pensacola	FL	32506	Prospective	60	Bellview			
73	Pine Meadows	Godwin Lane & Pine Forest Road	Bellview	FL	32526	Prospective	96	Bellview			
74	Hérons Landing Townhomes	899 Dog Track Road	Pensacola	FL	32506	Prospective	135	Southwest Pensacola			

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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	
75	New Life Estates Senior	South Crow Road & Mier Henry Road	Pensacola	FL	32506	Prospective	72	Southwest Pensacola				
76	Perdido Key	13450 Perdido Key Drive	Pensacola	FL	32507	Prospective	325	Southwest Pensacola				
77	Pescador Landing	17290 Perdido Key Drive	Pensacola	FL	32507	Prospective	144	Southwest Pensacola				
78	Summer Meadows	6040 Hilburn Road	Pensacola	FL	32504	Prospective	120	Brent				
79	Kupfrian Manor	West Avery Street & North H Street	Pensacola	FL	32501	Prospective	102	Goulding				
80	215 West Garden Street	215 West Garden Street	Pensacola	FL	32502	Prospective	350	Pensacola Downtown				
81	The Heights at East Garden	110 East Garden Street	Pensacola	FL	32502	Prospective	242	Pensacola Downtown				
82	South De Villiers Street & West Main Street	South De Villiers Street & West Main Street	Pensacola	FL	32502	Prospective	600	Pensacola Downtown				
83	7040 Nathan Road	7040 Nathan Road	Pensacola	FL	32526	Prospective	52	Ensley				
84	The Waters at Ransley Phase II	8890 Ransley Station Blvd	Pensacola	FL	32534	Prospective	294	Ensley				
85	Magnolia Square	2879 East Olive Road	Pensacola	FL	32514	Prospective	108	Northeast Pensacola				
86	North Davis Hwy	8621 North Davis Hwy	Pensacola	FL	32514	Prospective	100	Northeast Pensacola				
87	Ascent at Pathstone	4400 Youpon Road	Pensacola	FL	32526	Prospective	300	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	Old Chemstrand Road	2600 Old Chemstrand Road	Cantonment	FL	32533	Prospective	50	Outlying Escambia County				
91	OLF - 8	West 9 Mile Road & Patrick Lane	Pensacola	FL	32526	Prospective	100	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							16,614					
TOTAL PENSACOLA							23,741					