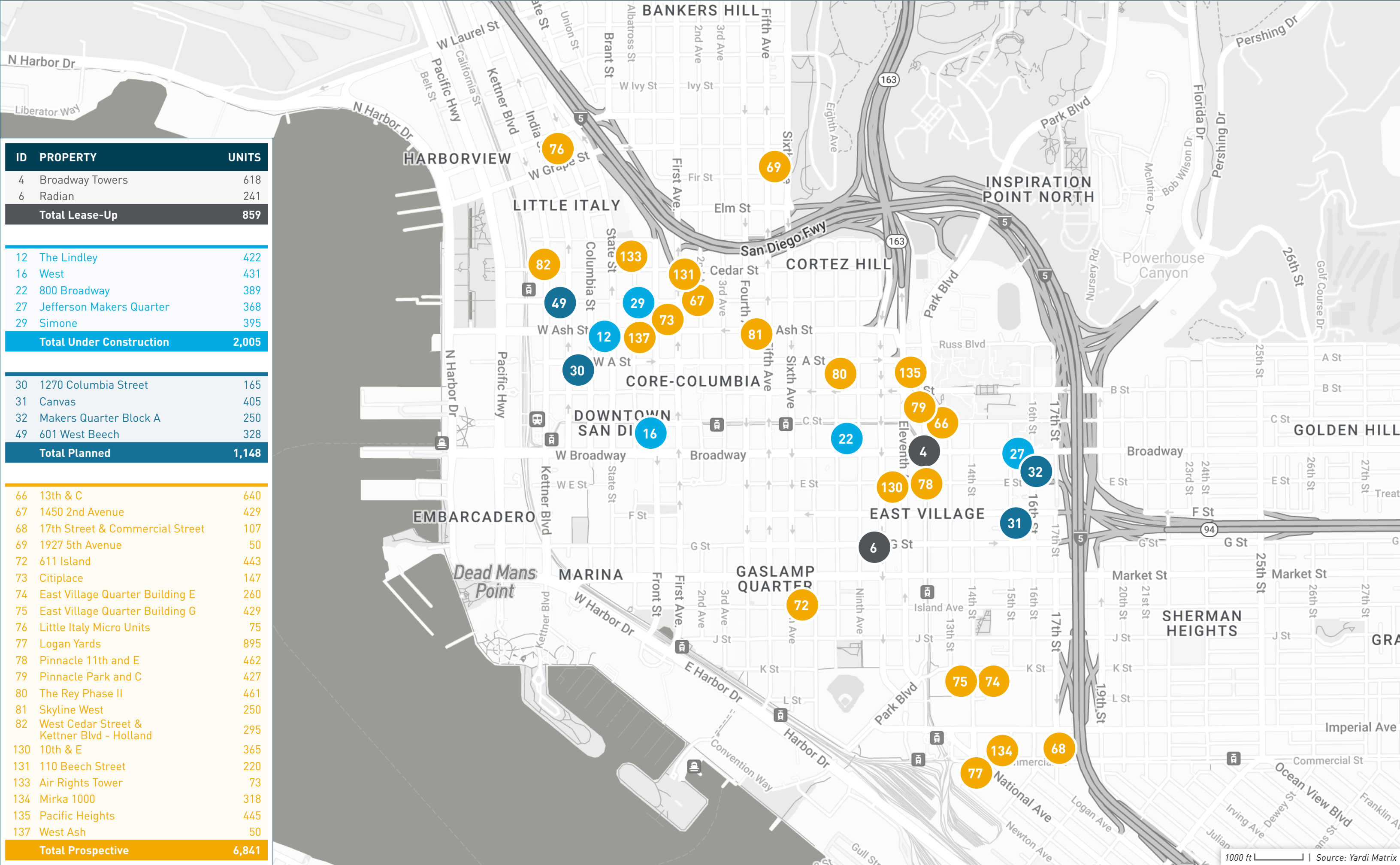
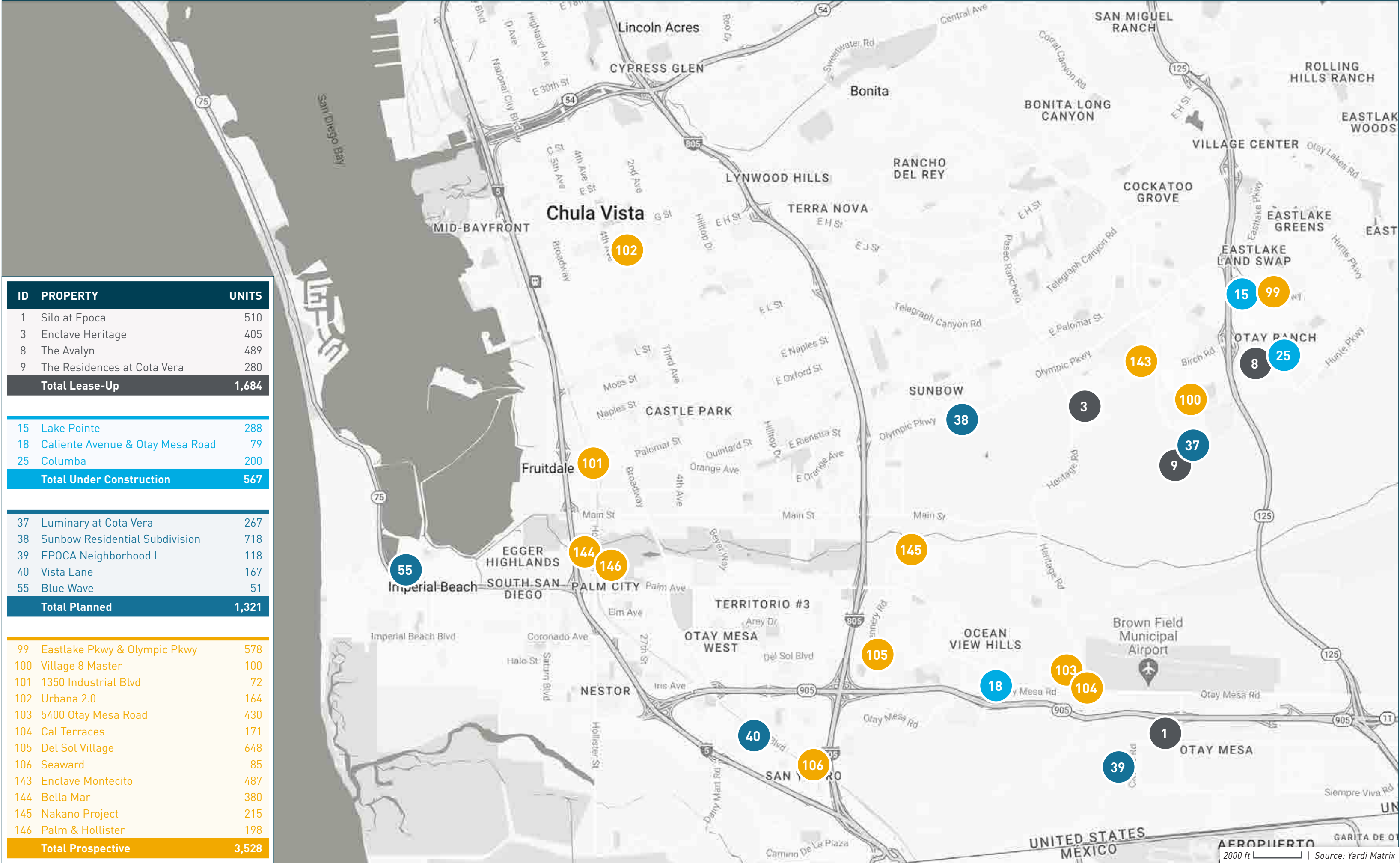




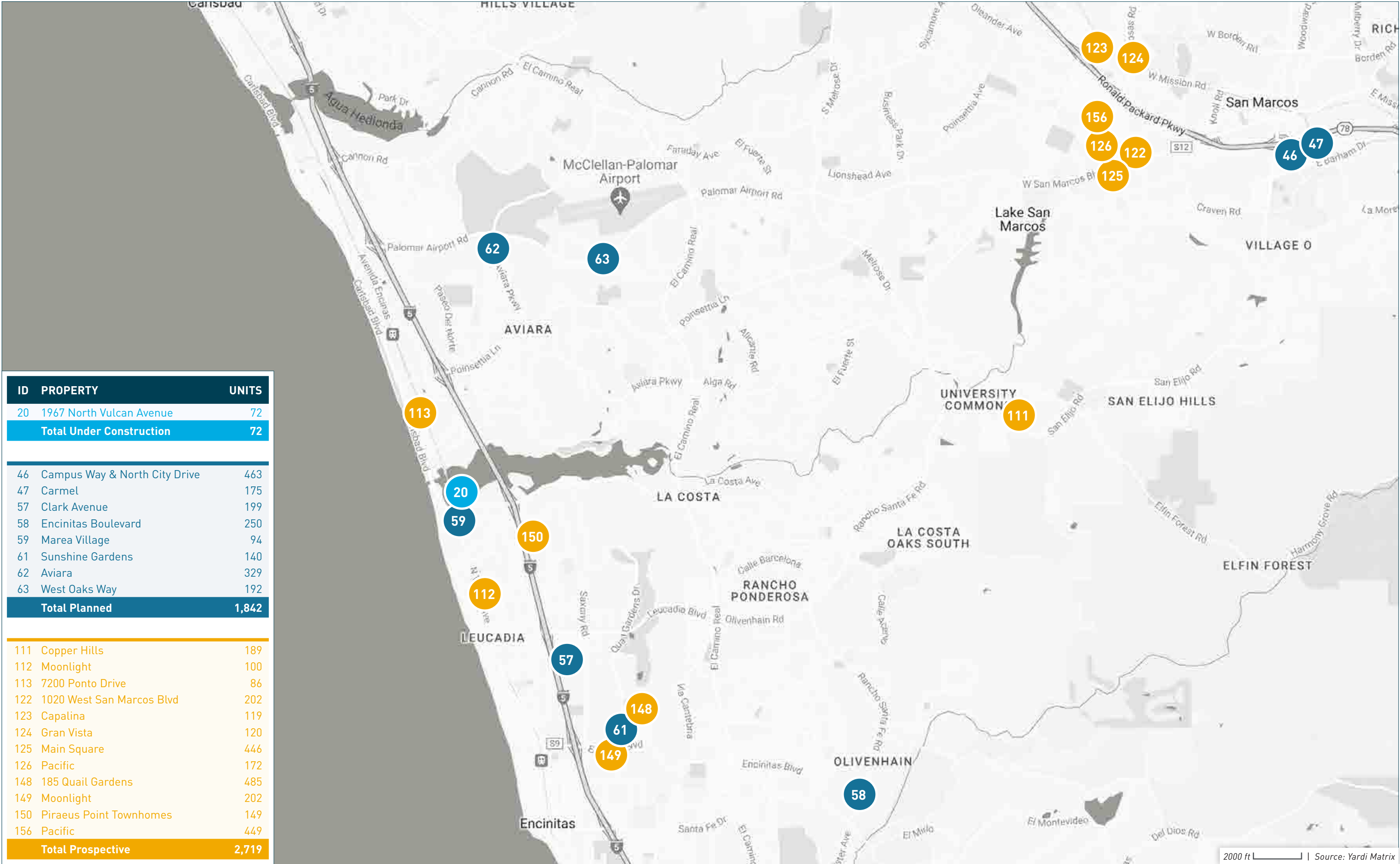


ID	PROPERTY	UNITS
1	Silo at Epoca	510
3	Enclave Heritage	405
8	The Avalyn	489
9	The Residences at Cota Vera	280
Total Lease-Up		1,684

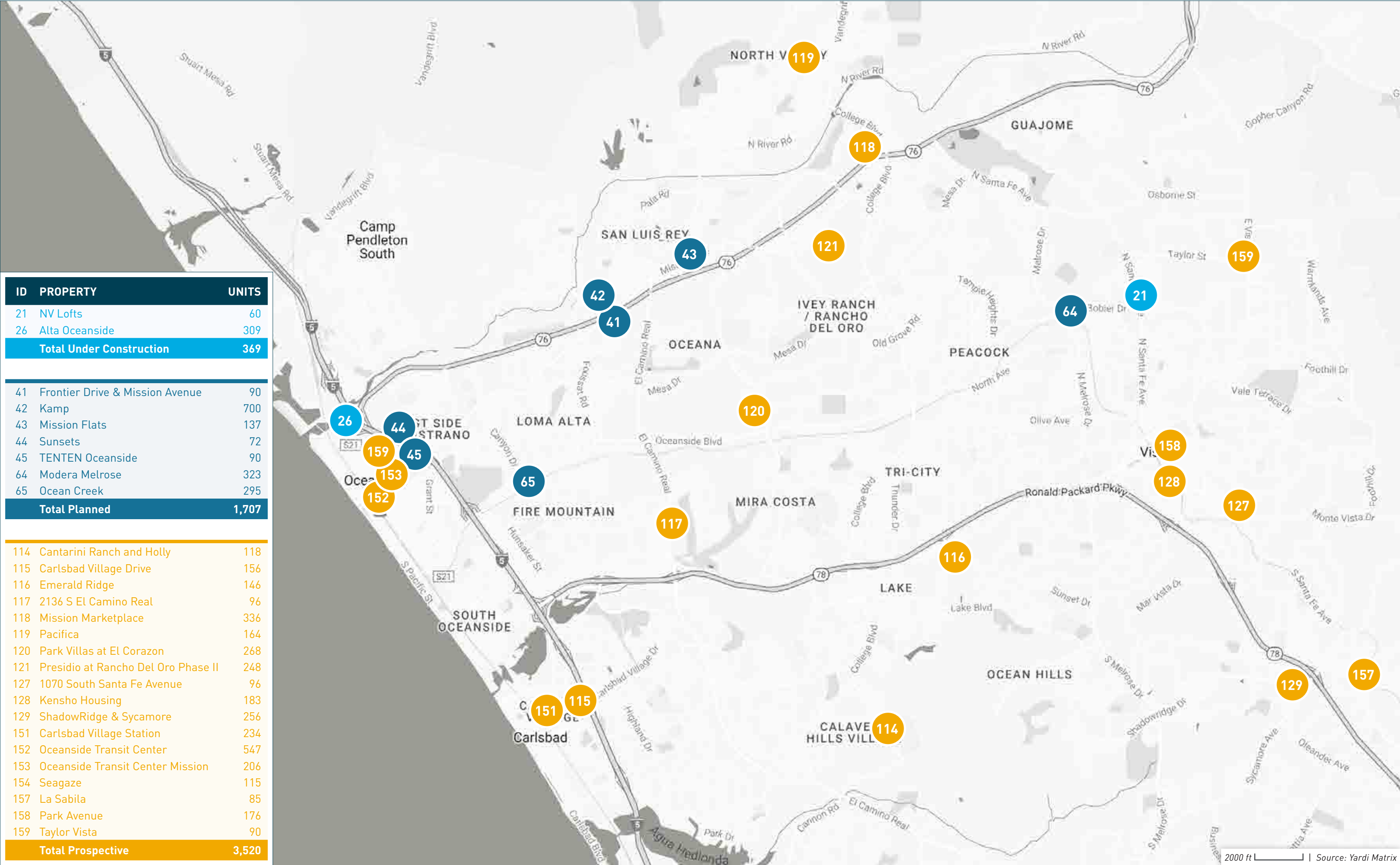
15	Lake Pointe	288
18	Caliente Avenue & Otay Mesa Road	79
25	Columba	200
Total Under Construction		567

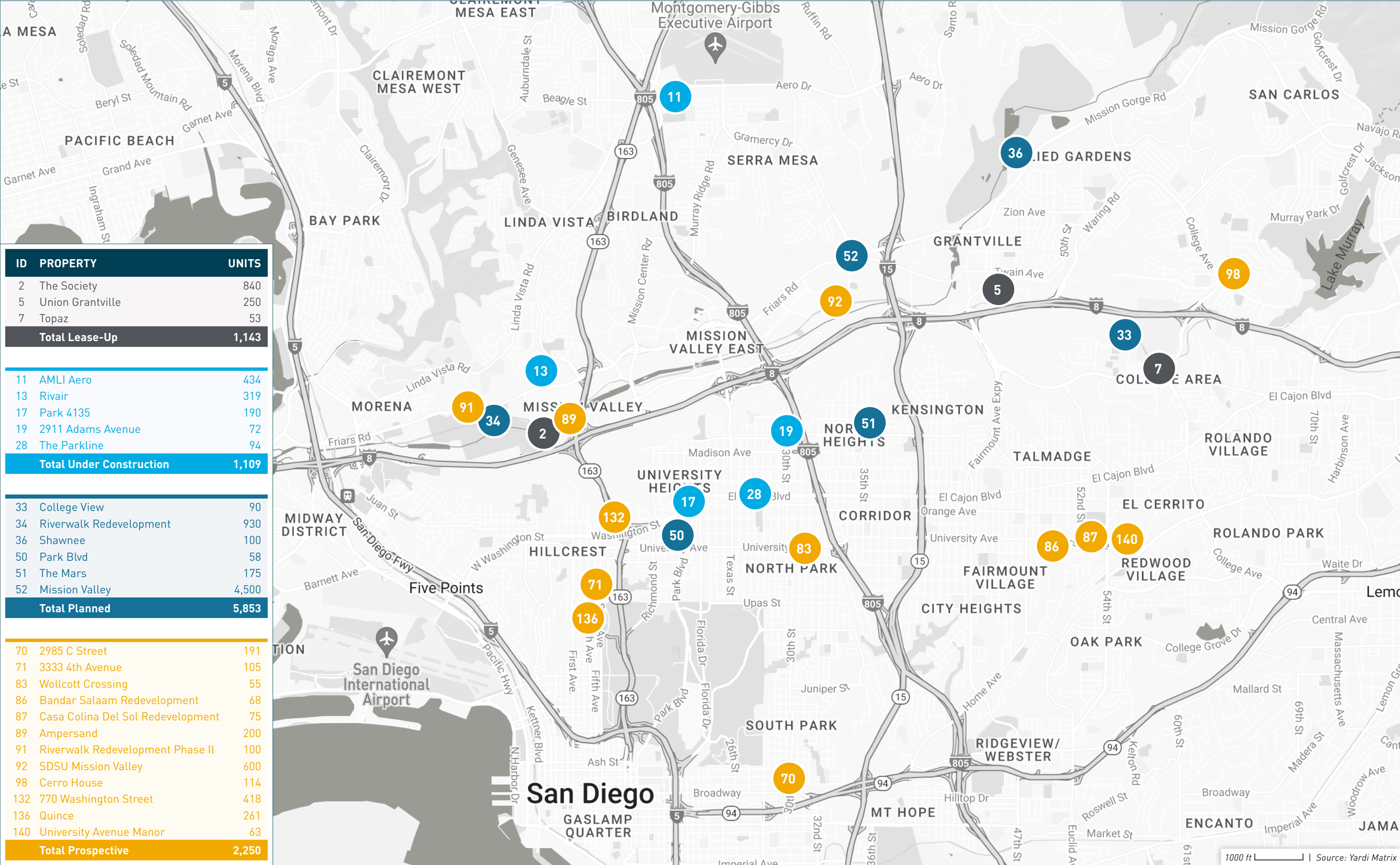
37	Luminary at Cota Vera	267
38	Sunbow Residential Subdivision	718
39	EPOCA Neighborhood I	118
40	Vista Lane	167
55	Blue Wave	51
Total Planned		1,321

99	Eastlake Pkwy & Olympic Pkwy	578
100	Village 8 Master	100
101	1350 Industrial Blvd	72
102	Urbana 2.0	164
103	5400 Otay Mesa Road	430
104	Cal Terraces	171
105	Del Sol Village	648
106	Seaward	85
143	Enclave Montecito	487
144	Bella Mar	380
145	Nakano Project	215
146	Palm & Hollister	198
Total Prospective		3,528

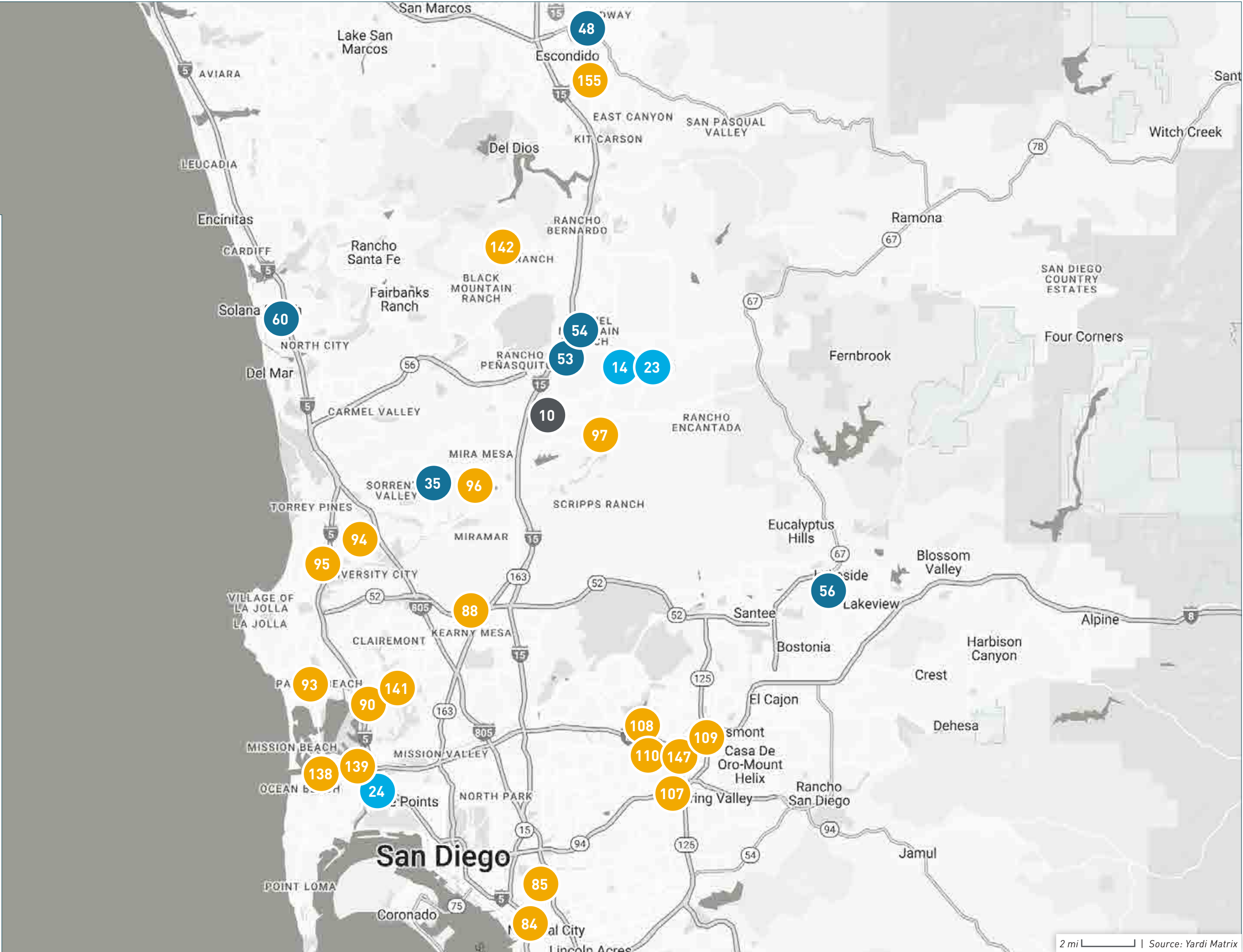


ID	PROPERTY	UNITS
20	1967 North Vulcan Avenue	72
Total Under Construction		72
46	Campus Way & North City Drive	463
47	Carmel	175
57	Clark Avenue	199
58	Encinitas Boulevard	250
59	Marea Village	94
61	Sunshine Gardens	140
62	Aviara	329
63	West Oaks Way	192
Total Planned		1,842
111	Copper Hills	189
112	Moonlight	100
113	7200 Ponto Drive	86
122	1020 West San Marcos Blvd	202
123	Capalina	119
124	Gran Vista	120
125	Main Square	446
126	Pacific	172
148	185 Quail Gardens	485
149	Moonlight	202
150	Piraeus Point Townhomes	149
156	Pacific	449
Total Prospective		2,719





ID	PROPERTY	UNITS
10	LIVIA at Scripps Ranch	264
Total Lease-Up		264
14	West Village Poway	212
23	The Outpost at Poway	72
24	Bevel	405
Total Under Construction		689
35	3 Roots	450
48	Palomar Heights	348
53	Alante	50
54	The Trails at Carmel Mountain Ranch	629
56	Winter Gardens	98
60	Solana Highlands Redevelopment	260
Total Planned		1,835
84	Waypoint	230
85	Serenade on 43rd	65
88	5550 Kearny Mesa Road	432
90	Bayview Plaza	350
93	1454 Garnet Avenue	60
94	Lux UTC Phase III (Towers C & D)	50
95	Mana La Jolla Village	79
96	Stone Creek	100
97	Renzulli Estates	112
107	Broadway and Grove	66
108	Alvarado Road	660
109	Sea Anemone	72
110	Touchstone Villas	56
138	Mariners Cove Renovation	772
139	Midway Rising	100
141	Clairemont Village	224
142	Garretson Street & Templeton Street	171
147	4757 Palm Avenue	64
155	Escondido Blvd	54
Total Prospective		3,717



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
1	Silo at Epoca	7231 Colchester Court	San Diego	CA	92154	Lease-Up	510	South Bay	10/10/2021	12/31/2025	11/01/2022
2	The Society	610 Del Sol Drive	San Diego	CA	92108	Lease-Up	840	Kearny Mesa	08/20/2019	06/30/2024	01/17/2021
3	Enclave Heritage	1800 Santa Carolina Road	Chula Vista	CA	91913	Lease-Up	405	Sweetwater	02/24/2022	04/30/2024	04/01/2023
4	Broadway Towers	1150 E Street	San Diego	CA	92101	Lease-Up	618	Central San Diego	12/02/2019	03/31/2024	08/18/2021
5	Union Grantville	4520 Alvarado Canyon Road	San Diego	CA	92120	Lease-Up	250	Elliot - Navajo	12/01/2021	10/31/2023	01/02/2023
6	Radian	675 9th Avenue	San Diego	CA	92101	Lease-Up	241	Central San Diego	09/17/2021	09/30/2023	03/01/2023
7	Topaz	5824 Montezuma Road	San Diego	CA	92115	Lease-Up	53	Mid - City	05/23/2022	08/31/2023	01/16/2023
8	The Avalyn	1774 Metro Avenue	Chula Vista	CA	91915	Lease-Up	489	Sweetwater	12/10/2020	07/31/2023	03/22/2022
9	The Residences at Cota Vera	1575 Camino Altezza	Chula Vista	CA	91913	Lease-Up	280	Sweetwater	09/01/2021	07/31/2023	03/03/2022
10	LIVIA at Scripps Ranch	10380 Spring Canyon Road	San Diego	CA	92131	Lease-Up	264	Poway	11/30/2020	07/30/2023	06/01/2023
Total Lease-Up							3,950				
11	AMLI Aero	3585 Aero Court	San Diego	CA	92123	Under Construction	434	Kearny Mesa	06/17/2023	09/30/2025	
12	The Lindley	1331 Columbia Street	San Diego	CA	92101	Under Construction	422	Central San Diego	10/10/2022	01/31/2025	
13	Rivair	7050 Friars Road	San Diego	CA	92108	Under Construction	319	Kearny Mesa	12/04/2022	12/31/2024	
14	West Village Poway	12849 Poway Road	Poway	CA	92064	Under Construction	212	Poway	08/16/2022	11/30/2024	
15	Lake Pointe	2801 Olympic Pkwy	Chula Vista	CA	91915	Under Construction	288	Sweetwater	08/03/2022	11/30/2024	
16	West	220 West Broadway	San Diego	CA	92101	Under Construction	431	Central San Diego	03/31/2021	10/31/2024	
17	Park 4135	4135 Park Blvd	San Diego	CA	92103	Under Construction	190	Central San Diego	01/31/2023	09/30/2024	
18	Caliente Avenue & Otay Mesa Road	SEC Caliente Avenue & Otay Mesa Road	San Diego	CA	92154	Under Construction	79	South Bay	05/25/2023	09/30/2024	
19	2911 Adams Avenue	2911 Adams Avenue	San Diego	CA	92116	Under Construction	72	Central San Diego	04/20/2023	08/31/2024	
20	1967 North Vulcan Avenue	1967 North Vulcan Avenue	Encinitas	CA	92024	Under Construction	72	San Dieguito	03/09/2023	07/31/2024	
21	NV Lofts	1559 North Santa Fe Avenue	Vista	CA	92084	Under Construction	60	Vista	12/04/2022	04/30/2024	
22	800 Broadway	800 Broadway	San Diego	CA	92101	Under Construction	389	Central San Diego	12/31/2021	03/31/2024	
23	The Outpost at Poway	13247 Poway Road	Poway	CA	92064	Under Construction	72	Poway	02/28/2020	03/31/2024	
24	Bevel	3250 Barnett Avenue	San Diego	CA	92110	Under Construction	405	Peninsula	01/31/2022	12/31/2023	
25	Columba	Optima Street & Orion Avenue	Chula Vista	CA	91915	Under Construction	200	Sweetwater	12/01/2021	12/31/2023	
26	Alta Oceanside	1015 North Coast Hwy	Oceanside	CA	92054	Under Construction	309	Oceanside	01/28/2022	12/31/2023	
27	Jefferson Makers Quarter	15th Street & Broadway	San Diego	CA	92101	Under Construction	368	Central San Diego	08/01/2020	11/30/2023	
28	The Parkline	4250 Oregon Street	San Diego	CA	92104	Under Construction	94	Central San Diego	05/05/2022	08/31/2023	
29	Simone	1401 Union Street	San Diego	CA	92101	Under Construction	395	Central San Diego	03/31/2021	08/31/2023	
Total Under Construction							4,811				
30	1270 Columbia Street	1270 Columbia Street	Chula Vista	CA	92101	Planned	165	Central San Diego			
31	Canvas	735 15th Street	San Diego	CA	92101	Planned	405	Central San Diego			
32	Makers Quarter Block A	16th Street & E Street	San Diego	CA	92101	Planned	250	Central San Diego			
33	College View	5420 55th Street	San Diego	CA	92115	Planned	90	Mid - City			
34	Riverwalk Redevelopment	Fashion Valley Road & Friars Road	San Diego	CA	92108	Planned	930	Kearny Mesa			
35	3 Roots	Camino Santa Fe & Miratech Drive	San Diego	CA	92126	Planned	450	Mira Mesa			
36	Shawnee	6910 Mission Gorge Road	San Diego	CA	92120	Planned	100	Elliot - Navajo			

Source: Yardi Matrix

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
37	Luminary at Cota Vera	La Media Pkwy & East Main Street	Chula Vista	CA	91913	Planned	267	Sweetwater			
38	Sunbow Residential Subdivision	100 Olympic Pkwy	Chula Vista	CA	91913	Planned	718	Sweetwater			
39	EPOCA Neighborhood I	Cactus Road & Saguaro Street	San Diego	CA	92154	Planned	118	South Bay			
40	Vista Lane	3515 Vista Lane	San Ysidro	CA	92173	Planned	167	South Bay			
41	Frontier Drive & Mission Avenue	Frontier Drive & Mission Avenue	Oceanside	CA	92054	Planned	90	Oceanside			
42	Kamp	3460 Mission Avenue	Oceanside	CA	92054	Planned	700	Oceanside			
43	Mission Flats	3907 Mission Avenue	Oceanside	CA	92058	Planned	137	Oceanside			
44	Sunsets	303 North Horne Street	Oceanside	CA	92054	Planned	72	Oceanside			
45	TENTEN Oceanside	901 Mission Avenue	Oceanside	CA	92054	Planned	90	Oceanside			
46	Campus Way & North City Drive	NEC Campus Way & North City Drive	San Marcos	CA	92078	Planned	463	Escondido			
47	Carmel	285 East Carmel Street	San Marcos	CA	92078	Planned	175	Escondido			
48	Palomar Heights	555 East Valley Pkwy	Escondido	CA	92025	Planned	348	Escondido			
49	601 West Beech	601 West Beech Street	San Diego	CA	92101	Planned	328	Central San Diego			
50	Park Blvd	3922 Park Blvd	San Diego	CA	92103	Planned	58	Central San Diego			
51	The Mars	3492 Adams Avenue	San Diego	CA	92116	Planned	175	Mid - City			
52	Mission Valley	Mission Village Drive & San Diego Mission Road	San Diego	CA	92108	Planned	4,500	Kearny Mesa			
53	Alante	10211 Rancho Carmel Drive	San Diego	CA	92128	Planned	50	North San Diego			
54	The Trails at Carmel Mountain Ranch	Rancho Carmel Drive & Shoal Creek Drive	San Diego	CA	92128	Planned	629	North San Diego			
55	Blue Wave	550 State Route 75	Imperial Beach	CA	91932	Planned	51	South Bay			
56	Winter Gardens	9208 Winter Gardens Blvd	Lakeside	CA	92040	Planned	98	Lakeside			
57	Clark Avenue	662 Clark Avenue	Encinitas	CA	92024	Planned	199	San Dieguito			
58	Encinitas Boulevard	2220 Encinitas Blvd	Encinitas	CA	92024	Planned	250	San Dieguito			
59	Marea Village	1900 North Coast Highway 101	Encinitas	CA	92024	Planned	94	San Dieguito			
60	Solana Highlands Redevelopment	701 South Nardo Avenue	Solana Beach	CA	92075	Planned	260	San Dieguito			
61	Sunshine Gardens	155 Quail Gardens Drive	Encinitas	CA	92024	Planned	140	San Dieguito			
62	Aviara	1205 Aviara Pkwy	Carlsbad	CA	92011	Planned	329	Carlsbad			
63	West Oaks Way	Camino Vida Roble & Palomar Airport Road	Carlsbad	CA	92011	Planned	192	Carlsbad			
64	Modera Melrose	SEC West Bobier Drive & Melrose Drive	Oceanside	CA	92054	Planned	323	Oceanside			
65	Ocean Creek	Crouch Street & Oceanside Blvd	Oceanside	CA	92054	Planned	295	Oceanside			
Total Planned							13,706				
66	13th & C	13th Street & C Street	San Diego	CA	92101	Prospective	640	Central San Diego			
67	1450 2nd Avenue	1450 2nd Avenue	San Diego	CA	92101	Prospective	429	Central San Diego			
68	17th Street & Commercial Street	17th Street & Commercial Street	San Diego	CA	92101	Prospective	107	Central San Diego			
69	1927 5th Avenue	1927 5th Avenue	San Diego	CA	92101	Prospective	50	Central San Diego			
70	2985 C Street	2985 C Street	San Diego	CA	92102	Prospective	191	Central San Diego			
71	3333 4th Avenue	3333 4th Avenue	San Diego	CA	92103	Prospective	105	Central San Diego			
72	611 Island	611 Island Avenue	San Diego	CA	92101	Prospective	443	Central San Diego			
73	Citiplace	110 West Ash Street	San Diego	CA	92101	Prospective	147	Central San Diego			
74	East Village Quarter Building E	1235 K Street	San Diego	CA	92101	Prospective	260	Central San Diego			

Source: Yardi Matrix

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	East Village Quarter Building G	1235 K Street	San Diego	CA	92101	Prospective	429	Central San Diego			
76	Little Italy Micro Units	2027 India Street	San Diego	CA	92101	Prospective	75	Central San Diego			
77	Logan Yards	1521 National Avenue	San Diego	CA	92113	Prospective	895	Central San Diego			
78	Pinnacle 11th and E	1141 E Street	San Diego	CA	92101	Prospective	462	Central San Diego			
79	Pinnacle Park and C	1136 C Street	San Diego	CA	92101	Prospective	427	Central San Diego			
80	The Rey Phase II	801 A Street	San Diego	CA	92101	Prospective	461	Central San Diego			
81	Skyline West	4th Avenue & Ash Street	San Diego	CA	92101	Prospective	250	Central San Diego			
82	West Cedar Street & Kettner Blvd - Holland	West Cedar Street & Kettner Blvd	San Diego	CA	92101	Prospective	295	Central San Diego			
83	Wollcott Crossing	4693 Grim Avenue	San Diego	CA	92104	Prospective	55	Central San Diego			
84	Waypoint	1040 National City Blvd	National City	CA	91950	Prospective	230	National City			
85	Serenade on 43rd	1034 South 43rd Street	San Diego	CA	92113	Prospective	65	Southeast San Diego			
86	Bandar Salaam Redevelopment	3810 Winona Avenue	San Diego	CA	92105	Prospective	68	Mid - City			
87	Casa Colina Del Sol Redevelopment	5207 52nd Place	San Diego	CA	92105	Prospective	75	Mid - City			
88	5550 Kearny Mesa Road	5550 Kearny Mesa Road	San Diego	CA	92111	Prospective	432	Kearny Mesa			
89	Ampersand	350 Camino De La Reina	San Diego	CA	92108	Prospective	200	Kearny Mesa			
90	Bayview Plaza	2565 Clairemont Drive	San Diego	CA	92117	Prospective	350	Kearny Mesa			
91	Riverwalk Redevelopment Phase II	Fashion Valley Road & Friars Road	San Diego	CA	92108	Prospective	100	Kearny Mesa			
92	SDSU Mission Valley	Cottonwood Lane & Stadium Way	San Diego	CA	92108	Prospective	600	Kearny Mesa			
93	1454 Garnet Avenue	1454 Garnet Avenue	San Diego	CA	92109	Prospective	60	Coastal			
94	Lux UTC Phase III (Towers C & D)	4200 Brooke Court	San Diego	CA	92122	Prospective	50	University			
95	Mana La Jolla Village	Via Alicante & Via Mallorca	La Jolla	CA	92037	Prospective	79	University			
96	Stone Creek	Camino Ruiz & Carroll Canyon Road	San Diego	CA	92126	Prospective	100	Mira Mesa			
97	Renzulli Estates	11495 Cypress Canyon Road	San Diego	CA	92131	Prospective	112	Poway			
98	Cerro House	Del Cerro Blvd & Madra Avenue	San Diego	CA	92120	Prospective	114	Elliot - Navajo			
99	Eastlake Pkwy & Olympic Pkwy	Eastlake Pkwy & Olympic Pkwy	Chula Vista	CA	91913	Prospective	578	Sweetwater			
100	Village 8 Master	Magdalena Avenue & Santa Lune Street	Chula Vista	CA	91913	Prospective	100	Sweetwater			
101	1350 Industrial Blvd	1350 Industrial Blvd	Chula Vista	CA	91911	Prospective	72	Chula Vista			
102	Urbana 2.0	363 H Street	Chula Vista	CA	91910	Prospective	164	Chula Vista			
103	5400 Otay Mesa Road	5400 Otay Mesa Road	San Diego	CA	92154	Prospective	430	South Bay			
104	Cal Terraces	5495 Otay Mesa Road	San Diego	CA	92154	Prospective	171	South Bay			
105	Del Sol Village	4750 Del Sol Blvd	San Diego	CA	92154	Prospective	648	South Bay			
106	Seaward	158 West Seaward Avenue	San Ysidro	CA	92173	Prospective	85	South Bay			
107	Broadway and Grove	7946 Broadway	Lemon Grove	CA	91945	Prospective	66	Lemon Grove			
108	Alvarado Road	7407 Alvarado Road	La Mesa	CA	91942	Prospective	660	La Mesa			
109	Sea Anemone	8875 La Mesa Blvd	La Mesa	CA	91942	Prospective	72	La Mesa			
110	Touchstone Villas	7808 El Cajon Blvd	La Mesa	CA	91942	Prospective	56	La Mesa			
111	Copper Hills	Fallsview Road & San Elijo Road	San Marcos	CA	92078	Prospective	189	San Dieguito			
112	Moonlight	1144 North Hwy 101	Encinitas	CA	92007	Prospective	100	San Dieguito			
113	7200 Ponto Drive	7200 Ponto Drive	Carlsbad	CA	92011	Prospective	86	Carlsbad			

Source: Yardi Matrix

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
114	Cantarini Ranch and Holly	Cannon Road & College Blvd	Carlsbad	CA	92010	Prospective	118	Carlsbad			
115	Carlsbad Village Drive	950 Carlsbad Village Drive	Carlsbad	CA	92008	Prospective	156	Carlsbad			
116	Emerald Ridge	Sky Haven Lane & Sunset Drive	Vista	CA	92801	Prospective	146	Carlsbad			
117	2136 S El Camino Real	2136 South El Camino Real	Oceanside	CA	92054	Prospective	96	Oceanside			
118	Mission Marketplace	431 College Blvd	Oceanside	CA	92057	Prospective	336	Oceanside			
119	Pacifica	4991 Macario Drive	Oceanside	CA	92057	Prospective	164	Oceanside			
120	Park Villas at El Corazon	NWC Oceanside Blvd & Rancho Del Oro Road	Oceanside	CA	92056	Prospective	268	Oceanside			
121	Presidio at Rancho Del Oro Phase II	4401 Mission Avenue	Oceanside	CA	92057	Prospective	248	Oceanside			
122	1020 West San Marcos Blvd	1020 West San Marcos Blvd	San Marcos	CA	92078	Prospective	202	San Marcos			
123	Capalina	Capalina Road & North Rancho Santa Fe Road	San Marcos	CA	92069	Prospective	119	San Marcos			
124	Gran Vista	North Las Posas Road & Palm Road	San Marcos	CA	92069	Prospective	120	San Marcos			
125	Main Square	1167 West San Marcos Blvd	San Marcos	CA	92078	Prospective	446	San Marcos			
126	Pacific	South Las Posas Road & Linda Vista Drive	San Marcos	CA	92078	Prospective	172	San Marcos			
127	1070 South Santa Fe Avenue	1070 South Santa Fe Avenue	Vista	CA	92083	Prospective	96	Vista			
128	Kensho Housing	Guajome Street & Lado De Loma Drive	Vista	CA	92083	Prospective	183	Vista			
129	ShadowRidge & Sycamore	650 Sycamore Avenue	Vista	CA	92083	Prospective	256	Vista			
130	10th & E	10th Avenue & E Street	San Diego	CA	92101	Prospective	365	Central San Diego			
131	110 Beech Street	110 Beech Street	San Diego	CA	92101	Prospective	220	Central San Diego			
132	770 Washington Street	770 Washington Street	San Diego	CA	92103	Prospective	418	Central San Diego			
133	Air Rights Tower	1620 Union Street	San Diego	CA	92101	Prospective	73	Central San Diego			
134	Mirka 1000	1420 National Avenue	San Diego	CA	92113	Prospective	318	Central San Diego			
135	Pacific Heights	1221 11th Avenue	San Diego	CA	92101	Prospective	445	Central San Diego			
136	Quince	301 Spruce Street	San Diego	CA	92103	Prospective	261	Central San Diego			
137	West Ash	1350 Front Street	San Diego	CA	92101	Prospective	50	Central San Diego			
138	Mariners Cove Renovation	4392 West Point Loma Blvd	San Diego	CA	92107	Prospective	772	Peninsula			
139	Midway Rising	3500 Sports Arena Blvd	San Diego	CA	92110	Prospective	100	Peninsula			
140	University Avenue Manor	5556 University Avenue	San Diego	CA	92105	Prospective	63	Mid - City			
141	Clairemont Village	Cowley Way & Field Street	San Diego	CA	92110	Prospective	224	Kearny Mesa			
142	Garretson Street & Templeton Street	Garretson Street & Templeton Street	San Diego	CA	92127	Prospective	171	North San Diego			
143	Enclave Montecito	Birch Road & La Media Road	Chula Vista	CA	91913	Prospective	487	Sweetwater			
144	Bella Mar	408 Hollister Street	San Diego	CA	92154	Prospective	380	South Bay			
145	Nakano Project	Dennery Road & Red Fin Lane	San Diego	CA	92154	Prospective	215	South Bay			
146	Palm & Hollister	555 Hollister Street	San Diego	CA	92154	Prospective	198	South Bay			
147	4757 Palm Avenue	4757 Palm Avenue	La Mesa	CA	91942	Prospective	64	La Mesa			
148	185 Quail Gardens	185 Quail Gardens Drive	Encinitas	CA	92024	Prospective	485	San Dieguito			
149	Moonlight	550 Encinitas Blvd	Encinitas	CA	92024	Prospective	202	San Dieguito			
150	Piraeus Point Townhomes	Piraeus Street & Plato Place	Encinitas	CA	92024	Prospective	149	San Dieguito			
151	Carlsbad Village Station	Grand Avenue & State Street	Carlsbad	CA	92008	Prospective	234	Carlsbad			
152	Oceanside Transit Center	235 South Tremont Street	Oceanside	CA	92054	Prospective	547	Oceanside			

Source: Yardi Matrix

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
153	Oceanside Transit Center Mission	810 Mission Avenue	Oceanside	CA	92054	Prospective	206	Oceanside			
154	Seagaze	712 Seagaze Drive	Oceanside	CA	92054	Prospective	115	Oceanside			
155	Escondido Blvd	1401 South Escondido Blvd	Escondido	CA	92025	Prospective	54	Escondido			
156	Pacific	South Las Posas Road & Linda Vista Drive	San Marcos	CA	92078	Prospective	449	San Marcos			
157	La Sabila	2357 South Santa Fe Avenue	Vista	CA	92083	Prospective	85	Vista			
158	Park Avenue	165 Eucalyptus Avenue	Vista	CA	92084	Prospective	176	Vista			
159	Taylor Vista	1858 East Vista Way	Vista	CA	92084	Prospective	90	Vista			
Total Prospective							22,575				
TOTAL SAN DIEGO							45,042				

Source: Yardi Matrix