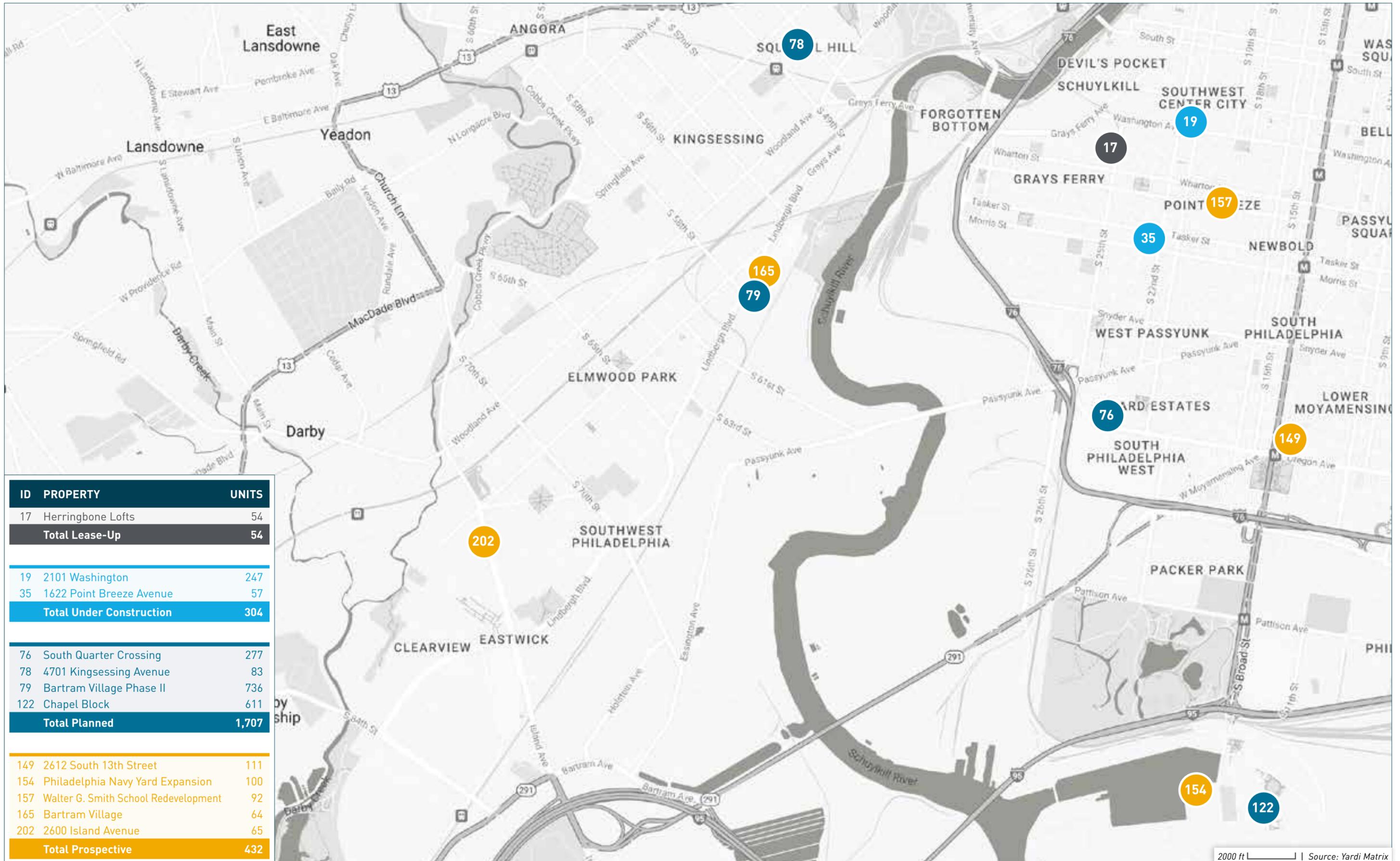
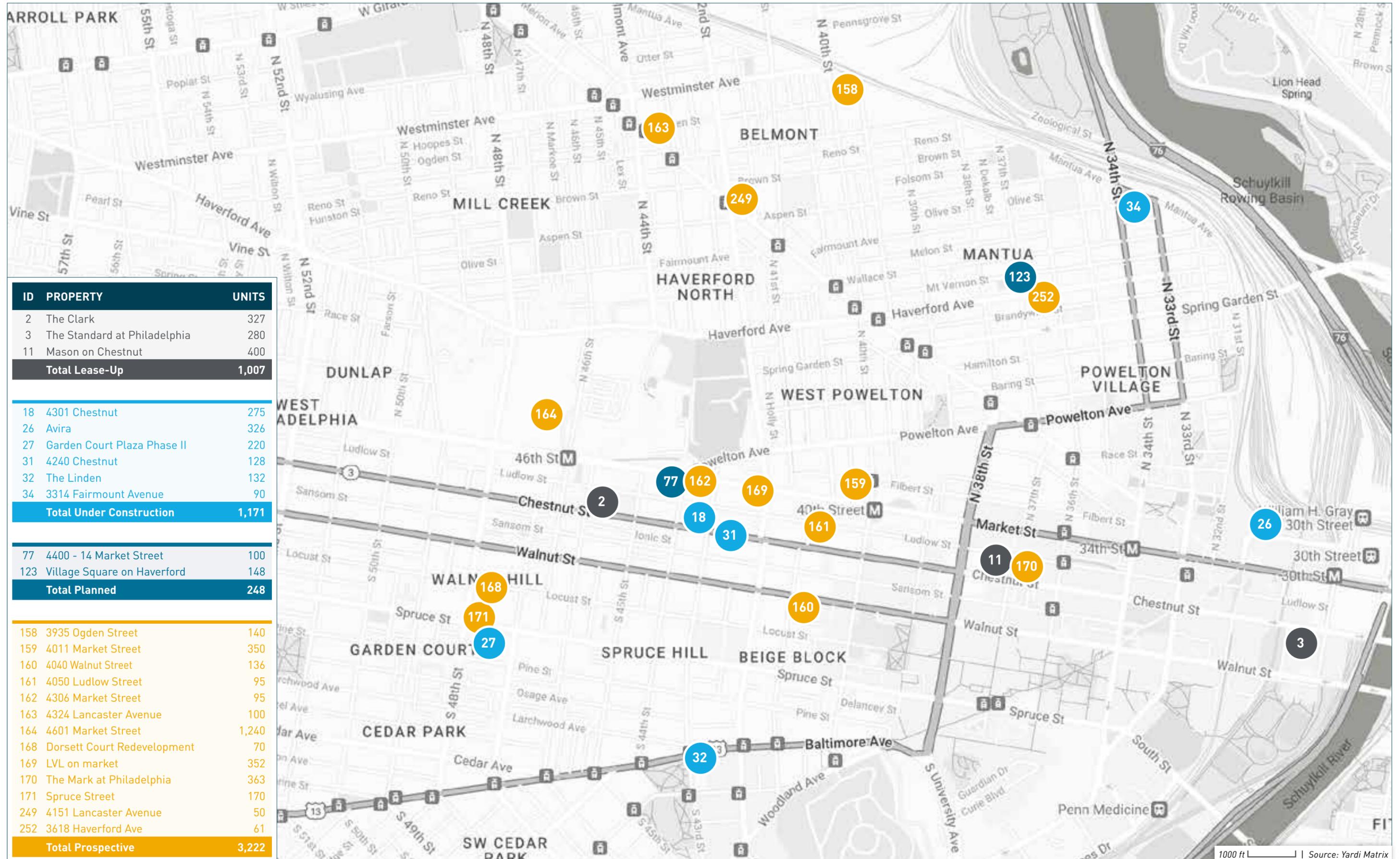


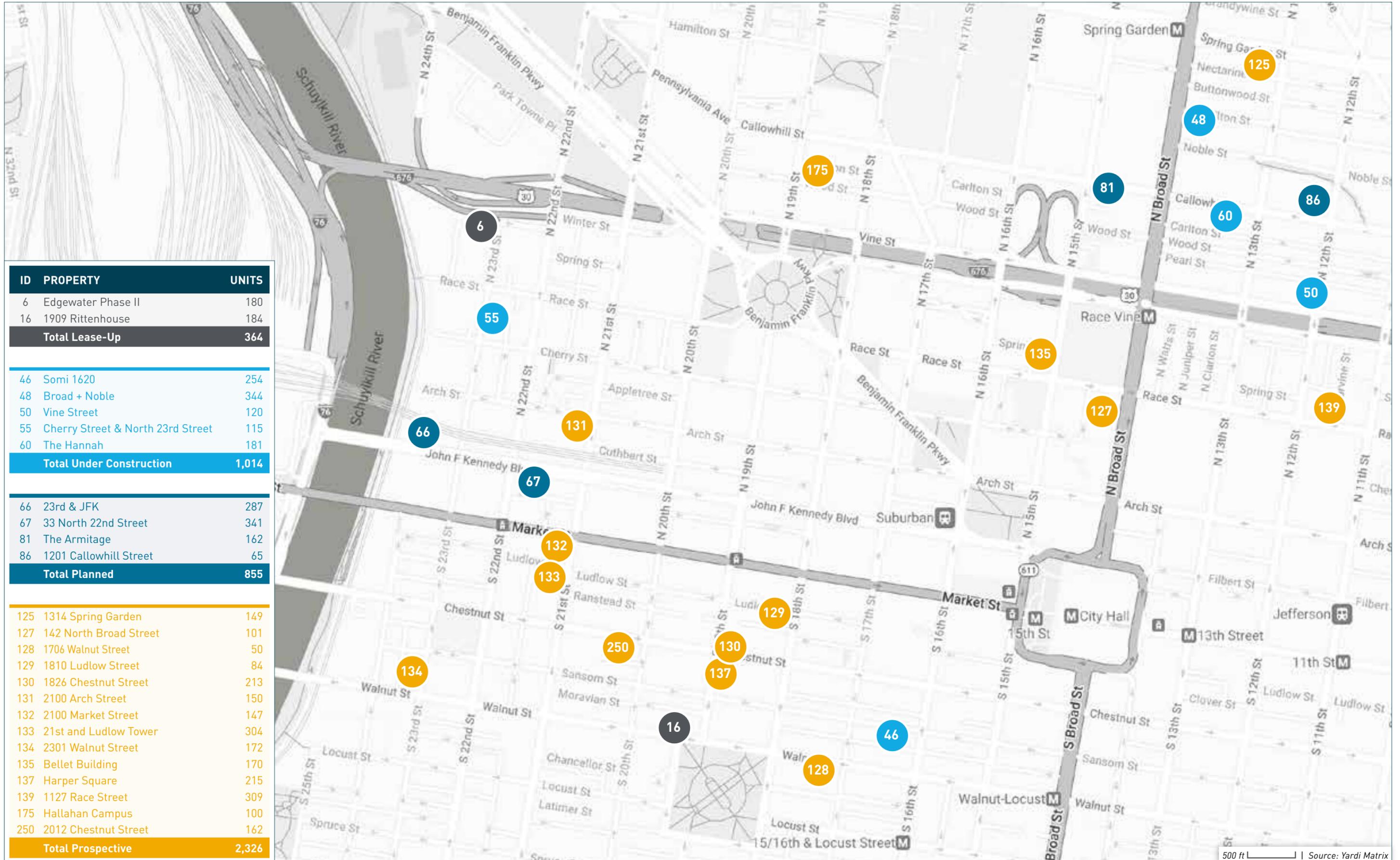
ID	PROPERTY	UNITS
1	The Ryland	267
8	Jessup House	399
Total Lease-Up		666
21	200 South 12th Street	378
25	Broad and Washington	600
52	36 - 38 South 2nd Street	61
56	Mellon Independence Center	342
Total Under Construction		1,381
68	The Bellevue Redevelopment	300
69	1101 Walnut Street	198
71	709 Chestnut Street	278
72	Chestnut Street	148
74	Broad and Washington Phase II	857
75	Italian Market	157
121	1015 South 3rd Street	67
Total Planned		2,005
136	Broad & Lombard	468
138	Pine Residence Hall Redevelopment	150
141	702 Sansom Street	50
142	Bainbridge	157
143	Columbus Boulevard	520
144	The Hyde	91
146	Penn's Landing	556
147	Pier 34 - 35 South	308
148	1100 Wharton Street	155
150	824 Catharine Street	55
151	914 South Broad Street	85
152	The Haven	329
153	The Imperium	370
155	The Reserve	369
156	Revelry	325
251	1600 Carpenter Street	191
Total Prospective		4,179

1000 ft | Source: Yardi Matrix



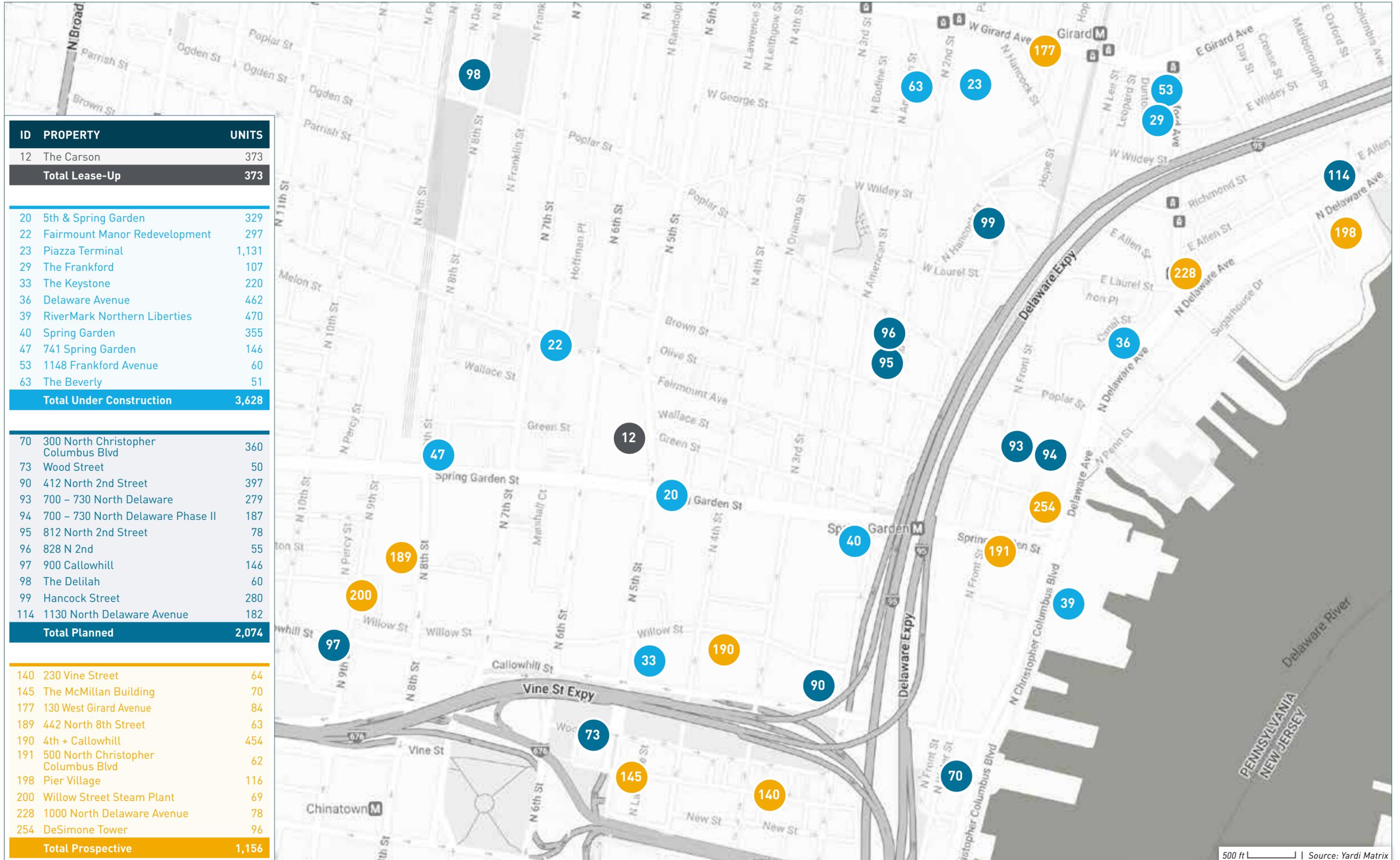
2000 ft | Source: Yardi Matrix





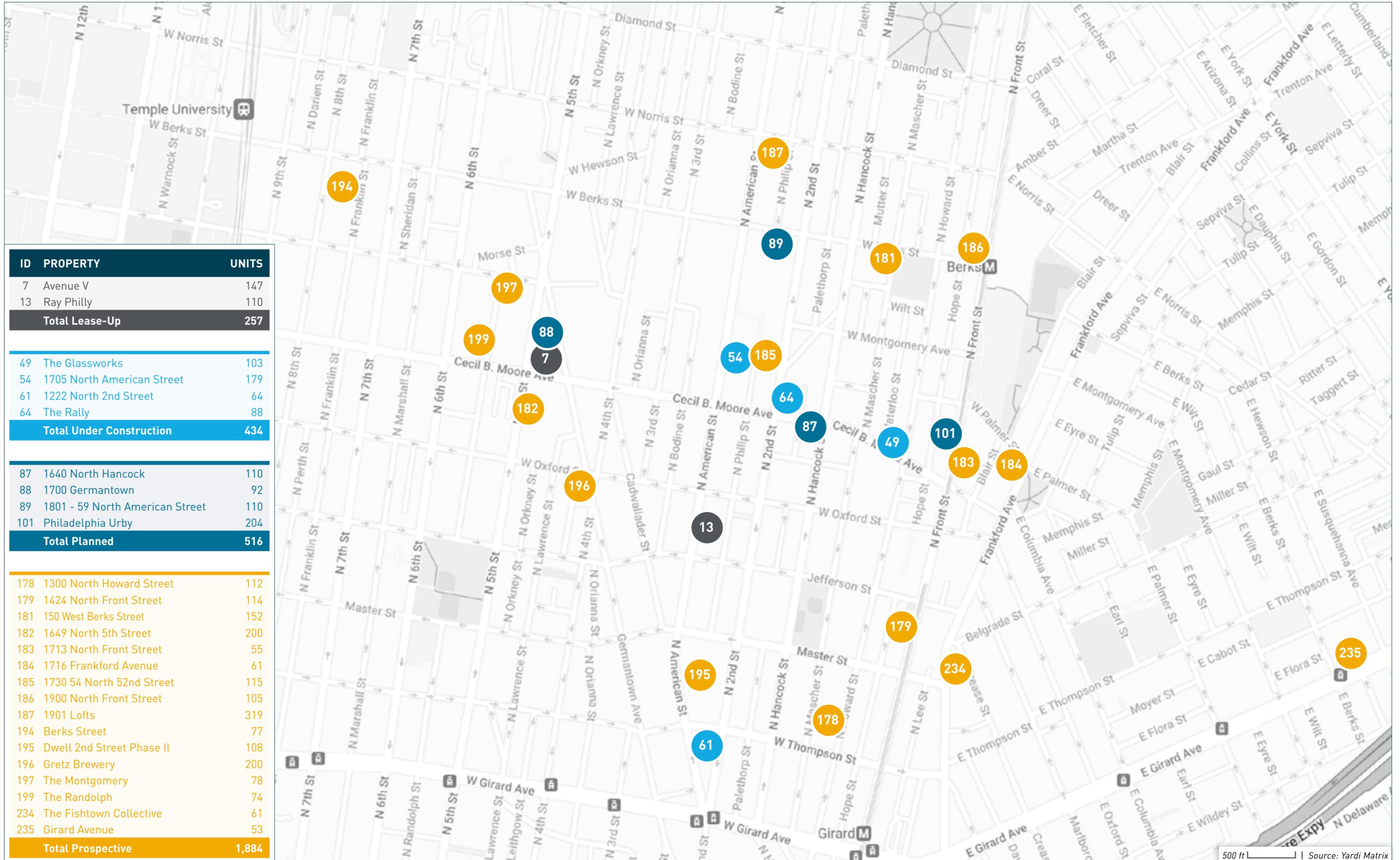
ID	PROPERTY	UNITS
6	Edgewater Phase II	180
16	1909 Rittenhouse	184
Total Lease-Up		364
<hr/>		
46	Somi 1620	254
48	Broad + Noble	344
50	Vine Street	120
55	Cherry Street & North 23rd Street	115
60	The Hannah	181
Total Under Construction		1,014
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66	23rd & JFK	287
67	33 North 22nd Street	341
81	The Armitage	162
86	1201 Callowhill Street	65
Total Planned		855
<hr/>		
125	1314 Spring Garden	149
127	142 North Broad Street	101
128	1706 Walnut Street	50
129	1810 Ludlow Street	84
130	1826 Chestnut Street	213
131	2100 Arch Street	150
132	2100 Market Street	147
133	21st and Ludlow Tower	304
134	2301 Walnut Street	172
135	Bellet Building	170
137	Harper Square	215
139	1127 Race Street	309
175	Hallahan Campus	100
250	2012 Chestnut Street	162
Total Prospective		2,326

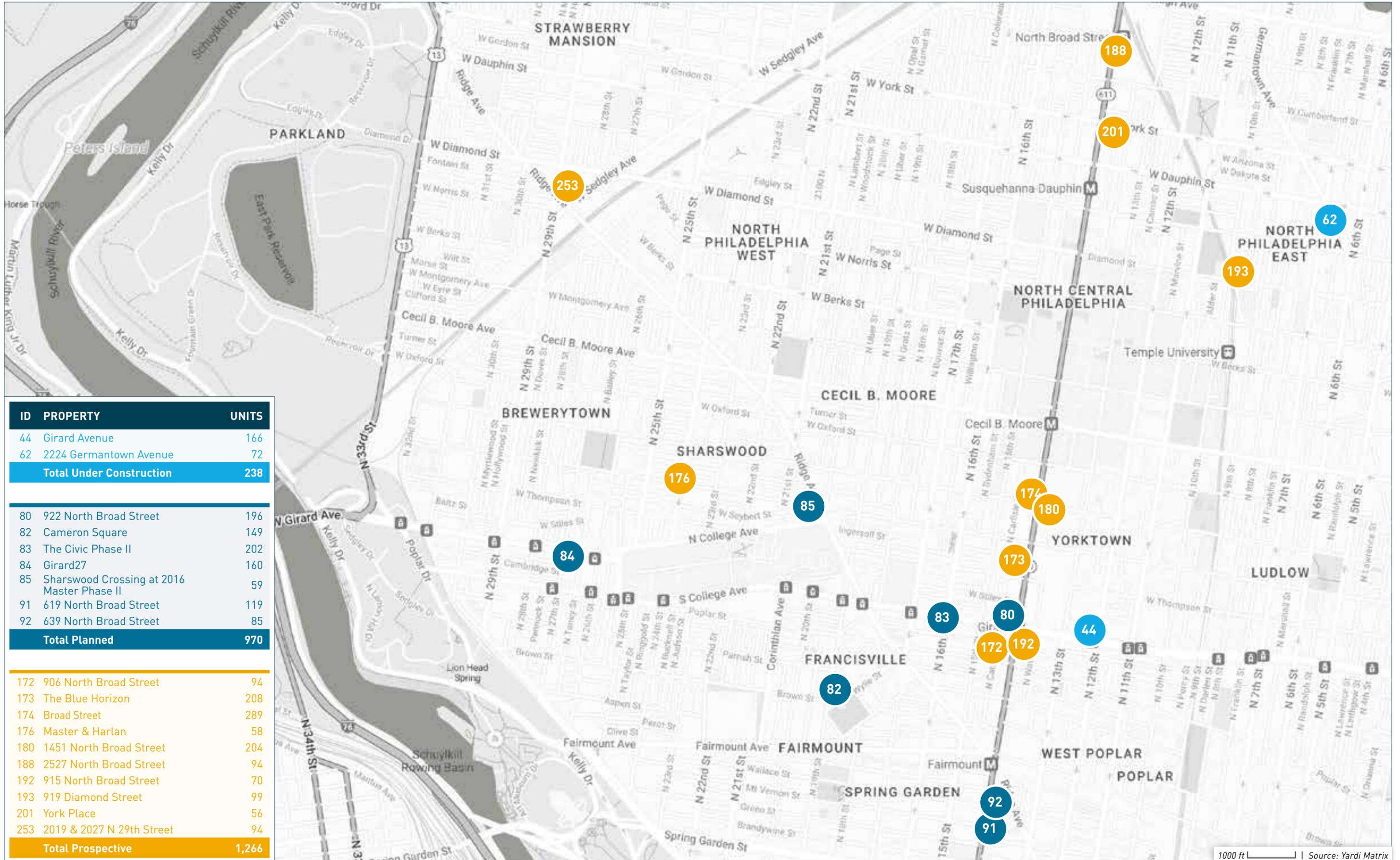
500 ft | Source: Yardi Matrix



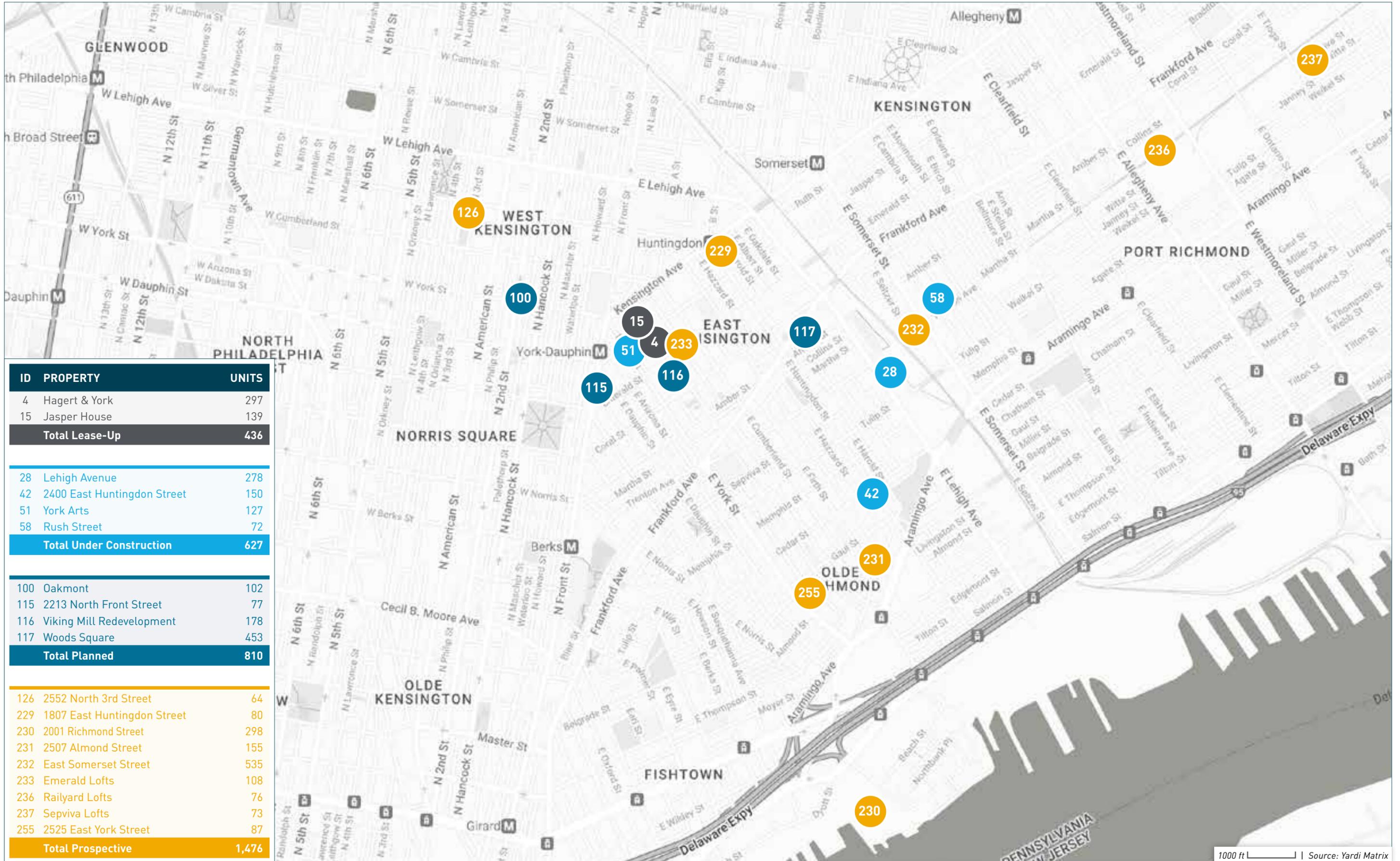
ID	PROPERTY	UNITS
12	The Carson	373
Total Lease-Up		373
20	5th & Spring Garden	329
22	Fairmount Manor Redevelopment	297
23	Piazza Terminal	1,131
29	The Frankford	107
33	The Keystone	220
36	Delaware Avenue	462
39	RiverMark Northern Liberties	470
40	Spring Garden	355
47	741 Spring Garden	146
53	1148 Frankford Avenue	60
63	The Beverly	51
Total Under Construction		3,628
70	300 North Christopher Columbus Blvd	360
73	Wood Street	50
90	412 North 2nd Street	397
93	700 - 730 North Delaware	279
94	700 - 730 North Delaware Phase II	187
95	812 North 2nd Street	78
96	828 N 2nd	55
97	900 Callowhill	146
98	The Delilah	60
99	Hancock Street	280
114	1130 North Delaware Avenue	182
Total Planned		2,074
140	230 Vine Street	64
145	The McMillan Building	70
177	130 West Girard Avenue	84
189	442 North 8th Street	63
190	4th + Callowhill	454
191	500 North Christopher Columbus Blvd	62
198	Pier Village	116
200	Willow Street Steam Plant	69
228	1000 North Delaware Avenue	78
254	DeSimone Tower	96
Total Prospective		1,156

500 ft | Source: Yardi Matrix



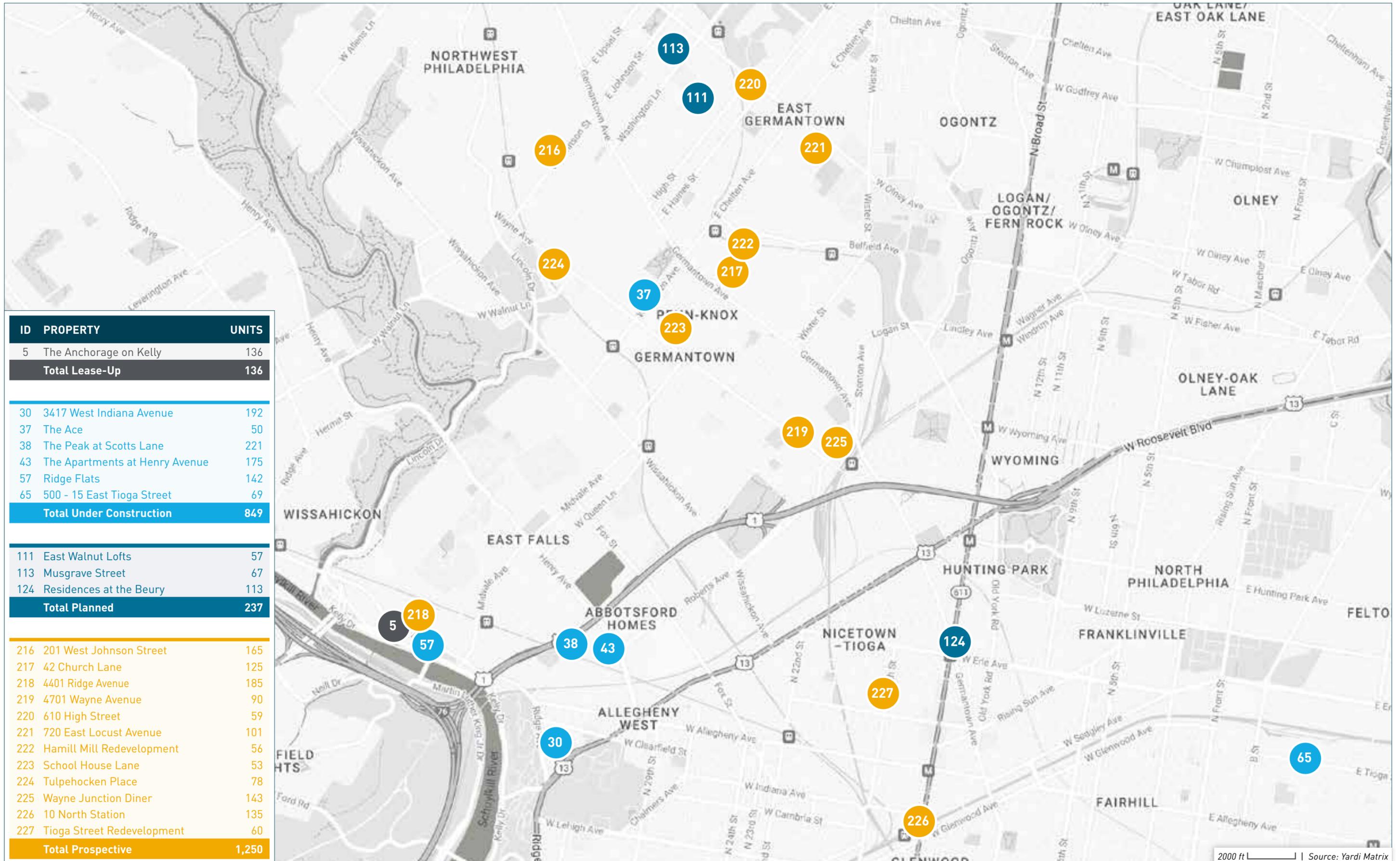


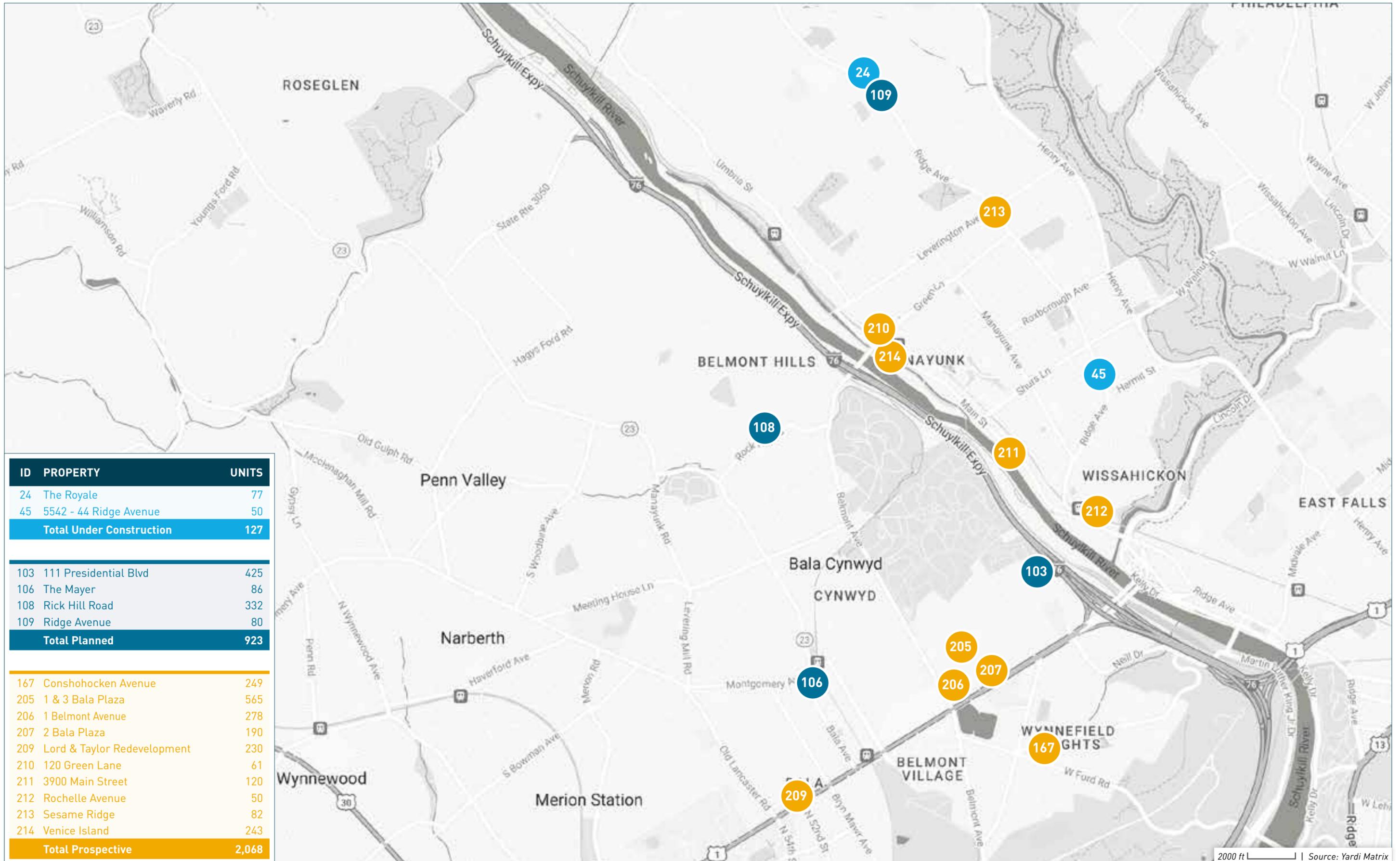
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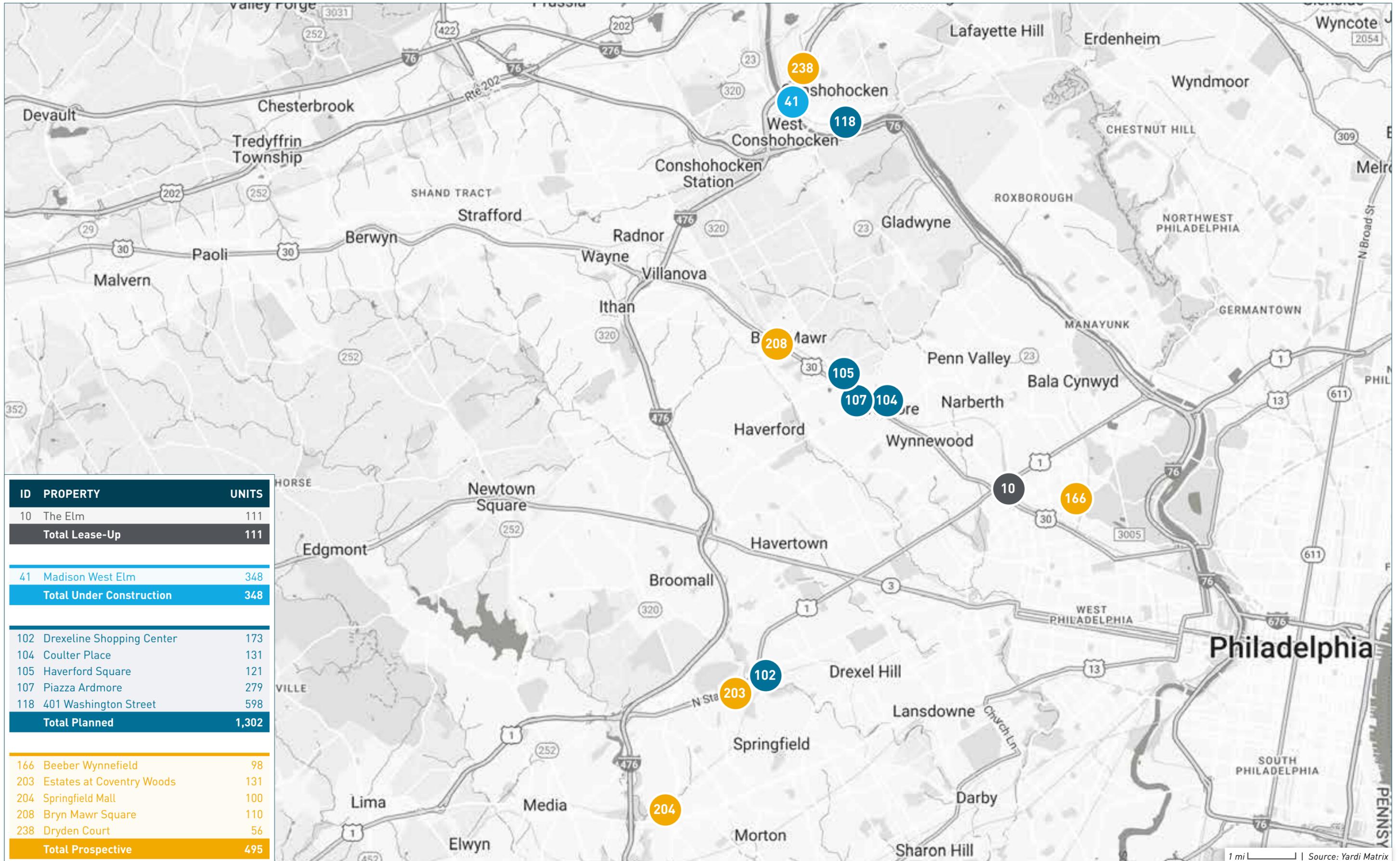
ID	PROPERTY	UNITS
4	Hagert & York	297
15	Jasper House	139
Total Lease-Up		436
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28	Lehigh Avenue	278
42	2400 East Huntingdon Street	150
51	York Arts	127
58	Rush Street	72
Total Under Construction		627
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100	Oakmont	102
115	2213 North Front Street	77
116	Viking Mill Redevelopment	178
117	Woods Square	453
Total Planned		810
<hr/>		
126	2552 North 3rd Street	64
229	1807 East Huntingdon Street	80
230	2001 Richmond Street	298
231	2507 Almond Street	155
232	East Somerset Street	535
233	Emerald Lofts	108
236	Railyard Lofts	76
237	Sepviva Lofts	73
255	2525 East York Street	87
Total Prospective		1,476

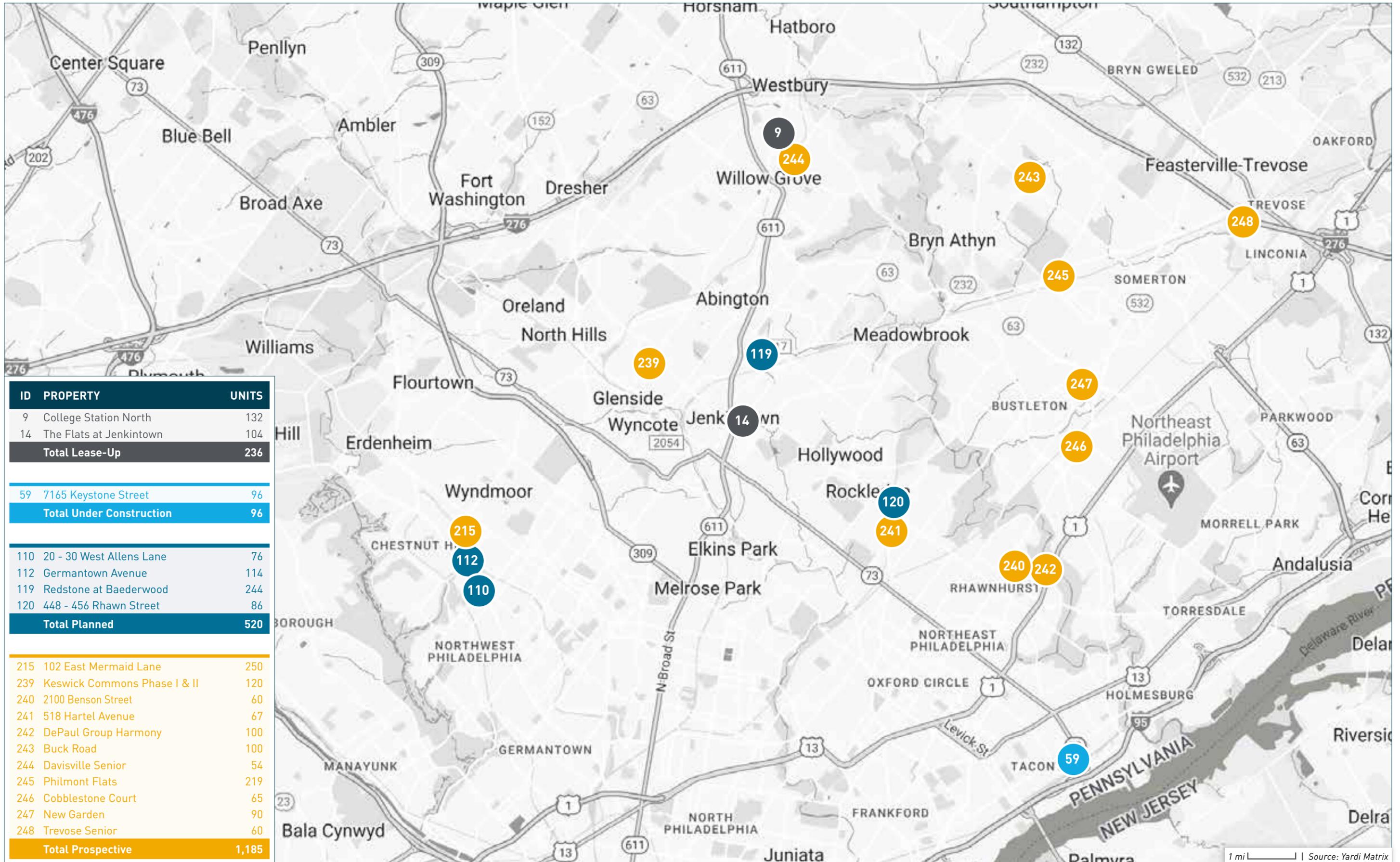
1000 ft | Source: Yardi Matrix





2000 ft | Source: Yardi Matrix





ID	PROPERTY	UNITS
9	College Station North	132
14	The Flats at Jenkintown	104
Total Lease-Up		236
<hr/>		
59	7165 Keystone Street	96
Total Under Construction		96
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110	20 - 30 West Allens Lane	76
112	Germantown Avenue	114
119	Redstone at Baerewood	244
120	448 - 456 Rhawn Street	86
Total Planned		520
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215	102 East Mermaid Lane	250
239	Keswick Commons Phase I & II	120
240	2100 Benson Street	60
241	518 Hartel Avenue	67
242	DePaul Group Harmony	100
243	Buck Road	100
244	Davisville Senior	54
245	Philmont Flats	219
246	Cobblestone Court	65
247	New Garden	90
248	Trevoise Senior	60
Total Prospective		1,185

1 mi | Source: Yardi Matrix

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	The Ryland	1 Dock Street	Philadelphia	PA	19106	Lease-Up	267	Center City - East	07/10/2022	06/30/2024	05/23/2023
2	The Clark	4519 Chestnut Street	Philadelphia	PA	19139	Lease-Up	327	West	06/29/2022	06/30/2024	05/15/2023
3	The Standard at Philadelphia	119 South 31st Street	Philadelphia	PA	19104	Lease-Up	280	West	07/14/2022	06/30/2024	01/27/2023
4	Hagert & York	1924 East Hagert Street	Philadelphia	PA	19125	Lease-Up	297	Frankford / Kensington	06/14/2021	12/31/2023	04/21/2023
5	The Anchorage on Kelly	4442 Ridge Avenue	Philadelphia	PA	19129	Lease-Up	136	Northwest - East	04/15/2022	11/30/2023	04/14/2023
6	Edgewater Phase II	2323 Race Street	Philadelphia	PA	19103	Lease-Up	180	Center City - West	04/15/2022	11/30/2023	03/21/2023
7	Avenue V	408 Cecil B. Moore Avenue	Philadelphia	PA	19122	Lease-Up	147	North - East	03/07/2022	10/31/2023	12/05/2022
8	Jessup House	1134 Sansom Street	Philadelphia	PA	19107	Lease-Up	399	Center City - East	03/01/2022	09/30/2023	05/01/2023
9	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
10	The Elm	2079 North 63rd Street	Philadelphia	PA	19151	Lease-Up	111	West	06/24/2021	08/31/2023	08/01/2022
11	Mason on Chestnut	3701 Chestnut Street	Philadelphia	PA	19104	Lease-Up	400	West	09/21/2020	08/31/2023	07/31/2021
12	The Carson	570 North 5th Street	Philadelphia	PA	19123	Lease-Up	373	North - East	03/11/2022	07/31/2023	04/01/2023
13	Ray Philly	1525 North American Street	Philadelphia	PA	19122	Lease-Up	110	North - East	09/07/2021	07/31/2023	03/15/2023
14	The Flats at Jenkintown	1300 Greenwood Avenue	Jenkintown	PA	19046	Lease-Up	104	Abington	01/10/2022	07/31/2023	02/01/2023
15	Jasper House	1835 East Boston Street	Philadelphia	PA	19125	Lease-Up	139	Frankford / Kensington	01/15/2022	07/31/2023	02/01/2023
16	1909 Rittenhouse	1909 Walnut Street	Philadelphia	PA	19103	Lease-Up	184	Center City - West	11/01/2019	07/31/2023	08/01/2022
17	Herringbone Lofts	2501 Oakford Street	Philadelphia	PA	19146	Lease-Up	54	South	07/20/2021	07/31/2023	07/15/2022
Total Lease-Up							3,640				
18	4301 Chestnut	4301 Chestnut Street	Philadelphia	PA	19104	Under Construction	275	West	02/14/2023	12/31/2025	
19	2101 Washington	2101 Washington Avenue	Philadelphia	PA	19146	Under Construction	247	South	04/05/2023	05/31/2025	
20	5th & Spring Garden	418 Spring Garden Street	Philadelphia	PA	19123	Under Construction	329	North - East	03/14/2023	02/28/2025	
21	200 South 12th Street	200 South 12th Street	Philadelphia	PA	19107	Under Construction	378	Center City - East	02/14/2023	01/31/2025	
22	Fairmount Manor Redevelopment	650 Fairmount Avenue	Philadelphia	PA	19123	Under Construction	297	North - East	12/21/2022	12/31/2024	
23	Piazza Terminal	1101 North 2nd Street	Philadelphia	PA	19123	Under Construction	1,131	North - East	05/20/2021	12/31/2024	
24	The Royale	6910 Ridge Avenue	Philadelphia	PA	19128	Under Construction	77	Northwest - West	11/12/2022	12/31/2024	
25	Broad and Washington	1001 South Broad Street	Philadelphia	PA	19147	Under Construction	600	South	10/27/2022	10/31/2024	
26	Avira	3025 John F Kennedy Blvd	Philadelphia	PA	19104	Under Construction	326	West	10/17/2021	10/31/2024	
27	Garden Court Plaza Phase II	4701 Pine Street	Philadelphia	PA	19143	Under Construction	220	West	11/21/2022	10/31/2024	
28	Lehigh Avenue	2157 East Lehigh Avenue	Philadelphia	PA	19125	Under Construction	278	Frankford / Kensington	11/16/2022	10/31/2024	
29	The Frankford	1120 Frankford Avenue	Philadelphia	PA	19125	Under Construction	107	North - East	04/30/2023	09/30/2024	
30	3417 West Indiana Avenue	3417 West Indiana Avenue	Philadelphia	PA	19132	Under Construction	192	Upper North	02/10/2023	09/30/2024	
31	4240 Chestnut	4240 Chestnut Street	Philadelphia	PA	19104	Under Construction	128	West	01/20/2023	08/31/2024	
32	The Linden	4224 Baltimore Avenue	Philadelphia	PA	19104	Under Construction	132	West	01/15/2023	08/31/2024	
33	The Keystone	417 Callowhill Street	Philadelphia	PA	19123	Under Construction	220	North - East	04/20/2023	08/31/2024	
34	3314 Fairmount Avenue	3314 Fairmount Avenue	Philadelphia	PA	19104	Under Construction	90	West	01/15/2023	07/31/2024	
35	1622 Point Breeze Avenue	1622 Point Breeze Avenue	Philadelphia	PA	19145	Under Construction	57	South	02/14/2023	06/30/2024	
36	Delaware Avenue	918 North Delaware Avenue	Philadelphia	PA	19123	Under Construction	462	North - East	08/30/2022	06/30/2024	
37	The Ace	139 West Cheltenham Avenue	Philadelphia	PA	19144	Under Construction	50	Northwest - East	01/20/2023	06/30/2024	
38	The Peak at Scotts Lane	3449 Scotts Lane	Philadelphia	PA	19129	Under Construction	221	Upper North	09/27/2022	05/31/2024	

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	RiverMark Northern Liberties	501 North Christopher Columbus Blvd	Philadelphia	PA	19123	Under Construction	470	North - East	02/04/2023	04/30/2024		
40	Spring Garden	200 Spring Garden Street	Philadelphia	PA	19123	Under Construction	355	North - East	03/07/2023	03/31/2024		
41	Madison West Elm	400 West Elm Street	Conshohocken	PA	19428	Under Construction	348	Conshohocken	03/11/2022	03/31/2024		
42	2400 East Huntingdon Street	2400 East Huntingdon Street	Philadelphia	PA	19125	Under Construction	150	Frankford / Kensington	07/04/2022	02/29/2024		
43	The Apartments at Henry Avenue	3200 Henry Avenue	Philadelphia	PA	19129	Under Construction	175	Upper North	04/01/2022	02/29/2024		
44	Girard Avenue	1201 West Girard Avenue	Philadelphia	PA	19123	Under Construction	166	North - East	02/09/2022	01/31/2024		
45	5542 - 44 Ridge Avenue	5542 Ridge Avenue	Philadelphia	PA	19128	Under Construction	50	Northwest - West	09/17/2022	01/31/2024		
46	Somi 1620	1620 Sansom Street	Philadelphia	PA	19103	Under Construction	254	Center City - West	06/04/2022	12/31/2023		
47	741 Spring Garden	741 Spring Garden Street	Philadelphia	PA	19123	Under Construction	146	North - East	08/03/2022	12/31/2023		
48	Broad + Noble	435 North Broad Street	Philadelphia	PA	19123	Under Construction	344	North - East	05/05/2022	12/31/2023		
49	The Glassworks	1700 North Howard Street	Philadelphia	PA	19122	Under Construction	103	North - East	09/17/2022	12/31/2023		
50	Vine Street	1201 Vine Street	Philadelphia	PA	19107	Under Construction	120	North - East	05/30/2022	12/31/2023		
51	York Arts	1901 East York Street	Philadelphia	PA	19125	Under Construction	127	Frankford / Kensington	05/10/2022	12/31/2023		
52	36 - 38 South 2nd Street	36 South 2nd Street	Philadelphia	PA	19106	Under Construction	61	Center City - East	07/14/2022	11/30/2023		
53	1148 Frankford Avenue	1148 Frankford Avenue	Philadelphia	PA	19125	Under Construction	60	North - East	07/09/2022	11/30/2023		
54	1705 North American Street	1705 North American Street	Philadelphia	PA	19122	Under Construction	179	North - East	04/15/2022	11/30/2023		
55	Cherry Street & North 23rd Street	139 North 23rd Street	Philadelphia	PA	19103	Under Construction	115	Center City - West	02/28/2022	10/31/2023		
56	Mellon Independence Center	701 Market Street	Philadelphia	PA	19106	Under Construction	342	Center City - East	10/28/2020	10/31/2023		
57	Ridge Flats	4300 Ridge Avenue	Philadelphia	PA	19129	Under Construction	142	Northwest - East	03/16/2022	10/31/2023		
58	Rush Street	2149 East Rush Street	Philadelphia	PA	19134	Under Construction	72	Frankford / Kensington	06/04/2022	10/31/2023		
59	7165 Keystone Street	7165 Keystone Street	Philadelphia	PA	19135	Under Construction	96	Lower Northeast	04/30/2022	09/30/2023		
60	The Hannah	1306 Callowhill Street	Philadelphia	PA	19123	Under Construction	181	North - East	01/10/2022	08/31/2023		
61	1222 North 2nd Street	1222 North 2nd Street	Philadelphia	PA	19122	Under Construction	64	North - East	11/22/2021	07/31/2023		
62	2224 Germantown Avenue	2224 Germantown Avenue	Philadelphia	PA	19133	Under Construction	72	North - East	03/21/2022	07/31/2023		
63	The Beverly	1102 Germantown Avenue	Philadelphia	PA	19123	Under Construction	51	North - East	09/27/2021	07/31/2023		
64	The Rally	1701 North 2nd Street	Philadelphia	PA	19122	Under Construction	88	North - East	03/21/2021	07/31/2023		
65	500 - 15 East Tioga Street	500 East Tioga Street	Philadelphia	PA	19134	Under Construction	69	Frankford / Kensington	07/30/2022	07/31/2023		
Total Under Construction							10,217					
66	23rd & JFK	2301 John F. Kennedy Blvd	Philadelphia	PA	19103	Planned	287	Center City - West				
67	33 North 22nd Street	33 North 22nd Street	Philadelphia	PA	19103	Planned	341	Center City - West				
68	The Bellevue Redevelopment	200 South Broad Street	Philadelphia	PA	19102	Planned	300	Center City - West				
69	1101 Walnut Street	1101 Walnut Street	Philadelphia	PA	19107	Planned	198	Center City - East				
70	300 North Christopher Columbus Blvd	300 North Christopher Columbus Blvd	Philadelphia	PA	19106	Planned	360	Center City - East				
71	709 Chestnut Street	709 Chestnut Street	Philadelphia	PA	19106	Planned	278	Center City - East				
72	Chestnut Street	700 Chestnut Street	Philadelphia	PA	19106	Planned	148	Center City - East				
73	Wood Street	502 Wood Street	Philadelphia	PA	19106	Planned	50	Center City - East				
74	Broad and Washington Phase II	1001 South Broad Street	Philadelphia	PA	19147	Planned	857	South				
75	Italian Market	1101 South 9th Street	Philadelphia	PA	19147	Planned	157	South				
76	South Quarter Crossing	2301 West Oregon Avenue	Philadelphia	PA	19145	Planned	277	South				

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	4400 - 14 Market Street	4400 Market Street	Philadelphia	PA	19104	Planned	100	West			
78	4701 Kingsessing Avenue	4701 Kingsessing Avenue	Philadelphia	PA	19143	Planned	83	West			
79	Bartram Village Phase II	2639 South 58th Street	Philadelphia	PA	19143	Planned	736	West			
80	922 North Broad Street	922 North Broad Street	Philadelphia	PA	19130	Planned	196	North - West			
81	The Armitage	1428 Callowhill Street	Philadelphia	PA	19130	Planned	162	North - West			
82	Cameron Square	801 North 19th Street	Philadelphia	PA	19130	Planned	149	North - West			
83	The Civic Phase II	1600 West Girard Avenue	Philadelphia	PA	19130	Planned	202	North - West			
84	Girard27	2630 West Girard Avenue	Philadelphia	PA	19130	Planned	160	North - West			
85	Sharswood Crossing at 2016 Master Phase II	2016 Master Street	Philadelphia	PA	19121	Planned	59	North - West			
86	1201 Callowhill Street	1201 Callowhill Street	Philadelphia	PA	19123	Planned	65	North - East			
87	1640 North Hancock	1640 North Hancock Street	Philadelphia	PA	19122	Planned	110	North - East			
88	1700 Germantown	1700 Germantown Avenue	Philadelphia	PA	19122	Planned	92	North - East			
89	1801 - 59 North American Street	1801 North American Street	Philadelphia	PA	19122	Planned	110	North - East			
90	412 North 2nd Street	412 North 2nd Street	Philadelphia	PA	19123	Planned	397	North - East			
91	619 North Broad Street	619 North Broad Street	Philadelphia	PA	19123	Planned	119	North - East			
92	639 North Broad Street	639 North Broad Street	Philadelphia	PA	19123	Planned	85	North - East			
93	700 - 730 North Delaware	700 North Delaware Avenue	Philadelphia	PA	19123	Planned	279	North - East			
94	700 - 730 North Delaware Phase II	700 North Delaware Avenue	Philadelphia	PA	19123	Planned	187	North - East			
95	812 North 2nd Street	812 North 2nd Street	Philadelphia	PA	19123	Planned	78	North - East			
96	828 N 2nd	828 North 2nd Street	Philadelphia	PA	19123	Planned	55	North - East			
97	900 Callowhill	900 Callowhill Street	Philadelphia	PA	19123	Planned	146	North - East			
98	The Delilah	900 North 8th Street	Philadelphia	PA	19123	Planned	60	North - East			
99	Hancock Street	1021 North Hancock Street	Philadelphia	PA	19123	Planned	280	North - East			
100	Oakmont	2401 North 2nd Street	Philadelphia	PA	19133	Planned	102	North - East			
101	Philadelphia Urby	1700 North Front Street	Philadelphia	PA	19122	Planned	204	North - East			
102	Drexline Shopping Center	5100 State Road	Drexel Hill	PA	19026	Planned	173	Upper Darby - Drexel Hill			
103	111 Presidential Blvd	111 Presidential Blvd	Bala Cynwyd	PA	19004	Planned	425	Ardmore			
104	Coulter Place	125 Coulter Avenue	Ardmore	PA	19003	Planned	131	Ardmore			
105	Haverford Square	355 West Lancaster Avenue	Haverford	PA	19041	Planned	121	Ardmore			
106	The Mayer	210 Bala Avenue	Bala Cynwyd	PA	19004	Planned	86	Ardmore			
107	Piazza Ardmore	104 West Lancaster Avenue	Ardmore	PA	19003	Planned	279	Ardmore			
108	Rick Hill Road	131 Rock Hill Road	Bala Cynwyd	PA	19004	Planned	332	Ardmore			
109	Ridge Avenue	6808 Ridge Avenue	Philadelphia	PA	19128	Planned	80	Northwest - West			
110	20 - 30 West Allens Lane	20 West Allens Lane	Philadelphia	PA	19119	Planned	76	Northwest - East			
111	East Walnut Lofts	401 East Walnut Lane	Philadelphia	PA	19144	Planned	57	Northwest - East			
112	Germantown Avenue	7619 Germantown Avenue	Philadelphia	PA	19119	Planned	114	Northwest - East			
113	Musgrave Street	6327 Musgrave Street	Philadelphia	PA	19144	Planned	67	Northwest - East			
114	1130 North Delaware Avenue	1130 North Delaware Avenue	Philadelphia	PA	19125	Planned	182	Frankford / Kensington			
115	2213 North Front Street	2213 North Front Street	Philadelphia	PA	19133	Planned	77	Frankford / Kensington			

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	
116	Viking Mill Redevelopment	2019 East Boston Street	Philadelphia	PA	19125	Planned	178	Frankford / Kensington				
117	Woods Square	2621 Frankford Avenue	Philadelphia	PA	19125	Planned	453	Frankford / Kensington				
118	401 Washington Street	401 Washington Street	Conshohocken	PA	19428	Planned	598	Conshohocken				
119	Redstone at Baederwood	1631 The Fairway	Jenkintown	PA	19046	Planned	244	Abington				
120	448 - 456 Rhawn Street	448 Rhawn Street	Philadelphia	PA	19111	Planned	86	Lower Northeast				
121	1015 South 3rd Street	1015 South 3rd Street	Philadelphia	PA	19147	Planned	67	South				
122	Chapel Block	1200 Normandy Place	Philadelphia	PA	19112	Planned	611	South				
123	Village Square on Haverford	601 North 37th Street	Philadelphia	PA	19104	Planned	148	West				
124	Residences at the Beury	3705 North Broad Street	Philadelphia	PA	19140	Planned	113	Upper North				
Total Planned							12,167					
125	1314 Spring Garden	1314 Spring Garden Street	Philadelphia	PA	19123	Prospective	149					
126	2552 North 3rd Street	2552 North 3rd Street	Philadelphia	PA	19133	Prospective	64					
127	142 North Broad Street	142 North Broad Street	Philadelphia	PA	19102	Prospective	101	Center City - West				
128	1706 Walnut Street	1706 Walnut Street	Philadelphia	PA	19103	Prospective	50	Center City - West				
129	1810 Ludlow Street	1810 Ludlow Street	Philadelphia	PA	19103	Prospective	84	Center City - West				
130	1826 Chestnut Street	1826 Chestnut Street	Philadelphia	PA	19103	Prospective	213	Center City - West				
131	2100 Arch Street	2100 Arch Street	Philadelphia	PA	19103	Prospective	150	Center City - West				
132	2100 Market Street	2104 Market Street	Philadelphia	PA	19103	Prospective	147	Center City - West				
133	21st and Ludlow Tower	14 South 21st Street	Philadelphia	PA	19103	Prospective	304	Center City - West				
134	2301 Walnut Street	2301 Walnut Street	Philadelphia	PA	19103	Prospective	172	Center City - West				
135	Bellet Building	1501 Race Street	Philadelphia	PA	19102	Prospective	170	Center City - West				
136	Broad & Lombard	500 South Broad Street	Philadelphia	PA	19146	Prospective	468	Center City - West				
137	Harper Square	113 South 19th Street	Philadelphia	PA	19103	Prospective	215	Center City - West				
138	Pine Residence Hall Redevelopment	1500 Pine Street	Philadelphia	PA	19102	Prospective	150	Center City - West				
139	1127 Race Street	1127 Race Street	Philadelphia	PA	19107	Prospective	309	Center City - East				
140	230 Vine Street	230 Vine Street	Philadelphia	PA	19106	Prospective	64	Center City - East				
141	702 Sansom Street	702 Sansom Street	Philadelphia	PA	19106	Prospective	50	Center City - East				
142	Bainbridge	419 Bainbridge Street	Philadelphia	PA	19147	Prospective	157	Center City - East				
143	Columbus Boulevard	1100 South Christopher Columbus Blvd	Philadelphia	PA	19147	Prospective	520	Center City - East				
144	The Hyde	337 South Broad Street	Philadelphia	PA	19102	Prospective	91	Center City - East				
145	The McMillan Building	416 Vine Street	Philadelphia	PA	19106	Prospective	70	Center City - East				
146	Penn's Landing	South Christopher Columbus Blvd & Spruce Street	Philadelphia	PA	19106	Prospective	556	Center City - East				
147	Pier 34 - 35 South	735 South Christopher Columbus Blvd	Philadelphia	PA	19148	Prospective	308	Center City - East				
148	1100 Wharton Street	1100 Wharton Street	Philadelphia	PA	19147	Prospective	155	South				
149	2612 South 13th Street	2612 South 13th Street	Philadelphia	PA	19148	Prospective	111	South				
150	824 Catharine Street	824 Catharine Street	Philadelphia	PA	19147	Prospective	55	South				
151	914 South Broad Street	914 South Broad Street	Philadelphia	PA	19146	Prospective	85	South				
152	The Haven	1401 South Christopher Columbus Blvd	Philadelphia	PA	19148	Prospective	329	South				
153	The Imperium	1499 South Christopher Columbus Blvd	Philadelphia	PA	19148	Prospective	370	South				

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	Philadelphia Navy Yard Expansion	4701 Intrepid Avenue	Philadelphia	PA	19112	Prospective	100	South			
155	The Reserve	1401R South Christopher Columbus Blvd	Philadelphia	PA	19148	Prospective	369	South			
156	Revelry	1400 South Christopher Columbus Blvd	Philadelphia	PA	19147	Prospective	325	South			
157	Walter G. Smith School Redevelopment	1300 South 19th Street	Philadelphia	PA	19146	Prospective	92	South			
158	3935 Ogden Street	3935 Ogden Street	Philadelphia	PA	19104	Prospective	140	West			
159	4011 Market Street	4011 Market Street	Philadelphia	PA	19104	Prospective	350	West			
160	4040 Walnut Street	4040 Walnut Street	Philadelphia	PA	19104	Prospective	136	West			
161	4050 Ludlow Street	4050 Ludlow Street	Philadelphia	PA	19104	Prospective	95	West			
162	4306 Market Street	4306 Market Street	Philadelphia	PA	19104	Prospective	95	West			
163	4324 Lancaster Avenue	4323 Lancaster Avenue	Philadelphia	PA	19104	Prospective	100	West			
164	4601 Market Street	4601 Market Street	Philadelphia	PA	19139	Prospective	1,240	West			
165	Bartram Village	2639 South 58th Street	Philadelphia	PA	19143	Prospective	64	West			
166	Beeber Wynnefield	1818 North 53rd Street	Philadelphia	PA	19131	Prospective	98	West			
167	Conshohocken Avenue	4050 Conshohocken Avenue	Philadelphia	PA	19131	Prospective	249	West			
168	Dorsett Court Redevelopment	4710 Locust Street	Philadelphia	PA	19139	Prospective	70	West			
169	LVL on market	4200 Market Street	Philadelphia	PA	19104	Prospective	352	West			
170	The Mark at Philadelphia	3615 Chestnut Street	Philadelphia	PA	19104	Prospective	363	West			
171	Spruce Street	4746 Spruce Street	Philadelphia	PA	19139	Prospective	170	West			
172	906 North Broad Street	906 North Broad Street	Philadelphia	PA	19130	Prospective	94	North - West			
173	The Blue Horizon	1314 North Broad Street	Philadelphia	PA	19121	Prospective	208	North - West			
174	Broad Street	1500 North Broad Street	Philadelphia	PA	19121	Prospective	289	North - West			
175	Hallahan Campus	319 North 19th Street	Philadelphia	PA	19103	Prospective	100	North - West			
176	Master & Harlan	North 24th Street & Master Street	Philadelphia	PA	19121	Prospective	58	North - West			
177	130 West Girard Avenue	130 West Girard Avenue	Philadelphia	PA	19123	Prospective	84	North - East			
178	1300 North Howard Street	1300 North Howard Street	Philadelphia	PA	19122	Prospective	112	North - East			
179	1424 North Front Street	1424 North Front Street	Philadelphia	PA	19122	Prospective	114	North - East			
180	1451 North Broad Street	1451 North Broad Street	Philadelphia	PA	19121	Prospective	204	North - East			
181	150 West Berks Street	150 West Berks Street	Philadelphia	PA	19122	Prospective	152	North - East			
182	1649 North 5th Street	1649 North 5th Street	Philadelphia	PA	19122	Prospective	200	North - East			
183	1713 North Front Street	1713 North Front Street	Philadelphia	PA	19122	Prospective	55	North - East			
184	1716 Frankford Avenue	1716 Frankford Avenue	Philadelphia	PA	19125	Prospective	61	North - East			
185	1730 54 North 52nd Street	1730 North 2nd Street	Philadelphia	PA	19122	Prospective	115	North - East			
186	1900 North Front Street	1900 North Front Street	Philadelphia	PA	19122	Prospective	105	North - East			
187	1901 Lofts	1901 North American Street	Philadelphia	PA	19122	Prospective	319	North - East			
188	2527 North Broad Street	2527 North Broad Street	Philadelphia	PA	19132	Prospective	94	North - East			
189	442 North 8th Street	442 North 8th Street	Philadelphia	PA	19123	Prospective	63	North - East			
190	4th + Callowhill	444 North 3rd Street	Philadelphia	PA	19123	Prospective	454	North - East			
191	500 North Christopher Columbus Blvd	500 North Christopher Columbus Blvd	Philadelphia	PA	19123	Prospective	62	North - East			
192	915 North Broad Street	915 North Broad Street	Philadelphia	PA	19123	Prospective	70	North - East			

Source: Yardi Matrix

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
193	919 Diamond Street	919 Diamond Street	Philadelphia	PA	19122	Prospective	99	North - East			
194	Berks Street	North 8th Street & West Berks Street	Philadelphia	PA	19122	Prospective	77	North - East			
195	Dwell 2nd Street Phase II	1321 North American Street	Philadelphia	PA	19122	Prospective	108	North - East			
196	Gretz Brewery	1524 Germantown Avenue	Philadelphia	PA	19122	Prospective	200	North - East			
197	The Montgomery	508 West Montgomery Avenue	Philadelphia	PA	19122	Prospective	78	North - East			
198	Pier Village	1121 North Delaware Avenue	Philadelphia	PA	19125	Prospective	116	North - East			
199	The Randolph	1700 North Randolph Street	Philadelphia	PA	19122	Prospective	74	North - East			
200	Willow Street Steam Plant	411 North 9th Street	Philadelphia	PA	19123	Prospective	69	North - East			
201	York Place	2321 North Broad Street	Philadelphia	PA	19132	Prospective	56	North - East			
202	2600 Island Avenue	2600 Island Avenue	Philadelphia	PA	19153	Prospective	65	Southwest			
203	Estates at Coventry Woods	351 North State Road	Springfield	PA	19064	Prospective	131	Springfield			
204	Springfield Mall	1250 Baltimore Pike	Springfield	PA	19064	Prospective	100	Springfield			
205	1 & 3 Bala Plaza	231 St. Asaphs Road	Belmont Hills	PA	19004	Prospective	565	Ardmore			
206	1 Belmont Avenue	1 Belmont Avenue	Bala Cynwyd	PA	19004	Prospective	278	Ardmore			
207	2 Bala Plaza	333 East City Avenue	Bala Cynwyd	PA	19004	Prospective	190	Ardmore			
208	Bryn Mawr Square	10 South Bryn Mawr Avenue	Bryn Mawr	PA	19010	Prospective	110	Ardmore			
209	Lord & Taylor Redevelopment	121 East City Avenue	Bala Cynwyd	PA	19004	Prospective	230	Ardmore			
210	120 Green Lane	120 Green Lane	Philadelphia	PA	19127	Prospective	61	Northwest - West			
211	3900 Main Street	3900 Main Street	Philadelphia	PA	19127	Prospective	120	Northwest - West			
212	Rochelle Avenue	90 Rochelle Avenue	Philadelphia	PA	19128	Prospective	50	Northwest - West			
213	Sesame Ridge	6174 Ridge Avenue	Philadelphia	PA	19128	Prospective	82	Northwest - West			
214	Venice Island	4436 Main Street	Philadelphia	PA	19127	Prospective	243	Northwest - West			
215	102 East Mermaid Lane	102 East Mermaid Lane	Philadelphia	PA	19118	Prospective	250	Northwest - East			
216	201 West Johnson Street	201 West Johnson Street	Philadelphia	PA	19144	Prospective	165	Northwest - East			
217	42 Church Lane	42 Church Lane	Philadelphia	PA	19144	Prospective	125	Northwest - East			
218	4401 Ridge Avenue	4401 Ridge Avenue	Philadelphia	PA	19129	Prospective	185	Northwest - East			
219	4701 Wayne Avenue	4701 Wayne Avenue	Philadelphia	PA	19144	Prospective	90	Northwest - East			
220	610 High Street	610 High Street	Philadelphia	PA	19144	Prospective	59	Northwest - East			
221	720 East Locust Avenue	720 East Locust Avenue	Philadelphia	PA	19144	Prospective	101	Northwest - East			
222	Hamill Mill Redevelopment	5423 Lena Street	Philadelphia	PA	19144	Prospective	56	Northwest - East			
223	School House Lane	156 West School House Lane	Philadelphia	PA	19144	Prospective	53	Northwest - East			
224	Tulpehocken Place	6134 Wayne Avenue	Philadelphia	PA	19144	Prospective	78	Northwest - East			
225	Wayne Junction Diner	113 Berkley Street	Philadelphia	PA	19144	Prospective	143	Northwest - East			
226	10 North Station	2932 North Broad Street	Philadelphia	PA	19132	Prospective	135	Upper North			
227	Tioga Street Redevelopment	1708 West Tioga Street	Philadelphia	PA	19140	Prospective	60	Upper North			
228	1000 North Delaware Avenue	1000 North Delaware Avenue	Philadelphia	PA	19125	Prospective	78	Frankford / Kensington			
229	1807 East Huntingdon Street	1807 East Huntingdon Street	Philadelphia	PA	19125	Prospective	80	Frankford / Kensington			
230	2001 Richmond Street	2001 Richmond Street	Philadelphia	PA	19125	Prospective	298	Frankford / Kensington			
231	2507 Almond Street	2507 Almond Street	Philadelphia	PA	19125	Prospective	155	Frankford / Kensington			

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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	
232	East Somerset Street	2200 East Somerset Street	Philadelphia	PA	19134	Prospective	535	Frankford / Kensington				
233	Emerald Lofts	2000 East Hagert Street	Philadelphia	PA	19125	Prospective	108	Frankford / Kensington				
234	The Fishtown Collective	1359 Frankford Avenue	Philadelphia	PA	19125	Prospective	61	Frankford / Kensington				
235	Girard Avenue	715 East Girard Avenue	Philadelphia	PA	19125	Prospective	53	Frankford / Kensington				
236	Railyard Lofts	2121 East Allegheny Avenue	Philadelphia	PA	19134	Prospective	76	Frankford / Kensington				
237	Sepviva Lofts	2201 East Tioga Street	Philadelphia	PA	19134	Prospective	73	Frankford / Kensington				
238	Dryden Court	450 Colwell Lane	Conshohocken	PA	19428	Prospective	56	Conshohocken				
239	Keswick Commons Phase I & II	289 Keswick Avenue	Glenside	PA	19038	Prospective	120	Abington				
240	2100 Benson Street	2100 Benson Street	Philadelphia	PA	19152	Prospective	60	Lower Northeast				
241	518 Hartel Avenue	518 Hartel Avenue	Philadelphia	PA	19111	Prospective	67	Lower Northeast				
242	DePaul Group Harmony	8420 Roosevelt Blvd	Philadelphia	PA	19152	Prospective	100	Lower Northeast				
243	Buck Road	3530 Buck Road	Huntingdon Valley	PA	19006	Prospective	100	Willow Grove				
244	Davisville Senior	432 Davisville Road	Willow Grove	PA	19090	Prospective	54	Willow Grove				
245	Philmont Flats	3051 Philmont Avenue	Huntingdon Valley	PA	19006	Prospective	219	Willow Grove				
246	Cobblestone Court	1719 Fulmer Street	Philadelphia	PA	19115	Prospective	65	Far Northeast				
247	New Garden	9914 Bustleton Avenue	Philadelphia	PA	19115	Prospective	90	Far Northeast				
248	Trevose Senior	4701 Somerton Road	Trevose	PA	19053	Prospective	60	Far Northeast				
249	4151 Lancaster Avenue	4151 Lancaster Avenue	Philadelphia	PA	19104	Prospective	50					
250	2012 Chestnut Street	2012 Chestnut Street	Philadelphia	PA	19103	Prospective	162	Center City - West				
251	1600 Carpenter Street	1600 Carpenter Street	Philadelphia	PA	19146	Prospective	191	South				
252	3618 Haverford Ave	3618 Haverford Avenue	Philadelphia	PA	19104	Prospective	61	West				
253	2019 & 2027 N 29th Street	2019 North 29th Street	Philadelphia	PA	19121	Prospective	94	North - West				
254	DeSimone Tower	626 North Delaware Avenue	Philadelphia	PA	19123	Prospective	96	North - East				
255	2525 East York Street	2525 East York Street	Philadelphia	PA	19125	Prospective	87	Frankford / Kensington				
Total Prospective							20,939					
TOTAL PHILADELPHIA - URBAN							46,963					