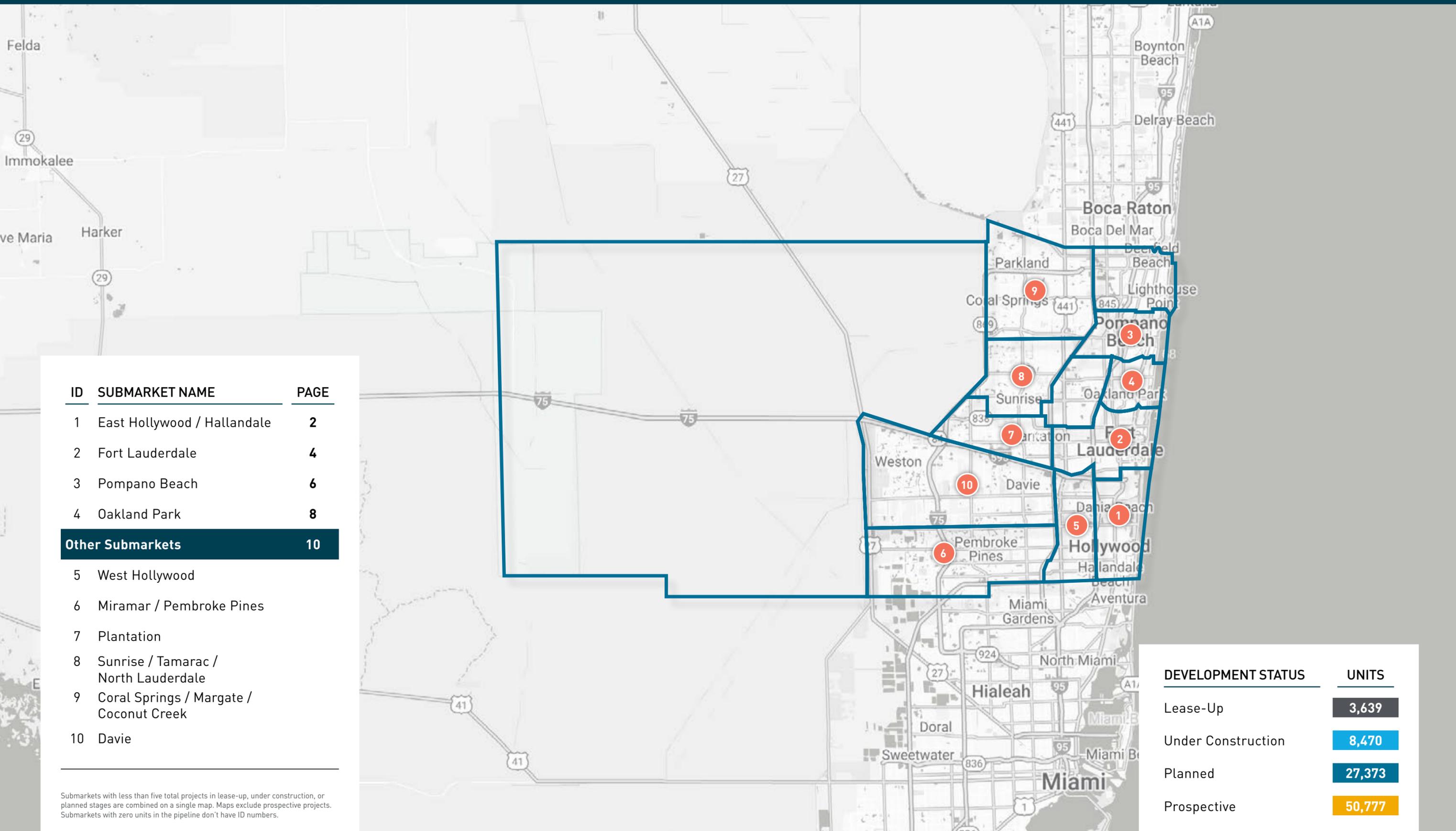


FORT LAUDERDALE | MULTIFAMILY QUARTERLY PIPELINE MAP 3Q23

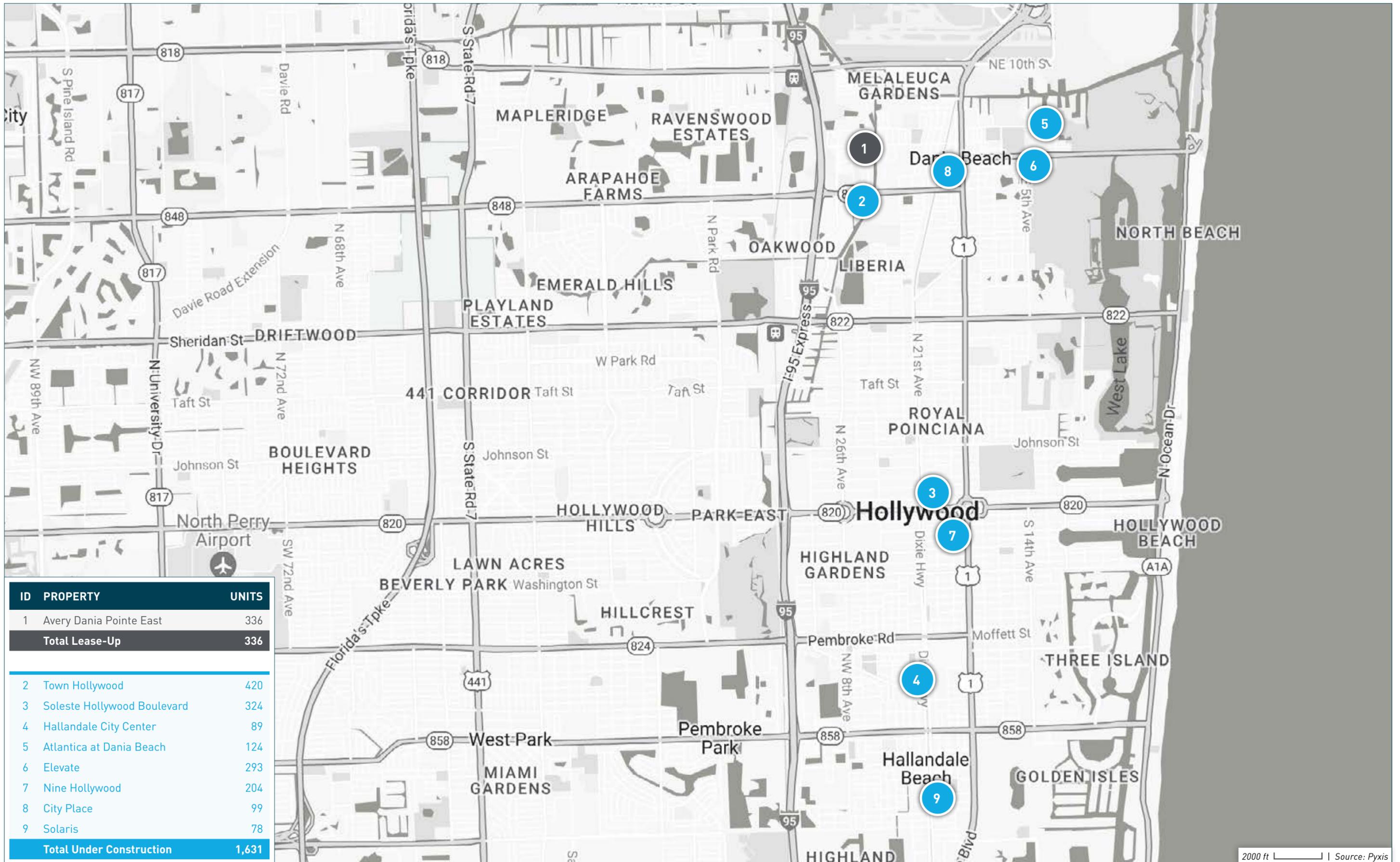


ID	SUBMARKET NAME	PAGE
1	East Hollywood / Hallandale	2
2	Fort Lauderdale	4
3	Pompano Beach	6
4	Oakland Park	8
Other Submarkets		10

5	West Hollywood
6	Miramar / Pembroke Pines
7	Plantation
8	Sunrise / Tamarac / North Lauderdale
9	Coral Springs / Margate / Coconut Creek
10	Davie

Submarkets with less than five total projects in lease-up, under construction, or planned stages are combined on a single map. Maps exclude prospective projects. Submarkets with zero units in the pipeline don't have ID numbers.

DEVELOPMENT STATUS	UNITS
Lease-Up	3,639
Under Construction	8,470
Planned	27,373
Prospective	50,777

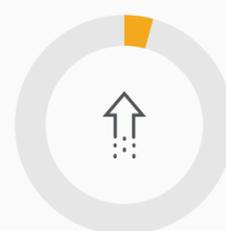


2000 ft | Source: Pyxis

EAST HOLLYWOOD / HALLANDALE SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Avery Dania Pointe East	120 North Compass Way	Dania Beach	FL	33004	Lease-Up	336	East Hollywood / Hallandale	03/31/2024	08/01/2023	07/01/2023
2	Town Hollywood	SEC South Compass Way & Stirling Road	Hollywood	FL	33020	Under Construction	420	East Hollywood / Hallandale	06/30/2025	05/01/2024	07/01/2024
3	Soleste Hollywood Boulevard	2001 Hollywood Blvd	Hollywood	FL	33020	Under Construction	324	East Hollywood / Hallandale	01/31/2025	04/01/2024	06/01/2024
4	Hallandale City Center	505 NW 1st Avenue	Hallandale Beach	FL	33009	Under Construction	89	East Hollywood / Hallandale	03/31/2024	03/01/2024	05/01/2024
5	Atlantica at Dania Beach	624 NE 2nd Street	Dania Beach	FL	33004	Under Construction	124	East Hollywood / Hallandale	06/30/2024	11/01/2023	01/01/2024
6	Elevate	600 East Dania Beach Blvd	Dania Beach	FL	33004	Under Construction	293	East Hollywood / Hallandale	05/31/2024	11/01/2023	01/01/2024
7	Nine Hollywood	1809 Jackson Street	Hollywood	FL	33020	Under Construction	204	East Hollywood / Hallandale	12/31/2023	10/01/2023	12/01/2023
8	City Place	59 SW 3rd Avenue	Dania Beach	FL	33004	Under Construction	99	East Hollywood / Hallandale	05/31/2024		
9	Solaris	118 SE 7th Street	Hallandale Beach	FL	33009	Under Construction	78	East Hollywood / Hallandale	10/31/2023		
TOTAL LEASE-UP AND UNDER CONSTRUCTION							1,967				

SUBMARKET AT A GLANCE



Lease-Up
336 Units



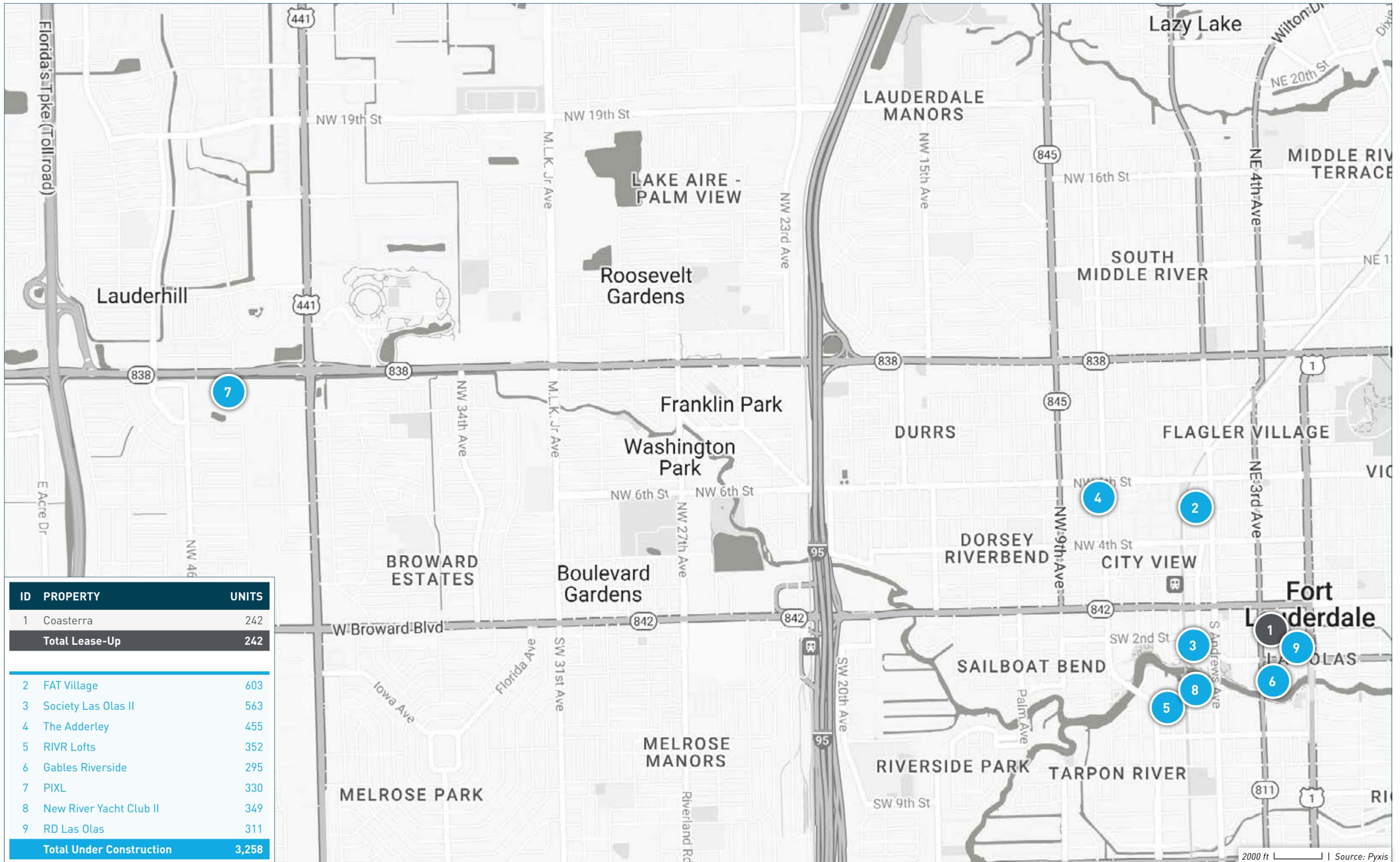
Under Construction
1,631 Units



Planned
6,243 Units

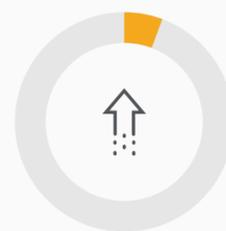


Prospective
11,457 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Coasterra	100 SE 3rd Avenue	Fort Lauderdale	FL	33304	Lease-Up	242	Fort Lauderdale	01/31/2024	09/01/2023	11/01/2023
2	FAT Village	501 NW 1st Ave	Fort Lauderdale	FL	33301	Under Construction	603	Fort Lauderdale	05/01/2026	01/01/2026	02/01/2026
3	Society Las Olas II	140 SW 2nd St	Fort Lauderdale	FL	33301	Under Construction	563	Fort Lauderdale	03/01/2026	05/01/2025	07/01/2025
4	The Adderley	501 NW 7th Avenue	Fort Lauderdale	FL	33311	Under Construction	455	Fort Lauderdale	05/31/2026	05/01/2024	08/01/2024
5	RIVR Lofts	307 SW 5th Street	Fort Lauderdale	FL	33315	Under Construction	352	Fort Lauderdale	01/31/2025	05/01/2024	07/01/2024
6	Gables Riverside	333 North New River Drive East	Fort Lauderdale	FL	33301	Under Construction	295	Fort Lauderdale	01/31/2025	03/01/2024	05/01/2024
7	PIXL	4350 NW 8th Court	Plantation	FL	33317	Under Construction	330	Fort Lauderdale	02/29/2024	01/01/2024	03/01/2024
8	New River Yacht Club II	401 SW 1st Avenue	Fort Lauderdale	FL	33301	Under Construction	349	Fort Lauderdale	06/30/2024	11/01/2023	01/01/2024
9	RD Las Olas	227 South Federal Hwy	Fort Lauderdale	FL	33301	Under Construction	311	Fort Lauderdale	01/31/2024	10/01/2023	12/01/2023
TOTAL LEASE-UP AND UNDER CONSTRUCTION							3,500				

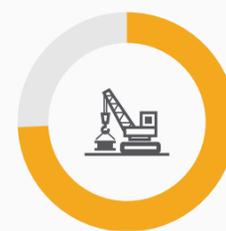
SUBMARKET AT A GLANCE



Lease-Up
242 Units



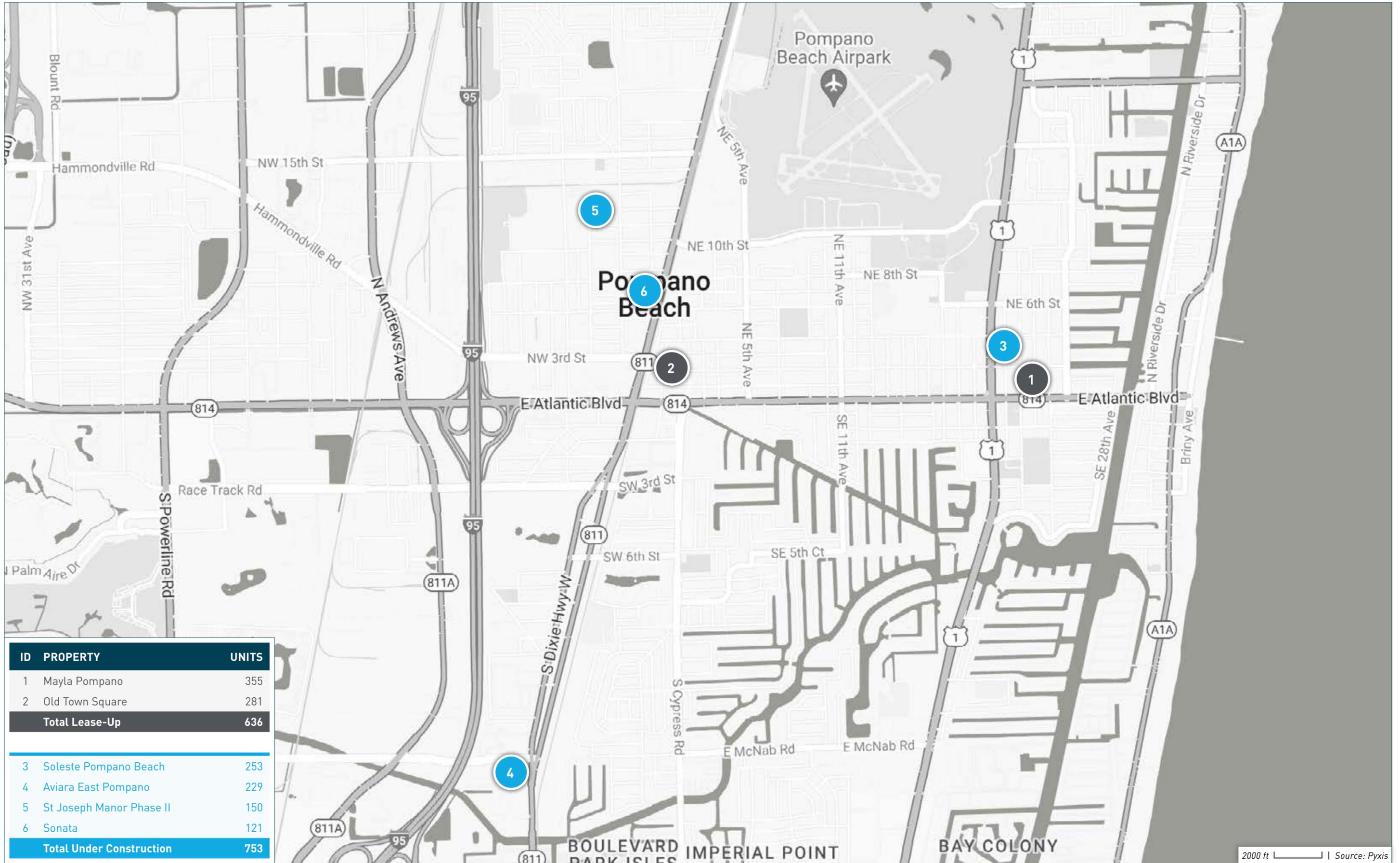
Under Construction
3,258 Units



Planned
11,215 Units



Prospective
16,692 Units



ID	PROPERTY	UNITS
1	Mayla Pompano	355
2	Old Town Square	281
Total Lease-Up		636
3	Soleste Pompano Beach	253
4	Aviara East Pompano	229
5	St Joseph Manor Phase II	150
6	Sonata	121
Total Under Construction		753

2000 ft | Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Mayla Pompano	11 NE 24th Avenue	Pompano Beach	FL	33062	Lease-Up	355	Pompano Beach	01/31/2024	07/31/2023	09/01/2023
2	Old Town Square	200 NE 1st Avenue	Pompano Beach	FL	33060	Lease-Up	281	Pompano Beach	04/30/2024	03/01/2023	04/01/2023
3	Soleste Pompano Beach	208 North Federal Hwy	Pompano Beach	FL	33062	Under Construction	253	Pompano Beach	08/31/2024	04/01/2024	06/01/2024
4	Aviara East Pompano	1621 South Dixie Hwy	Pompano Beach	FL	33060	Under Construction	229	Pompano Beach	09/30/2024	01/01/2024	03/01/2024
5	St Joseph Manor Phase II	1220 NW 6th Avenue	Pompano Beach	FL	33060	Under Construction	150	Pompano Beach	07/31/2024		
6	Sonata	100 NW 8th Street	Pompano Beach	FL	33060	Under Construction	121	Pompano Beach	11/30/2023		

TOTAL LEASE-UP AND UNDER CONSTRUCTION 1,389

SUBMARKET AT A GLANCE



Lease-Up
636 Units



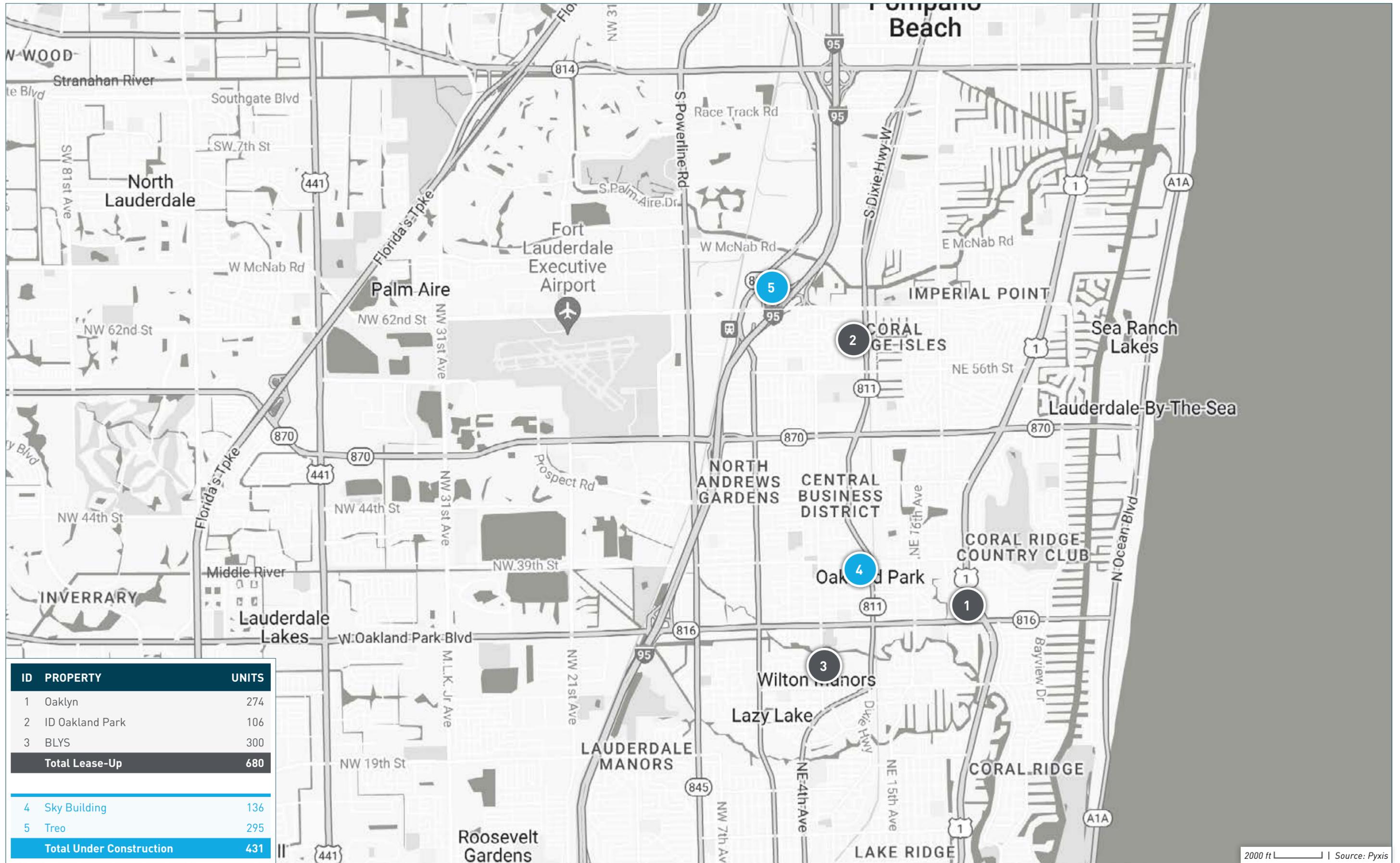
Under Construction
753 Units



Planned
859 Units



Prospective
4,232 Units

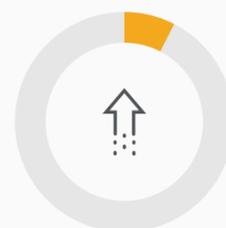


ID	PROPERTY	UNITS
1	Oaklyn	274
2	ID Oakland Park	106
3	BLYS	300
Total Lease-Up		680
<hr/>		
4	Sky Building	136
5	Treo	295
Total Under Construction		431

2000 ft | Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Oaklyn	3333 North Federal Hwy	Oakland Park	FL	33306	Lease-Up	274	Oakland Park	03/31/2024	06/15/2023	09/01/2023
2	ID Oakland Park	1001 NE 58th Street	Oakland Park	FL	33334	Lease-Up	106	Oakland Park	10/31/2023	05/01/2023	11/01/2023
3	BLYS	3000 NE 6th Ave	Oakland Park	FL	33334	Lease-Up	300	Oakland Park	10/31/2023	09/02/2022	01/01/2023
4	Sky Building	3701 North Dixie Hwy	Oakland Park	FL	33334	Under Construction	136	Oakland Park	12/31/2024	09/01/2024	11/01/2024
5	Treo	6500 North Andrews Avenue	Fort Lauderdale	FL	33309	Under Construction	295	Oakland Park	12/31/2023	11/01/2023	01/01/2024
TOTAL LEASE-UP AND UNDER CONSTRUCTION							1,111				

SUBMARKET AT A GLANCE



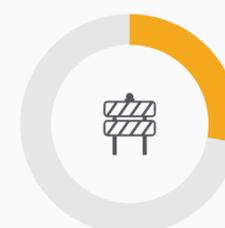
Lease-Up
680 Units



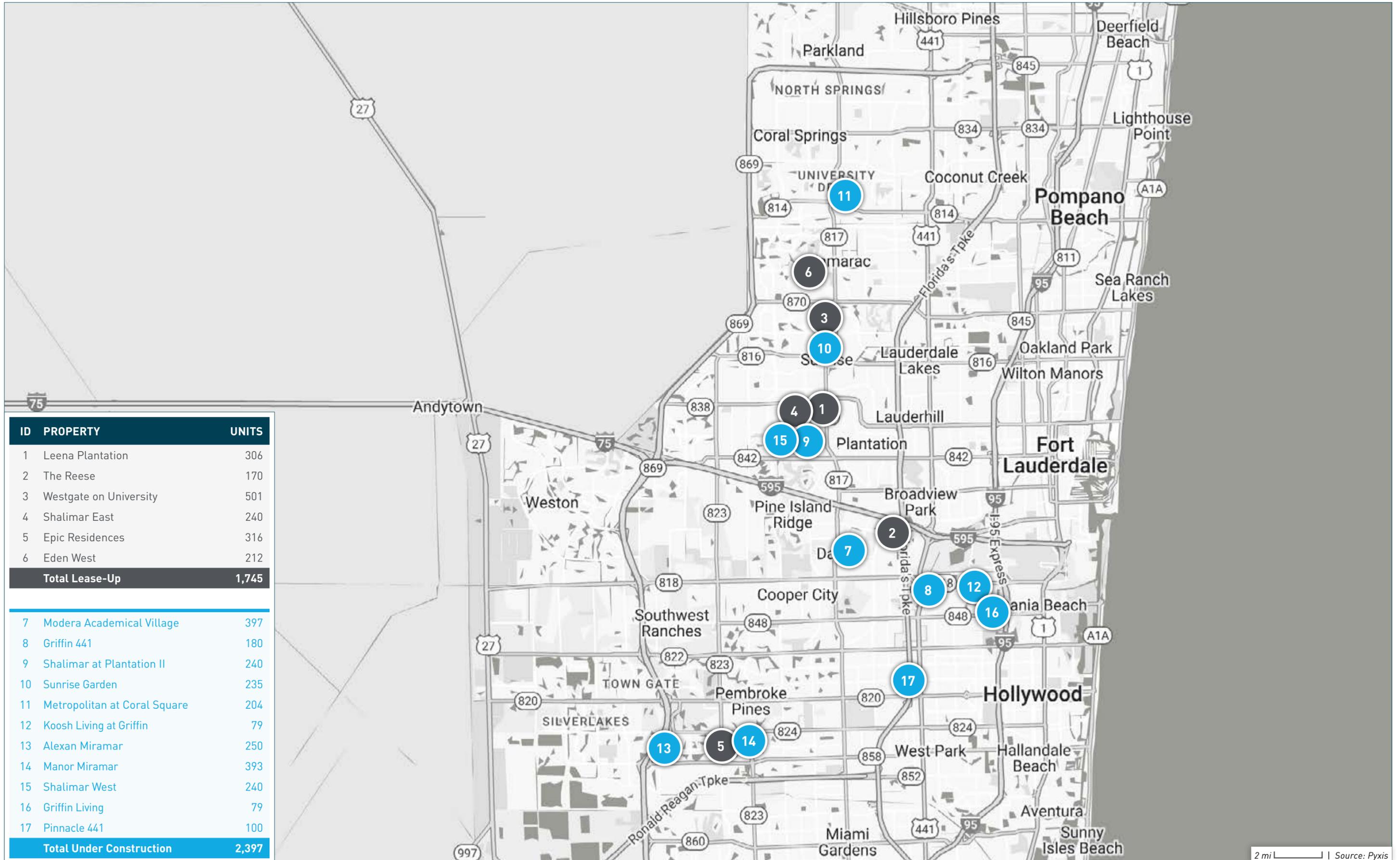
Under Construction
431 Units



Planned
911 Units



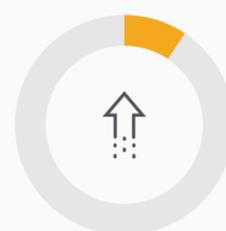
Prospective
3,293 Units



2 mi | Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Leena Plantation	1711 North University Drive	Plantation	FL	33322	Lease-Up	306	Plantation	12/31/2023	7/15/2023	7/1/2023
2	The Reese	5800 Reese Road	Davie	FL	33314	Lease-Up	170	Davie	12/31/2023	7/6/2023	7/1/2023
3	Westgate on University	5475 North University Drive	Lauderhill	FL	33351	Lease-Up	501	Sunrise / Tamarac / North Lauderdale	1/31/2024	4/18/2023	1/1/2024
4	Shalimar East	8300 Cleary Blvd	Plantation	FL	33324	Lease-Up	240	Plantation	10/31/2025	04/01/2023	07/01/2023
5	Epic Residences	3165 SW 122nd Avenue	Miramar	FL	33025	Lease-Up	316	Miramar / Pembroke Pines	2/29/2024	1/24/2023	3/1/2023
6	Eden West	8601 West McNab Road	Tamarac	FL	33321	Lease-Up	212	Sunrise / Tamarac / North Lauderdale	10/31/2023	10/24/2022	4/1/2023
7	Modera Academical Village	3440 SW 76th Terrace	Davie	FL	33328	Under Construction	397	Davie	2/28/2025	7/1/2024	9/1/2024
8	Griffin 441	4465 Griffin Road	Fort Lauderdale	FL	33314	Under Construction	180	WeSt.Hollywood	12/31/2024	3/1/2024	6/1/2024
9	Shalimar at Plantation II	8500 Cleary Blvd	Plantation	FL	33324	Under Construction	240	Plantation	10/1/2024	3/1/2024	5/1/2024
10	Sunrise Garden	8083 West Oakland Park Blvd	Sunrise	FL	33351	Under Construction	235	Sunrise / Tamarac / North Lauderdale	11/30/2024	11/1/2023	1/1/2024
11	Metropolitan at Coral Square	9000 Ramblewood Drive	Coral Springs	FL	33071	Under Construction	204	Coral Springs / Margate / Coconut Creek	6/30/2024	11/1/2023	1/1/2024
12	Koosh Living at Griffin	2750 Griffin Rd	Fort Lauderdale	FL	33312	Under Construction	79	WeSt.Hollywood	3/1/2024	11/1/2023	12/1/2023
13	Alexan Miramar	3100 SW 145th Avenue	Miramar	FL	33027	Under Construction	250	Miramar / Pembroke Pines	6/30/2024	10/1/2023	12/1/2023
14	Manor Miramar	1 Main Street	Miramar	FL	33025	Under Construction	393	Miramar / Pembroke Pines	12/31/2023	10/1/2023	12/1/2023
15	Shalimar West	8361 NW 7th Place	Plantation	FL	33325	Under Construction	240	Coral Springs / Margate / Coconut Creek	3/31/2024		
16	Griffin Living	2730 Griffin Road	Fort Lauderdale	FL	33312	Under Construction	79	WeSt.Hollywood	12/31/2023		
17	Pinnacle 441	890 North State Road 7	Hollywood	FL	33021	Under Construction	100	WeSt.Hollywood	10/31/2023		
TOTAL LEASE-UP AND UNDER CONSTRUCTION							4,142				

OTHERS SUBMARKET AT A GLANCE



Lease-Up
1,745 Units



Under Construction
2,397 Units



Planned
7,296 Units



Prospective
12,096 Units