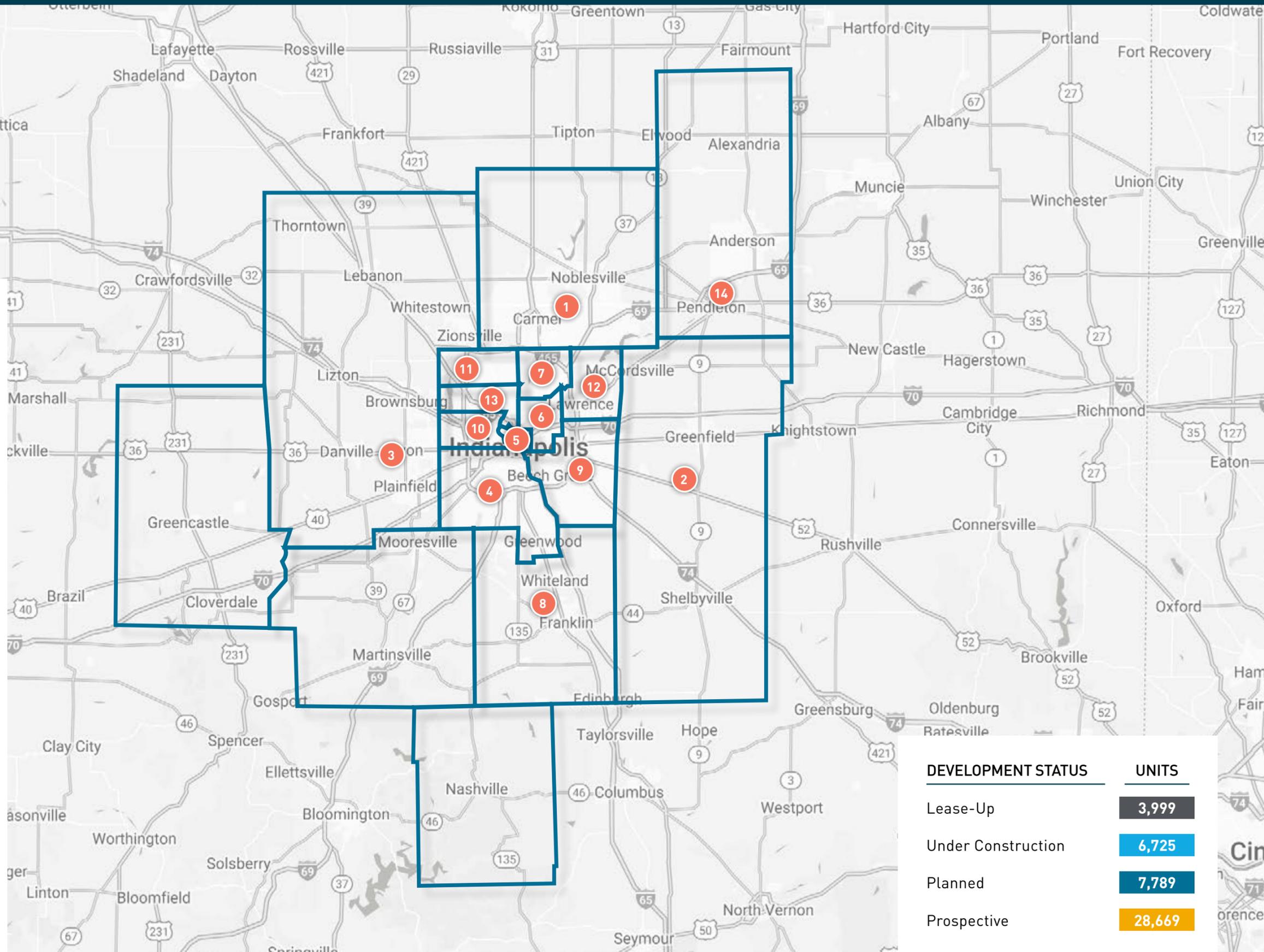


# INDIANAPOLIS | MULTIFAMILY QUARTERLY PIPELINE MAP

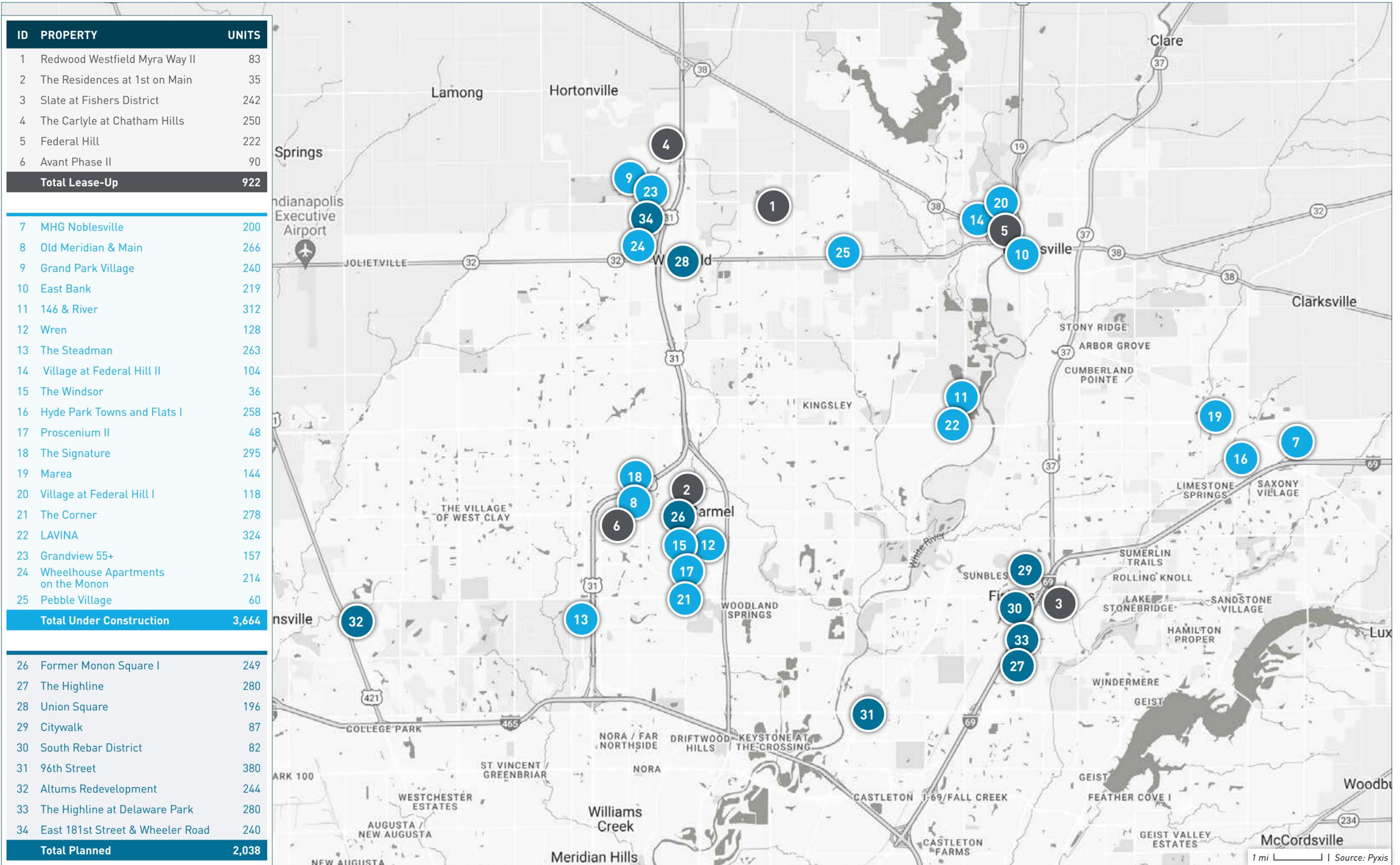
# 3Q23

ID	SUBMARKET NAME	PAGE
1	Hamilton County	2
2	Hancock / Shelby	5
3	Boone / Hendricks	7
4	Southwest / Johnson	9
5	Central	11
6	East	13
<b>Other Submarkets</b>		<b>15</b>
7	Castleton	
8	Johnson County / Other	
9	Southeast	
10	West	
11	Far Northwest	
12	Far Northeast	
13	Near Northwest	
14	Anderson	



DEVELOPMENT STATUS	UNITS
Lease-Up	3,999
Under Construction	6,725
Planned	7,789
Prospective	28,669

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.



ID	PROPERTY	UNITS
1	Redwood Westfield Myra Way II	83
2	The Residences at 1st on Main	35
3	Slate at Fishers District	242
4	The Carlyle at Chatham Hills	250
5	Federal Hill	222
6	Avant Phase II	90
<b>Total Lease-Up</b>		<b>922</b>
<hr/>		
7	MHG Noblesville	200
8	Old Meridian & Main	266
9	Grand Park Village	240
10	East Bank	219
11	146 & River	312
12	Wren	128
13	The Steadman	263
14	Village at Federal Hill II	104
15	The Windsor	36
16	Hyde Park Towns and Flats I	258
17	Proscenium II	48
18	The Signature	295
19	Marea	144
20	Village at Federal Hill I	118
21	The Corner	278
22	LAVINA	324
23	Grandview 55+	157
24	Wheelhouse Apartments on the Monon	214
25	Pebble Village	60
<b>Total Under Construction</b>		<b>3,664</b>
<hr/>		
26	Former Monon Square I	249
27	The Highline	280
28	Union Square	196
29	Citywalk	87
30	South Rebar District	82
31	96th Street	380
32	Altums Redevelopment	244
33	The Highline at Delaware Park	280
34	East 181st Street & Wheeler Road	240
<b>Total Planned</b>		<b>2,038</b>

# HAMILTON COUNTY SUBMARKET



Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Redwood Westfield Myra Way II	4001 Myra Way	Westfield	IN	46062	Lease-Up	83	Hamilton County	02/01/2024	09/01/2023	10/01/2023
2	The Residences at 1st on Main	E Main St & S Rangeline Rd	Carmel	IN	46032	Lease-Up	35	Hamilton County	01/01/2024	09/01/2023	11/01/2023
3	Slate at Fishers District	11255 Slate Stone Drive	Fishers	IN	46037	Lease-Up	242	Hamilton County	03/31/2024	08/01/2023	05/01/2023
4	The Carlyle at Chatham Hills	19530 Chad Hittle Drive	Westfield	IN	46074	Lease-Up	250	Hamilton County	02/29/2024	07/17/2023	12/01/2023
5	Federal Hill	175 Logan Street	Noblesville	IN	46060	Lease-Up	222	Hamilton County	03/31/2024	06/01/2023	
6	Avant Phase II	12890 Old Meridian Street	Carmel	IN	46032	Lease-Up	90	Hamilton County	10/31/2023	04/15/2023	05/01/2023
7	MHG Noblesville	Bergen Blvd & Tegler Dr	Noblesville	IN	46060	Under Construction	200	Hamilton County	06/01/2025	12/01/2024	02/01/2025
8	Old Meridian & Main	1017 W Main St	Carmel	IN	46032	Under Construction	266	Hamilton County	03/01/2025	08/01/2024	10/01/2024
9	Grand Park Village	Grand Park Blvd & Wheeler Rd	Westfield	IN	46074	Under Construction	240	Hamilton County	10/01/2024	07/01/2024	08/01/2024
10	East Bank	599 Conner Street	Noblesville	IN	46060	Under Construction	219	Hamilton County	04/30/2024	05/01/2024	06/01/2024
11	146 & River	7300-7700 E 146th St	Noblesville	IN	46062	Under Construction	312	Hamilton County	10/01/2024	04/01/2024	05/01/2024
12	Wren	750 S Veterans Way	Carmel	IN	46032	Under Construction	128	Hamilton County	08/01/2024	04/01/2024	05/01/2024
13	The Steadman	11325 Spring Mill Road	Carmel	IN	46032	Under Construction	263	Hamilton County	05/31/2025	03/01/2024	05/01/2024
14	Village at Federal Hill II	Nixon St & Osborn St	Noblesville	IN	46060	Under Construction	104	Hamilton County	09/01/2024	03/01/2024	05/01/2024
15	The Windsor	Winona Dr & S Veterans Way	Carmel	IN	46032	Under Construction	36	Hamilton County	07/01/2024	03/01/2024	04/01/2024
16	Hyde Park Towns and Flats I	E 141st St & Brooks School Rd	Noblesville	IN	46060	Under Construction	258	Hamilton County	12/01/2024	02/01/2024	04/01/2024
17	Proscenium II	1215 S Rangeline Rd	Carmel	IN	46032	Under Construction	48	Hamilton County	04/01/2024	01/01/2024	02/01/2024
18	The Signature	13111 Old Meridian Street	Carmel	IN	46032	Under Construction	295	Hamilton County	03/31/2024	12/01/2023	01/01/2024
19	Marea	Campus Pkwy & Marilyn Rd	Noblesville	IN	46060	Under Construction	144	Hamilton County	03/01/2024	12/01/2023	01/01/2024
20	Village at Federal Hill I	Nixon St & Logan St	Noblesville	IN	46060	Under Construction	118	Hamilton County	03/01/2024	10/01/2023	12/01/2023
21	The Corner	SWC East 116th Street & South Rangeline Road	Carmel	IN	46032	Under Construction	278	Hamilton County	10/31/2023	10/01/2023	12/01/2023
22	LAVINA	7520 Alluvium Street	Noblesville	IN	46062	Under Construction	324	Hamilton County	09/30/2024		
23	Grandview 55+	East 181st Street & Wheeler Road	Westfield	IN	46074	Under Construction	157	Hamilton County	08/31/2024		
24	Wheelhouse Apartments on the Monon	Grand Park Blvd & Virginia Rose Avenue	Westfield	IN	46074	Under Construction	214	Hamilton County	06/30/2024		
25	Pebble Village	Pebble Center Drive & Pebble Village Lane	Noblesville	IN	46062	Under Construction	60	Hamilton County	04/30/2024		
26	Former Monon Square I	620 S Rangeline Rd	Carmel	IN	46032	Planned	249	Hamilton County	12/01/2025	06/01/2025	08/01/2025
27	The Highline	Lantern Rd & E 106th St	Fishers	IN	46037	Planned	280	Hamilton County	11/01/2025	01/01/2025	03/01/2025
28	Union Square	West Main Street & North Union Street	Westfield	IN	46074	Planned	196	Hamilton County	05/01/2025	12/01/2024	01/01/2025

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE	
29	Citywalk	E 121st St & Lantern Rd	Fishers	IN	46038	Planned	87	Hamilton County	04/01/2025	07/01/2024	09/01/2024	
30	South Rebar District	Nickel Plate Trl & Fishers Pointe Blvd	Fishers	IN	46038	Planned	82	Hamilton County	04/01/2025	07/01/2024	09/01/2024	
31	96th Street	East 96th Street & Allisonville Road	Fishers	IN	46038	Planned	380	Hamilton County	03/01/2024	11/01/2023	12/01/2023	
32	Altums Redevelopment	11335 North Michigan Road	Carmel	IN	46077	Planned	244	Hamilton County				
33	The Highline at Delaware Park	East 106th Street & Lantern Road	Fishers	IN	46037	Planned	280	Hamilton County				
34	East 181st Street & Wheeler Road	East 181st Street & Wheeler Road	Westfield	IN	46074	Planned	240	Hamilton County				
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>6,624</b>					

## SUBMARKET AT A GLANCE



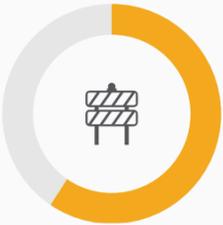
**Lease-Up**  
922 Units



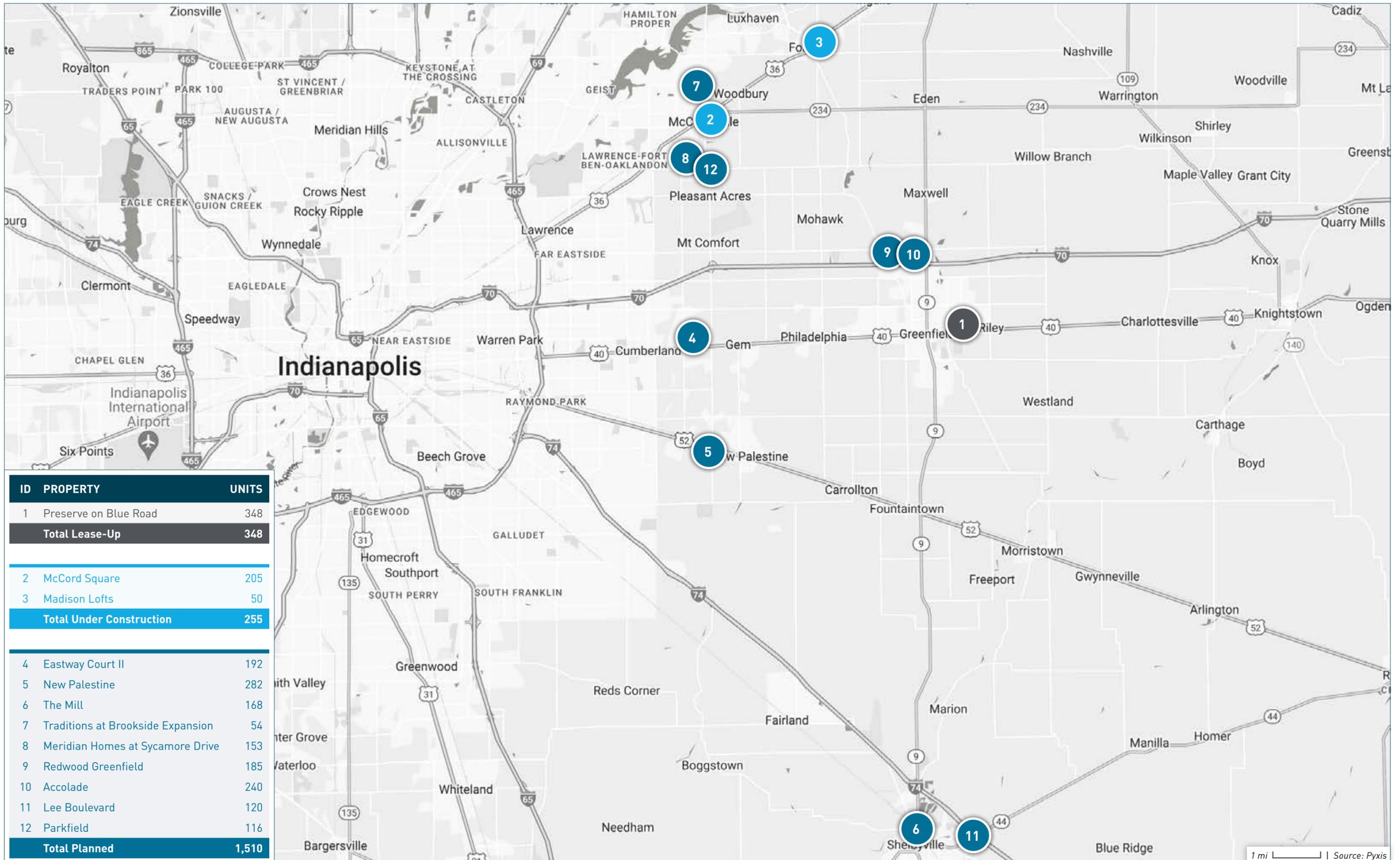
**Under Construction**  
3,664 Units



**Planned**  
2,038 Units



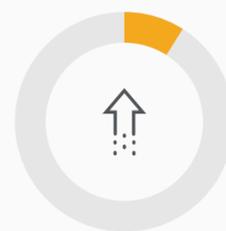
**Prospective**  
9,795 Units



ID	PROPERTY	UNITS
1	Preserve on Blue Road	348
<b>Total Lease-Up</b>		<b>348</b>
2	McCord Square	205
3	Madison Lofts	50
<b>Total Under Construction</b>		<b>255</b>
4	Eastway Court II	192
5	New Palestine	282
6	The Mill	168
7	Traditions at Brookside Expansion	54
8	Meridian Homes at Sycamore Drive	153
9	Redwood Greenfield	185
10	Accolade	240
11	Lee Boulevard	120
12	Parkfield	116
<b>Total Planned</b>		<b>1,510</b>

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Preserve on Blue Road	502 Ginny Trace	Greenfield	IN	46140	Lease-Up	348	Hancock / Shelby	02/29/2024	05/01/2022	10/02/2022
2	McCord Square	North 600 West & West Broadway	McCordsville	IN	46055	Under Construction	205	Hancock / Shelby	05/31/2024	01/01/2024	02/01/2024
3	Madison Lofts	215 South Madison Street	Fortville	IN	46040	Under Construction	50	Hancock / Shelby	10/31/2023		
4	Eastway Court II	42 Manor Dr	Greenfield	IN	46140	Planned	192	Hancock / Shelby	10/01/2025	01/01/2025	03/01/2025
5	New Palestine	US-52 & S 600 W	New Palestine	IN	46163	Planned	282	Hancock / Shelby	06/01/2025	08/01/2024	10/01/2024
6	The Mill	405 North Harrison Street	Shelbyville	IN	46176	Planned	168	Hancock / Shelby	09/01/2024	04/01/2024	07/01/2024
7	Traditions at Brookside Expansion	Elise Lane & Juliet Lane	McCordsville	IN	46055	Planned	54	Hancock / Shelby			
8	Meridian Homes at Sycamore Drive	6579 West 650 North	McCordsville	IN	46055	Planned	153	Hancock / Shelby			
9	Redwood Greenfield	East 300 North & North Franklin Street	Greenfield	IN	46140	Planned	185	Hancock / Shelby			
10	Accolade	East 300 North & Progress Pkwy	Greenfield	IN	46140	Planned	240	Hancock / Shelby			
11	Lee Boulevard	Lee Blvd & Progress Pkwy	Shelbyville	IN	46176	Planned	120	Hancock / Shelby			
12	Parkfield	West 600 North & North Short Road	McCordsville	IN	46055	Planned	116	Hancock / Shelby			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>2,113</b>				

## SUBMARKET AT A GLANCE



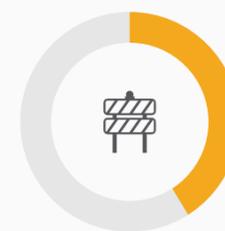
**Lease-Up**  
348 Units



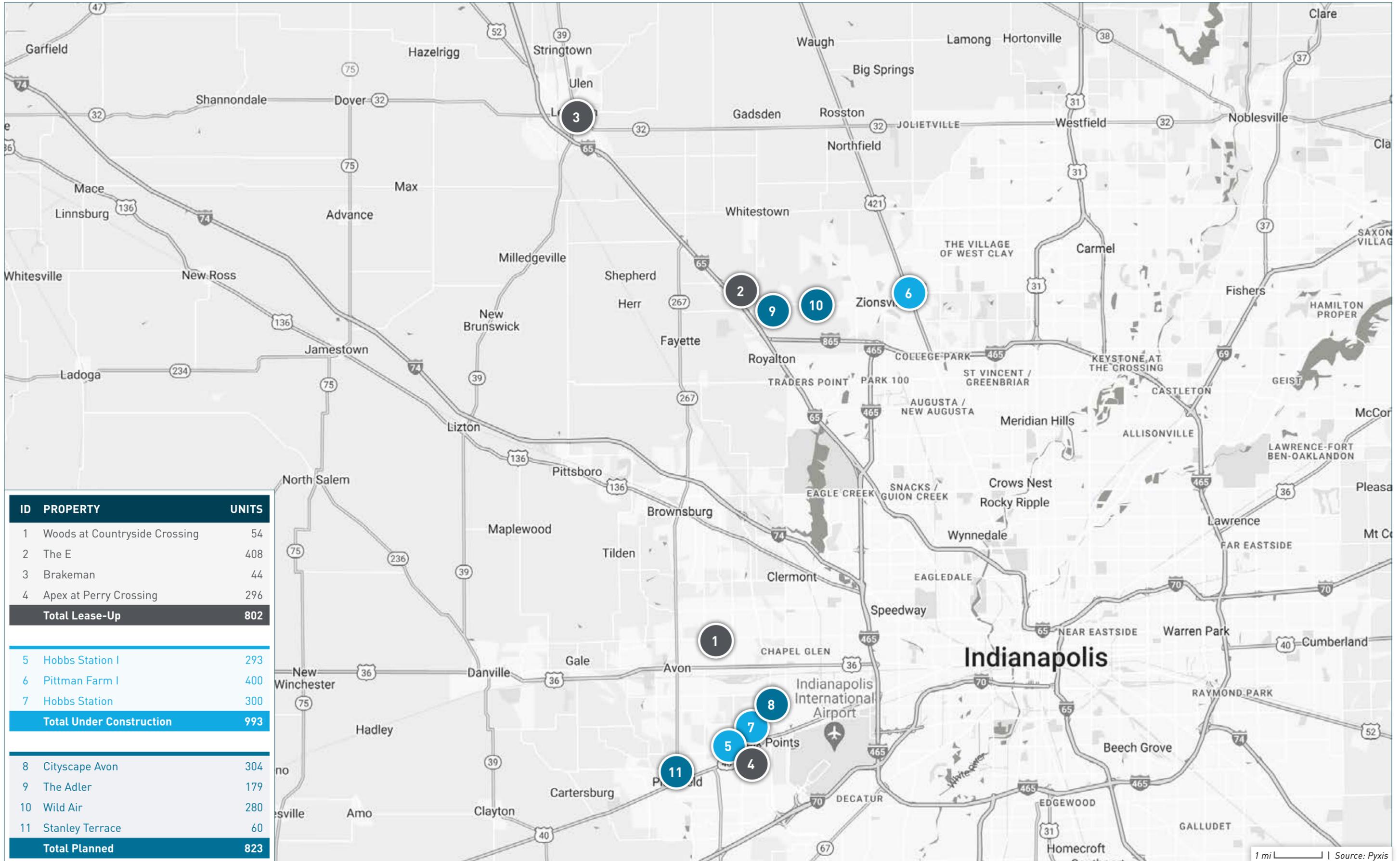
**Under Construction**  
255 Units



**Planned**  
1,510 Units



**Prospective**  
1,516 Units

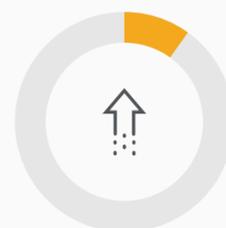


ID	PROPERTY	UNITS
1	Woods at Countryside Crossing	54
2	The E	408
3	Brakeman	44
4	Apex at Perry Crossing	296
<b>Total Lease-Up</b>		<b>802</b>
5	Hobbs Station I	293
6	Pittman Farm I	400
7	Hobbs Station	300
<b>Total Under Construction</b>		<b>993</b>
8	Cityscape Avon	304
9	The Adler	179
10	Wild Air	280
11	Stanley Terrace	60
<b>Total Planned</b>		<b>823</b>

1 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	Woods at Countryside Crossing	994 Countryside Crossing Way	Avon	IN	46123	Lease-Up	54	Boone / Hendricks	10/31/2023	07/31/2023	07/01/2023
2	The E	5821 Elevated Way	Whitestown	IN	46075	Lease-Up	408	Boone / Hendricks	06/30/2024	05/22/2023	
3	Brakeman	230 S Lebanon St	Lebanon	IN	46052	Lease-Up	44	Boone / Hendricks	12/01/2023	03/01/2023	04/01/2023
4	Apex at Perry Crossing	2673 Appalachian Way	Plainfield	IN	46168	Lease-Up	296	Boone / Hendricks	12/31/2023	06/01/2022	12/01/2022
5	Hobbs Station I	Smith Rd & Perry Rd	Plainfield	IN	46168	Under Construction	293	Boone / Hendricks	10/01/2024	06/01/2024	07/01/2024
6	Pittman Farm I	US 24 & Sycamore St	Zionsville	IN	46077	Under Construction	400	Boone / Hendricks	07/01/2025	02/01/2024	04/01/2024
7	Hobbs Station	Perry Road & Smith Road	Plainfield	IN	46168	Under Construction	300	Boone / Hendricks	02/28/2025		
8	Cityscape Avon	Ronald Reagan Pkwy & Veterans Drive	Avon	IN	46123	Planned	304	Boone / Hendricks			
9	The Adler	SEC South 700 East & Grove Pass	Zionsville	IN	46077	Planned	179	Boone / Hendricks			
10	Wild Air	Marysville Road & West Oak Street	Zionsville	IN	46077	Planned	280	Boone / Hendricks			
11	Stanley Terrace	422 North East Street	Plainfield	IN	46168	Planned	60	Boone / Hendricks			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>2,618</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
802 Units



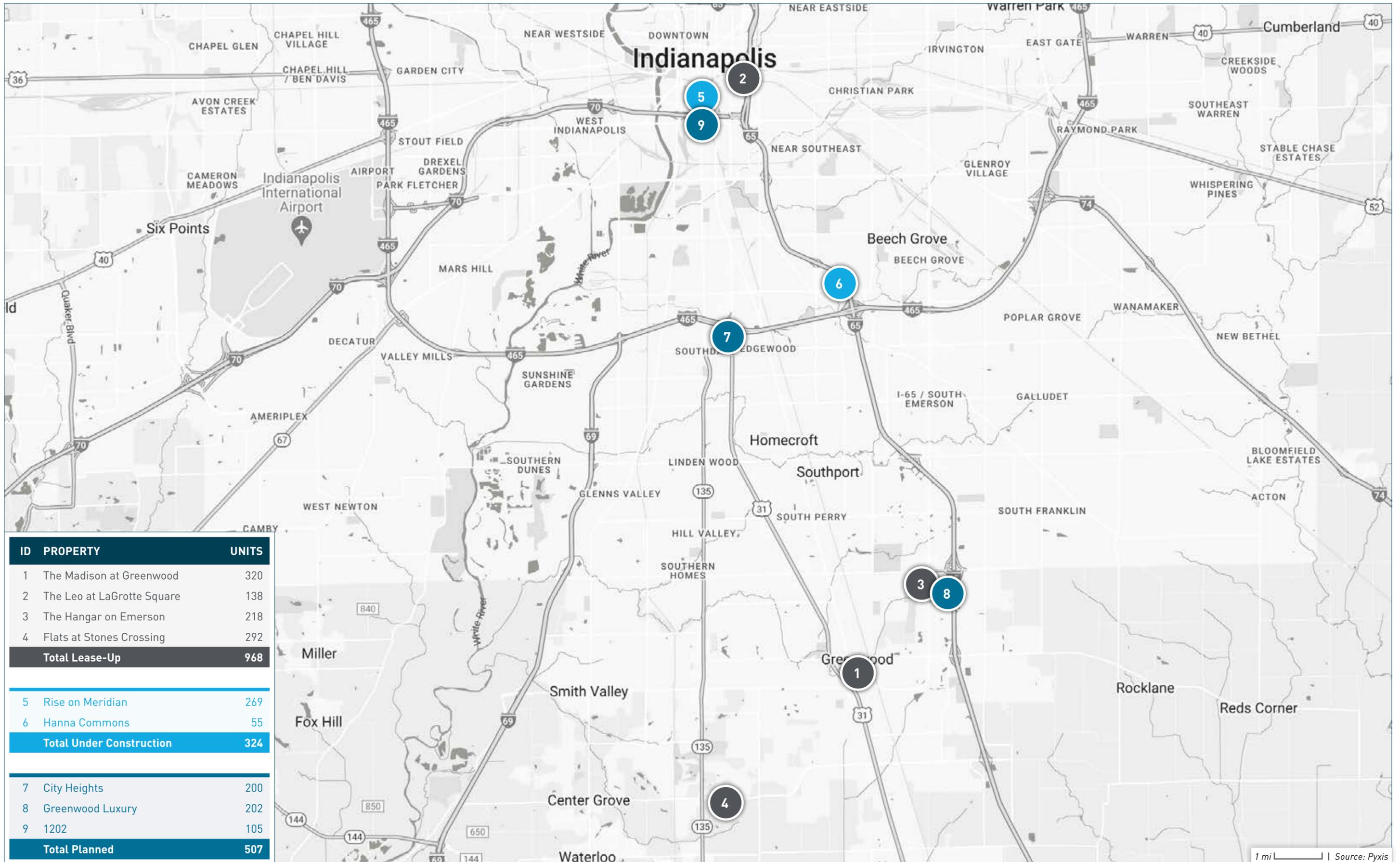
**Under Construction**  
993 Units



**Planned**  
823 Units



**Prospective**  
4,531 Units

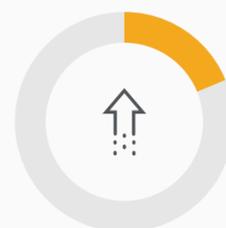


ID	PROPERTY	UNITS
1	The Madison at Greenwood	320
2	The Leo at LaGrotte Square	138
3	The Hangar on Emerson	218
4	Flats at Stones Crossing	292
<b>Total Lease-Up</b>		<b>968</b>
<hr/>		
5	Rise on Meridian	269
6	Hanna Commons	55
<b>Total Under Construction</b>		<b>324</b>
<hr/>		
7	City Heights	200
8	Greenwood Luxury	202
9	1202	105
<b>Total Planned</b>		<b>507</b>

1 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	The Madison at Greenwood	523 South Madison Avenue	Greenwood	IN	46142	Lease-Up	320	Southwest / Johnson	11/30/2023	07/06/2023	06/01/2023
2	The Leo at LaGrotte Square	748 Bates Street	Indianapolis	IN	46202	Lease-Up	138	Southwest / Johnson	04/30/2024	07/01/2023	01/01/2024
3	The Hangar on Emerson	1140 Emerson Pointe Dr	Greenwood	IN	46143	Lease-Up	218	Southwest / Johnson	04/01/2024	03/01/2023	07/01/2023
4	Flats at Stones Crossing	1490 Saint Clare Way	Greenwood	IN	46143	Lease-Up	292	Southwest / Johnson	02/29/2024	11/01/2022	04/01/2023
5	Rise on Meridian	915 South Meridian Street	Indianapolis	IN	46225	Under Construction	269	Southwest / Johnson	12/31/2023	04/01/2024	05/01/2024
6	Hanna Commons	2910 East Hanna Avenue	Indianapolis	IN	46227	Under Construction	55	Southwest / Johnson	10/31/2023		
7	City Heights	Bixler Road & South East Street	Indianapolis	IN	46227	Planned	200	Southwest / Johnson			
8	Greenwood Luxury	948 Greenwood Springs Drive	Greenwood	IN	46143	Planned	202	Southwest / Johnson			
9	1202	1202 South Meridian Street	Indianapolis	IN	46225	Planned	105	Southwest / Johnson			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>1,799</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
968 Units



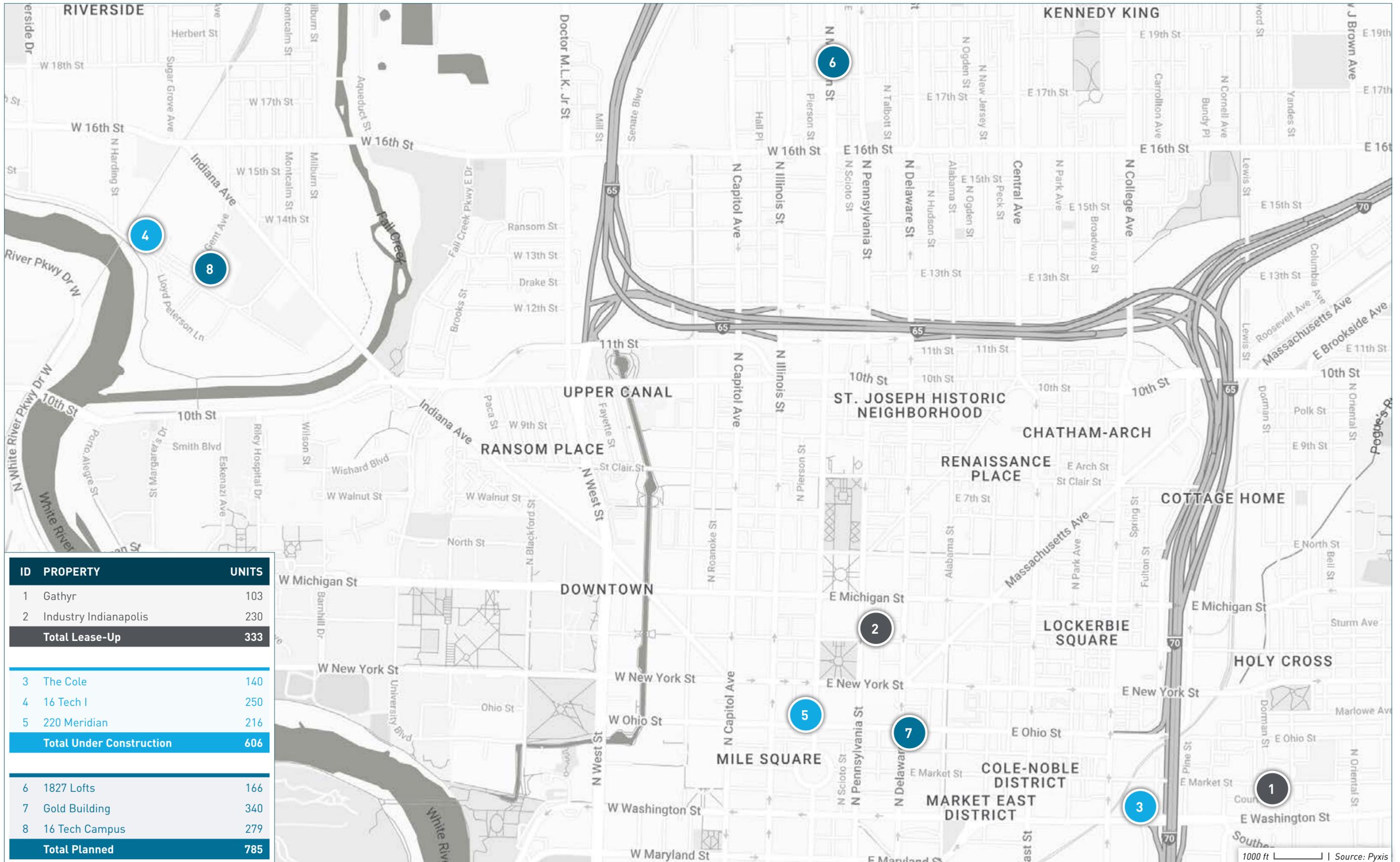
**Under Construction**  
324 Units



**Planned**  
507 Units



**Prospective**  
2,952 Units

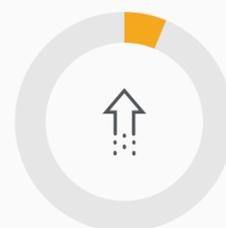


ID	PROPERTY	UNITS
1	Gathyr	103
2	Industry Indianapolis	230
<b>Total Lease-Up</b>		<b>333</b>
3	The Cole	140
4	16 Tech I	250
5	220 Meridian	216
<b>Total Under Construction</b>		<b>606</b>
6	1827 Lofts	166
7	Gold Building	340
8	16 Tech Campus	279
<b>Total Planned</b>		<b>785</b>

1000 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	Gathyr	1117 East Market Street	Indianapolis	IN	46202	Lease-Up	103	Central	10/31/2023	05/31/2023	07/01/2023
2	Industry Indianapolis	421 North Pennsylvania Street	Indianapolis	IN	46204	Lease-Up	230	Central	10/31/2023	10/01/2022	01/01/2023
3	The Cole	730 E Washington St	Indianapolis	IN	46202	Under Construction	140	Central	01/01/2025	04/01/2024	06/01/2024
4	16 Tech I	1220 Waterway Blvd	Indianapolis	IN	46202	Under Construction	250	Central	07/01/2024	02/01/2024	03/01/2024
5	220 Meridian	220 North Meridian Street	Indianapolis	IN	46204	Under Construction	216	Central	10/31/2023	11/01/2021	05/01/2022
6	1827 Lofts	1815 North Meridian Street	Indianapolis	IN	46202	Planned	166	Central	05/01/2025	10/01/2024	01/01/2025
7	Gold Building	151 East Ohio Street	Indianapolis	IN	46204	Planned	340	Central			
8	16 Tech Campus	1210 Waterway Blvd	Indianapolis	IN	46202	Planned	279	Central			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>1,724</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
333 Units



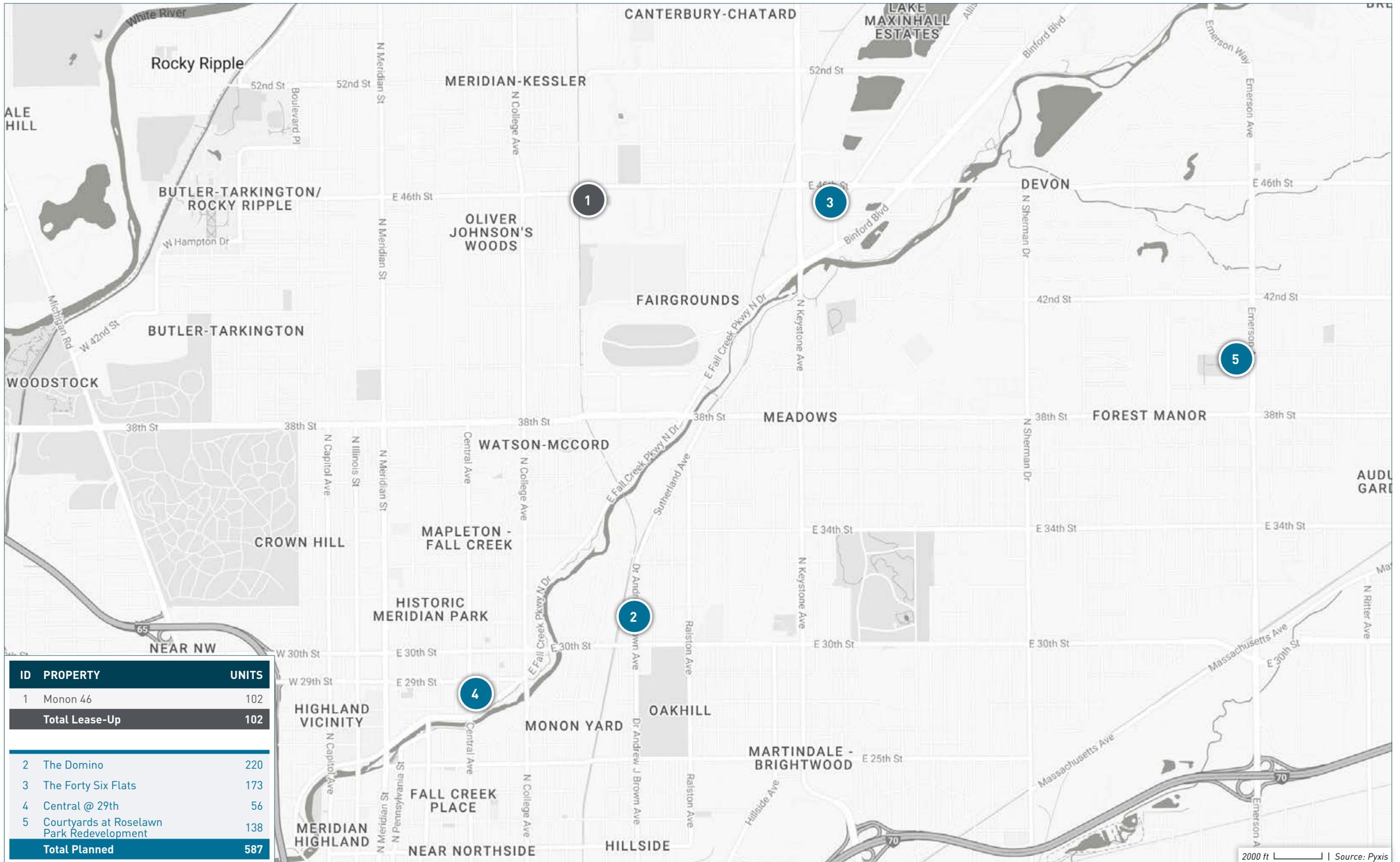
**Under Construction**  
606 Units



**Planned**  
785 Units



**Prospective**  
3,650 Units



ID	PROPERTY	UNITS
1	Monon 46	102
<b>Total Lease-Up</b>		<b>102</b>
2	The Domino	220
3	The Forty Six Flats	173
4	Central @ 29th	56
5	Courtyards at Roselawn Park Redevelopment	138
<b>Total Planned</b>		<b>587</b>

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	Monon 46	4560 Ocean Street	Indianapolis	IN	46205	Lease-Up	102	East	11/30/2023	05/01/2023	
2	The Domino	3122 Dr. Andrew J. Brown Avenue	Indianapolis	IN	46205	Planned	220	East	12/01/2024	07/01/2024	08/01/2024
3	The Forty Six Flats	2511 East 46th Street	Indianapolis	IN	46205	Planned	173	East			
4	Central @ 29th	2825 Central Avenue	Indianapolis	IN	46205	Planned	56	East			
5	Courtyards at Roselawn Park Redevelopment	5070 Roselawn Drive	Indianapolis	IN	46226	Planned	138	East			
<b>TOTAL LEASE-UP, AND PLANNED</b>							<b>689</b>				

## SUBMARKET AT A GLANCE



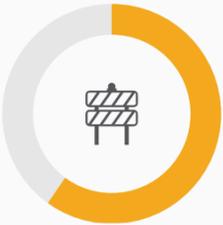
**Lease-Up**  
102 Units



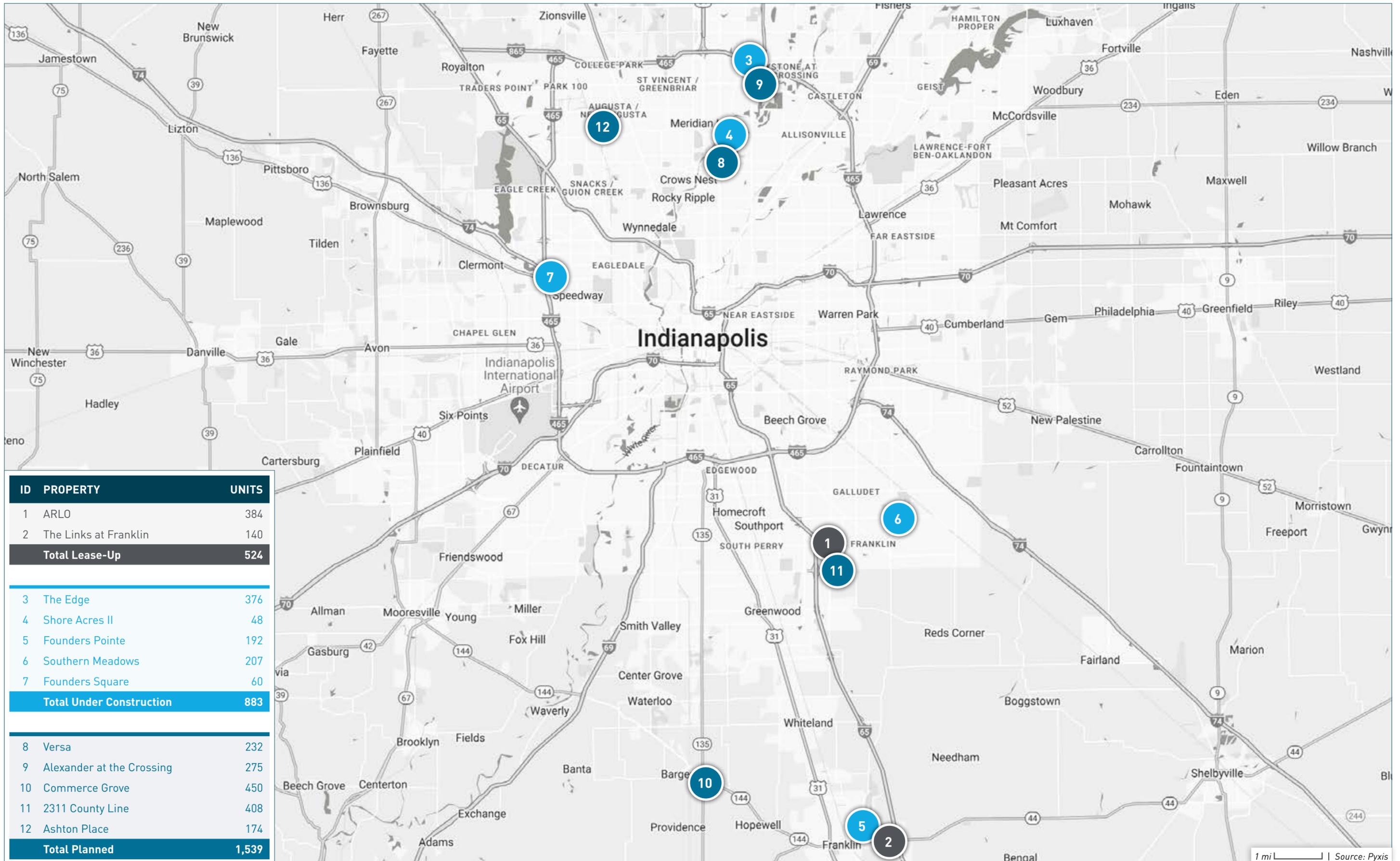
**Under Construction**  
0 Units



**Planned**  
587 Units



**Prospective**  
1,109 Units



# OTHER SUBMARKETS

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE	
1	ARLO	5945 Arlo Drive	Indianapolis	IN	46237	Lease-Up	384	Southeast	08/31/2024	06/23/2023		
2	The Links at Franklin	1902 Sawgrass Drive	Franklin	IN	46131	Lease-Up	140	Johnson County / Other	04/30/2024	12/01/2022		
3	The Edge	9530 Kerwood Drive	Indianapolis	IN	46240	Under Construction	376	Castleton	02/29/2024	11/01/2023	12/01/2023	
4	Shore Acres II	7002 Westfield Blvd	Indianapolis	IN	46220	Under Construction	48	Castleton	02/01/2024	10/01/2023	11/01/2023	
5	Founders Pointe	1255 Upper Shelbyville Road	Franklin	IN	46131	Under Construction	192	Johnson County / Other	12/31/2023			
6	Southern Meadows	8701 East Southport Road	Indianapolis	IN	46259	Under Construction	207	Southeast	12/31/2024			
7	Founders Square	2500 Founders Square Drive	Indianapolis	IN	46224	Under Construction	60	West	10/31/2023			
8	Versa	6220 Guilford Avenue	Indianapolis	IN	46220	Planned	232	Castleton			01/01/2025	
9	Alexander at the Crossing	2730 East 86th Street	Indianapolis	IN	46240	Planned	275	Castleton				
10	Commerce Grove	State Route 135 & East Two Cent Road	Bargersville	IN	46131	Planned	450	Johnson County / Other				
11	2311 County Line	2311 East County Line Road	Greenwood	IN	46143	Planned	408	Johnson County / Other				
12	Ashton Place	7511 New Augusta Road	Indianapolis	IN	46268	Planned	174	Far Northwest				
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>2,946</b>					

## OTHER SUBMARKETS AT A GLANCE



**Lease-Up**  
524 Units



**Under Construction**  
883 Units



**Planned**  
1,539 Units



**Prospective**  
5,071 Units