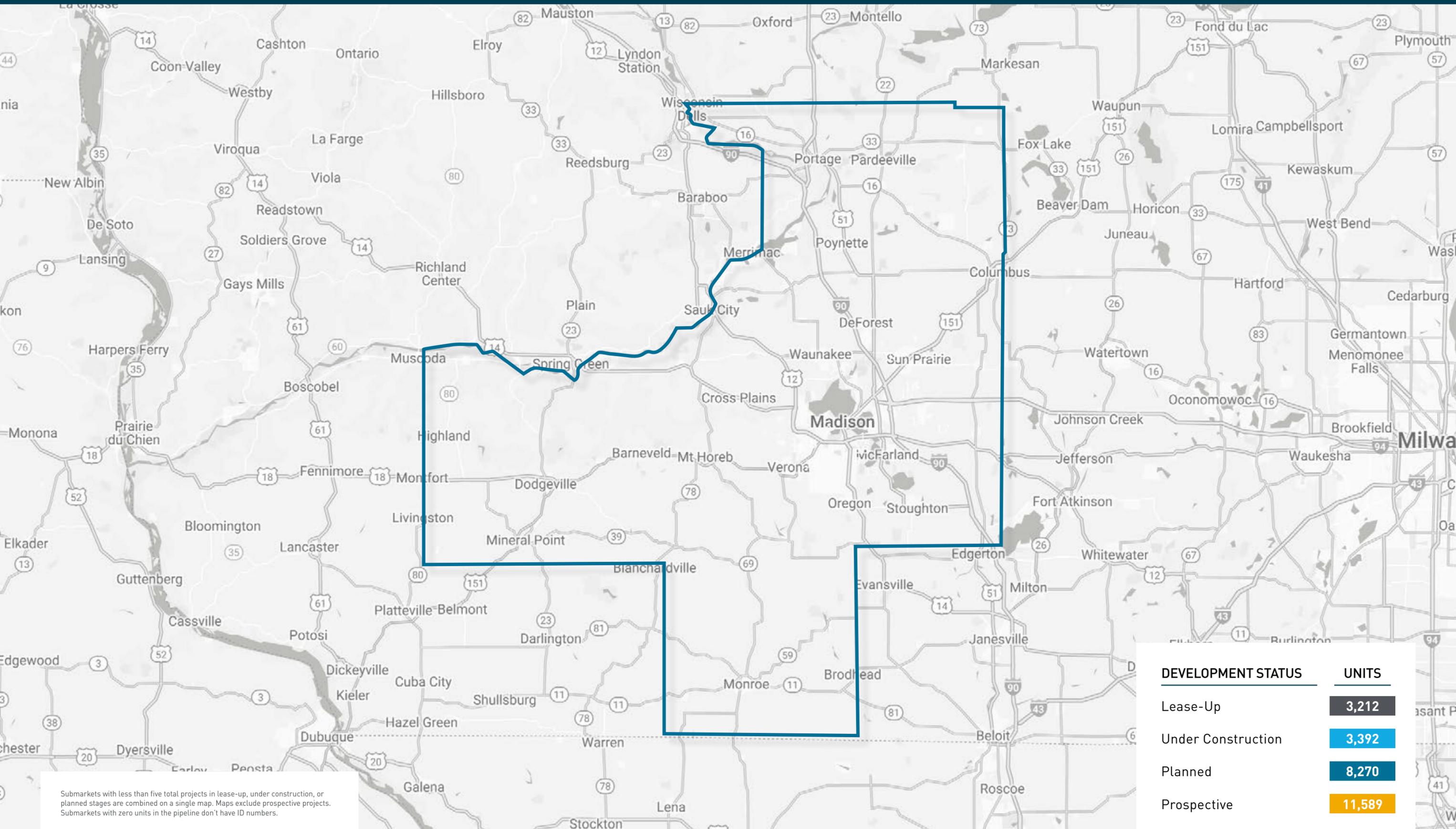


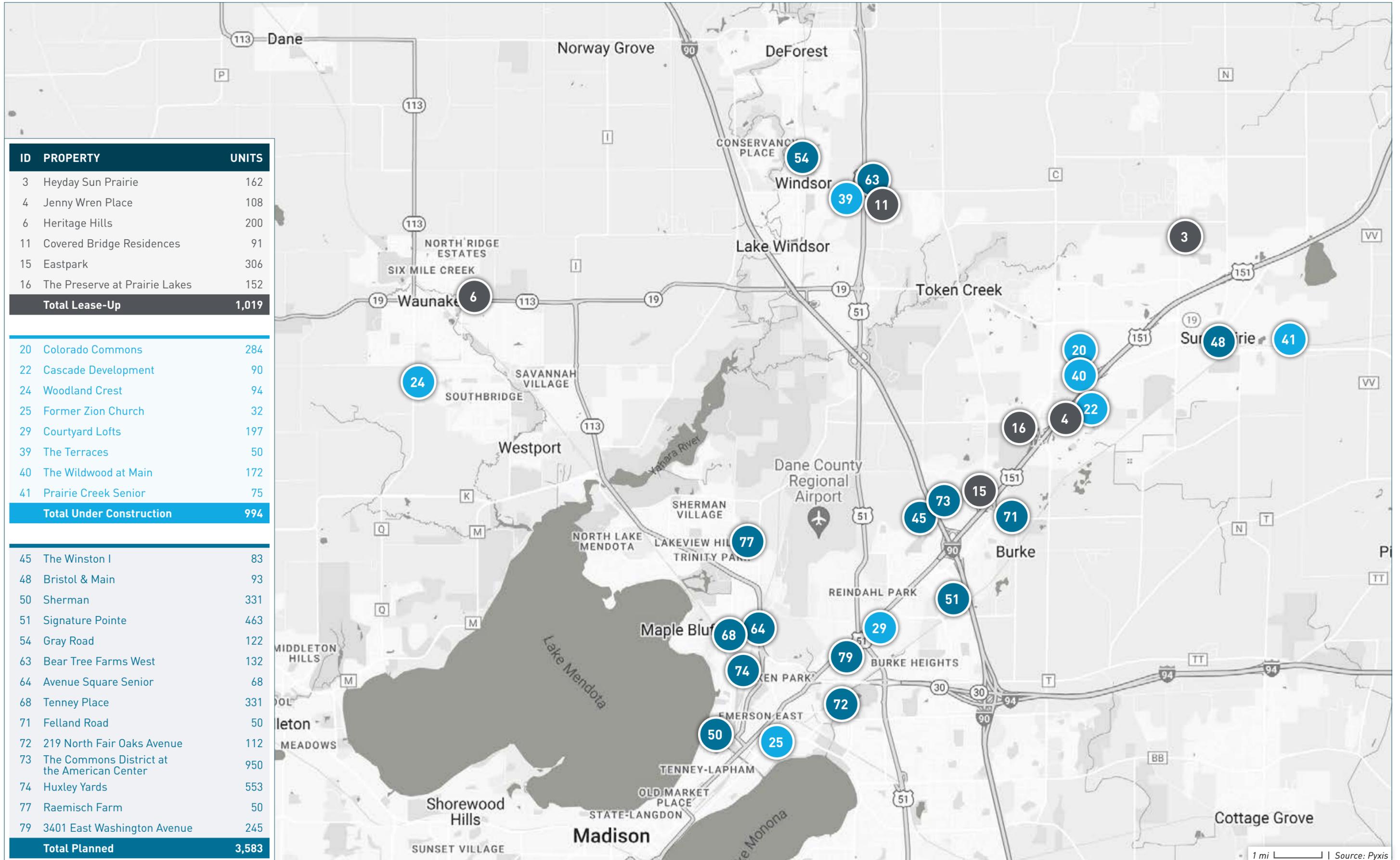
# MADISON | MULTIFAMILY QUARTERLY PIPELINE MAP

# 3Q23



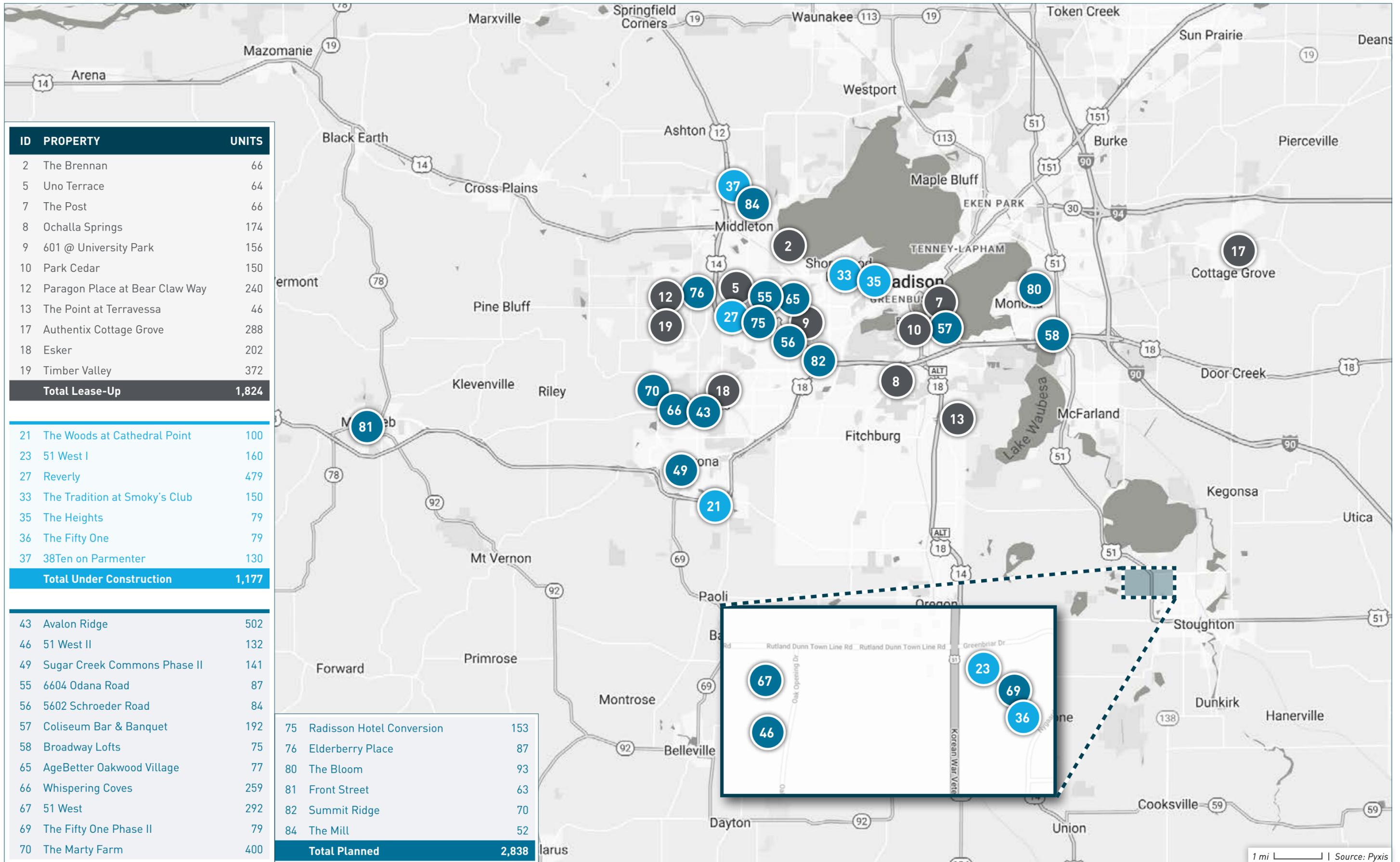
DEVELOPMENT STATUS	UNITS
Lease-Up	3,212
Under Construction	3,392
Planned	8,270
Prospective	11,589

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.



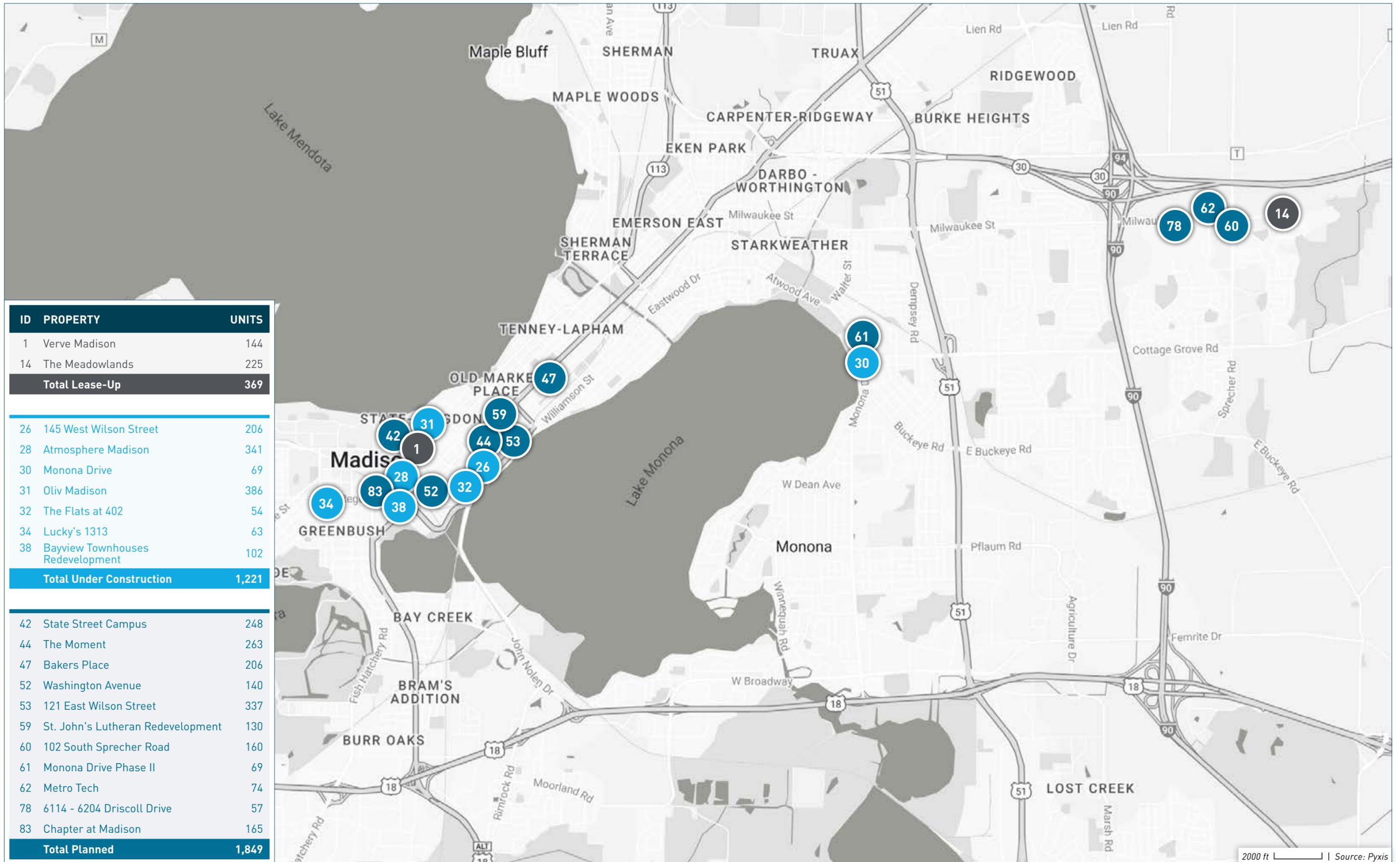
ID	PROPERTY	UNITS
3	Heyday Sun Prairie	162
4	Jenny Wren Place	108
6	Heritage Hills	200
11	Covered Bridge Residences	91
15	Eastpark	306
16	The Preserve at Prairie Lakes	152
<b>Total Lease-Up</b>		<b>1,019</b>
<hr/>		
20	Colorado Commons	284
22	Cascade Development	90
24	Woodland Crest	94
25	Former Zion Church	32
29	Courtyard Lofts	197
39	The Terraces	50
40	The Wildwood at Main	172
41	Prairie Creek Senior	75
<b>Total Under Construction</b>		<b>994</b>
<hr/>		
45	The Winston I	83
48	Bristol & Main	93
50	Sherman	331
51	Signature Pointe	463
54	Gray Road	122
63	Bear Tree Farms West	132
64	Avenue Square Senior	68
68	Tenney Place	331
71	Felland Road	50
72	219 North Fair Oaks Avenue	112
73	The Commons District at the American Center	950
74	Huxley Yards	553
77	Raemisch Farm	50
79	3401 East Washington Avenue	245
<b>Total Planned</b>		<b>3,583</b>

1 mi | Source: Pyxis



ID	PROPERTY	UNITS
2	The Brennan	66
5	Uno Terrace	64
7	The Post	66
8	Ochalla Springs	174
9	601 @ University Park	156
10	Park Cedar	150
12	Paragon Place at Bear Claw Way	240
13	The Point at Terravessa	46
17	Authentix Cottage Grove	288
18	Esker	202
19	Timber Valley	372
<b>Total Lease-Up</b>		<b>1,824</b>
21	The Woods at Cathedral Point	100
23	51 West I	160
27	Reverly	479
33	The Tradition at Smoky's Club	150
35	The Heights	79
36	The Fifty One	79
37	38Ten on Parmenter	130
<b>Total Under Construction</b>		<b>1,177</b>
43	Avalon Ridge	502
46	51 West II	132
49	Sugar Creek Commons Phase II	141
55	6604 Odana Road	87
56	5602 Schroeder Road	84
57	Coliseum Bar & Banquet	192
58	Broadway Lofts	75
65	AgeBetter Oakwood Village	77
66	Whispering Coves	259
67	51 West	292
69	The Fifty One Phase II	79
70	The Marty Farm	400
75	Radisson Hotel Conversion	153
76	Elderberry Place	87
80	The Bloom	93
81	Front Street	63
82	Summit Ridge	70
84	The Mill	52
<b>Total Planned</b>		<b>2,838</b>

1 mi | Source: Pyxis



2000 ft | Source: Pyxis

# MADISON 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	Verve Madison	506 West Johnson Street	Madison	WI	53703	Lease-Up	144	Madison	12/31/2024	08/03/2023	
2	The Brennan	1689 Capital Avenue	Madison	WI	53705	Lease-Up	66	Madison	03/31/2024	07/03/2023	09/01/2023
3	Heyday Sun Prairie	1695 Matt Waagen Way	Sun Prairie	WI	53590	Lease-Up	162	Madison	10/31/2023	05/03/2023	
4	Jenny Wren Place	2500 Jenny Wren Trail	Sun Prairie	WI	53590	Lease-Up	108	Madison	12/31/2023	05/01/2023	06/01/2023
5	Uno Terrace	7601 Mineral Point Road	Madison	WI	53717	Lease-Up	64	Madison	10/31/2023	04/30/2023	
6	Heritage Hills	110 Breunig Blvd	Waunakee	WI	53597	Lease-Up	200	Madison	06/30/2024	04/20/2023	
7	The Post	131 East Lakeside Street	Madison	WI	53715	Lease-Up	66	Madison	10/31/2023	04/15/2023	06/01/2023
8	Ochalla Springs	2974 Ochalla Drive	Fitchburg	WI	53713	Lease-Up	174	Madison	10/31/2023	04/15/2023	
9	601 @ University Park	601 Sand Pearl Lane	Madison	WI	53711	Lease-Up	156	Madison	10/31/2023	04/01/2023	03/01/2023
10	Park Cedar	815 Cedar Street	Madison	WI	53715	Lease-Up	150	Madison	10/31/2023	03/15/2023	
11	Covered Bridge Residences	4140 Silo View Drive	DeForest	WI	53598	Lease-Up	91	Madison	04/30/2024	01/18/2023	10/01/2022
12	Paragon Place at Bear Claw Way	9603 Paragon Street	Middleton	WI	53562	Lease-Up	240	Madison	10/31/2023	01/01/2023	07/01/2023
13	The Point at Terravessa	2886 Endive Dr.	Fitchburg	WI	53711	Lease-Up	46	Madison	10/01/2023	01/01/2023	02/01/2023
14	The Meadowlands	6834 Milwaukee Street	Madison	WI	53718	Lease-Up	225	Madison	12/31/2023	12/16/2022	
15	Eastpark	5601 Fraser Circle	Madison	WI	53718	Lease-Up	306	Madison	03/31/2024	12/01/2022	01/02/2023
16	The Preserve at Prairie Lakes	2965 Hoepker Road	Sun Prairie	WI	53590	Lease-Up	152	Madison	10/31/2023	09/01/2022	
17	Authentix Cottage Grove	210 East Cottage Grove Road	Cottage Grove	WI	53527	Lease-Up	288	Madison	10/31/2023	08/01/2022	08/02/2022
18	Esker	2850 Bedrock Lane	Madison	WI	53719	Lease-Up	202	Madison	12/31/2023	01/04/2021	06/01/2021
19	Timber Valley	9622 Watts Road	Verona	WI	53593	Lease-Up	372	Madison	10/31/2023	07/01/2018	07/01/2018
20	Colorado Commons	2301 Colorado Avenue	Sun Prairie	WI	53590	Under Construction	284	Madison	07/31/2024	04/01/2025	06/01/2025
21	The Woods at Cathedral Point	1001 Wild Willow Way	Verona	WI	53593	Under Construction	100	Madison	09/30/2024	03/01/2024	06/01/2024
22	Cascade Development	Jenny Wren Trl & McCoy Rd.	Sun Prairie	WI	53590	Under Construction	90	Madison	05/01/2024	02/01/2024	04/01/2024
23	51 West I	Velkommen Way & Korean War Veterans Mem Hwy	Stoughton	WI	53589	Under Construction	160	Madison	08/01/2024	12/01/2023	01/01/2024
24	Woodland Crest	Peaceful Valley Pkwy & Simon Crestway	Waunakee	WI	53597	Under Construction	94	Madison	05/01/2024	12/01/2023	02/01/2024
25	Former Zion Church	2165 Linden Ave	Madison	WI	53704	Under Construction	32	Madison	02/01/2024	11/01/2023	01/01/2024
26	145 West Wilson Street	145 West Wilson Street	Madison	WI	53703	Under Construction	206	Madison	12/31/2023	10/01/2023	11/01/2023
27	Reverly	575 Zor Shrine Place	Madison	WI	53719	Under Construction	479	Madison	02/28/2025		
28	Atmosphere Madison	740 Regent Street	Madison	WI	53715	Under Construction	341	Madison	01/31/2025		
29	Courtyard Lofts	3841 East Washington Avenue	Madison	WI	53714	Under Construction	197	Madison	12/31/2024		
30	Monona Drive	3900 Monona Drive	Madison	WI	53716	Under Construction	69	Madison	07/31/2024		
31	Oliv Madison	339 West Gorham Street	Madison	WI	53703	Under Construction	386	Madison	06/30/2024		
32	The Flats at 402	402 West Wilson Street	Madison	WI	53703	Under Construction	54	Madison	05/31/2024		
33	The Tradition at Smoky's Club	3007 University Avenue	Madison	WI	53705	Under Construction	150	Madison	05/31/2024		

# MADISON SUBMARKET

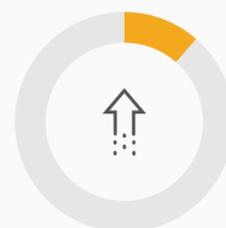


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
34	Lucky's 1313	1313 Regent Street	Madison	WI	53715	Under Construction	63	Madison	02/29/2024		
35	The Heights	2208 University Avenue	Madison	WI	53726	Under Construction	79	Madison	12/31/2023		
36	The Fifty One	1680 Nygaard Street	Stoughton	WI	53589	Under Construction	79	Madison	12/31/2023		
37	38Ten on Parmenter	3810 Parmenter Street	Middleton	WI	53562	Under Construction	130	Madison	12/31/2023		
38	Bayview Townhouses Redevelopment	601 Bay View	Madison	WI	53715	Under Construction	102	Madison	12/31/2023		
39	The Terraces	4299 North Towne Court	Windsor	WI	53598	Under Construction	50	Madison	12/31/2023		
40	The Wildwood at Main	150 Schneider Road	Sun Prairie	WI	53590	Under Construction	172	Madison	11/30/2023		
41	Prairie Creek Senior	1050 East Main Street	Sun Prairie	WI	53590	Under Construction	75	Madison	10/31/2023		
42	State Street Campus	415 North Lake Street	Madison	WI	53715	Planned	248	Madison	03/01/2027	08/01/2026	10/01/2026
43	Avalon Ridge	2898 Stony Ridge Circle	Verona	WI	53593	Planned	502	Madison	01/01/2025	02/01/2026	05/01/2026
44	The Moment	131 West Wilson Street	Madison	WI	53703	Planned	263	Madison	09/01/2025	03/01/2025	05/01/2025
45	The Winston I	4205 Portage Rd	Madison	WI	53704	Planned	83	Madison	07/01/2025	02/01/2025	05/01/2025
46	51 West II	Ruttland Dunn Town Line Rd & Korean War Veterans Mem Hwy	Stoughton	WI	53589	Planned	132	Madison	07/01/2025	10/01/2024	12/01/2024
47	Bakers Place	849 East Washington Avenue	Madison	WI	53703	Planned	206	Madison	03/01/2025	07/01/2024	09/01/2024
48	Bristol & Main	109 West Main Street	Sun Prairie	WI	53590	Planned	93	Madison	10/01/2024	07/01/2024	09/01/2024
49	Sugar Creek Commons Phase II	501 West Verona Avenue	Verona	WI	53593	Planned	141	Madison	04/01/2024	09/01/2023	11/01/2023
50	Sherman	1617 Sherman Avenue	Madison	WI	53704	Planned	331	Madison	05/01/2026		
51	Signature Pointe	2101 East Springs Drive	Madison	WI	53704	Planned	463	Madison	08/01/2025		
52	Washington Avenue	547 West Washington Avenue	Madison	WI	53703	Planned	140	Madison	07/01/2025		
53	121 East Wilson Street	121 East Wilson Street	Madison	WI	53703	Planned	337	Madison	05/01/2025		
54	Gray Road	Gray Road & Lake Road	Deforest	WI	53532	Planned	122	Madison	04/01/2025		
55	6604 Odana Road	6604 Odana Road	Madison	WI	53719	Planned	87	Madison	03/01/2025		
56	5602 Schroeder Road	5602 Schroeder Road	Madison	WI	53711	Planned	84	Madison	02/01/2025		
57	Coliseum Bar & Banquet	232 East Olin Avenue	Madison	WI	53713	Planned	192	Madison	11/01/2024		
58	Broadway Lofts	1208 East Broadway	Monona	WI	53716	Planned	75	Madison			
59	St. John's Lutheran Redevelopment	322 East Washington Avenue	Madison	WI	53703	Planned	130	Madison			
60	102 South Sprecher Road	102 Sprecher Road	Madison	WI	53718	Planned	160	Madison			
61	Monona Drive Phase II	3900 Monona Drive	Madison	WI	53716	Planned	69	Madison			
62	Metro Tech	6321 Town Center Drive	Madison	WI	53718	Planned	74	Madison			
63	Bear Tree Farms West	4185 Timothy Court	DeForest	WI	53532	Planned	132	Madison			
64	Avenue Square Senior	1802 Packers Avenue	Madison	WI	53704	Planned	68	Madison			
65	AgeBetter Oakwood Village	6145 Mineral Point Road	Madison	WI	53705	Planned	77	Madison			

Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE	
66	Whispering Coves	Cross Country Road & North Nine Mound Road	Verona	WI	53593	Planned	259	Madison				
67	51 West	Rutland Dunn Town Line Road & US Route 51	Stoughton	WI	53589	Planned	292	Madison				
68	Tenney Place	1601 North Sherman Avenue	Madison	WI	53704	Planned	331	Madison				
69	The Fifty One Phase II	1680 Nygaard Street	Stoughton	WI	53589	Planned	79	Madison				
70	The Marty Farm	3010 Shady Oak Lane	Verona	WI	53593	Planned	400	Madison				
71	Felland Road	4088 Felland Road	Madison	WI	53718	Planned	50	Madison				
72	219 North Fair Oaks Avenue	219 North Fair Oaks Avenue	Madison	WI	53714	Planned	112	Madison				
73	The Commons District at the American Center	4846 Eastpark Blvd	Madison	WI	53718	Planned	950	Madison				
74	Huxley Yards	2007 Roth Street	Madison	WI	53704	Planned	553	Madison				
75	Radisson Hotel Conversion	517 Grand Canyon Drive	Madison	WI	53719	Planned	153	Madison				
76	Elderberry Place	8552 Elderberry Road	Madison	WI	53717	Planned	87	Madison				
77	Raemisch Farm	4150 Packers Avenue	Madison	WI	53704	Planned	50	Madison				
78	6114 - 6204 Driscoll Drive	6114 Driscoll Drive	Madison	WI	53718	Planned	57	Madison				
79	3401 East Washington Avenue	3401 East Washington Avenue	Madison	WI	53704	Planned	245	Madison				
80	The Bloom	4600 Monona Drive	Monona	WI	53716	Planned	93	Madison				
81	Front Street	120 South 1st Street	Mount Horeb	WI	53572	Planned	63	Madison				
82	Summit Ridge	4649 Verona Avenue	Madison	WI	53711	Planned	70	Madison				
83	Chapter at Madison	802 Regent Street	Madison	WI	53715	Planned	165	Madison				
84	The Mill	6904 Century Avenue	Middleton	WI	53562	Planned	52	Madison				
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>14,874</b>					

## SUBMARKET AT A GLANCE



**Lease-Up**  
3,212 Units



**Under Construction**  
3,392 Units



**Planned**  
8,270 Units



**Prospective**  
11,589 Units