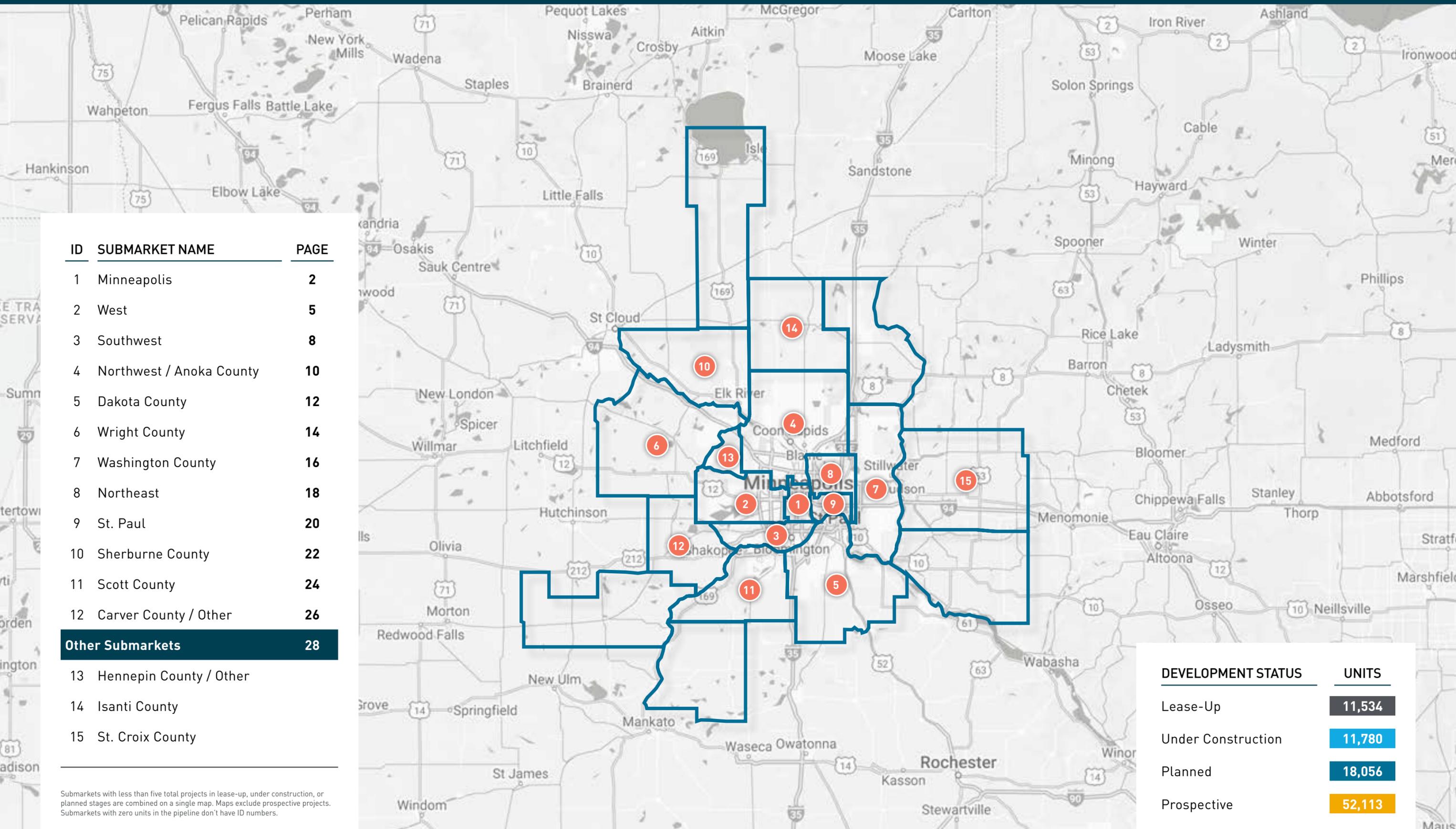


MINNEAPOLIS | MULTIFAMILY QUARTERLY PIPELINE MAP

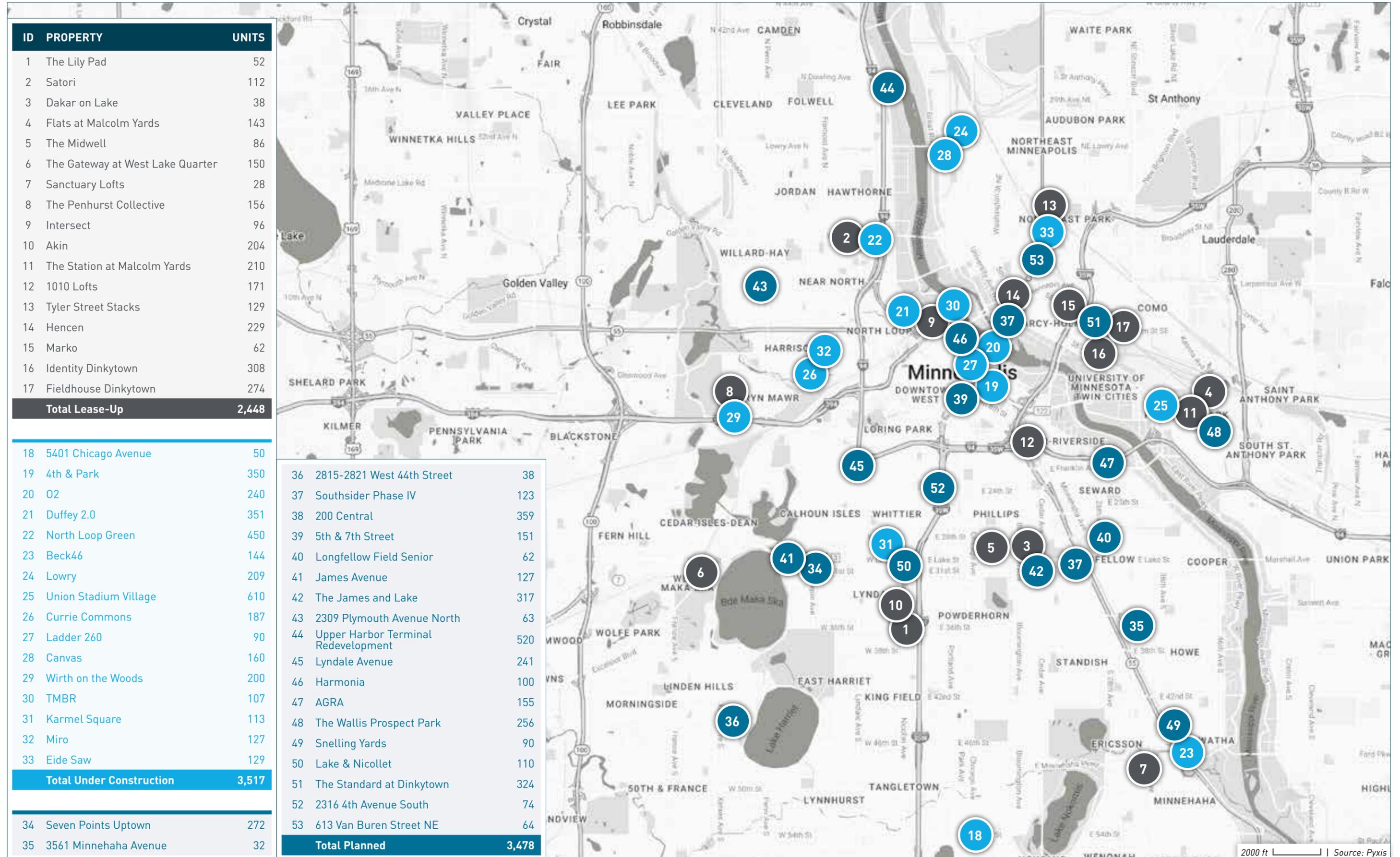
3Q23



ID	SUBMARKET NAME	PAGE
1	Minneapolis	2
2	West	5
3	Southwest	8
4	Northwest / Anoka County	10
5	Dakota County	12
6	Wright County	14
7	Washington County	16
8	Northeast	18
9	St. Paul	20
10	Sherburne County	22
11	Scott County	24
12	Carver County / Other	26
Other Submarkets		28
13	Hennepin County / Other	
14	Isanti County	
15	St. Croix County	

DEVELOPMENT STATUS	UNITS
Lease-Up	11,534
Under Construction	11,780
Planned	18,056
Prospective	52,113

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	The Lily Pad	52
2	Satori	112
3	Dakar on Lake	38
4	Flats at Malcolm Yards	143
5	The Midwell	86
6	The Gateway at West Lake Quarter	150
7	Sanctuary Lofts	28
8	The Penhurst Collective	156
9	Intersect	96
10	Akin	204
11	The Station at Malcolm Yards	210
12	1010 Lofts	171
13	Tyler Street Stacks	129
14	Hencen	229
15	Marko	62
16	Identity Dinkytown	308
17	Fieldhouse Dinkytown	274
Total Lease-Up		2,448

18	5401 Chicago Avenue	50
19	4th & Park	350
20	O2	240
21	Duffey 2.0	351
22	North Loop Green	450
23	Beck46	144
24	Lowry	209
25	Union Stadium Village	610
26	Currie Commons	187
27	Ladder 260	90
28	Canvas	160
29	Wirth on the Woods	200
30	TMBR	107
31	Karmel Square	113
32	Miro	127
33	Eide Saw	129
Total Under Construction		3,517
34	Seven Points Uptown	272
35	3561 Minnehaha Avenue	32
Total Planned		3,478

36	2815-2821 West 44th Street	38
37	Southsider Phase IV	123
38	200 Central	359
39	5th & 7th Street	151
40	Longfellow Field Senior	62
41	James Avenue	127
42	The James and Lake	317
43	2309 Plymouth Avenue North	63
44	Upper Harbor Terminal Redevelopment	520
45	Lyndale Avenue	241
46	Harmonia	100
47	AGRA	155
48	The Wallis Prospect Park	256
49	Snelling Yards	90
50	Lake & Nicollet	110
51	The Standard at Dinkytown	324
52	2316 4th Avenue South	74
53	613 Van Buren Street NE	64
Total Planned		3,478

2000 ft | Source: Pyxis

MINNEAPOLIS 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	The Lily Pad	3601 Nicollet Ave	Minneapolis	MN	55409	Lease-Up	52	Minneapolis	12/01/2023	09/01/2023	11/01/2023
2	Satori	825 West Broadway Avenue	Minneapolis	MN	55411	Lease-Up	112	Minneapolis	12/31/2023	08/02/2023	11/01/2023
3	Dakar on Lake	2944 17th Ave S	Minneapolis	MN	55407	Lease-Up	38	Minneapolis	12/01/2023	08/01/2023	10/01/2023
4	Flats at Malcolm Yards	505 Malcolm Avenue SE	Minneapolis	MN	55414	Lease-Up	143	Minneapolis	11/30/2023	08/01/2023	
5	The Midwell	2835 11th Avenue South	Minneapolis	MN	55407	Lease-Up	86	Minneapolis	02/29/2024	07/17/2023	
6	The Gateway at West Lake Quarter	3420 List Place	Minneapolis	MN	55416	Lease-Up	150	Minneapolis	12/31/2023	07/03/2023	08/01/2023
7	Sanctuary Lofts	3225 E Minnehaha Pkwy	Minneapolis	MN	55417	Lease-Up	28	Minneapolis	01/01/2024	07/01/2023	11/01/2023
8	The Penhurst Collective	2800 N Wayzata Blvd	Minneapolis	MN	55405	Lease-Up	156	Minneapolis	12/01/2023	07/01/2023	08/01/2023
9	Intersect	316 North 2nd Street	Minneapolis	MN	55401	Lease-Up	96	Minneapolis	11/30/2023	07/01/2023	11/01/2023
10	Akin	3536 Nicollet Avenue	Minneapolis	MN	55408	Lease-Up	204	Minneapolis	02/29/2024	06/26/2023	09/01/2023
11	The Station at Malcolm Yards	485 Malcolm Avenue SE	Minneapolis	MN	55414	Lease-Up	210	Minneapolis	10/31/2023	05/29/2023	10/01/2023
12	1010 Lofts	1010 South 7th Street	Minneapolis	MN	55415	Lease-Up	171	Minneapolis	12/31/2023	05/15/2023	05/01/2024
13	Tyler Street Stacks	1180 Tyler St NE	Minneapolis	MN	55413	Lease-Up	129	Minneapolis	11/01/2023	05/01/2023	09/01/2023
14	Hencen	455 Central Avenue SE	Minneapolis	MN	55414	Lease-Up	229	Minneapolis	10/31/2023	03/01/2023	03/01/2023
15	Marko	711 8th Street SE	Minneapolis	MN	55414	Lease-Up	62	Minneapolis	01/31/2024	01/01/2023	09/01/2023
16	Identity Dinkytown	405 15th Avenue SE	Minneapolis	MN	55414	Lease-Up	308	Minneapolis	01/31/2024	10/06/2022	
17	Fieldhouse Dinkytown	801 15th Avenue SE	Minneapolis	MN	55414	Lease-Up	274	Minneapolis	10/31/2023	09/23/2022	
18	5401 Chicago Avenue	5401 Chicago Ave	Minneapolis	MN	55417	Under Construction	50	Minneapolis	12/01/2024	09/01/2024	11/01/2024
19	4th & Park	700 4th Street South	Minneapolis	MN	55415	Under Construction	350	Minneapolis	07/31/2024	06/01/2024	08/01/2024
20	O2	240 Portland Avenue	Minneapolis	MN	55401	Under Construction	240	Minneapolis	11/30/2024	04/01/2024	06/01/2024
21	Duffey 2.0	608 North 3rd Street	Minneapolis	MN	55401	Under Construction	351	Minneapolis	05/31/2024	01/01/2024	03/01/2024
22	North Loop Green	350 North 5th Street	Minneapolis	MN	55401	Under Construction	450	Minneapolis	12/31/2023	01/01/2024	03/01/2024
23	Beck46	4020 Nawadaha Blvd	Minneapolis	MN	55406	Under Construction	144	Minneapolis	05/31/2024	11/01/2023	01/01/2024
24	Lowry	125 NE Lowry Ave & 2512 NE 2nd St	Minneapolis	MN	55418	Under Construction	209	Minneapolis	03/01/2024	10/01/2023	12/01/2023
25	Union Stadium Village	2630 University Avenue SE	Minneapolis	MN	55414	Under Construction	610	Minneapolis	07/31/2026		
26	Currie Commons	187 Humboldt Avenue North	Minneapolis	MN	55405	Under Construction	187	Minneapolis	12/31/2024		
27	Ladder 260	260 Portland Avenue	Minneapolis	MN	55415	Under Construction	90	Minneapolis	08/31/2024		
28	Canvas	2301 California Street NE	Minneapolis	MN	55418	Under Construction	160	Minneapolis	08/31/2024		
29	Wirth on the Woods	2800 Wayzata Blvd	Minneapolis	MN	55405	Under Construction	200	Minneapolis	12/31/2023		
30	TMBR	110 North 3rd Avenue	Minneapolis	MN	55401	Under Construction	107	Minneapolis	12/31/2023		
31	Karmel Square	2940 Pillsbury Avenue	Minneapolis	MN	55408	Under Construction	113	Minneapolis	11/30/2023		
32	Miro	1207 Glenwood Avenue	Minneapolis	MN	55405	Under Construction	127	Minneapolis	11/30/2023		
33	Eide Saw	950 13th Avenue NE	Minneapolis	MN	55413	Under Construction	129	Minneapolis	11/30/2023		

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
34	Seven Points Uptown	3001 & 3003 Hennepin Ave	Minneapolis	MN	55408	Planned	272	Minneapolis	01/01/2026	07/01/2025	09/01/2025
35	3561 Minnehaha Avenue	3561 Minnehaha Ave	Minneapolis	MN	55406	Planned	32	Minneapolis	08/01/2025	02/01/2025	04/01/2025
36	2815-2821 West 44th Street	2815-2821 W 44th St	Minneapolis	MN	55410	Planned	38	Minneapolis	04/01/2025	01/01/2025	03/01/2025
37	Southsider Phase IV	3029 22nd Avenue South	Minneapolis	MN	55407	Planned	123	Minneapolis		05/31/2018	
38	200 Central	200 Central Avenue SE	Minneapolis	MN	55414	Planned	359	Minneapolis	01/01/2025		
39	5th & 7th Street	501 South 7th Street	Minneapolis	MN	55415	Planned	151	Minneapolis	10/01/2024		
40	Longfellow Field Senior	2800 27th Avenue South	Minneapolis	MN	55406	Planned	62	Minneapolis			
41	James Avenue	3000 James Avenue South	Minneapolis	MN	55408	Planned	127	Minneapolis			
42	The James and Lake	1711 East Lake Street	Minneapolis	MN	55407	Planned	317	Minneapolis			
43	2309 Plymouth Avenue North	2309 Plymouth Avenue North	Minneapolis	MN	55411	Planned	63	Minneapolis			
44	Upper Harbor Terminal Redevelopment	North Dowling Avenue & North Washington Avenue	Minneapolis	MN	55412	Planned	520	Minneapolis			
45	Lyndale Avenue	1936 Lyndale Avenue South	Minneapolis	MN	55403	Planned	241	Minneapolis			
46	Harmonia	255 2nd Avenue South	Minneapolis	MN	55479	Planned	100	Minneapolis			
47	AGRA	901 27th Avenue South	Minneapolis	MN	55406	Planned	155	Minneapolis			
48	The Wallis Prospect Park	3350 University Avenue SE	Minneapolis	MN	55414	Planned	256	Minneapolis			
49	Snelling Yards	3601 East 44th Street	Minneapolis	MN	55406	Planned	90	Minneapolis			
50	Lake & Nicollet	3030 Nicollet Avenue	Minneapolis	MN	55408	Planned	110	Minneapolis			
51	The Standard at Dinkytown	524 14th Avenue SE	Minneapolis	MN	55414	Planned	324	Minneapolis			
52	2316 4th Avenue South	2316 South 4th Avenue	Minneapolis	MN	55404	Planned	74	Minneapolis			
53	613 Van Buren Street NE	613 Van Buren Street NE	Minneapolis	MN	55413	Planned	64	Minneapolis			

TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 9,443

SUBMARKET AT A GLANCE



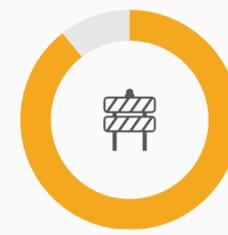
Lease-Up
2,448 Units



Under Construction
3,517 Units



Planned
3,478 Units



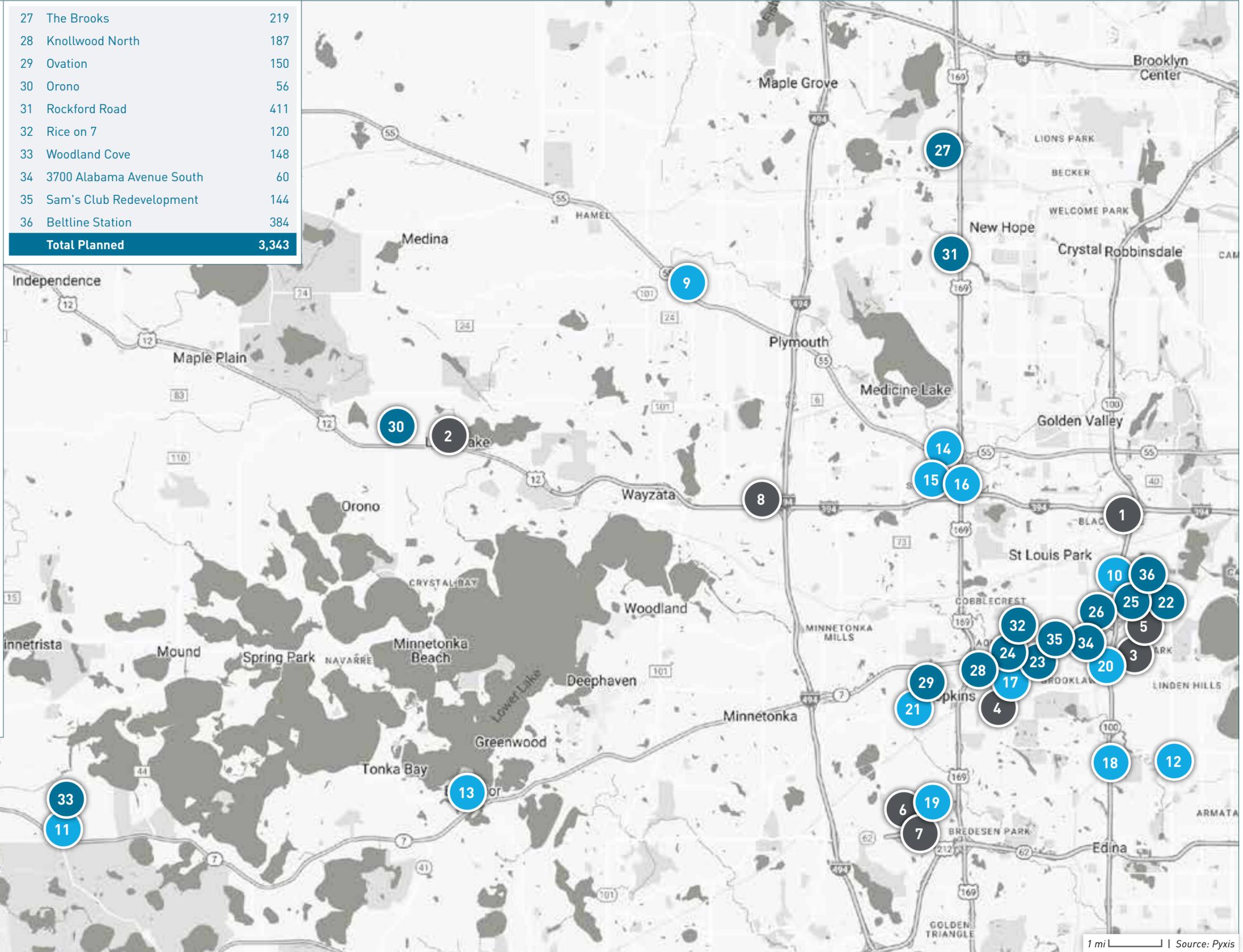
Prospective
8,460 Units

ID	PROPERTY	UNITS
1	Caraway West End	207
2	The Stax of Long Lake	70
3	Risor St. Louis Park	170
4	The Hallon	301
5	Corsa	250
6	Alcott	350
7	The Townline	223
8	Amira Minnetonka	186
Total Lease-Up		1,757

27	The Brooks	219
28	Knollwood North	187
29	Ovation	150
30	Orono	56
31	Rockford Road	411
32	Rice on 7	120
33	Woodland Cove	148
34	3700 Alabama Avenue South	60
35	Sam's Club Redevelopment	144
36	Beltline Station	384
Total Planned		3,343

9	Dundee Nursery Redevelopment	210
10	Beltline Station Development Building 1	152
11	Doran Companies Development	148
12	France Avenue	28
13	One West Drive	49
14	Bassett Creek	176
15	The Mera	233
16	The Mera	233
17	The Hallon II	250
18	Maison Green	208
19	Minnetonka Station	246
20	Arbor Court	114
21	Vista 44	50
Total Under Construction		2,097

22	Parkway Plaza	73
23	325 Blake Road Building D	465
24	325 Blake Road Building C	465
25	Beltline Station Development Building 3	146
26	OlyHi	315



WEST SUBMARKET

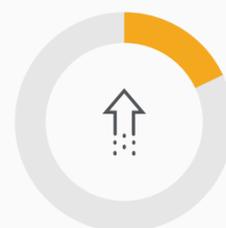


Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Caraway West End	5235 Wayzata Blvd	St. Louis Park	MN	55416	Lease-Up	207	West	12/31/2023	06/01/2023	10/01/2023
2	The Stax of Long Lake	520 Virginia Ave	Long Lake	MN	55356	Lease-Up	70	West	10/01/2023	06/01/2023	09/01/2023
3	Risor St. Louis Park	3510 Beltline Blvd	Minneapolis	MN	55416	Lease-Up	170	West	12/31/2023	05/31/2023	
4	The Hallon	8594 Excelsior Blvd	Hopkins	MN	55343	Lease-Up	301	West	08/31/2024	05/01/2023	10/01/2023
5	Corsa	3440 Beltline Blvd	St. Louis Park	MN	55416	Lease-Up	250	West	11/30/2023	04/15/2023	11/01/2023
6	Alcott	11050 Red Circle Drive	Minnetonka	MN	55343	Lease-Up	350	West	05/31/2024	03/20/2023	07/01/2023
7	The Townline	10950 Red Circle Drive	Minnetonka	MN	55343	Lease-Up	223	West	12/31/2023	02/28/2023	05/01/2023
8	Amira Minnetonka	801 Carlson Pkwy	Minnetonka	MN	55305	Lease-Up	186	West	10/31/2023	01/10/2022	
9	Dundee Nursery Redevelopment	16800 Highway 55	Plymouth	MN	55446	Under Construction	210	West	10/31/2024	05/01/2025	07/01/2025
10	Beltline Station Development Building 1	4725 MN-7	St Louis Park	MN	55416	Under Construction	152	West	10/01/2025	02/01/2025	05/01/2025
11	Doran Companies Development	Kings Point Rd & Hwy 7	Minnetrista	MN	55331	Under Construction	148	West	03/01/2025	10/01/2024	01/01/2025
12	France Avenue	5121-5129 France Ave S	Minneapolis	MN	55410	Under Construction	28	West	09/01/2024	06/01/2024	08/01/2024
13	One West Drive	339 3rd St	Excelsior	MN	55331	Under Construction	49	West	08/01/2024	05/01/2024	07/01/2024
14	Bassett Creek	10000 Highway 55	Plymouth	MN	55441	Under Construction	176	West	06/30/2024	05/01/2024	08/01/2024
15	The Mera	9920 Wayzata Blvd	Saint Louis Park	MN	55426	Under Construction	233	West	10/31/2024	04/01/2024	06/01/2024
16	The Mera	9920 Wayzata Blvd	Minneapolis	MN	55426	Under Construction	233	West	08/31/2024	04/01/2024	06/01/2024
17	The Hallon II	8490 Excelsior Blvd	Hopkins	MN	55343	Under Construction	250	West	08/01/2024	03/01/2024	05/01/2024
18	Maison Green	4917 Eden Avenue	Edina	MN	55424	Under Construction	208	West	04/30/2024	01/01/2024	03/01/2024
19	Minnetonka Station	10400-10550 Bren Rd E	Minnetonka	MN	55343	Under Construction	246	West	03/01/2024	11/01/2023	01/01/2024
20	Arbor Court	3755 Wooddale Avenue South	St. Louis Park	MN	55416	Under Construction	114	West	06/30/2024		
21	Vista 44	1244 12th Avenue South	Hopkins	MN	55343	Under Construction	50	West	03/31/2024		
22	Parkway Plaza	4051 Highway 7	St. Louis Park	MN	55416	Planned	73	West	04/01/2026	01/01/2026	03/01/2026
23	325 Blake Road Building D	325 Blake Rd N	Hopkins	MN	55343	Planned	465	West	03/01/2026	10/01/2025	01/01/2026
24	325 Blake Road Building C	325 Blake Rd N	Hopkins	MN	55343	Planned	465	West	12/01/2025	10/01/2025	01/01/2026
25	Beltline Station Development Building 3	3130 Monterey Ave	St Louis Park	MN	55416	Planned	146	West	01/01/2026	09/01/2025	11/01/2025
26	OlyHi	5950 West 36th Street	St Louis Park	MN	55416	Planned	315	West	04/01/2026	07/01/2025	09/01/2025
27	The Brooks	Bass Lake Rd & Nathan Ln N	Plymouth	MN	55442	Planned	219	West	11/01/2025	05/01/2025	07/01/2025
28	Knollwood North	1010 Lake St NE	Hopkins	MN	55343	Planned	187	West	04/01/2025	11/01/2024	02/01/2025
29	Ovation	1118 Mainstreet	Hopkins	MN	55343	Planned	150	West	11/01/2024	06/01/2024	09/01/2024
30	Orono	2745 Kelley Pkwy	Long Lake	MN	55356	Planned	56	West	02/01/2024		
31	Rockford Road	4200 Lancaster Lane North	Plymouth	MN	55441	Planned	411	West			
32	Rice on 7	8115 State Highway 7	St. Louis Park	MN	55426	Planned	120	West			

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
33	Woodland Cove	Highway 7 & Kings Point Road	Excelsior	MN	55331	Planned	148	West			
34	3700 Alabama Avenue South	3700 Alabama Avenue South	Minneapolis	MN	55416	Planned	60	West			
35	Sam's Club Redevelopment	3745 Louisiana Avenue South	St. Louis Park	MN	55426	Planned	144	West			
36	Beltline Station	4601 Highway 7	Minneapolis	MN	55416	Planned	384	West			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							7,197				

SUBMARKET AT A GLANCE



Lease-Up
1,757 Units



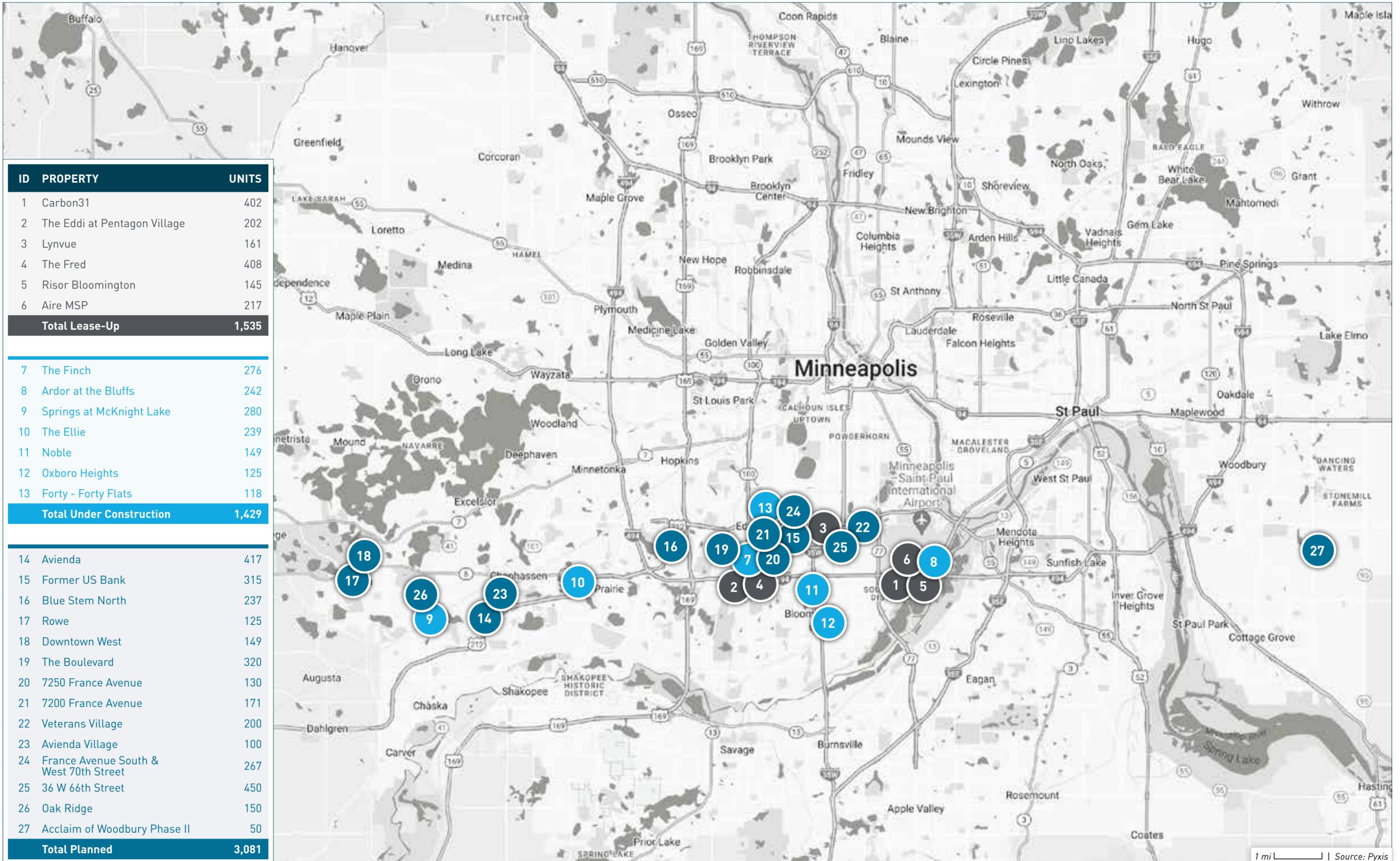
Under Construction
2,097 Units



Planned
3,343 Units



Prospective
5,789 Units



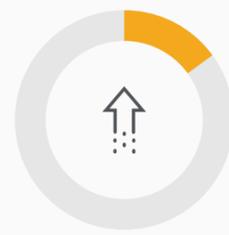
ID	PROPERTY	UNITS
1	Carbon31	402
2	The Eddi at Pentagon Village	202
3	Lynvue	161
4	The Fred	408
5	Risor Bloomington	145
6	Aire MSP	217
Total Lease-Up		1,535
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7	The Finch	276
8	Ardor at the Bluffs	242
9	Springs at McKnight Lake	280
10	The Ellie	239
11	Noble	149
12	Oxboro Heights	125
13	Forty - Forty Flats	118
Total Under Construction		1,429
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14	Avienda	417
15	Former US Bank	315
16	Blue Stem North	237
17	Rowe	125
18	Downtown West	149
19	The Boulevard	320
20	7250 France Avenue	130
21	7200 France Avenue	171
22	Veterans Village	200
23	Avienda Village	100
24	France Avenue South & West 70th Street	267
25	36 W 66th Street	450
26	Oak Ridge	150
27	Acclaim of Woodbury Phase II	50
Total Planned		3,081

LEGEND ● Lease-Up ● Under Construction ● Planned

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Carbon31	8100 31st Avenue South	Bloomington	MN	55425	Lease-Up	402	Southwest	12/31/2024	07/05/2023	10/01/2023
2	The Eddi at Pentagon Village	4901 West 77th Street	Edina	MN	55435	Lease-Up	202	Southwest	12/31/2023	07/01/2023	08/01/2023
3	Lynvue	6445 Lyndale Avenue South	Richfield	MN	55423	Lease-Up	161	Southwest	12/15/2023	04/13/2023	10/01/2023
4	The Fred	4660 West 77th Street	Edina	MN	55435	Lease-Up	408	Southwest	05/31/2025	02/23/2023	06/01/2023
5	Risor Bloomington	8131 34th Avenue South	Bloomington	MN	55425	Lease-Up	145	Southwest	10/31/2023	01/02/2023	
6	Aire MSP	3 Appletree Square	Bloomington	MN	55425	Lease-Up	217	Southwest	12/31/2023	07/01/2022	04/01/2022
7	The Finch	4620 W 77th St	Edina	MN	55435	Under Construction	276	Southwest	08/01/2025	02/01/2025	04/01/2025
8	Ardor at the Bluffs	3701 American Blvd East	Bloomington	MN	55425	Under Construction	242	Southwest	09/30/2024	10/01/2024	12/01/2024
9	Springs at McKnight Lake	3 Oakridge Drive	Chaska	MN	55318	Under Construction	280	Southwest	01/31/2025	02/01/2024	03/01/2024
10	The Ellie	8075 Eden Prairie Road	Eden Prairie	MN	55344	Under Construction	239	Southwest	04/30/2024	02/01/2024	04/01/2024
11	Noble	8200 Humboldt Avenue South	Bloomington	MN	55431	Under Construction	149	Southwest	03/31/2024	01/01/2024	04/01/2024
12	Oxboro Heights	600 West 93rd Street	Bloomington	MN	55420	Under Construction	125	Southwest	11/30/2024		
13	Forty - Forty Flats	4040 West 70th Street	Edina	MN	55435	Under Construction	118	Southwest	01/31/2024		
14	Avienda	Powers Blvd & Lyman Blvd	Chanhassen	MN	55317	Planned	417	Southwest	10/01/2026	12/01/2025	02/01/2026
15	Former US Bank	7001 France Ave S	Edina	MN	55435	Planned	315	Southwest	04/01/2026	10/01/2025	12/01/2025
16	Blue Stem North	6901 Flying Cloud Drive	Eden Prairie	MN	55344	Planned	237	Southwest	08/01/2025	02/01/2025	04/01/2025
17	Rowe	Arboretum Blvd & Rose St	Victoria	MN	55386	Planned	125	Southwest	05/01/2025	10/01/2024	01/01/2025
18	Downtown West	Steiger Lake Lane & Quamoclit Street	Victoria	MN	55386	Planned	149	Southwest			
19	The Boulevard	West 74th Street & Metro Blvd	Edina	MN	55439	Planned	320	Southwest			
20	7250 France Avenue	7250 France Avenue South	Edina	MN	55435	Planned	130	Southwest			
21	7200 France Avenue	7200 France Avenue South	Minneapolis	MN	55435	Planned	171	Southwest			
22	Veterans Village	6501 Portland Avenue	Richfield	MN	55423	Planned	200	Southwest			
23	Avienda Village	Lyman Blvd & Powers Blvd	Chanhassen	MN	55317	Planned	100	Southwest			
24	France Avenue South & West 70th Street	West 70th Street & France Avenue South	Edina	MN	55435	Planned	267	Southwest			
25	36 W 66th Street	36 West 66th Street	Richfield	MN	55423	Planned	450	Southwest			
26	Oak Ridge	1 Oakridge Drive	Chaska	MN	55318	Planned	150	Southwest			
27	Acclaim of Woodbury Phase II	10116 Sunbird Circle	Woodbury	MN	35129	Planned	50	Southwest			

TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 6,045

SUBMARKET AT A GLANCE



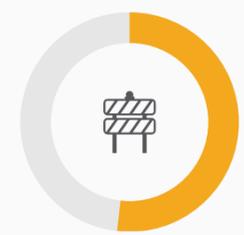
Lease-Up
1,535 Units



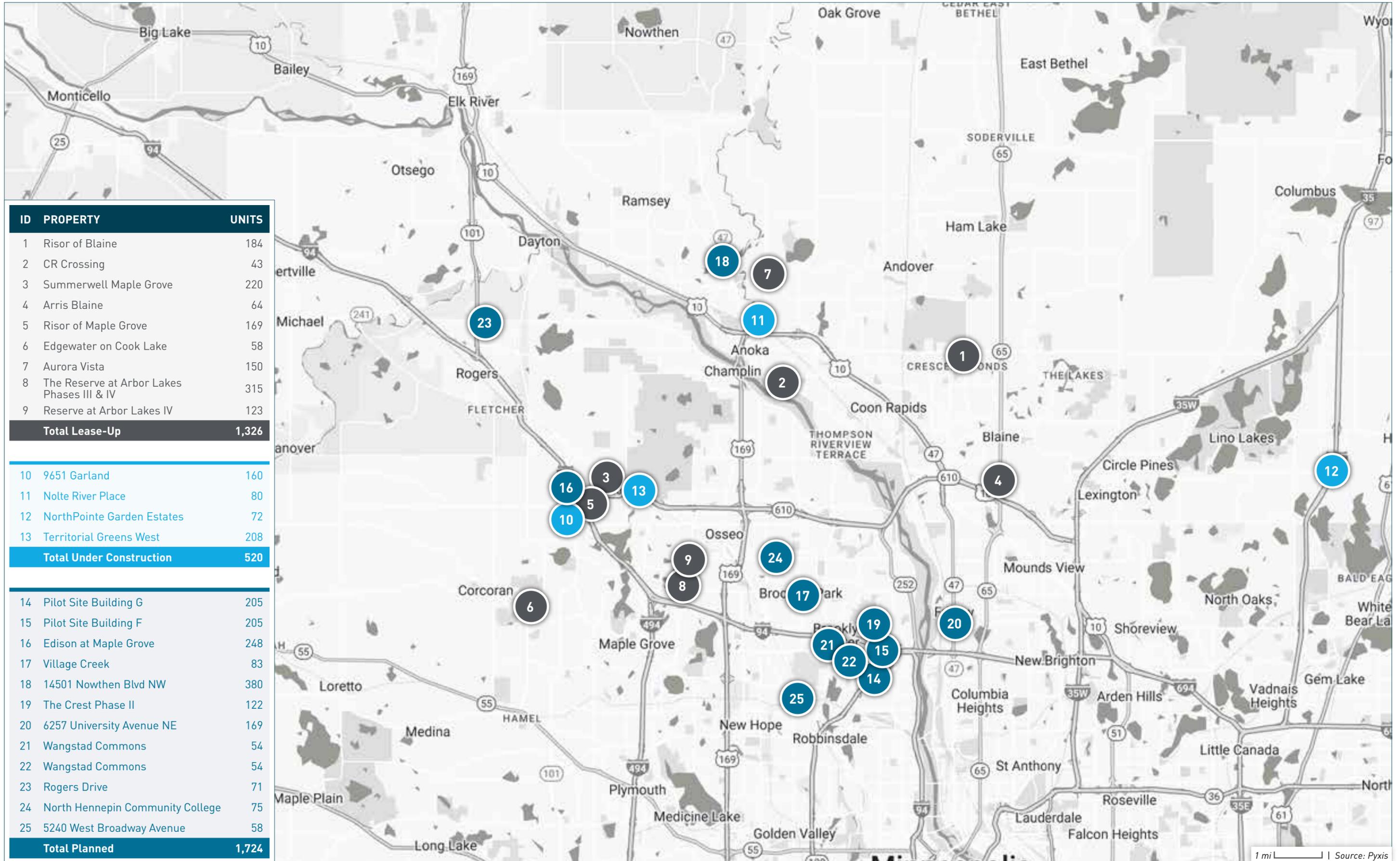
Under Construction
1,429 Units



Planned
3,081 Units



Prospective
5,383 Units



ID	PROPERTY	UNITS
1	Risor of Blaine	184
2	CR Crossing	43
3	Summerwell Maple Grove	220
4	Arris Blaine	64
5	Risor of Maple Grove	169
6	Edgewater on Cook Lake	58
7	Aurora Vista	150
8	The Reserve at Arbor Lakes Phases III & IV	315
9	Reserve at Arbor Lakes IV	123
Total Lease-Up		1,326
10	9651 Garland	160
11	Nolte River Place	80
12	NorthPointe Garden Estates	72
13	Territorial Greens West	208
Total Under Construction		520
14	Pilot Site Building G	205
15	Pilot Site Building F	205
16	Edison at Maple Grove	248
17	Village Creek	83
18	14501 Nowthen Blvd NW	380
19	The Crest Phase II	122
20	6257 University Avenue NE	169
21	Wangstad Commons	54
22	Wangstad Commons	54
23	Rogers Drive	71
24	North Hennepin Community College	75
25	5240 West Broadway Avenue	58
Total Planned		1,724

NORTHWEST./ ANOKA COUNTY SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Heartland View	1000 Peruque View Dr	Wentzville	MO	63385	Lease-Up	201	St. Charles County	12/15/2022		
2	Heartland View	10 Cox Ln	Wentzville	MO	63385	Lease-Up	201	St. Charles County	11/1/2022		
3	Aventura at Wentzville	90 Compassion Circle	Wentzville	MO	63385	Lease-Up	192	St. Charles County	9/21/2022		
4	The Prairie Luxury Apartments & Villas	210 Dogwood Prairie Drive	Dardenne Prairie	MO	63368	Lease-Up	180	St. Charles County	8/31/2023		
5	Avenue 64	1000 Watermark Drive	O'Fallon	MO	63368	Lease-Up	316	St. Charles County	5/31/2023		
6	Altair at the Preserve Phase II	100 Winghaven Pointe Drive	O'Fallon	MO	63368	Under Construction	150	St. Charles County	12/31/2023	5/1/2024	7/1/2024
7	The Station at St Peters Luxury Living	Mexico Rd & Dubray Dr	St Peters	MO	63376	Under Construction	180	St. Charles County	1/1/2024	6/1/2023	8/1/2023
8	The Solstice	4000 Brandy Way	Lake St. Louis	MO	63367	Under Construction	156	St. Charles County	7/31/2023	4/24/2023	2/1/2023
9	Chapter at the Street	1429 South Main Street	St. Charles	MO	63303	Under Construction	245	St. Charles County	12/31/2023	3/1/2023	6/1/2023
10	Reserve at Mid Rivers	100 Grenache Blanc Drive	St. Peters	MO	63304	Under Construction	460	St. Charles County	12/31/2023	10/1/2022	
11	Citrine	101 Lemon Drive	Lake St. Louis	MO	63367	Under Construction	240	St. Charles County	8/31/2023	8/1/2022	10/1/2022
12	Alpine Heights Villas & Townhomes	106 Estes Drive	St. Peters	MO	63304	Under Construction	100	St. Charles County	9/30/2023	11/1/2020	
13	The Willows Villas	Highway N & Lake St. Louis Blvd	O'Fallon	MO	63367	Under Construction	119	St. Charles County	12/31/2023		
14	Woodstone	1000 Hartman Circle	St. Peters	MO	63304	Under Construction	180	St. Charles County	10/31/2023		
15	Aventura at Hawks Ridge	6800 Lake St Louis Blvd	Lake St. Louis	MO	63367	Under Construction	144	St. Charles County	10/31/2023		
16	Fairways at Turtle Creek	1301 Crooked Stick Drive	O'Fallon	MO	63366	Planned	128	St. Charles County			
17	Harmony Pointe	1601 Cottleville Pkwy	Cottleville	MO	63376	Planned	100	St. Charles County			
17	Harmony Pointe	1601 Cottleville Pkwy	Cottleville	MO	63376	Planned	100	St. Charles County			
17	Harmony Pointe	1601 Cottleville Pkwy	Cottleville	MO	63376	Planned	100	St. Charles County			
17	Harmony Pointe	1601 Cottleville Pkwy	Cottleville	MO	63376	Planned	100	St. Charles County			
17	Harmony Pointe	1601 Cottleville Pkwy	Cottleville	MO	63376	Planned	100	St. Charles County			
17	Harmony Pointe	1601 Cottleville Pkwy	Cottleville	MO	63376	Planned	100	St. Charles County			
17	Harmony Pointe	1601 Cottleville Pkwy	Cottleville	MO	63376	Planned	100	St. Charles County			
17	Harmony Pointe	1601 Cottleville Pkwy	Cottleville	MO	63376	Planned	100	St. Charles County			
17	Harmony Pointe	1601 Cottleville Pkwy	Cottleville	MO	63376	Planned	100	St. Charles County			
17	Harmony Pointe	1601 Cottleville Pkwy	Cottleville	MO	63376	Planned	100	St. Charles County			

TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 3,570

SUBMARKET AT A GLANCE



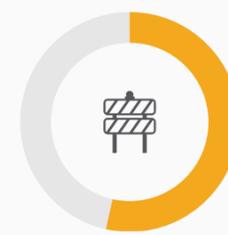
Lease-Up
1,326 Units



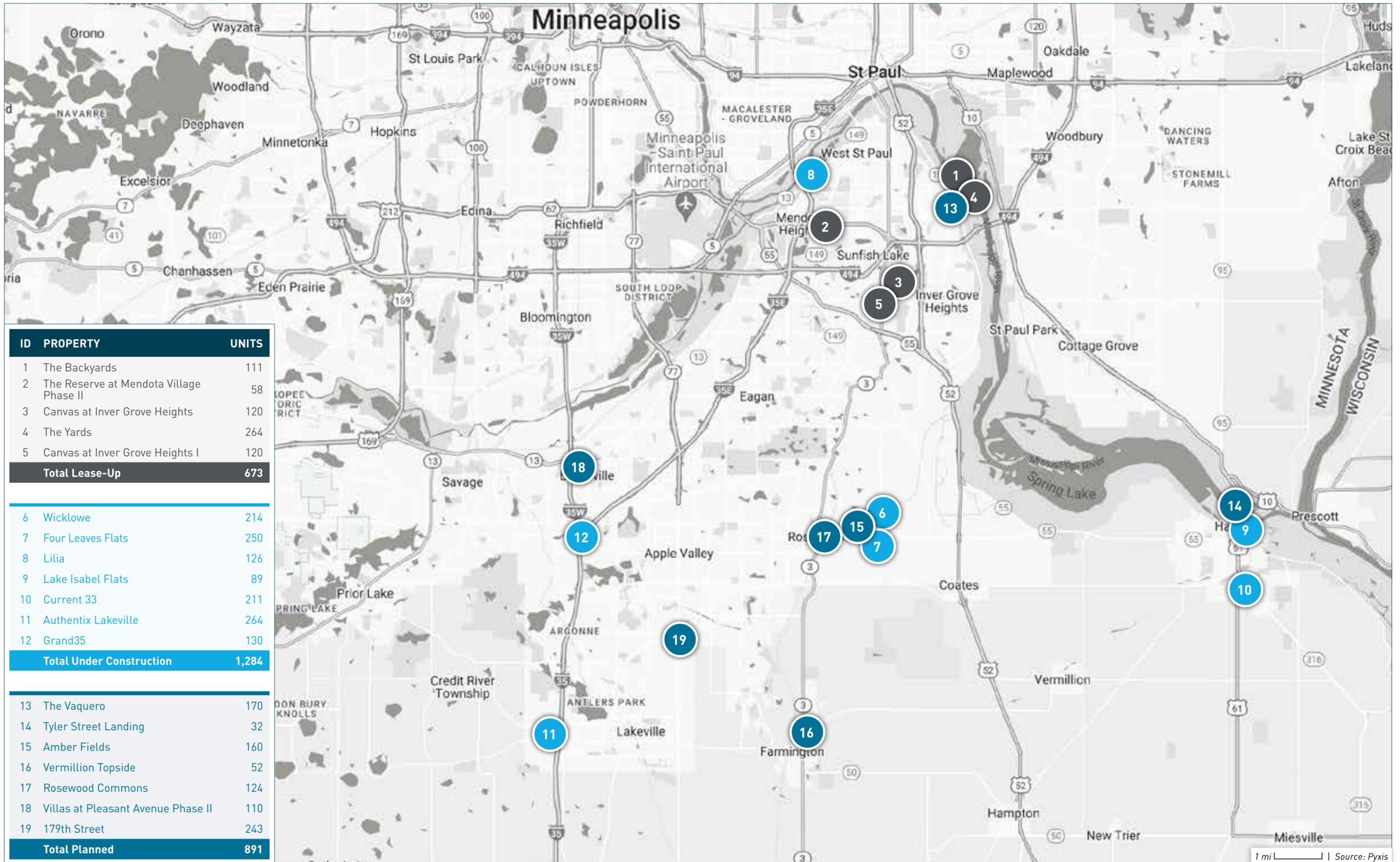
Under Construction
520 Units



Planned
1,724 Units



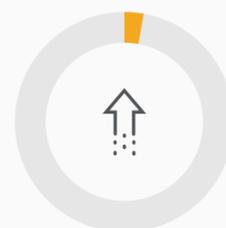
Prospective
5,976 Units



ID	PROPERTY	UNITS
1	The Backyards	111
2	The Reserve at Mendota Village Phase II	58
3	Canvas at Inver Grove Heights	120
4	The Yards	264
5	Canvas at Inver Grove Heights I	120
Total Lease-Up		673
6	Wicklows	214
7	Four Leaves Flats	250
8	Lilia	126
9	Lake Isabel Flats	89
10	Current 33	211
11	Authentix Lakeville	264
12	Grand35	130
Total Under Construction		1,284
13	The Vaquero	170
14	Tyler Street Landing	32
15	Amber Fields	160
16	Vermillion Topside	52
17	Rosewood Commons	124
18	Villas at Pleasant Avenue Phase II	110
19	179th Street	243
Total Planned		891

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Backyards	225 Concord Exchange N	South St Paul	MN	55075	Lease-Up	111	Dakota County	01/01/2024	07/01/2023	11/01/2023
2	The Reserve at Mendota Village Phase II	720 South Plaza Way	Mendota Heights	MN	55120	Lease-Up	58	Dakota County	10/31/2023	06/01/2023	06/01/2023
3	Canvas at Inver Grove Heights	6953 Abra Lane	Inver Grove Heights	MN	55077	Lease-Up	120	Dakota County	02/29/2024	09/08/2022	
4	The Yards	205 Concord Exchange North	South St. Paul	MN	55075	Lease-Up	264	Dakota County	12/31/2023	07/01/2022	11/01/2022
5	Canvas at Inver Grove Heights I	6953 Allen Way	Inver Grove Heights	MN	55077	Lease-Up	120	Dakota County	10/01/2023	04/01/2022	06/01/2022
6	Wicklows	14211 Akron Avenue	Rosemount	MN	55068	Under Construction	214	Dakota County	06/30/2025	09/01/2024	11/01/2024
7	Four Leaves Flats	Akron Ave & 145th St W	Rosemount	MN	55068	Under Construction	250	Dakota County	03/01/2025	05/01/2024	07/01/2024
8	Lilia	871 Sibley Memorial Hwy	Lilydale	MN	55118	Under Construction	126	Dakota County	05/31/2024	02/01/2024	05/01/2024
9	Lake Isabel Flats	412 3rd Street East	Hastings	MN	55033	Under Construction	89	Dakota County	01/31/2024	12/01/2023	02/01/2024
10	Current 33	325 33rd Street West	Hastings	MN	55033	Under Construction	211	Dakota County	11/30/2024	10/01/2023	01/01/2024
11	Authentix Lakeville	11540 207th St W	Lakeville	MN	55044	Under Construction	264	Dakota County	08/01/2024	10/01/2023	12/01/2023
12	Grand35	14545 Grand Avenue	Burnsville	MN	55337	Under Construction	130	Dakota County	03/31/2024		
13	The Vaquero	Concord Exchange N & Veteran's Memorial Dr	South St Paul	MN	55075	Planned	170	Dakota County	09/01/2025	04/01/2025	07/01/2025
14	Tyler Street Landing	Tyler St & 3rd St E	Hastings	MN	55033	Planned	32	Dakota County	12/01/2024	09/01/2024	11/01/2024
15	Amber Fields	SWC 145th Street West & Akron Avenue	Rosemount	MN	55068	Planned	160	Dakota County			
16	Vermillion Topside	20725 Cascade Drive	Farmington	MN	55024	Planned	52	Dakota County			
17	Rosewood Commons	145th Street West & Brazil Avenue	Rosemount	MN	55068	Planned	124	Dakota County			
18	Villas at Pleasant Avenue Phase II	12650 Pleasant Avenue	Burnsville	MN	55337	Planned	110	Dakota County			
19	179th Street	179th Street & East Cedar Avenue	Lakeville	MN	55044	Planned	243	Dakota County			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							2,848				

SUBMARKET AT A GLANCE



Lease-Up
673 Units



Under Construction
1,284 Units



Planned
891 Units



Prospective
6,117 Units



ID	PROPERTY	UNITS
1	Clearwater Residential Suites	42
2	Kingston Crossings	174
3	Deephaven II	61
4	Deephaven III	53
5	Country Club Villas	60
6	Village of Town Center	208
7	The Dylan	82
8	The Preserve at Albertville	70
9	The Crossings at Willems Way	62
Total Lease-Up		812
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10	Monticello Lakes	200
11	Block 52	87
12	Kingston Crossing II	174
13	Kingston Crossing I	148
Total Under Construction		609
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14	Kittredge Crossing	72
15	7th Street	102
Total Planned		174

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	Clearwater Residential Suites	845 Ash St	Clearwater	MN	55320	Lease-Up	42	Wright County	05/01/2024	09/01/2023	02/01/2024
2	Kingston Crossings	5410 Kingston Lane NE	Albertville	MN	55301	Lease-Up	174	Wright County	12/31/2023	09/01/2023	
3	Deephaven II	1255 Edmonson Ave NE	Monticello	MN	55362	Lease-Up	61	Wright County	12/01/2023	09/01/2023	11/01/2023
4	Deephaven III	Cedar St & Chelsea Rd	Monticello	MN	55362	Lease-Up	53	Wright County	12/01/2023	09/01/2023	11/01/2023
5	Country Club Villas	10715 Tee Box Trail	Monticello	MN	55362	Lease-Up	60	Wright County	11/30/2023	07/01/2023	
6	Village of Town Center	11811 Frankfort Pkwy NE	St. Michael	MN	55376	Lease-Up	208	Wright County	10/31/2023	05/22/2023	06/01/2023
7	The Dylan	11910 Town Center Drive	St. Michael	MN	55376	Lease-Up	82	Wright County	10/31/2023	01/01/2023	07/01/2023
8	The Preserve at Albertville	5055 Lander Ave NE	Albertville	MN	55301	Lease-Up	70	Wright County	10/31/2023	09/30/2022	07/02/2022
9	The Crossings at Willems Way	915 Willems Way	Buffalo	MN	55313	Lease-Up	62	Wright County	10/31/2023	06/28/2022	
10	Monticello Lakes	Edmonson Ave NE & School Blvd	Monticello	MN	55362	Under Construction	200	Wright County	06/01/2025	12/01/2024	02/01/2025
11	Block 52	West Broadway Street & Pine Street	Monticello	MN	55362	Under Construction	87	Wright County	03/31/2024	01/01/2024	03/01/2024
12	Kingston Crossing II	53rd St NE & Labeaux Ave NE	Albertville	MN	55301	Under Construction	174	Wright County	03/01/2024	11/01/2023	01/01/2024
13	Kingston Crossing I	5400 Kingston Ln NE	Albertville	MN	55301	Under Construction	148	Wright County	02/01/2024	10/01/2023	11/01/2023
14	Kittredge Crossing	70th Street NE & Kalland Avenue	Otsego	MN	55301	Planned	72	Wright County			
15	7th Street	7th Street West & Golf Course Road	Monticello	MN	55362	Planned	102	Wright County			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							862				

SUBMARKET AT A GLANCE



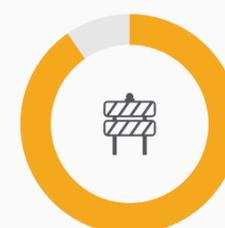
Lease-Up
812 Units



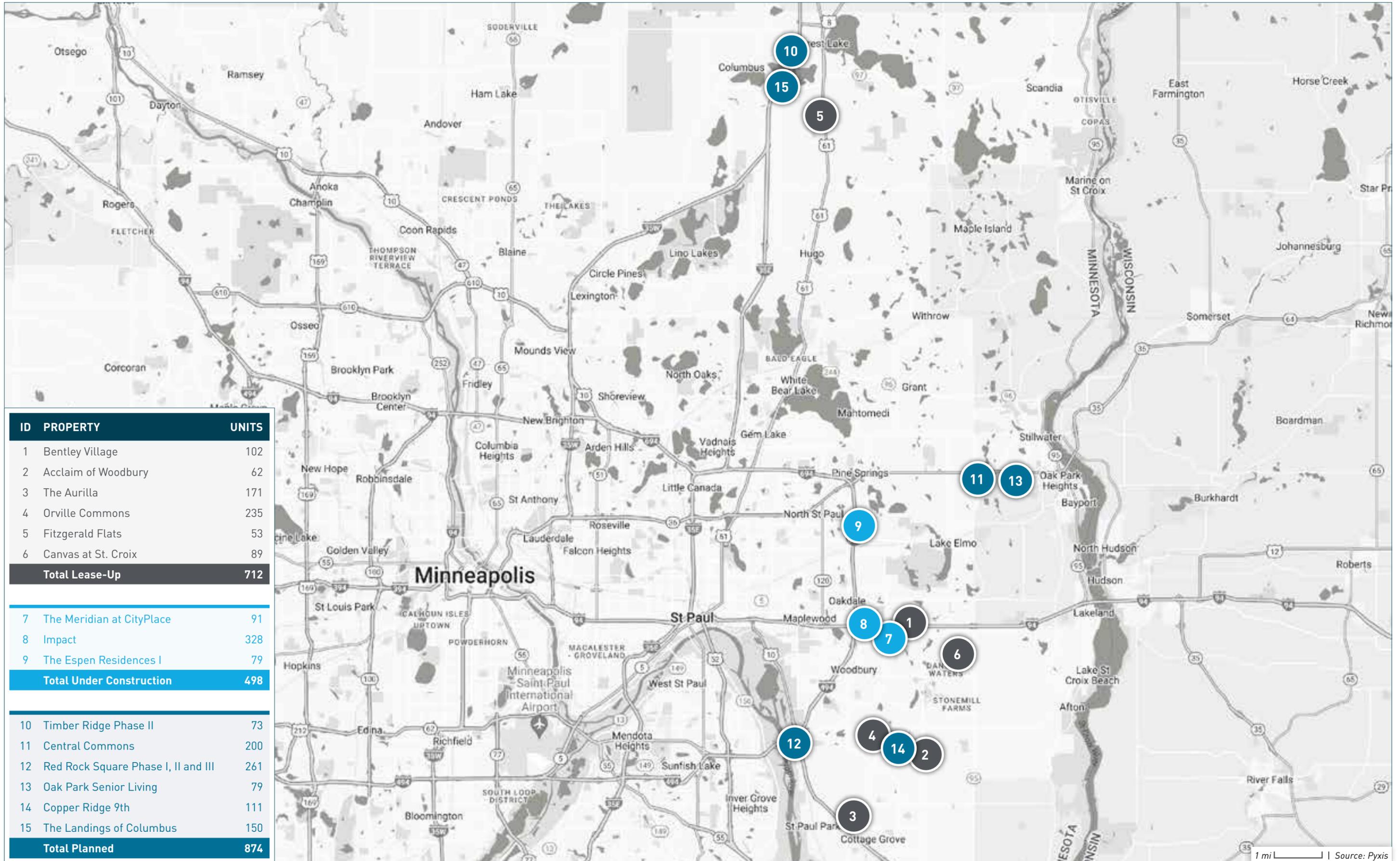
Under Construction
609 Units



Planned
174 Units



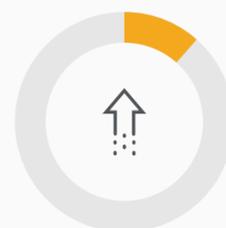
Prospective
1,865 Units



ID	PROPERTY	UNITS
1	Bentley Village	102
2	Acclaim of Woodbury	62
3	The Aurilla	171
4	Orville Commons	235
5	Fitzgerald Flats	53
6	Canvas at St. Croix	89
Total Lease-Up		712
7	The Meridian at CityPlace	91
8	Impact	328
9	The Espen Residences I	79
Total Under Construction		498
10	Timber Ridge Phase II	73
11	Central Commons	200
12	Red Rock Square Phase I, II and III	261
13	Oak Park Senior Living	79
14	Copper Ridge 9th	111
15	The Landings of Columbus	150
Total Planned		874

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE	
1	Bentley Village	9485 4th Street North	Lake Elmo	MN	55042	Lease-Up	102	Washington County	03/31/2024	06/01/2023		
2	Acclaim of Woodbury	10116 Sunbird Circle	Woodbury	MN	55129	Lease-Up	62	Washington County	12/31/2023	05/22/2023		
3	The Aurilla	7689 Hardwood Avenue South	Cottage Grove	MN	55016	Lease-Up	171	Washington County	10/31/2023	04/15/2023	08/01/2023	
4	Orville Commons	4290 Radio Drive	Woodbury	MN	55129	Lease-Up	235	Washington County	12/31/2023	02/01/2023		
5	Fitzgerald Flats	19951 Headwaters Blvd North	Forest Lake	MN	55025	Lease-Up	53	Washington County	10/31/2023	10/14/2022		
6	Canvas at St. Croix	11483 Crestbury Drive	Woodbury	MN	55129	Lease-Up	89	Washington County	06/30/2024	04/01/2022	05/02/2022	
7	The Meridian at CityPlace	8868 Meridian Way	Woodbury	MN	55125	Under Construction	91	Washington County	12/31/2023	04/01/2024	06/01/2024	
8	Impact	7601 3rd Street North	Oakdale	MN	55128	Under Construction	328	Washington County	06/30/2024	03/01/2024	06/01/2024	
9	The Espen Residences I	3998 Hayward Ave N	Oakdale	MN	55128	Under Construction	79	Washington County	09/01/2024	02/01/2024	05/01/2024	
10	Timber Ridge Phase II	4777 19th Street SW	Forest Lake	MN	55025	Planned	73	Washington County		03/01/2019		
11	Central Commons	5651 Manning Avenue North	Stillwater	MN	55082	Planned	200	Washington County				
12	Red Rock Square Phase I, II and III	150 Red Rock Crossing	Newport	MN	55055	Planned	261	Washington County				
13	Oak Park Senior Living	58th Street North & Norwich Avenue North	Oak Park Heights	MN	55082	Planned	79	Washington County				
14	Copper Ridge 9th	Bailey Lake Road & Pioneer Drive	Woodbury	MN	55129	Planned	111	Washington County				
15	The Landings of Columbus	Hornsby Street NE & Scandia Trail North	Columbus	MN	55025	Planned	150	Washington County				
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							2,084					

SUBMARKET AT A GLANCE



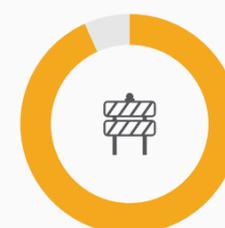
Lease-Up
712 Units



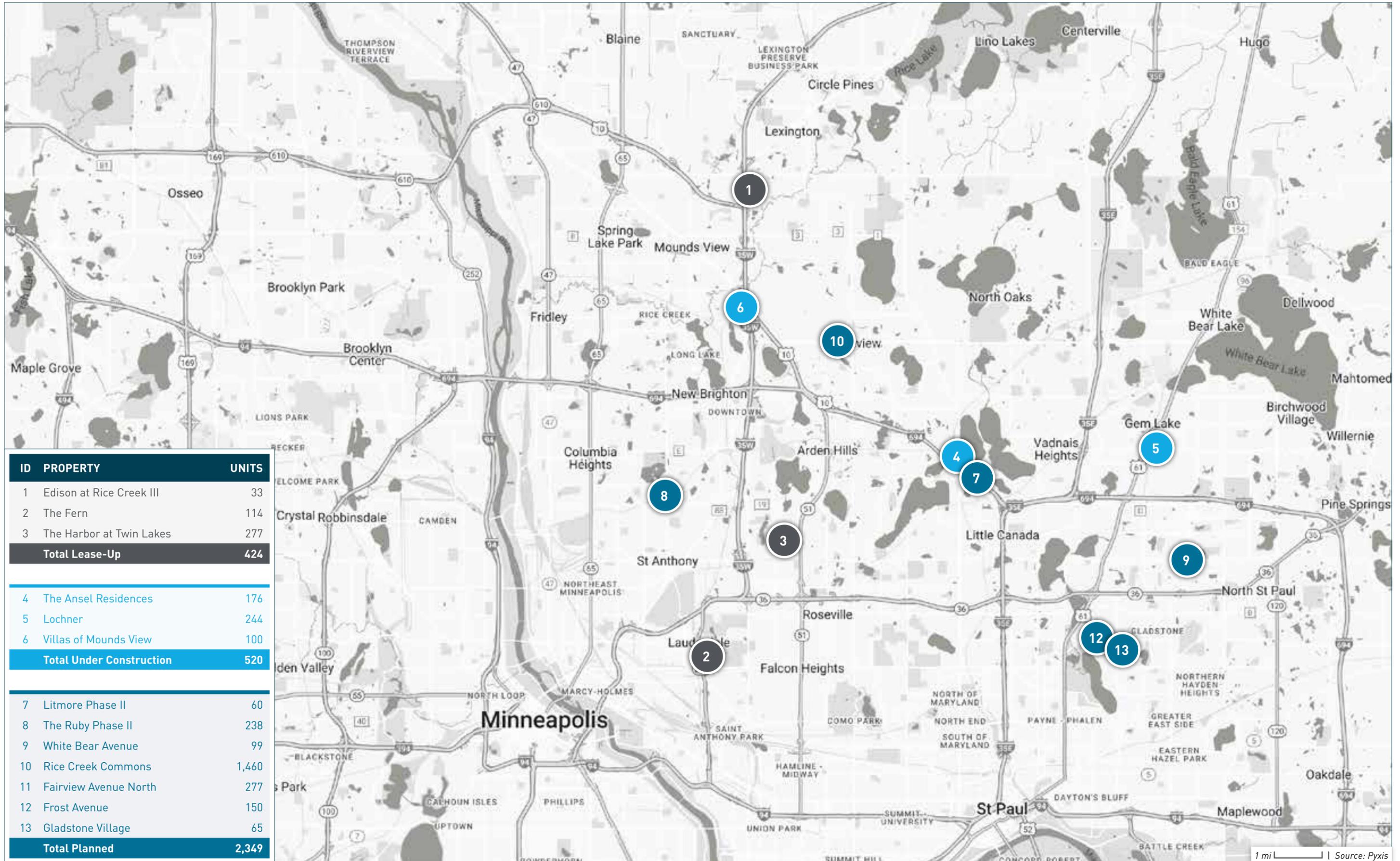
Under Construction
498 Units



Planned
874 Units



Prospective
4,460 Units



ID	PROPERTY	UNITS
1	Edison at Rice Creek III	33
2	The Fern	114
3	The Harbor at Twin Lakes	277
Total Lease-Up		424
4	The Ansel Residences	176
5	Lochner	244
6	Villas of Mounds View	100
Total Under Construction		520
7	Litmore Phase II	60
8	The Ruby Phase II	238
9	White Bear Avenue	99
10	Rice Creek Commons	1,460
11	Fairview Avenue North	277
12	Frost Avenue	150
13	Gladstone Village	65
Total Planned		2,349

LEGEND ● Lease-Up ● Under Construction ● Planned

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Edison at Rice Creek III	5891 Rice Creek Pkwy	Shoreview	MN	55126	Lease-Up	33	Northeast	11/01/2023	09/01/2023	10/01/2023
2	The Fern	1795 Eustis Street	Lauderdale	MN	55113	Lease-Up	114	Northeast	12/31/2023	05/15/2023	
3	The Harbor at Twin Lakes	2730 Herschel Street North	Roseville	MN	55113	Lease-Up	277	Northeast	10/31/2023	12/01/2022	
4	The Ansel Residences	3500 Rice Street	Vadnais Heights	MN	55126	Under Construction	176	Northeast	07/31/2024	06/01/2024	09/01/2024
5	Lochner	Hoffman Rd & Co Rd E East	White Bear Lake	MN	55110	Under Construction	244	Northeast	10/01/2024	03/01/2024	05/01/2024
6	Villas of Mounds View	4889 Old Highway 8	Mounds View	MN	55112	Under Construction	100	Northeast	11/30/2023		
7	Litmore Phase II	75 Twin Lake Blvd	Little Canada	MN	55127	Planned	60	Northeast		04/15/2023	
8	The Ruby Phase II	3800 Silver Lake Road NE	Minneapolis	MN	55421	Planned	238	Northeast	11/01/2025		
9	White Bear Avenue	County Road C East & White Bear Avenue	Maplewood	MN	55109	Planned	99	Northeast			
10	Rice Creek Commons	Highway 96 West & Lexington Avenue North	Arden Hills	MN	55112	Planned	1,460	Northeast			
11	Fairview Avenue North	Rose Place West & Wheeler Street North	Roseville	MN	55113	Planned	277	Northeast			
12	Frost Avenue	1136 Frost Avenue	St. Paul	MN	55109	Planned	150	Northeast			
13	Gladstone Village	1310 Frost Avenue	Maplewood	MN	55109	Planned	65	Northeast			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							3,293				

SUBMARKET AT A GLANCE



Lease-Up
420 Units



Under Construction
520 Units

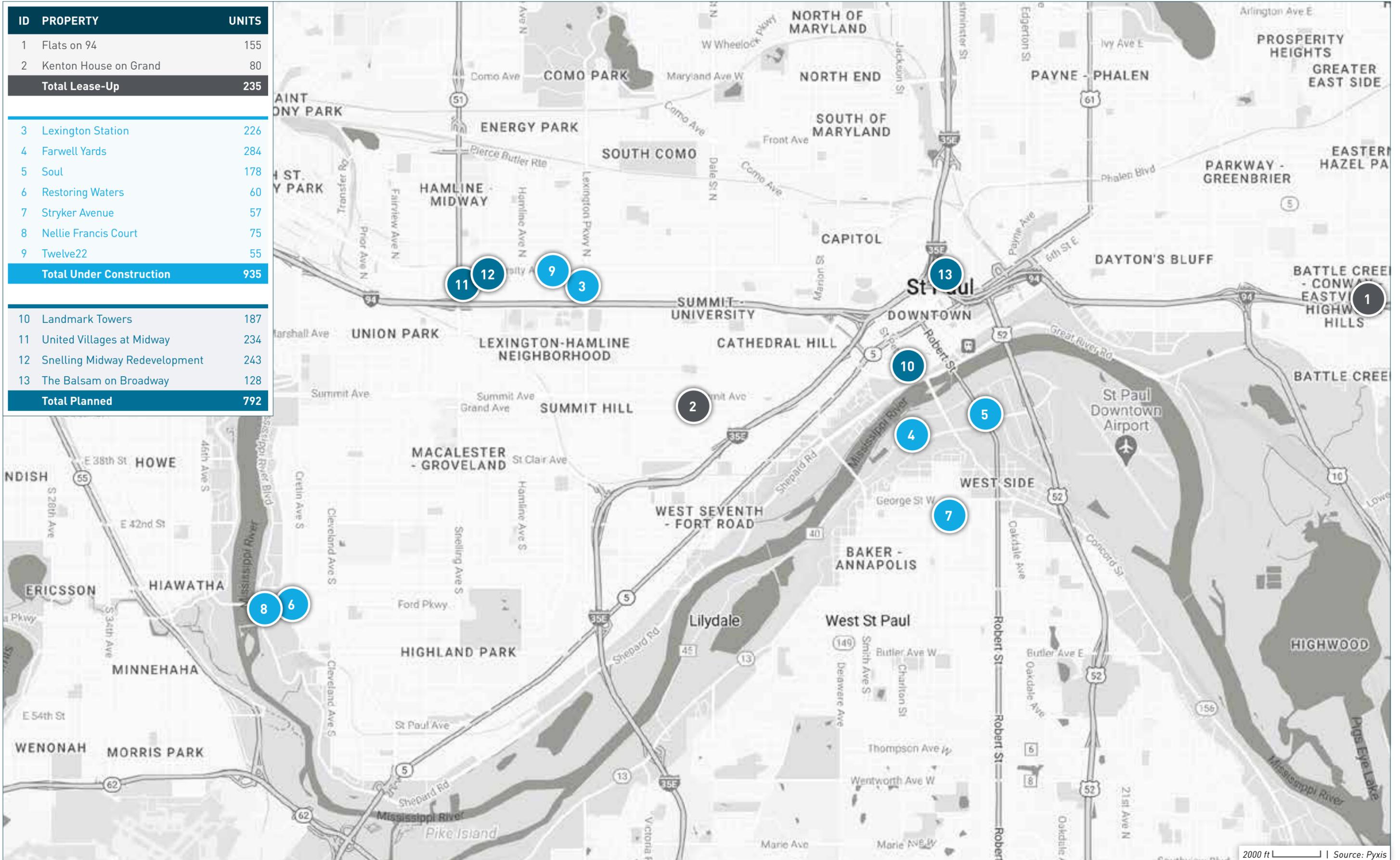


Planned
2,349 Units



Prospective
2,902 Units

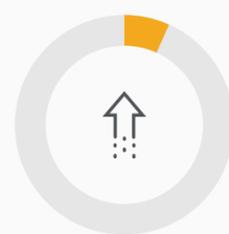
ID	PROPERTY	UNITS
1	Flats on 94	155
2	Kenton House on Grand	80
Total Lease-Up		235
3	Lexington Station	226
4	Farwell Yards	284
5	Soul	178
6	Restoring Waters	60
7	Stryker Avenue	57
8	Nellie Francis Court	75
9	Twelve22	55
Total Under Construction		935
10	Landmark Towers	187
11	United Villages at Midway	234
12	Snelling Midway Redevelopment	243
13	The Balsam on Broadway	128
Total Planned		792



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Flats on 94	1870 Old Hudson Rd	St Paul	MN	55119	Lease-Up	155	St. Paul	02/01/2024	08/01/2023	11/01/2023
2	Kenton House on Grand	695 Grand Avenue	St. Paul	MN	55105	Lease-Up	80	St. Paul	11/30/2023	06/01/2023	10/01/2023
3	Lexington Station	411-417 Lexington Pkwy N	St Paul	MN	55104	Under Construction	226	St. Paul	12/01/2024	08/01/2024	10/01/2024
4	Farwell Yards	150 West Water Street	St. Paul	MN	55107	Under Construction	284	St. Paul	12/31/2024	03/01/2024	05/01/2024
5	Soul	174 South Robert Street	St. Paul	MN	55107	Under Construction	178	St. Paul	07/31/2024		
6	Restoring Waters	801 Mount Curve Blvd	St. Paul	MN	55116	Under Construction	60	St. Paul	02/29/2024		
7	Stryker Avenue	605 Stryker Avenue	St. Paul	MN	55107	Under Construction	57	St. Paul	01/31/2024		
8	Nellie Francis Court	2285 Hillcrest Avenue	St. Paul	MN	55116	Under Construction	75	St. Paul	12/31/2023		
9	Twelve22	1222 University Avenue West	St. Paul	MN	55104	Under Construction	55	St. Paul	10/30/2023		
10	Landmark Towers	345 St Peter Street	St Paul	MN	55102	Planned	187	St. Paul	06/01/2025	02/01/2025	04/01/2025
11	United Villages at Midway	1574 University Avenue West	St. Paul	MN	55104	Planned	234	St. Paul	10/01/2023		
12	Snelling Midway Redevelopment	SWC Pascal Street North & University Avenue West	St. Paul	MN	55104	Planned	243	St. Paul			
13	The Balsam on Broadway	540 Broadway Street	St. Paul	MN	55101	Planned	128	St. Paul			

TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 1,962

SUBMARKET AT A GLANCE



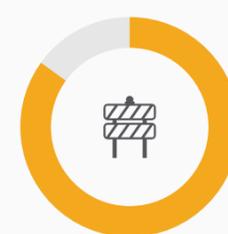
Lease-Up
235 Units



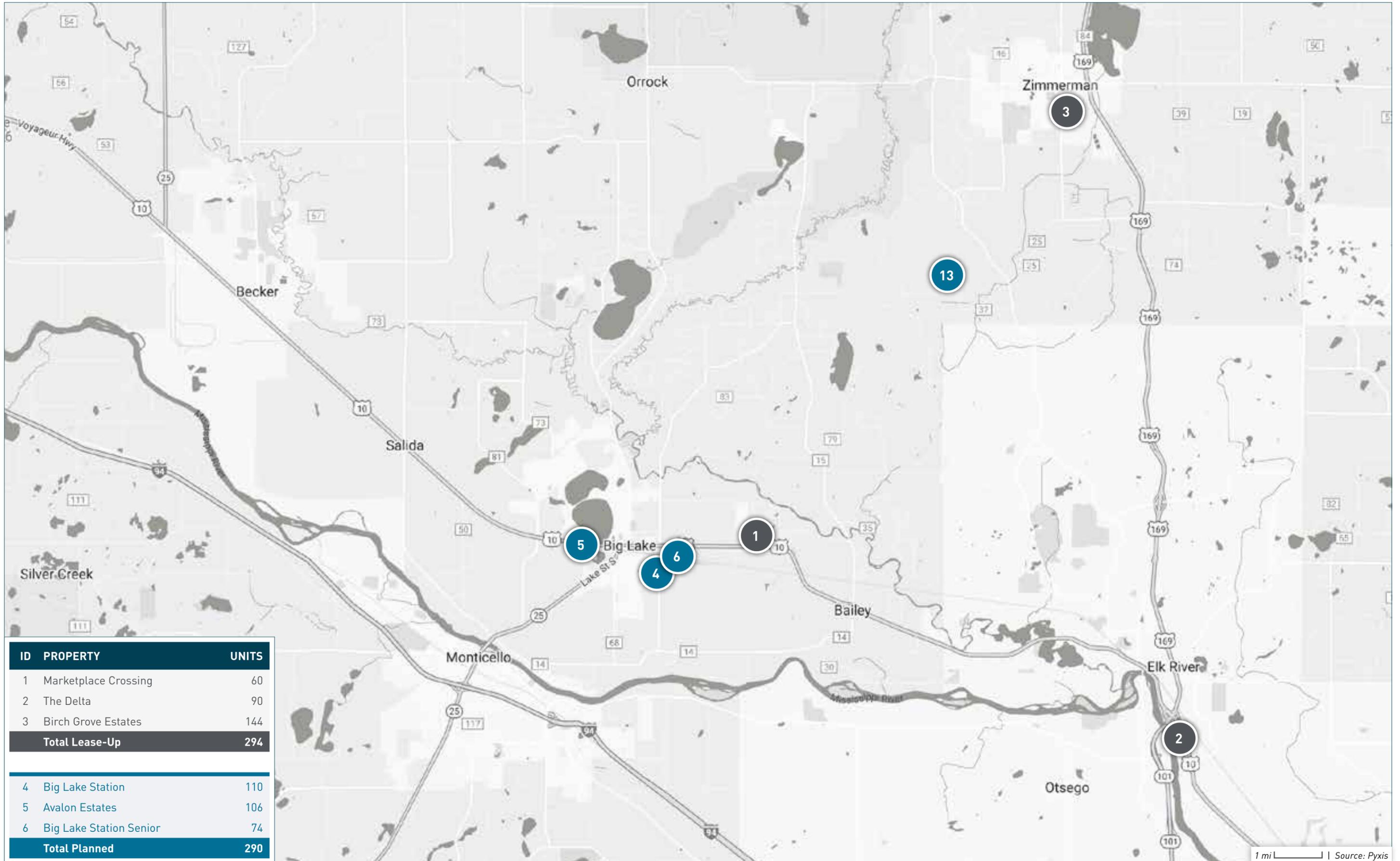
Under Construction
935 Units



Planned
792 Units



Prospective
7,207 Units

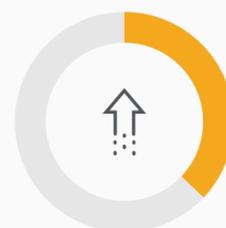


ID	PROPERTY	UNITS
1	Marketplace Crossing	60
2	The Delta	90
3	Birch Grove Estates	144
Total Lease-Up		294
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4	Big Lake Station	110
5	Avalon Estates	106
6	Big Lake Station Senior	74
Total Planned		290

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	Marketplace Crossing	16940 Marketplace Drive	Big Lake	MN	55309	Lease-Up	60	Sherburne County	10/31/2023	08/21/2023		
2	The Delta	17354 Zane Street NW	Elk River	MN	55330	Lease-Up	90	Sherburne County	01/31/2024	06/01/2023	06/01/2024	
3	Birch Grove Estates	25749 4th Street West	Zimmerman	MN	55398	Lease-Up	144	Sherburne County	10/31/2023	04/30/2022		
4	Big Lake Station	Forest Road & Station Street NW	Big Lake	MN	55309	Planned	110	Sherburne County				
5	Avalon Estates	Jefferson Blvd & Lakeshore Drive	Big Lake	MN	55309	Planned	106	Sherburne County				
6	Big Lake Station Senior	Forest Road & Station Street NW	Big Lake	MN	55309	Planned	74	Sherburne County				
TOTAL LEASE-UP AND PLANNED							584					

SUBMARKET AT A GLANCE



Lease-Up
294 Units



Under Construction
0 Units



Planned
290 Units



Prospective
771 Units

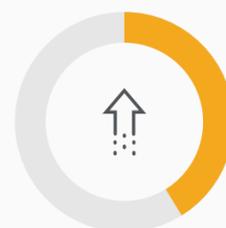


ID	PROPERTY	UNITS
1	Omry at Canterbury	146
2	The Triple Crown Residences at Canterbury Phase II	321
Total Lease-Up		467
3	Windermere	205
4	Summerland Place	300
5	The Preserve at Jeffers Pond	197
Total Planned		702

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	Omry at Canterbury	2900 Winners Circle Drive	Shakopee	MN	55379	Lease-Up	146	Scott County	10/31/2023	06/05/2023	
2	The Triple Crown Residences at Canterbury Phase II	840 Shenandoah Drive	Shakopee	MN	55379	Lease-Up	321	Scott County	10/31/2023	10/18/2019	05/01/2023
3	Windermere	1600 Windermere Way	Shakopee	MN	55379	Planned	205	Scott County	07/01/2025	01/01/2025	03/01/2025
4	Summerland Place	17th Avenue East & Mystic Lake Drive	Shakopee	MN	55379	Planned	300	Scott County			
5	The Preserve at Jeffers Pond	3729 Fountain Hills Drive NW	Prior Lake	MN	55372	Planned	197	Scott County			
TOTAL LEASE-UP AND PLANNED							1,169				

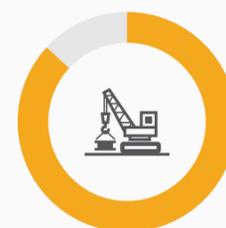
SUBMARKET AT A GLANCE



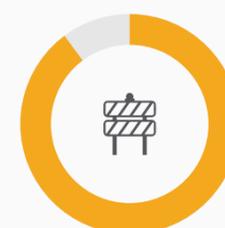
Lease-Up
467 Units



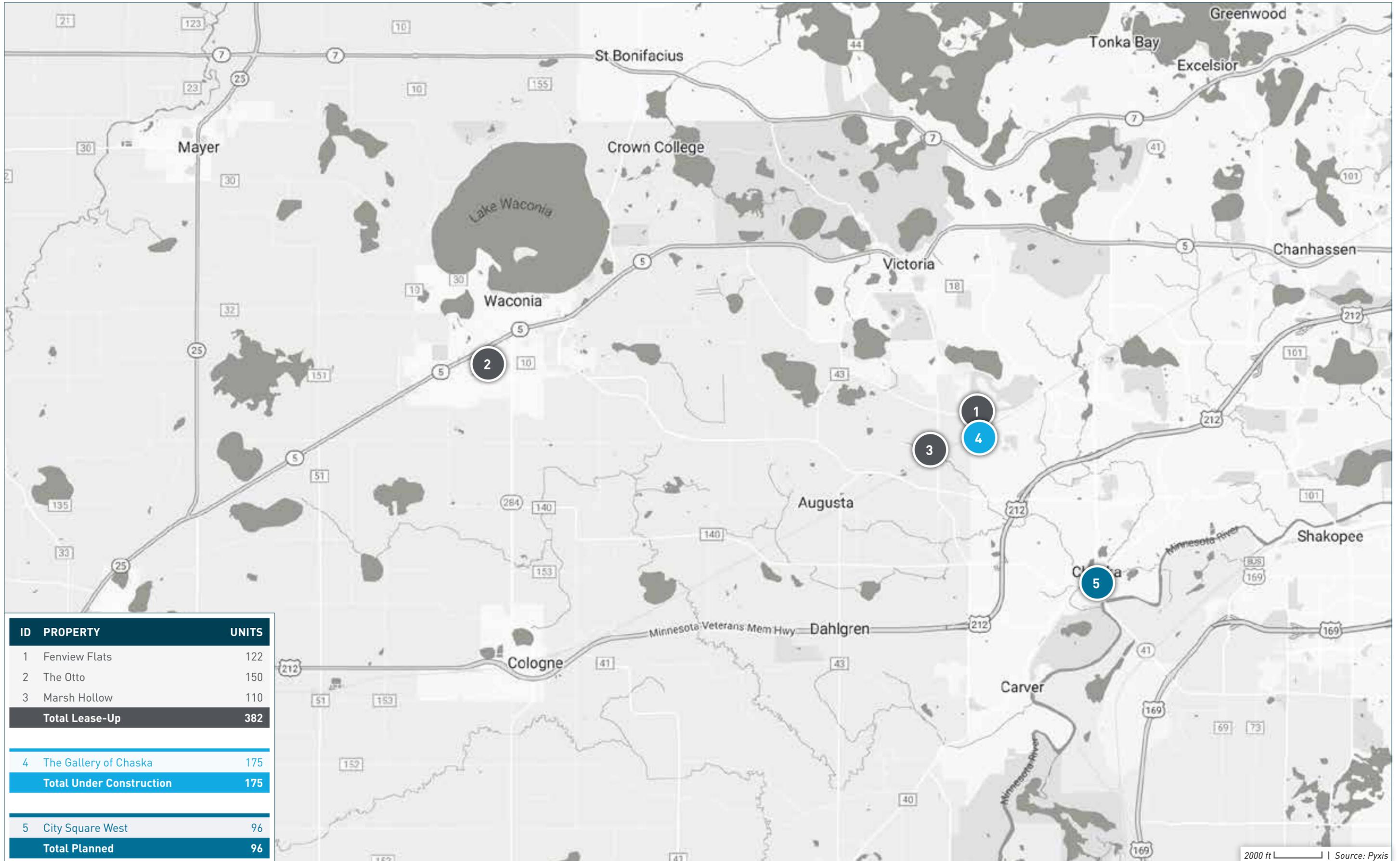
Under Construction
0 Units



Planned
702 Units



Prospective
745 Units

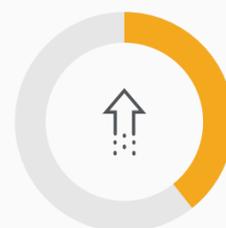


ID	PROPERTY	UNITS
1	Fenview Flats	122
2	The Otto	150
3	Marsh Hollow	110
Total Lease-Up		382
4	The Gallery of Chaska	175
Total Under Construction		175
5	City Square West	96
Total Planned		96

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	Fenview Flats	1600 Clover Ridge Drive	Chaska	MN	55318	Lease-Up	122	Carver County / Other	06/30/2024	07/01/2023	11/01/2023
2	The Otto	601 Industrial Blvd W	Waconia	MN	55387	Lease-Up	150	Carver County / Other	02/01/2024	06/01/2023	12/01/2023
3	Marsh Hollow	10402 Robinwood Road	Victoria	MN	55318	Lease-Up	110	Carver County / Other	08/31/2024	04/15/2023	05/01/2023
4	The Gallery of Chaska	3200 Clover Ridge Dr	Chaska	MN	55318	Under Construction	175	Carver County / Other	04/01/2024	11/01/2023	02/01/2024
5	City Square West	115 West 4th Street	Chaska	MN	55318	Planned	96	Carver County / Other			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							653				

SUBMARKET AT A GLANCE



Lease-Up
382 Units



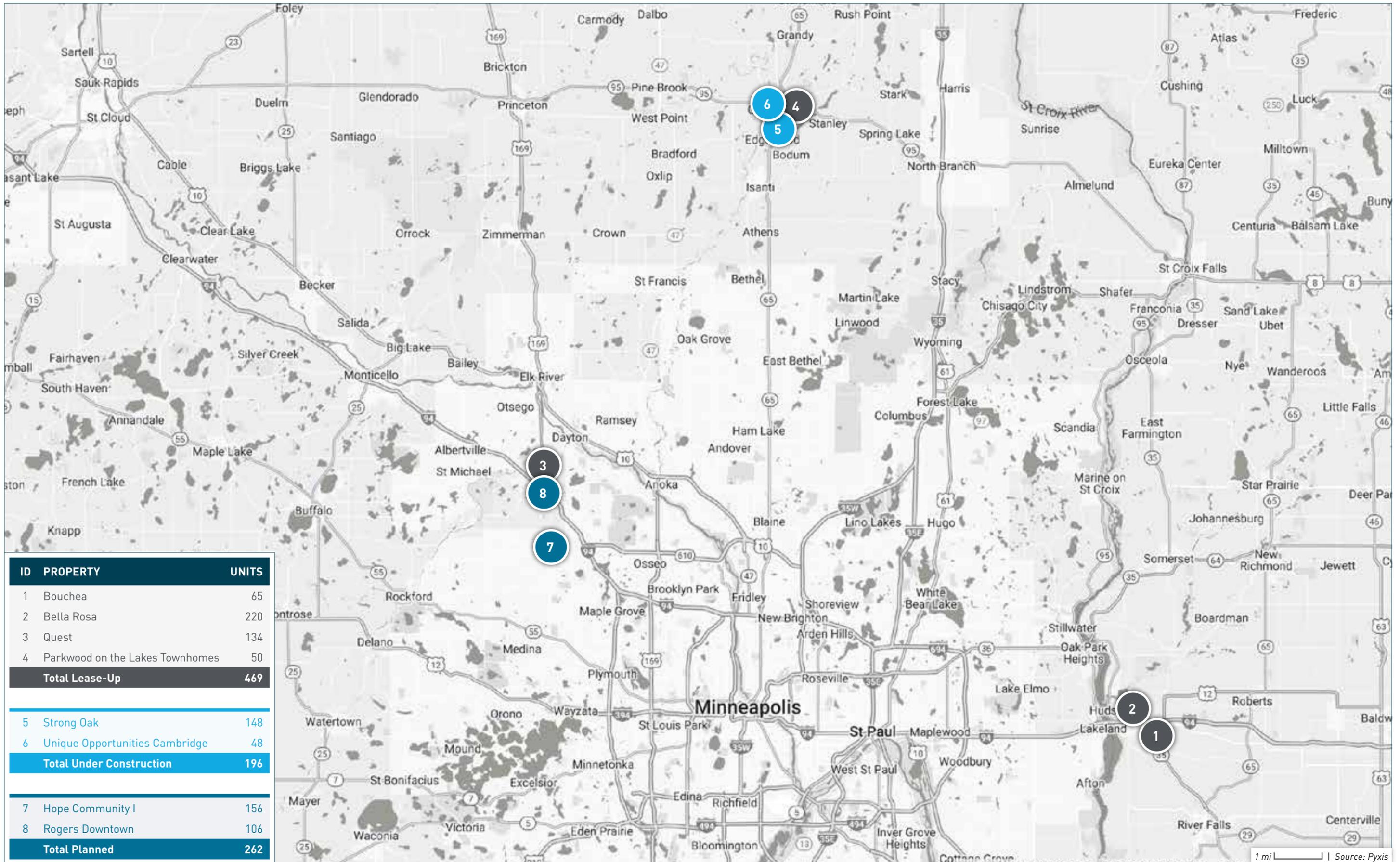
Under Construction
175 Units



Planned
96 Units



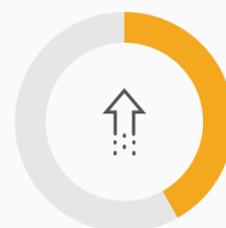
Prospective
519 Units



OTHER SUBMARKETS

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE	
1	Bouchea	600 Old Highway 35	Hudson	WI	54016	Lease-Up	65	St. Croix County	10/31/2023	08/21/2023	07/01/2023	
2	Bella Rosa	690 Elizabeth Way	Hudson	WI	54016	Lease-Up	220	St. Croix County	10/31/2023	07/03/2023	05/01/2023	
3	Quest	13650 Marshview Ave	Rogers	MN	55374	Lease-Up	134	Hennepin County / Other	12/01/2023	04/01/2023	09/01/2023	
4	Parkwood on the Lakes Townhomes	2100 4th Lane SE	Cambridge	MN	55008	Lease-Up	50	Isanti County	10/31/2023	02/01/2022		
5	Strong Oak	Old South Main St & 20th Ave SW	Cambridge	MN	55008	Under Construction	148	Isanti County	5/1/2025	12/1/2024	3/1/2025	
6	Unique Opportunities Cambridge	550 18th Ave SW	Cambridge	MN	55008	Under Construction	48	Isanti County	2/1/2024	10/1/2023	12/1/2023	
7	Hope Community I	Fletcher Ln & 97th Ave N	Rogers	MN	55374	Planned	156	Hennepin County / Other	5/1/2025	4/1/2027	7/1/2027	
8	Rogers Downtown	John Deere Lane & Main Street	Rogers	MN	55374	Planned	106	Hennepin County / Other				
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							927					

OTHER SUBMARKETS AT A GLANCE



Lease-Up
469 Units



Under Construction
196 Units



Planned
262 Units



Prospective
1,264 Units