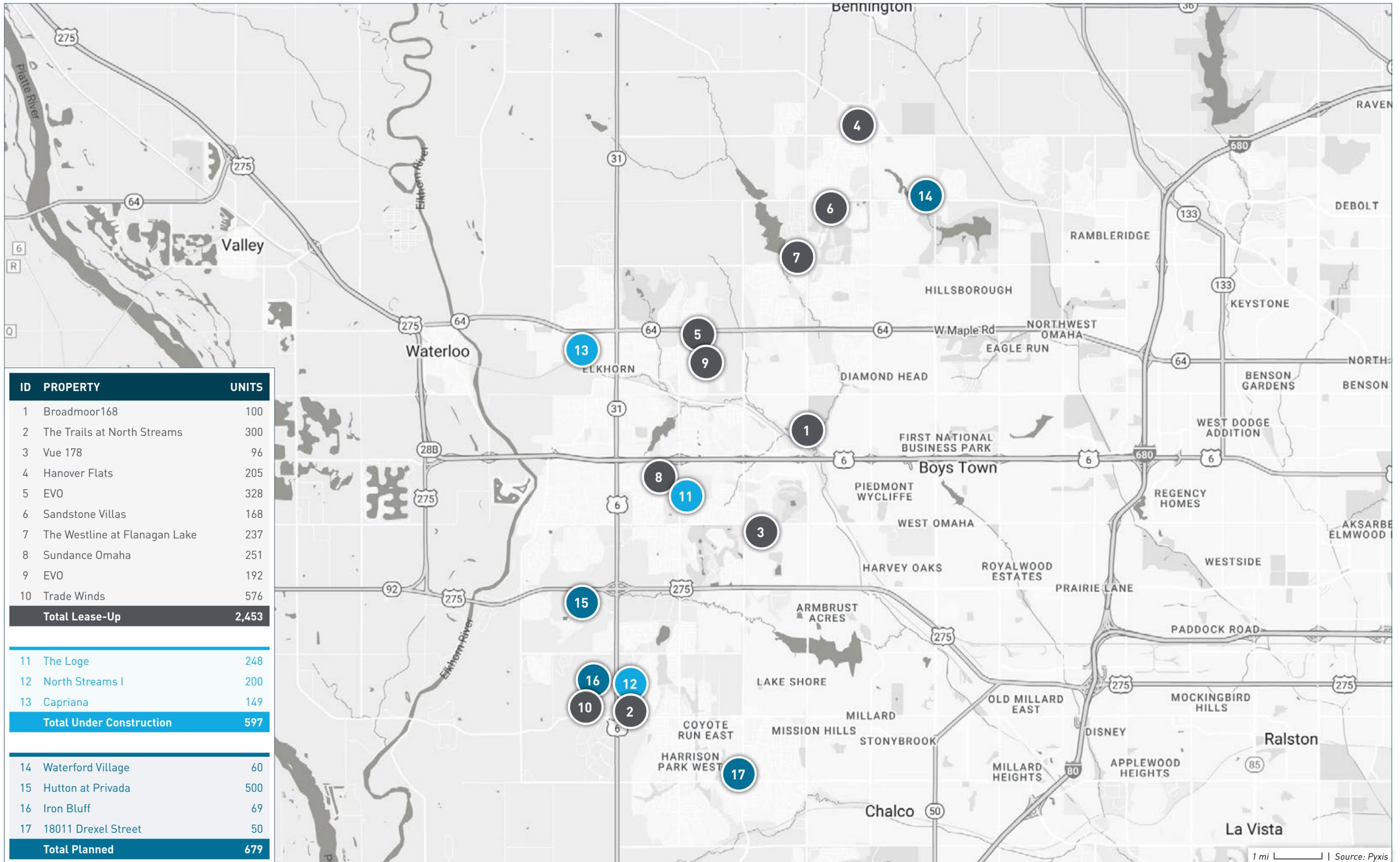


ID	SUBMARKET NAME	PAGE
1	Douglas County / Other	2
2	Sarpy County	4
3	South Omaha	6
4	North Omaha	8
5	Southwest Suburban	10
Other Submarkets	12	

DEVELOPMENT STATUS	UNITS
Lease-Up	5,449
Under Construction	2,468
Planned	3,472
Prospective	15,362

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	Broadmoor168	100
2	The Trails at North Streams	300
3	Vue 178	96
4	Hanover Flats	205
5	EVO	328
6	Sandstone Villas	168
7	The Westline at Flanagan Lake	237
8	Sundance Omaha	251
9	EVO	192
10	Trade Winds	576
Total Lease-Up		2,453
11	The Loge	248
12	North Streams I	200
13	Capriana	149
Total Under Construction		597
14	Waterford Village	60
15	Hutton at Privada	500
16	Iron Bluff	69
17	18011 Drexel Street	50
Total Planned		679

1 mi | Source: Pyxis

DOUGLAS COUNTY / OTHER SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Broadmoor168	1221 North 170th Street	Omaha	NE	68118	Lease-Up	100	Douglas County / Other	04/30/2024	08/01/2023	
2	The Trails at North Streams	5002 202nd Court	Omaha	NE	68135	Lease-Up	300	Douglas County / Other	10/31/2024	08/01/2023	
3	Vue 178	1101 South 178th Street	Omaha	NE	68130	Lease-Up	96	Douglas County / Other	11/30/2023	07/28/2023	12/01/2023
4	Hanover Flats	15840 Clay Plaza	Bennington	NE	68007	Lease-Up	205	Douglas County / Other	01/31/2024	05/10/2023	07/01/2023
5	EVO	18749 Emmet Ct #111	Elkhorn	NE	68022	Lease-Up	328	Douglas County / Other	01/01/2024	02/01/2023	03/01/2023
6	Sandstone Villas	16201 Ida Street	Omaha	NE	68116	Lease-Up	168	Douglas County / Other	02/29/2024	02/01/2023	
7	The Westline at Flanagan Lake	5515 North HWS Cleveland Blvd	Omaha	NE	68116	Lease-Up	237	Douglas County / Other	10/31/2023	06/15/2022	09/01/2022
8	Sundance Omaha	19551 Molly Street	Omaha	NE	68022	Lease-Up	251	Douglas County / Other	03/31/2024	06/10/2022	04/01/2023
9	EVO	18749 Emmet Court	Elkhorn	NE	68022	Lease-Up	192	Douglas County / Other	12/31/2023	05/01/2022	
10	Trade Winds	4910 South 209th Court	Elkhorn	NE	68022	Lease-Up	576	Douglas County / Other	12/31/2026	08/28/2020	10/02/2020
11	The Loge	S 192nd St & N 188th St	Omaha	NE	68022	Under Construction	248	Douglas County / Other	11/01/2024	04/01/2024	05/01/2024
12	North Streams I	Q St & S 204th St	Elkhorn	NE	68022	Under Construction	200	Douglas County / Other	11/01/2024	03/01/2024	05/01/2024
13	Capriana	21120 Elkhorn Drive	Elkhorn	NE	68022	Under Construction	149	Douglas County / Other	07/31/2024	12/01/2023	01/01/2024
14	Waterford Village	North 145th Street & Ida Street	Bennington	NE	68007	Planned	60	Douglas County / Other			
15	Hutton at Privada	West Center Road & Blue Sage Drive	Elkhorn	NE	68022	Planned	500	Douglas County / Other			
16	Iron Bluff	4521 South 209th Plaza	Elkhorn	NE	68022	Planned	69	Douglas County / Other			
17	18011 Drexel Street	18011 Drexel Street	Omaha	NE	68135	Planned	50	Douglas County / Other			

TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 3,729

SUBMARKET AT A GLANCE



Lease-Up
2,453 Units



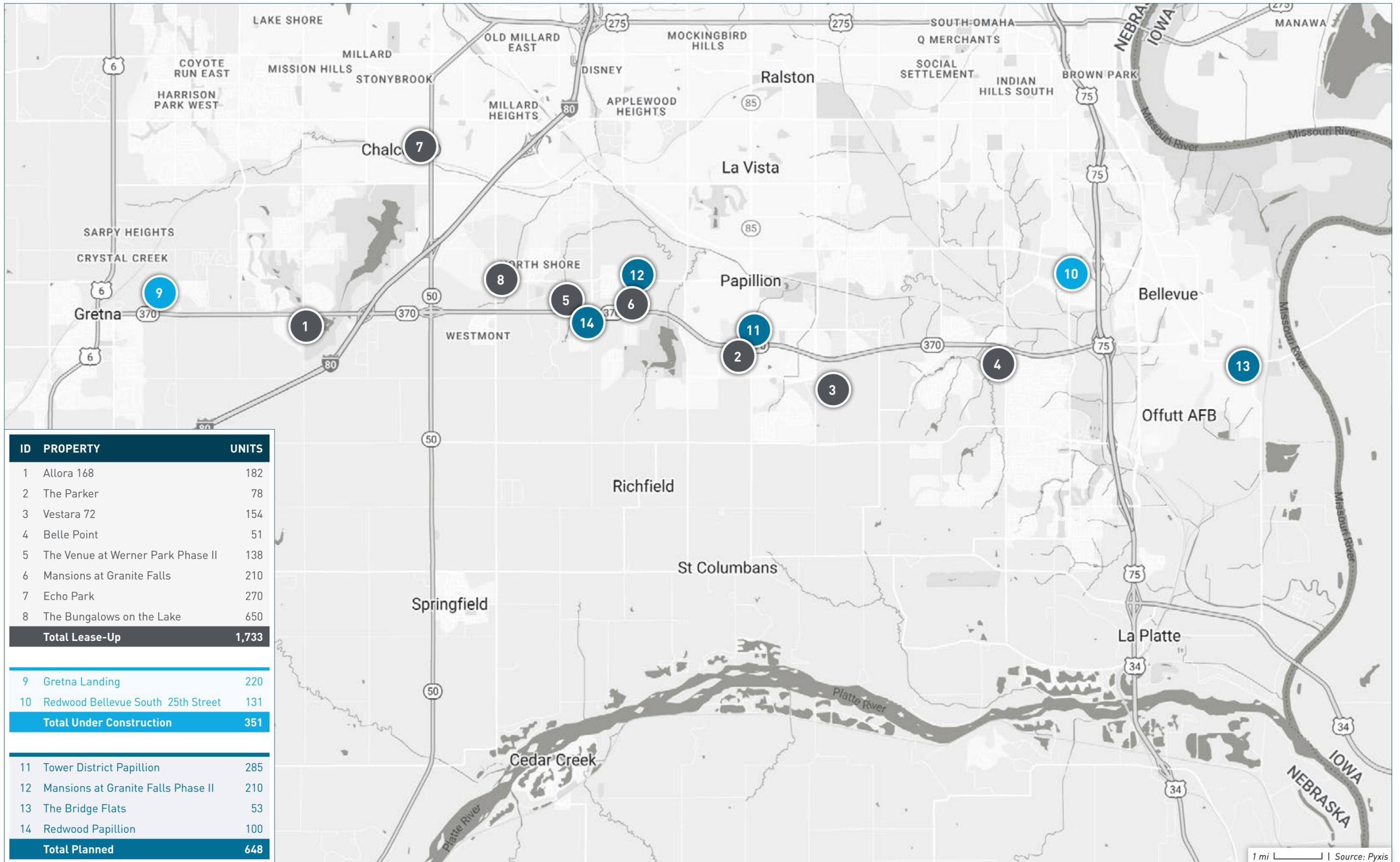
Under Construction
597 Units



Planned
679 Units



Prospective
2,821 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Allora 168	16751 Morgan Avenue	Gretna	NE	68028	Lease-Up	182	Sarpy County	03/31/2024	09/01/2023	09/01/2023
2	The Parker	1512 Bristol Street	Papillion	NE	68046	Lease-Up	78	Sarpy County	12/31/2023	06/01/2023	
3	Vestara 72	7088 Flint Drive	Papillion	NE	68133	Lease-Up	154	Sarpy County	08/31/2024	05/15/2023	06/01/2023
4	Belle Point	3705 Lexington Ave	Bellevue	NE	68123	Lease-Up	51	Sarpy County	10/01/2023	05/01/2023	06/01/2023
5	The Venue at Werner Park Phase II	11951 Ballpark Way	Papillion	NE	68046	Lease-Up	138	Sarpy County	01/31/2024	01/01/2023	04/01/2023
6	Mansions at Granite Falls	10951 Wittmus Drive	Papillion	NE	68046	Lease-Up	210	Sarpy County	10/31/2023	08/01/2021	10/01/2021
7	Echo Park	7561 South 146th Street	Omaha	NE	68138	Lease-Up	270	Sarpy County	10/31/2023	08/01/2021	10/01/2021
8	The Bungalows on the Lake	13178 Lincoln Road	Papillion	NE	68138	Lease-Up	650	Sarpy County	05/31/2025	04/01/2020	
9	Gretna Landing	NE-370 & 192nd St	Gretna	NE	68136	Under Construction	220	Sarpy County	02/01/2025	07/01/2024	09/01/2024
10	Redwood Bellevue South 25th Street	10530 South 24th Plaza	Bellevue	NE	68123	Under Construction	131	Sarpy County	08/31/2024	12/01/2023	01/01/2024
11	Tower District Papillion	South 84th Street & State Route 370	Papillion	NE	68046	Planned	285	Sarpy County	01/01/2024	05/01/2023	07/01/2023
12	Mansions at Granite Falls Phase II	10951 Wittmus Drive	Papillion	NE	68046	Planned	210	Sarpy County		08/01/2021	10/01/2021
13	The Bridge Flats	Jefferson Street & West Mission Avenue	Bellevue	NE	68005	Planned	53	Sarpy County			
14	Redwood Papillion	South 114th Street & NE-370	Papillion	NE	68046	Planned	100	Sarpy County			

TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 2,732

SUBMARKET AT A GLANCE



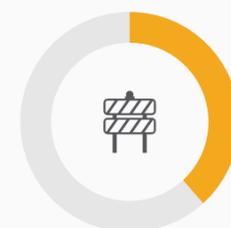
Lease-Up
1,733 Units



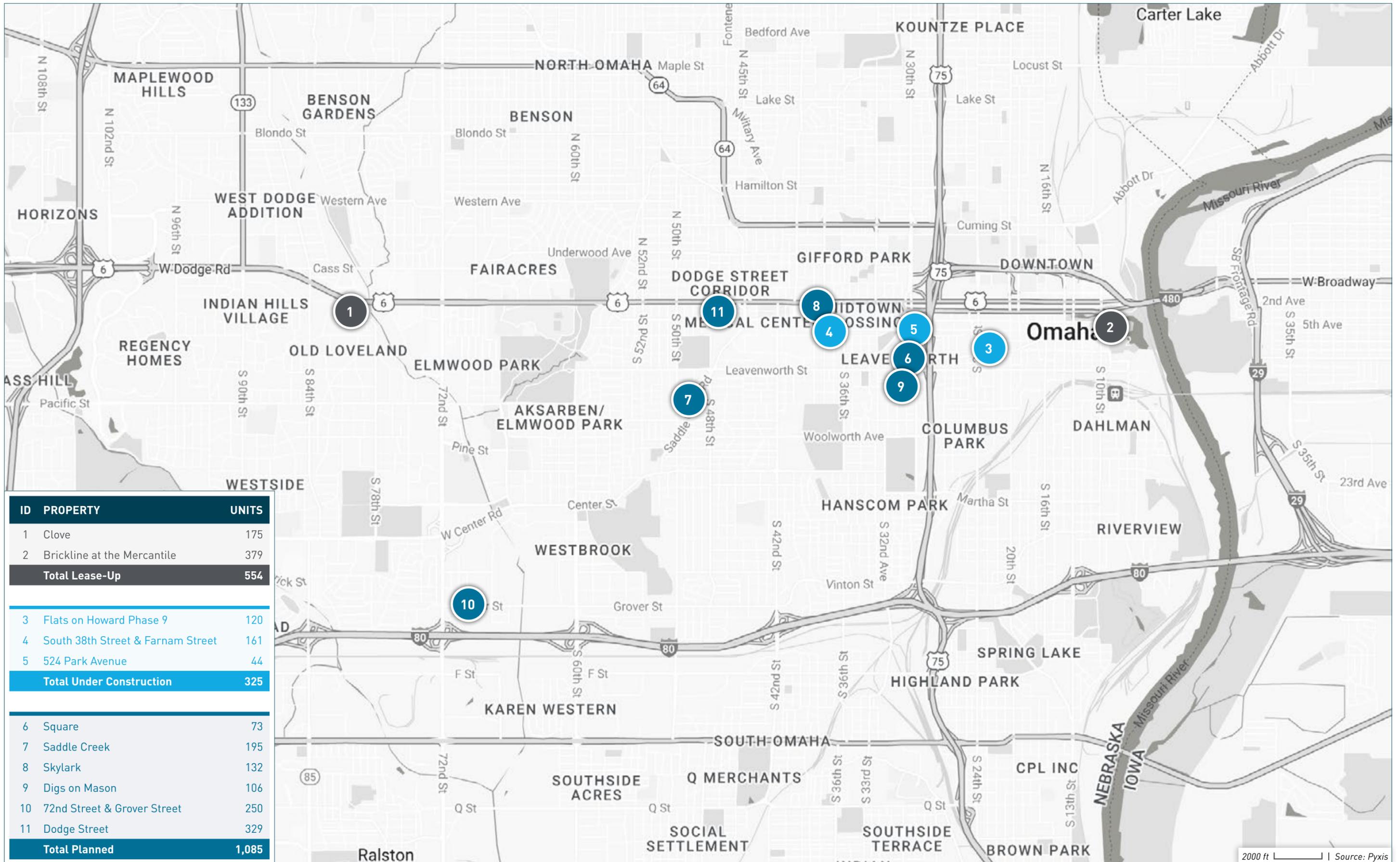
Under Construction
351 Units



Planned
648 Units



Prospective
3,624 Units



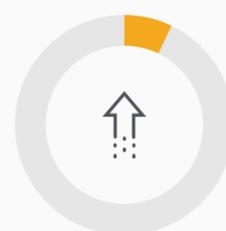
ID	PROPERTY	UNITS
1	Clove	175
2	Brickline at the Mercantile	379
Total Lease-Up		554
3	Flats on Howard Phase 9	120
4	South 38th Street & Farnam Street	161
5	524 Park Avenue	44
Total Under Construction		325
6	Square	73
7	Saddle Creek	195
8	Skylark	132
9	Digs on Mason	106
10	72nd Street & Grover Street	250
11	Dodge Street	329
Total Planned		1,085

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	Clove	8004 Farnam Drive	Omaha	NE	68114	Lease-Up	175	South Omaha	04/30/2024	06/19/2023	09/01/2023
2	Brickline at the Mercantile	901 Farnam Street	Omaha	NE	68102	Lease-Up	379	South Omaha	12/31/2023	07/11/2022	02/01/2023
3	Flats on Howard Phase 9	2211 Howard Street	Omaha	NE	68102	Under Construction	120	South Omaha	12/31/2023	03/01/2024	04/01/2024
4	South 38th Street & Farnam Street	South 38th Street & Farnam Street	Omaha	NE	68131	Under Construction	161	South Omaha	04/30/2024	03/01/2024	04/01/2024
5	524 Park Avenue	524 Park Ave	Omaha	NE	68105	Under Construction	44	South Omaha	07/01/2024	03/01/2024	04/01/2024
6	Square	3001 Leavenworth Street	Omaha	NE	68105	Planned	73	South Omaha	03/01/2026	09/01/2025	10/01/2025
7	Saddle Creek	NWC Pacific Street & South Saddle Creek Road	Omaha	NE	68106	Planned	195	South Omaha	06/01/2025		
8	Skylark	101 South 38th Avenue	Omaha	NE	68131	Planned	132	South Omaha			
9	Digs on Mason	3066 Mason Street	Omaha	NE	68105	Planned	106	South Omaha			
10	72nd Street & Grover Street	NEC 72nd Street & Grover Street	Omaha	NE	68124	Planned	250	South Omaha			
11	Dodge Street	4629 Dodge Street	Omaha	NE	68132	Planned	329	South Omaha			

TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 1,964

SUBMARKET AT A GLANCE



Lease-Up
554 Units



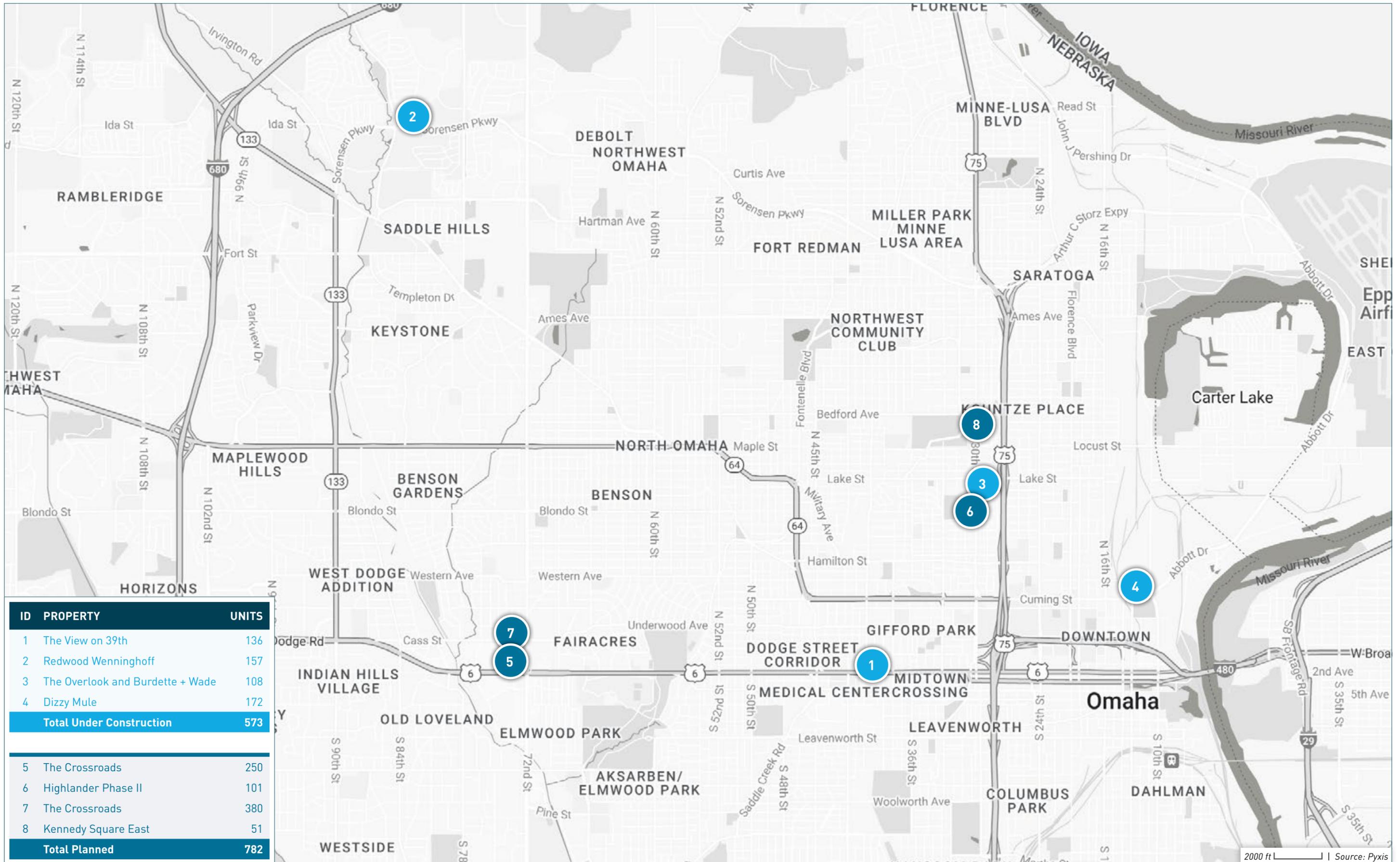
Under Construction
325 Units



Planned
1,085 Units



Prospective
5,825 Units



ID	PROPERTY	UNITS
1	The View on 39th	136
2	Redwood Wenninghoff	157
3	The Overlook and Burdette + Wade	108
4	Dizzy Mule	172
Total Under Construction		573
5	The Crossroads	250
6	Highlander Phase II	101
7	The Crossroads	380
8	Kennedy Square East	51
Total Planned		782

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	The View on 39th	3902 Dodge Street	Omaha	NE	68131	Under Construction	136	North Omaha	11/30/2024	06/01/2024	07/01/2024
2	Redwood Wenninghoff	Sorensen Pkwy & Wenninghoff Rd	Omaha	NE	68122	Under Construction	157	North Omaha	09/01/2024	03/01/2024	04/01/2024
3	The Overlook and Burdette + Wade	North 30th Street & Burdette Street	Omaha	NE	68111	Under Construction	108	North Omaha	11/30/2023	11/01/2023	12/01/2023
4	Dizzy Mule	1218 IZARD STREET	Omaha	NE	68102	Under Construction	172	North Omaha	07/31/2025		
5	The Crossroads	7400 Dodge St	Omaha	NE	68114	Planned	250	North Omaha	03/01/2026	09/01/2025	11/01/2025
6	Highlander Phase II	3003 Patrick Avenue	Omaha	NE	68111	Planned	101	North Omaha		04/01/2018	
7	The Crossroads	SWC 72nd Street & Dodge Street	Omaha	NE	68114	Planned	380	North Omaha			
8	Kennedy Square East	North 30th Street & Spencer Street	Omaha	NE	68111	Planned	51	North Omaha			
TOTAL UNDER CONSTRUCTION AND PLANNED							1,355				

SUBMARKET AT A GLANCE



Lease-Up
0 Units



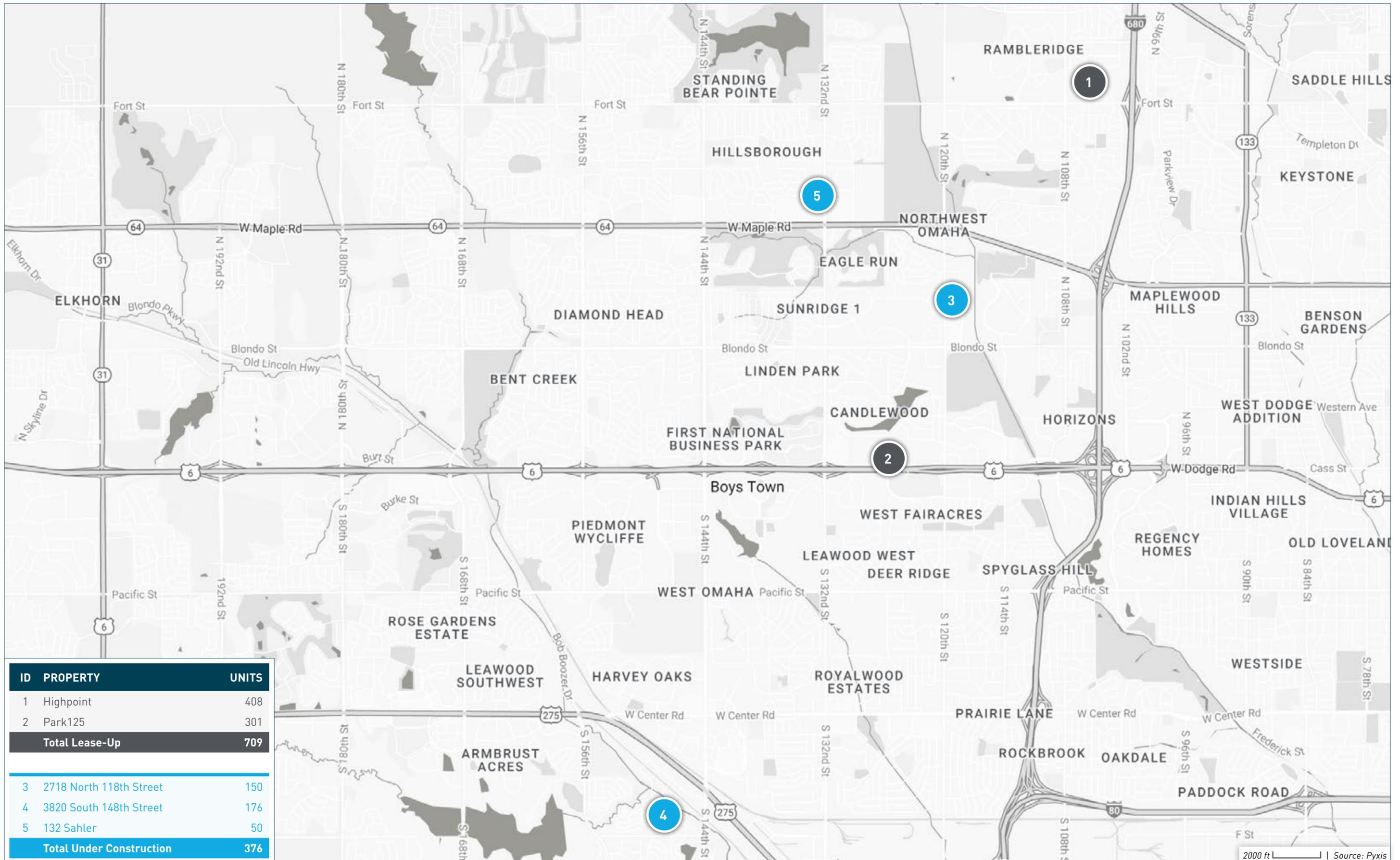
Under Construction
573 Units



Planned
782 Units



Prospective
1,368 Units

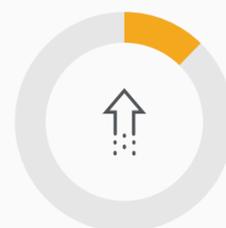


ID	PROPERTY	UNITS
1	Highpoint	408
2	Park125	301
Total Lease-Up		709
3	2718 North 118th Street	150
4	3820 South 148th Street	176
5	132 Sahler	50
Total Under Construction		376

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	Highpoint	10535 Ellison Plaza	Omaha	NE	68134	Lease-Up	408	Southwest Suburban	12/31/2023	09/01/2023	
2	Park125	12500 West Dodge Road	Omaha	NE	68154	Lease-Up	301	Southwest Suburban	10/31/2023	04/16/2021	06/01/2021
3	2718 North 118th Street	2718 North 118th Street	Omaha	NE	68164	Under Construction	150	Southwest Suburban	10/31/2024	02/01/2025	03/01/2025
4	3820 South 148th Street	3820 South 148th Street	Omaha	NE	68144	Under Construction	176	Southwest Suburban	12/31/2023		
5	132 Sahler	4150 North 132nd Street	Omaha	NE	68164	Under Construction	50	Southwest Suburban	06/30/2024		
TOTAL LEASE-UP AND UNDER CONSTRUCTION							1,085				

SUBMARKET AT A GLANCE



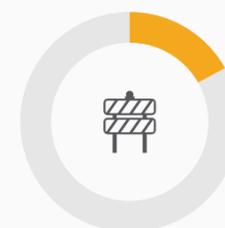
Lease-Up
709 Units



Under Construction
376 Units



Planned
0 Units



Prospective
981 Units



20 mi | Source: Pyxis

OTHER SUBMARKETS

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Aster Village Two	1401 Aster Dr	Tiffin	IA	52340	Under Construction	108	Pottawattamie County	01/01/2025	08/01/2024	11/01/2024
2	Ox-Bow Crossing	NE-66 & Silver St	Ashland	NE	68003	Under Construction	48	Saunders County	04/01/2024	02/01/2024	03/01/2024
3	Ridgeview	2209 1st Avenue	Plattsmouth	NE	68048	Under Construction	90	Cass County	05/31/2024		
4	The TreeHouse	1st Avenue & South 34th Street	Council Bluffs	IA	51501	Planned	217	Pottawattamie County	04/30/2024		
5	Transformation Hill	2848 College Drive	Blair	NE	68008	Planned	61	Washington County			
TOTAL UNDER CONSTRUCTION AND PLANNED							524				

OTHER SUBMARKETS AT A GLANCE



Lease-Up
0 Units



Under Construction
246 Units



Planned
278 Units



Prospective
743 Units