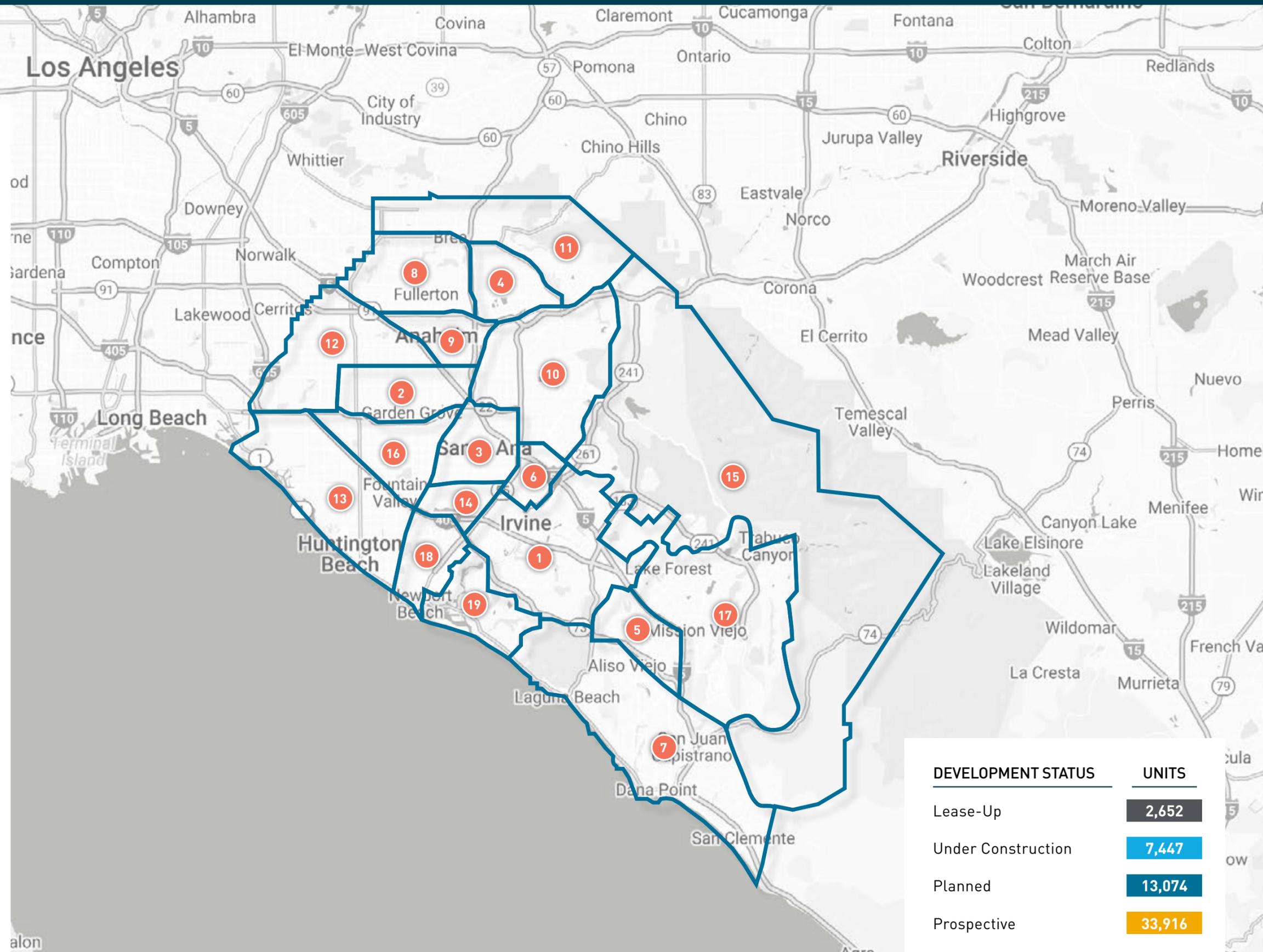


# ORANGE COUNTY | MULTIFAMILY QUARTERLY PIPELINE MAP

# 3Q23

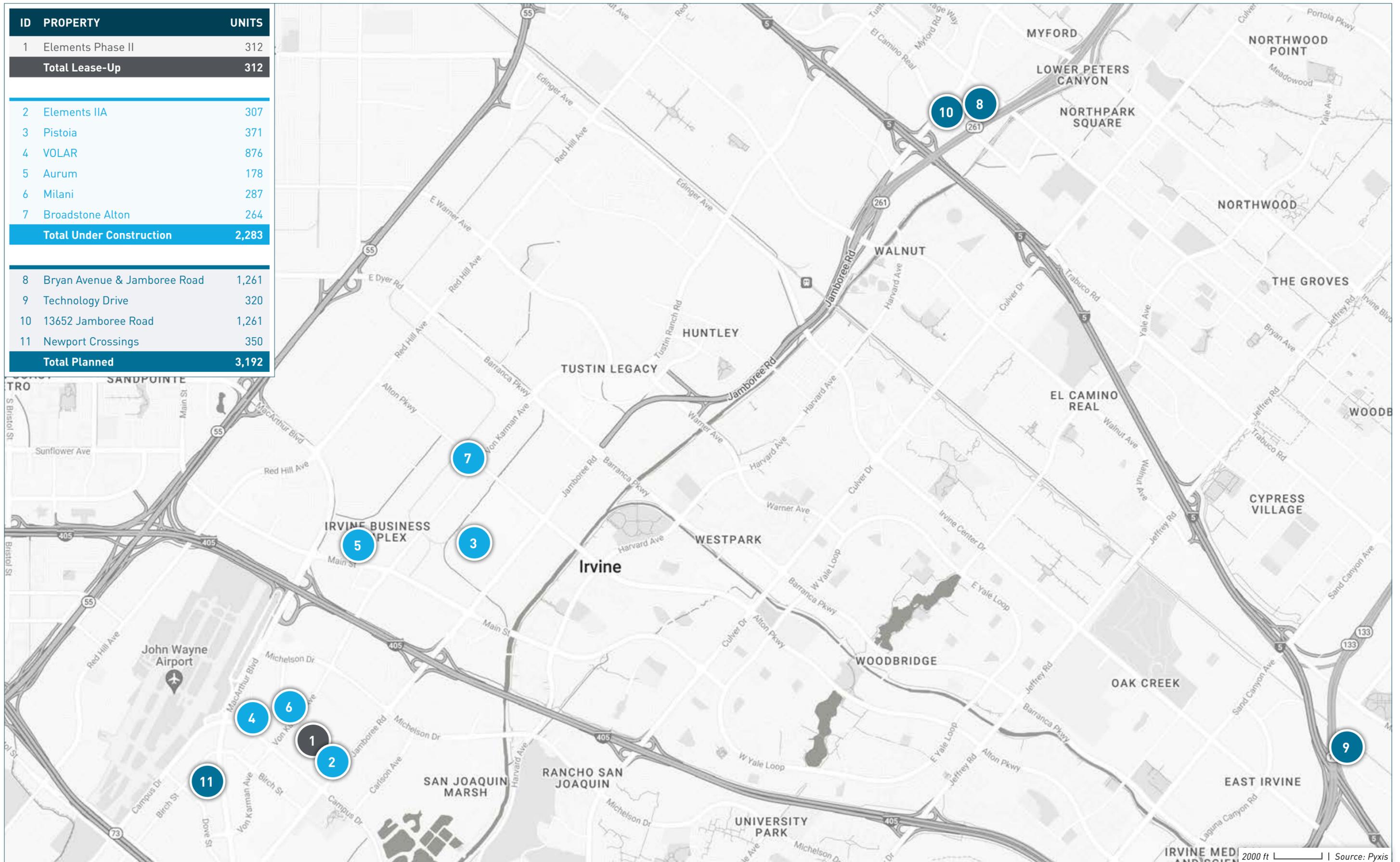


ID	SUBMARKET NAME	PAGE
1	Irvine	2
2	South Anaheim	4
3	North Santa Ana	6
4	Placentia / Northeast Anaheim	8
<b>Other Submarkets</b>		<b>10</b>
5	Laguna Hills	
6	Tustin	
7	Laguna Beach / Dana Point	
8	Fullerton	
9	North Anaheim	
10	Orange	
11	Brea	
12	Buena Park	
13	Huntington Beach	
14	South Santa Ana	
15	Orange County / Other	
16	Westminster / Fountain Valley	
17	Mission Viejo	
18	Costa Mesa	
19	Newport Beach	

DEVELOPMENT STATUS	UNITS
Lease-Up	2,652
Under Construction	7,447
Planned	13,074
Prospective	33,916

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	Elements Phase II	312
<b>Total Lease-Up</b>		<b>312</b>
<hr/>		
2	Elements IIA	307
3	Pistoia	371
4	VOLAR	876
5	Aurum	178
6	Milani	287
7	Broadstone Alton	264
<b>Total Under Construction</b>		<b>2,283</b>
<hr/>		
8	Bryan Avenue & Jamboree Road	1,261
9	Technology Drive	320
10	13652 Jamboree Road	1,261
11	Newport Crossings	350
<b>Total Planned</b>		<b>3,192</b>



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Elements Phase II	1000 Elements Way	Irvine	CA	92612	Lease-Up	312	Irvine	06/30/2024	11/15/2022	03/01/2023
2	Elements IIA	18900 Teller Ave	Irvine	CA	92612	Under Construction	307	Irvine	02/01/2025	06/01/2024	08/01/2024
3	Pistoia	17422 Derian Avenue	Irvine	CA	92614	Under Construction	371	Irvine	06/30/2024	05/01/2024	07/01/2024
4	VOLAR	1000 Volar	Irvine	CA	92612	Under Construction	876	Irvine	12/31/2026	03/01/2024	06/01/2024
5	Aurum	2055 Main Street	Irvine	CA	92614	Under Construction	178	Irvine	12/31/2023	02/01/2024	04/01/2024
6	Milani	18831 Von Karman Avenue	Irvine	CA	92612	Under Construction	287	Irvine	12/31/2023	11/01/2023	12/01/2023
7	Broadstone Alton	2182 Alton Pkwy	Irvine	CA	92614	Under Construction	264	Irvine	11/30/2023		
8	Bryan Avenue & Jamboree Road	Bryan Ave & Jamboree Rd	Irvine	CA	92602	Planned	1,261	Irvine	03/01/2026	10/01/2024	12/01/2024
9	Technology Drive	Technology Drive & Voyager	Irvine	CA	92618	Planned	320	Irvine			
10	13652 Jamboree Road	13652 Jamboree Road	Irvine	CA	92602	Planned	1,261	Irvine			
11	Newport Crossings	1701 Corinthian Way	Newport Beach	CA	92660	Planned	350	Irvine			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>5,787</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
312 Units



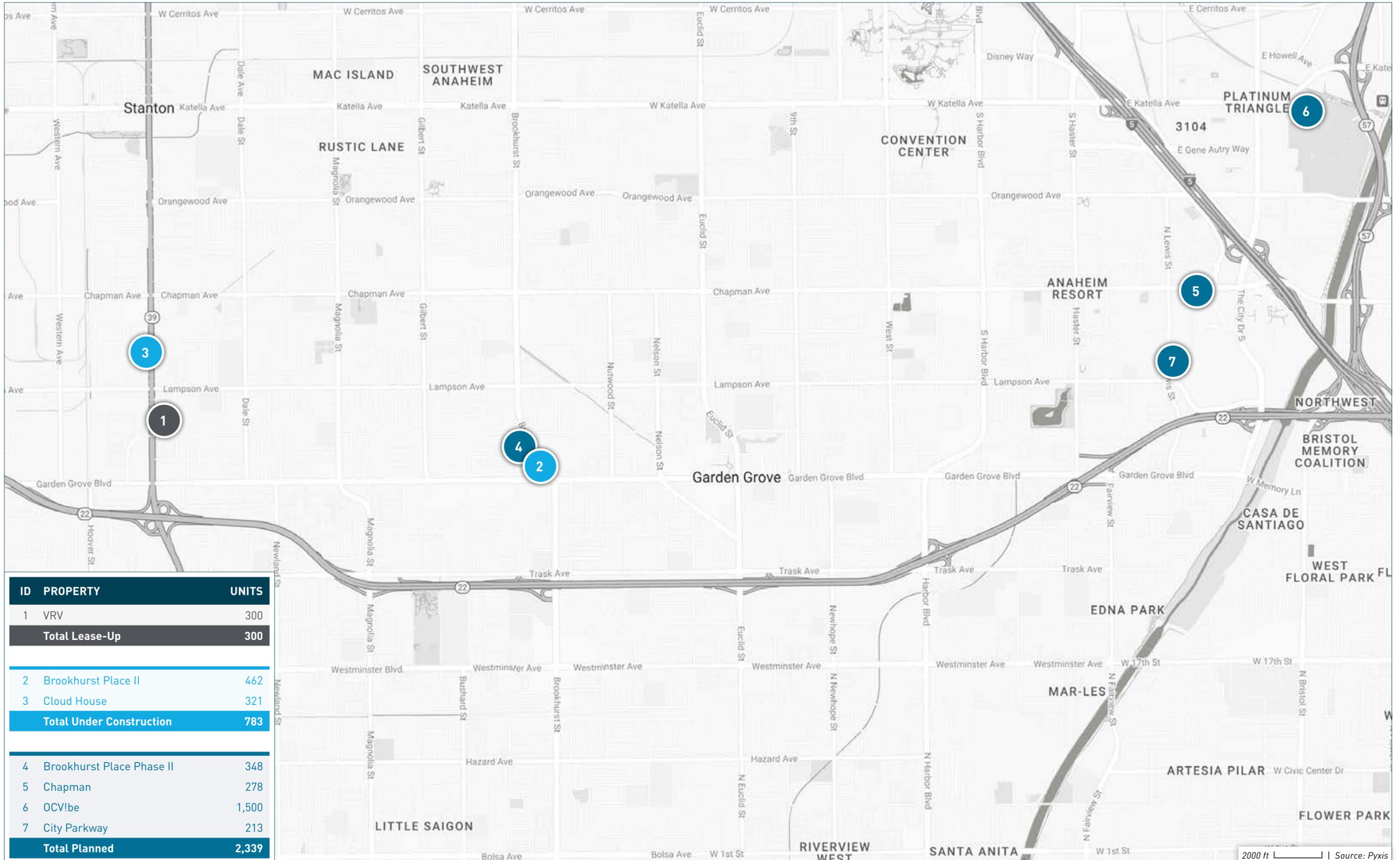
**Under Construction**  
2,283 Units



**Planned**  
3,192 Units

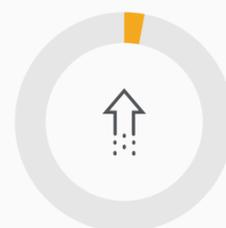


**Prospective**  
7,184 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	VRV	12736 Beach Blvd	Stanton	CA	90680	Lease-Up	300	South Anaheim	10/31/2023	08/01/2022	05/01/2023
2	Brookhurst Place II	10115 Garden Grove Blvd	Garden Grove	CA	92840	Under Construction	462	South Anaheim	02/01/2026	04/01/2025	06/01/2025
3	Cloud House	12331 Beach Blvd	Stanton	CA	90680	Under Construction	321	South Anaheim	01/31/2025		
4	Brookhurst Place Phase II	12801 Brookhurst Street	Garden Grove	CA	92840	Planned	348	South Anaheim	02/01/2024	09/01/2023	12/01/2023
5	Chapman	3800 West Chapman Avenue	Orange	CA	92868	Planned	278	South Anaheim			
6	OCV!be	2000 East Gene Autry Way	Anaheim	CA	92806	Planned	1,500	South Anaheim			
7	City Parkway	City Pkwy West & South Lewis Street	Orange	CA	92840	Planned	213	South Anaheim			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>3,422</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
300 Units



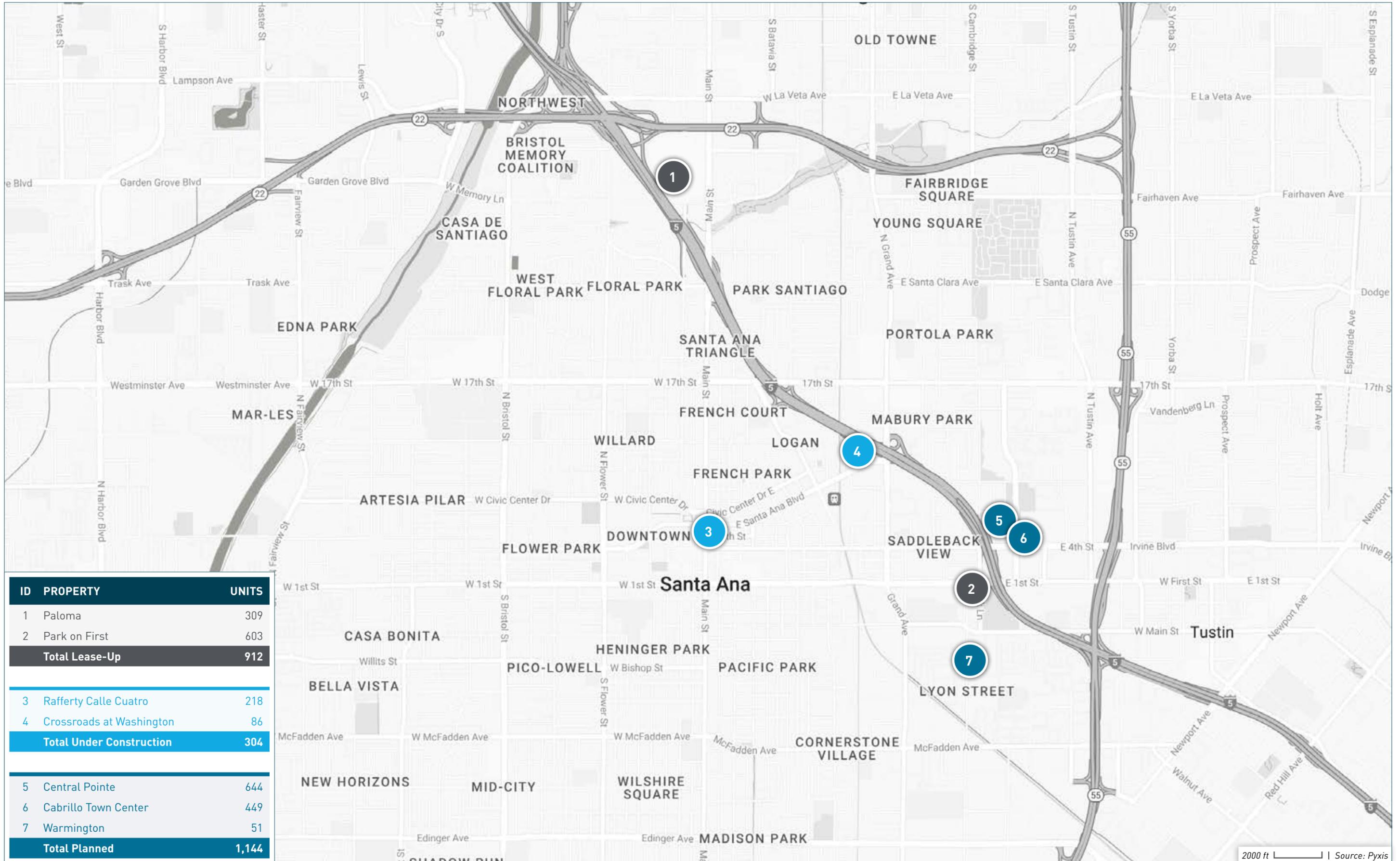
**Under Construction**  
783 Units



**Planned**  
2,339 Units



**Prospective**  
5,232 Units

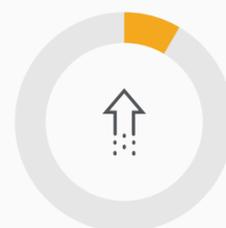


ID	PROPERTY	UNITS
1	Paloma	309
2	Park on First	603
<b>Total Lease-Up</b>		<b>912</b>
3	Rafferty Calle Cuatro	218
4	Crossroads at Washington	86
<b>Total Under Construction</b>		<b>304</b>
5	Central Pointe	644
6	Cabrillo Town Center	449
7	Warmington	51
<b>Total Planned</b>		<b>1,144</b>

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	Paloma	2727 North Mainplace Drive	Santa Ana	CA	92705	Lease-Up	309	North Santa Ana	01/31/2024	08/16/2023	12/01/2023	
2	Park on First	100 South Elk Lane	Santa Ana	CA	92701	Lease-Up	603	North Santa Ana	11/30/2023	12/17/2022	12/02/2022	
3	Rafferty Calle Cuatro	401 North Main Street	Santa Ana	CA	92701	Under Construction	218	North Santa Ana	02/29/2024	02/01/2024	04/01/2024	
4	Crossroads at Washington	1126 East Washington Avenue	Santa Ana	CA	92701	Under Construction	86	North Santa Ana	12/31/2023			
5	Central Pointe	1801 East 4th Street	Santa Ana	CA	92705	Planned	644	North Santa Ana	03/01/2026	04/01/2025	01/01/2026	
6	Cabrillo Town Center	1901 East 4th Street	Santa Ana	CA	92705	Planned	449	North Santa Ana				
7	Warmington	717 South Lyon Street	Santa Ana	CA	92705	Planned	51	North Santa Ana				
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>2,360</b>					

## SUBMARKET AT A GLANCE



**Lease-Up**  
912 Units



**Under Construction**  
304 Units



**Planned**  
1,144 Units



**Prospective**  
3,907 Units



ID	PROPERTY	UNITS
1	Jefferson Cenza	418
<b>Total Lease-Up</b>		<b>418</b>
2	Link OC	406
3	1075 North Link	192
4	Santa Angelina	65
<b>Total Under Construction</b>		<b>663</b>
5	The Link OC	406
6	Crowther	189
<b>Total Planned</b>		<b>595</b>

LEGEND ● Lease-Up ● Under Construction ● Planned

# PLACENTIA / NORTHEAST ANAHEIM 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	Jefferson Cenza	501 West Crowther Avenue	Placentia	CA	92870	Lease-Up	418	Placentia / Northeast Anaheim	01/31/2024	07/01/2023	07/02/2023
2	Link OC	1011 & 1091 N Tustin Ave	Anaheim	CA	92806	Under Construction	406	Placentia / Northeast Anaheim	08/01/2025	09/01/2024	12/01/2024
3	1075 North Link	1075 North Link Avenue	Anaheim	CA	82806	Under Construction	192	Placentia / Northeast Anaheim	04/30/2025		
4	Santa Angelina	1314 North Angelina Drive	Placentia	CA	92870	Under Construction	65	Placentia / Northeast Anaheim	02/29/2024		
5	The Link OC	1011 North Tustin Avenue	Anaheim	CA	92807	Planned	406	Placentia / Northeast Anaheim			
6	Crowther	207 West Crowther Avenue	Placentia	CA	92870	Planned	189	Placentia / Northeast Anaheim			

**TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED      1,676**

## SUBMARKET AT A GLANCE



**Lease-Up**  
418 Units



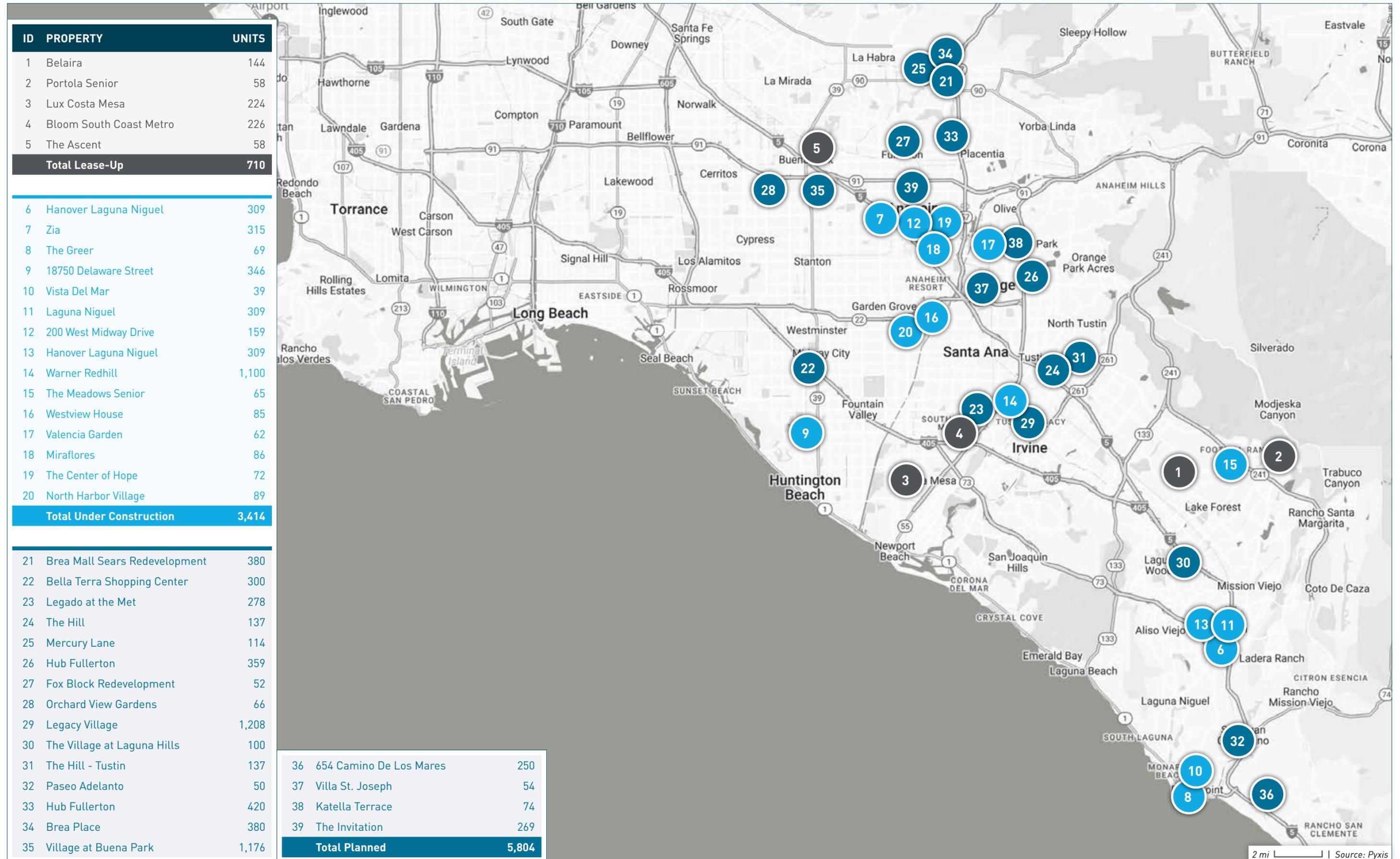
**Under Construction**  
663 Units



**Planned**  
595 Units



**Prospective**  
683 Units



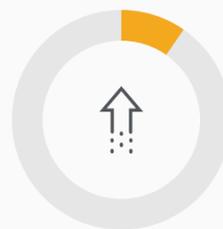
# OTHER SUBMARKETS

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Belaira	386 Abacus	Irvine	CA	92618	Lease-Up	144	Mission Viejo	11/30/2024	8/15/2023	
2	Portola Senior	931 Portola Oaks Drive	Trabuco Canyon	CA	92679	Lease-Up	58	Orange County / Other	11/30/2023	8/1/2023	
3	Lux Costa Mesa	2277 Harbor Blvd	Costa Mesa	CA	92626	Lease-Up	224	Costa Mesa	10/30/2023	5/1/2023	8/1/2023
4	Bloom South Coast Metro	651 Sunflower Avenue	Santa Ana	CA	92707	Lease-Up	226	South Santa Ana	10/31/2023	2/24/2023	5/1/2023
5	The Ascent	8180 Commonwealth Avenue	Buena Park	CA	90621	Lease-Up	58	Fullerton	10/31/2023	8/1/2022	
6	Hanover Laguna Niguel	27912 Forbes Rd	Laguna Niguel	CA	92677	Under Construction	309	Laguna Hills	10/1/2024	5/1/2024	8/1/2024
7	Zia	1600 West Lincoln Avenue	Anaheim	CA	92801	Under Construction	315	Buena Park	6/30/2024	5/1/2024	9/1/2024
8	The Greer	24442 Del Prado Ave	Dana Point	CA	92629	Under Construction	69	Laguna Beach / Dana Point	7/1/2024	4/1/2024	6/1/2024
9	18750 Delaware Street	18750 Delaware St	Huntington Beach	CA	92648	Under Construction	346	Huntington Beach	1/1/2025	2/1/2024	4/1/2024
10	Vista Del Mar	34177 Pacific Coast Hwy	Dana Point	CA	92629	Under Construction	39	Laguna Beach / Dana Point	01/01/2024	11/01/2023	12/01/2023
11	Laguna Niguel	27912 Forbes Road	Laguna Niguel	CA	92677	Under Construction	309	Laguna Hills	6/30/2025		
12	200 West Midway Drive	200 West Midway Drive	Anaheim	CA	92805	Under Construction	159	North Anaheim	3/31/2025		
13	Hanover Laguna Niguel	27912 Forbes Road	Laguna Niguel	CA	92677	Under Construction	309	Laguna Hills	2/28/2025		
14	Warner Redhill	2300 Red Hill Avenue	Santa Ana	CA	92705	Under Construction	1,100	Tustin	12/31/2024		10/1/2024
15	The Meadows Senior	101 Lopala	Lake Forest	CA	92630	Under Construction	65	Orange County / Other	09/30/2024		
16	Westview House	2534 Westminster Avenue	Santa Ana	CA	92706	Under Construction	85	Westminster / Fountain Valley	04/30/2024		
17	Valencia Garden	637 West Struck Avenue	Orange	CA	92867	Under Construction	62	Orange	03/31/2024		
18	Miraflores	1445 South Anaheim Blvd	Anaheim	CA	92805	Under Construction	86	North Anaheim	2/29/2024		
19	The Center of Hope	1340 South Lewis Street	Anaheim	CA	92805	Under Construction	72	North Anaheim	2/29/2024		
20	North Harbor Village	1108 North Harbor Blvd	Santa Ana	CA	92703	Under Construction	89	Westminster / Fountain Valley	1/31/2024		
21	Brea Mall Sears Redevelopment	1065 Brea Mall	Brea	CA	92821	Planned	380	Brea	8/1/2026	12/1/2025	2/1/2026
22	Bella Terra Shopping Center	7777 Edinger Avenue	Huntington Beach	CA	92647	Planned	300	Huntington Beach	6/1/2026	11/1/2025	1/1/2026
23	Legado at the Met	200 First American Way	Santa Ana	CA	92705	Planned	278	South Santa Ana	10/1/2025	4/1/2025	6/1/2025
24	The Hill	13751 & 13841 Red Hill Ave	Tustin	CA	92780	Planned	137	Tustin	8/1/2025	3/1/2025	6/1/2025
25	Mercury Lane	SEC North Berry Street & Mercury Lane	Brea	CA	92821	Planned	114	Brea	11/1/2023	6/1/2023	9/1/2023
26	Hub Fullerton	2601 East Chapman Avenue	Orange	CA	92869	Planned	359	Orange			
27	Fox Block Redevelopment	East Chapman Avenue & North Harbor Blvd	Fullerton	CA	92832	Planned	52	Fullerton			
28	Orchard View Gardens	8300 Valley View Street	Buena Park	CA	90620	Planned	66	Buena Park			
29	Legacy Village	Park Avenue & Tustin Ranch Road	Tustin	CA	92782	Planned	1,208	Tustin			
30	The Village at Laguna Hills	Avenida de la Carlota & El Toro Road	Laguna Hills	CA	92653	Planned	100	Laguna Hills			
31	The Hill - Tustin	13751 Red Hill Avenue	Tustin	CA	92780	Planned	137	Tustin			
32	Paseo Adelanto	32400 Paseo Adelanto	San Juan Capistrano	CA	92675	Planned	50	Laguna Beach / Dana Point			

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
33	Hub Fullerton	2751 East Chapman Avenue	Fullerton	CA	92831	Planned	420	Fullerton			
34	Brea Place	100 Brea Mall	Brea	CA	92821	Planned	380	Brea			
35	Village at Buena Park	8150 La Palma Avenue	Buena Park	CA	90620	Planned	1,176	Buena Park			
36	654 Camino De Los Mares	654 Camino De Los Mares	San Clemente	CA	92673	Planned	250	Laguna Beach / Dana Point			
37	Villa St. Joseph	480 South Batavia Street	Orange	CA	92868	Planned	54	Orange			
38	Katella Terrace	1249 East Katella Avenue	Orange	CA	92867	Planned	74	Orange			
39	The Invitation	1122 North Anaheim Blvd	Anaheim	CA	92801	Planned	269	North Anaheim			

**TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 9,928**

**OTHER SUBMARKETS AT A GLANCE**



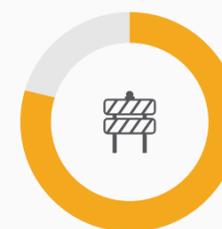
**Lease-Up**  
710 Units



**Under Construction**  
3,414 Units



**Planned**  
5,804 Units



**Prospective**  
16,910 Units