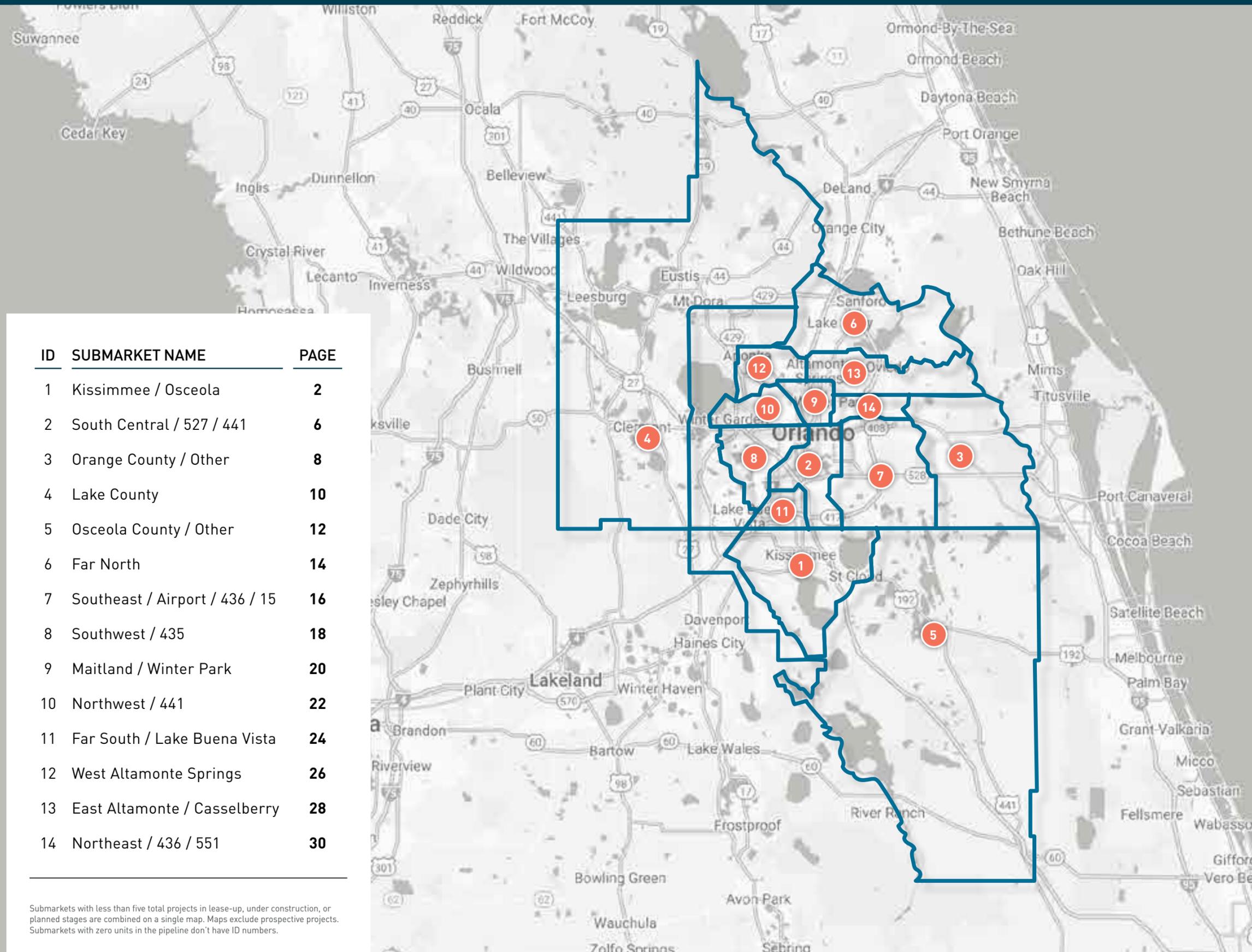


ORLANDO | MULTIFAMILY QUARTERLY PIPELINE MAP

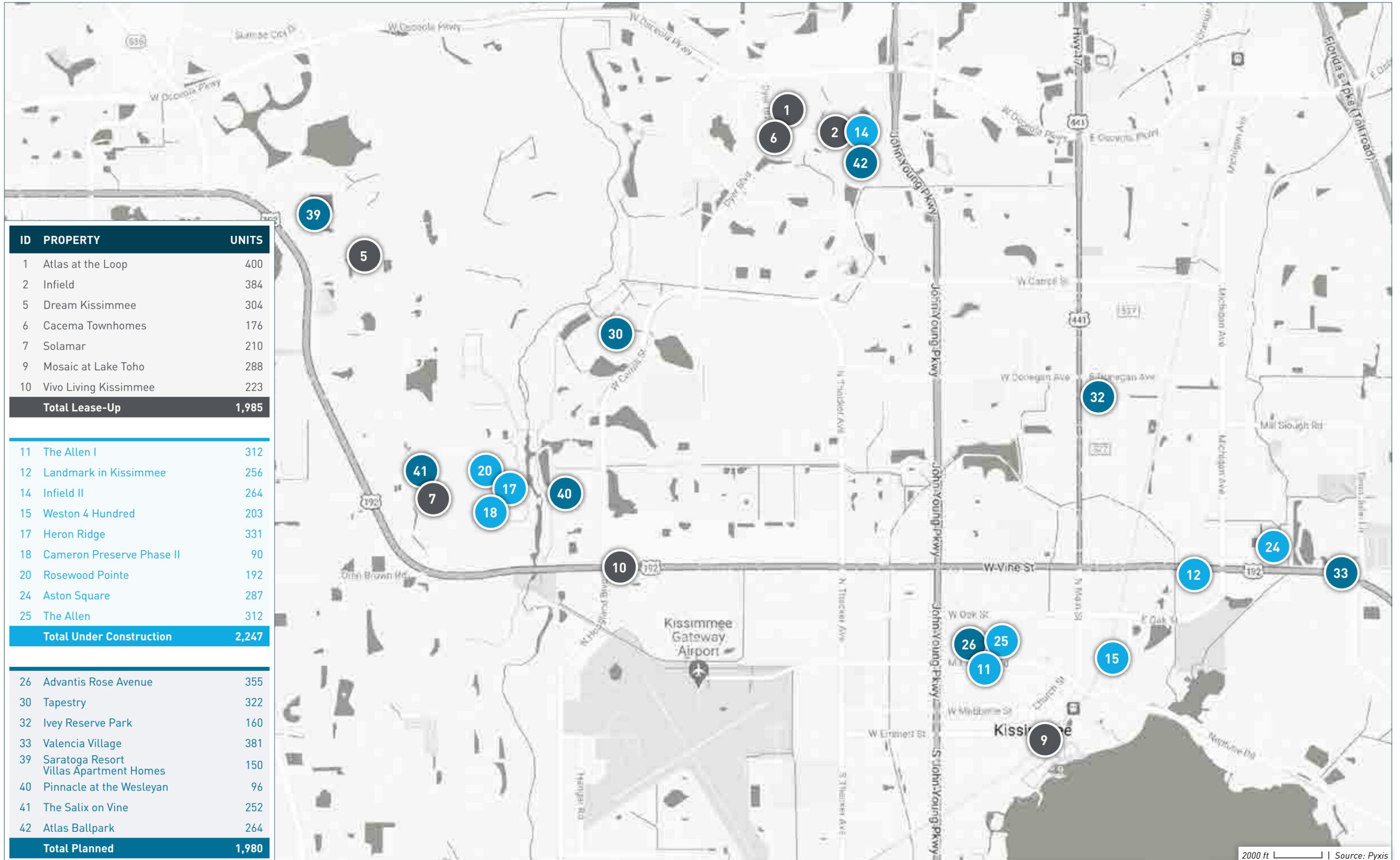
3Q23



ID	SUBMARKET NAME	PAGE
1	Kissimmee / Osceola	2
2	South Central / 527 / 441	6
3	Orange County / Other	8
4	Lake County	10
5	Osceola County / Other	12
6	Far North	14
7	Southeast / Airport / 436 / 15	16
8	Southwest / 435	18
9	Maitland / Winter Park	20
10	Northwest / 441	22
11	Far South / Lake Buena Vista	24
12	West Altamonte Springs	26
13	East Altamonte / Casselberry	28
14	Northeast / 436 / 551	30

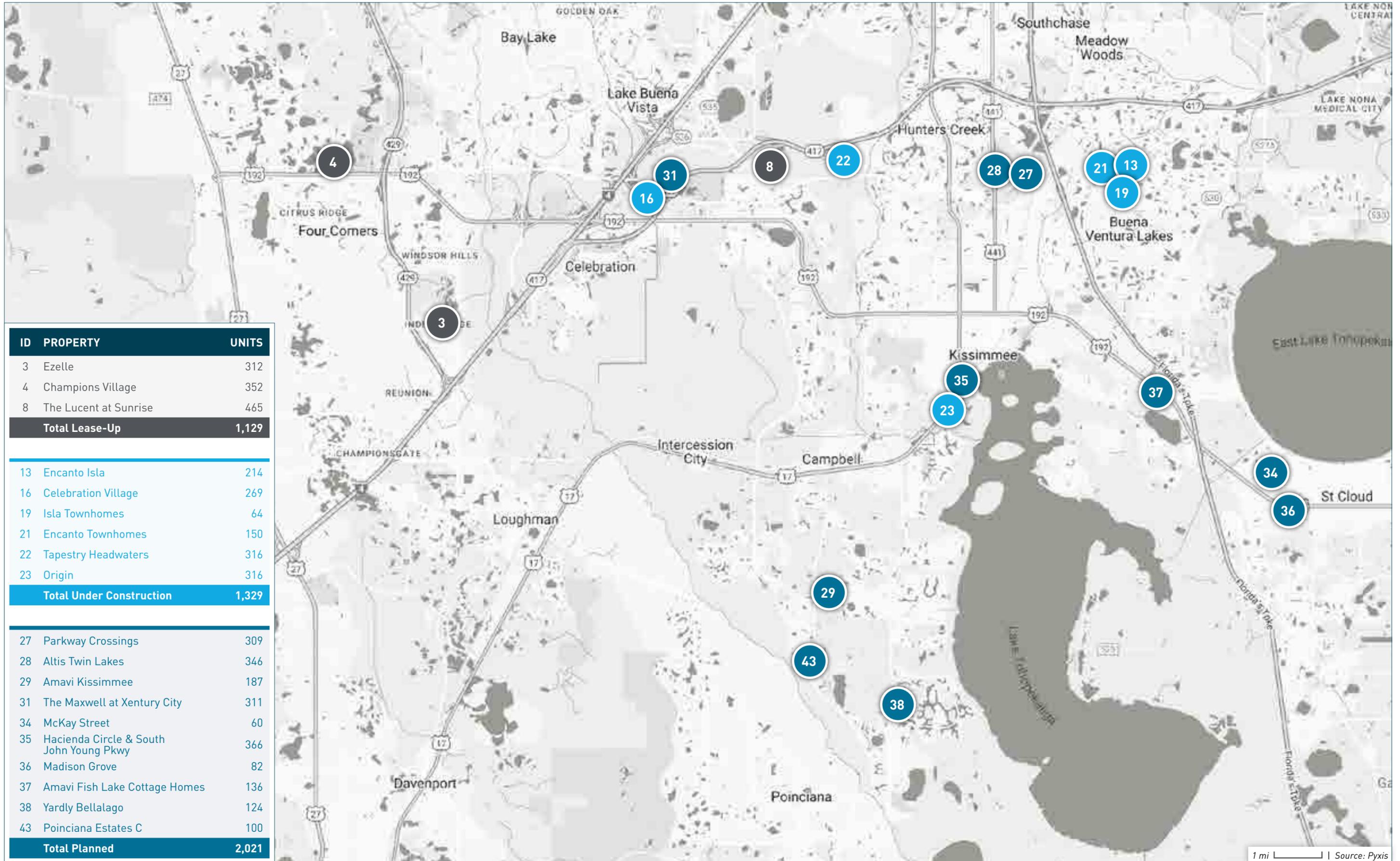
Submarkets with less than five total projects in lease-up, under construction, or planned stages are combined on a single map. Maps exclude prospective projects. Submarkets with zero units in the pipeline don't have ID numbers.

DEVELOPMENT STATUS	UNITS
Lease-Up	13,247
Under Construction	15,187
Planned	20,692
Prospective	127,723



ID	PROPERTY	UNITS
1	Atlas at the Loop	400
2	Infield	384
5	Dream Kissimmee	304
6	Cacema Townhomes	176
7	Solamar	210
9	Mosaic at Lake Toho	288
10	Vivo Living Kissimmee	223
Total Lease-Up		1,985
11	The Allen I	312
12	Landmark in Kissimmee	256
14	Infield II	264
15	Weston 4 Hundred	203
17	Heron Ridge	331
18	Cameron Preserve Phase II	90
20	Rosewood Pointe	192
24	Aston Square	287
25	The Allen	312
Total Under Construction		2,247
26	Advantis Rose Avenue	355
30	Tapestry	322
32	Ivey Reserve Park	160
33	Valencia Village	381
39	Saratoga Resort Villas Apartment Homes	150
40	Pinnacle at the Wesleyan	96
41	The Salix on Vine	252
42	Atlas Ballpark	264
Total Planned		1,980

2000 ft | Source: Pyxis



ID	PROPERTY	UNITS
3	Ezelle	312
4	Champions Village	352
8	The Lucent at Sunrise	465
Total Lease-Up		1,129
13	Encanto Isla	214
16	Celebration Village	269
19	Isla Townhomes	64
21	Encanto Townhomes	150
22	Tapestry Headwaters	316
23	Origin	316
Total Under Construction		1,329
27	Parkway Crossings	309
28	Altis Twin Lakes	346
29	Amavi Kissimmee	187
31	The Maxwell at Xentury City	311
34	McKay Street	60
35	Hacienda Circle & South John Young Pkwy	366
36	Madison Grove	82
37	Amavi Fish Lake Cottage Homes	136
38	Yardly Bellalago	124
43	Poinciana Estates C	100
Total Planned		2,021

1 mi | Source: Pyxis

KISSIMMEE / OSCEOLA SUBMARKET

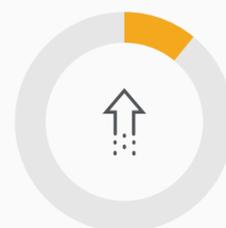


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Atlas at the Loop	3050 Millennium Way	Kissimmee	FL	32224	Lease-Up	400	Kissimmee / Osceola	01/31/2024	09/01/2023	11/01/2023
2	Infield	1900 Ball Park Road	Kissimmee	FL	34741	Lease-Up	384	Kissimmee / Osceola	11/30/2023	08/01/2023	10/01/2023
3	Ezelle	900 Laura Oaks Blvd	Kissimmee	FL	34747	Lease-Up	312	Kissimmee / Osceola	03/31/2024	07/01/2023	10/01/2023
4	Champions Village	8660 Overstreet West	Kissimmee	FL	34747	Lease-Up	352	Kissimmee / Osceola	10/31/2023	06/30/2023	03/01/2022
5	Dream Kissimmee	4567 Seven Dwarfs Lane	Kissimmee	FL	34746	Lease-Up	304	Kissimmee / Osceola	12/31/2023	05/30/2023	
6	Cacema Townhomes	2670 Meadow Creek Road	Kissimmee	FL	34741	Lease-Up	176	Kissimmee / Osceola	11/30/2023	05/16/2023	09/01/2023
7	Solamar	1851 Encantado Way	Kissimmee	FL	34746	Lease-Up	210	Kissimmee / Osceola	12/31/2023	12/05/2022	01/01/2023
8	The Lucent at Sunrise	4950 Lunar Lane	Kissimmee	FL	34746	Lease-Up	465	Kissimmee / Osceola	01/31/2024	11/29/2022	03/01/2023
9	Mosaic at Lake Toho	110 Lakeview Drive	Kissimmee	FL	34741	Lease-Up	288	Kissimmee / Osceola	10/31/2023	09/22/2022	04/01/2023
10	Vivo Living Kissimmee	4018 West Vine Street	Kissimmee	FL	34741	Lease-Up	223	Kissimmee / Osceola	10/31/2023	08/01/2022	10/01/2022
11	The Allen I	310 N Beaumont Ave	Kissimmee	FL	34741	Under Construction	312	Kissimmee / Osceola	03/01/2025	07/01/2024	09/01/2024
12	Landmark in Kissimmee	1201 East Oak Street	Kissimmee	FL	34744	Under Construction	256	Kissimmee / Osceola	12/31/2023	06/01/2024	08/01/2024
13	Encanto Isla	Buena Ventura Blvd & Buttonwood Dr	Buena Ventura Lakes	FL	34743	Under Construction	214	Kissimmee / Osceola	10/01/2024	06/01/2024	08/01/2024
14	Infield II	Ball Park Rd & N John Young Pkwy	Kissimmee	FL	34741	Under Construction	264	Kissimmee / Osceola	03/01/2025	05/01/2024	07/01/2024
15	Weston 4 Hundred	Lawrence Silas Blvd & Neptune Road	Kissimmee	FL	34744	Under Construction	203	Kissimmee / Osceola	11/30/2024	04/01/2024	06/01/2024
16	Celebration Village	6051 West Irlo Bronson Memorial Hwy	Kissimmee	FL	34747	Under Construction	269	Kissimmee / Osceola	10/31/2023		
17	Heron Ridge	4351 Little Egret Road	Kissimmee	FL	34746	Under Construction	331	Kissimmee / Osceola	02/29/2024		
18	Cameron Preserve Phase II	1650 Yates Road	Kissimmee	FL	34746	Under Construction	90	Kissimmee / Osceola	02/29/2024		
19	Isla Townhomes	Briarwood Drive & Buena Ventura Blvd	Buena Ventura Lakes	FL	34743	Under Construction	64	Kissimmee / Osceola	04/30/2024		
20	Rosewood Pointe	West Irlo Bronson Memorial Hwy & Yates Road	Kissimmee	FL	34741	Under Construction	192	Kissimmee / Osceola	07/31/2024		
21	Encanto Townhomes	Buena Ventura Blvd & East Osceola Pkwy	Buena Ventura Lakes	FL	34743	Under Construction	150	Kissimmee / Osceola	12/31/2024		
22	Tapestry Headwaters	4321 West Osceola Pkwy	Kissimmee	FL	33572	Under Construction	316	Kissimmee / Osceola	01/31/2025		
23	Origin	Hacienda Circle & South John Young Pkwy	Kissimmee	FL	34741	Under Construction	316	Kissimmee / Osceola	03/31/2025		10/01/2024
24	Aston Square	East Irlo Bronson Memorial Hwy & Michigan Avenue	Kissimmee	FL	34744	Under Construction	287	Kissimmee / Osceola	04/30/2025		
25	The Allen	310 North Beaumont Avenue	Kissimmee	FL	34741	Under Construction	312	Kissimmee / Osceola	04/30/2025		
26	Advantis Rose Avenue	Martin Luther King Jr Blvd & North Rose Avenue	Kissimmee	FL	34741	Planned	355	Kissimmee / Osceola	12/01/2025	05/01/2025	07/01/2025
27	Parkway Crossings	South Orange Avenue & East Osceola Pkwy	Kissimmee	FL	34744	Planned	309	Kissimmee / Osceola	08/01/2025	10/01/2024	12/01/2024
28	Altis Twin Lakes	3155 North Orange Blossom Trail	Kissimmee	FL	34741	Planned	346	Kissimmee / Osceola	06/01/2025	07/01/2024	09/01/2024
29	Amavi Kissimmee	Freedom Road & Ham Brown Road	Kissimmee	FL	34758	Planned	187	Kissimmee / Osceola	01/01/2025	05/01/2024	07/01/2024
30	Tapestry	West Carroll Street & West Donegan Avenue	Kissimmee	FL	34741	Planned	322	Kissimmee / Osceola	04/01/2025	05/01/2024	07/01/2024
31	The Maxwell at Xentury City	Holiday Trail & West Irlo Bronson Memorial Hwy	Kissimmee	FL	34746	Planned	311	Kissimmee / Osceola	10/01/2024	11/01/2023	01/01/2024
32	Ivey Reserve Park	2450 Old Dixie Hwy	Kissimmee	FL	34744	Planned	160	Kissimmee / Osceola			
33	Valencia Village	SWC East Irlo Bronson Memorial Highway & NeoCity Way	Kissimmee	FL	34744	Planned	381	Kissimmee / Osceola			

Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE	
34	McKay Street	720 McKay Street	St. Cloud	FL	34769	Planned	60	Kissimmee / Osceola				
35	Hacienda Circle & South John Young Pkwy	Hacienda Circle & South John Young Pkwy	Kissimmee	FL	34741	Planned	366	Kissimmee / Osceola			10/01/2024	
36	Madison Grove	Budinger Avenue & Peghorn Way	St. Cloud	FL	34769	Planned	82	Kissimmee / Osceola				
37	Amavi Fish Lake Cottage Homes	E Irlo Bronson Memorial Hwy & Partin Settlement Road	Kissimmee	FL	34744	Planned	136	Kissimmee / Osceola				
38	Yardly Bellalago	Bellalago Drive & Village Shoppes Drive	Kissimmee	FL	34746	Planned	124	Kissimmee / Osceola				
39	Saratoga Resort Villas Apartment Homes	4787 West Irlo Bronson Memorial Hwy	Kissimmee	FL	34746	Planned	150	Kissimmee / Osceola				
40	Pinnacle at the Wesleyan	SWC North Hoagland Blvd & Spitfire Avenue	Kissimmee	FL	34741	Planned	96	Kissimmee / Osceola				
41	The Salix on Vine	2200 Old Vineland Road	Kissimmee	FL	34746	Planned	252	Kissimmee / Osceola				
42	Atlas Ballpark	1830 Homerun Road	Kissimmee	FL	34741	Planned	264	Kissimmee / Osceola				
43	Poinciana Estates C	South Poinciana Blvd & Reaves Road	Kissimmee	FL	34758	Planned	100	Kissimmee / Osceola				
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							10,691					

SUBMARKET AT A GLANCE



Lease-Up
3,114 Units



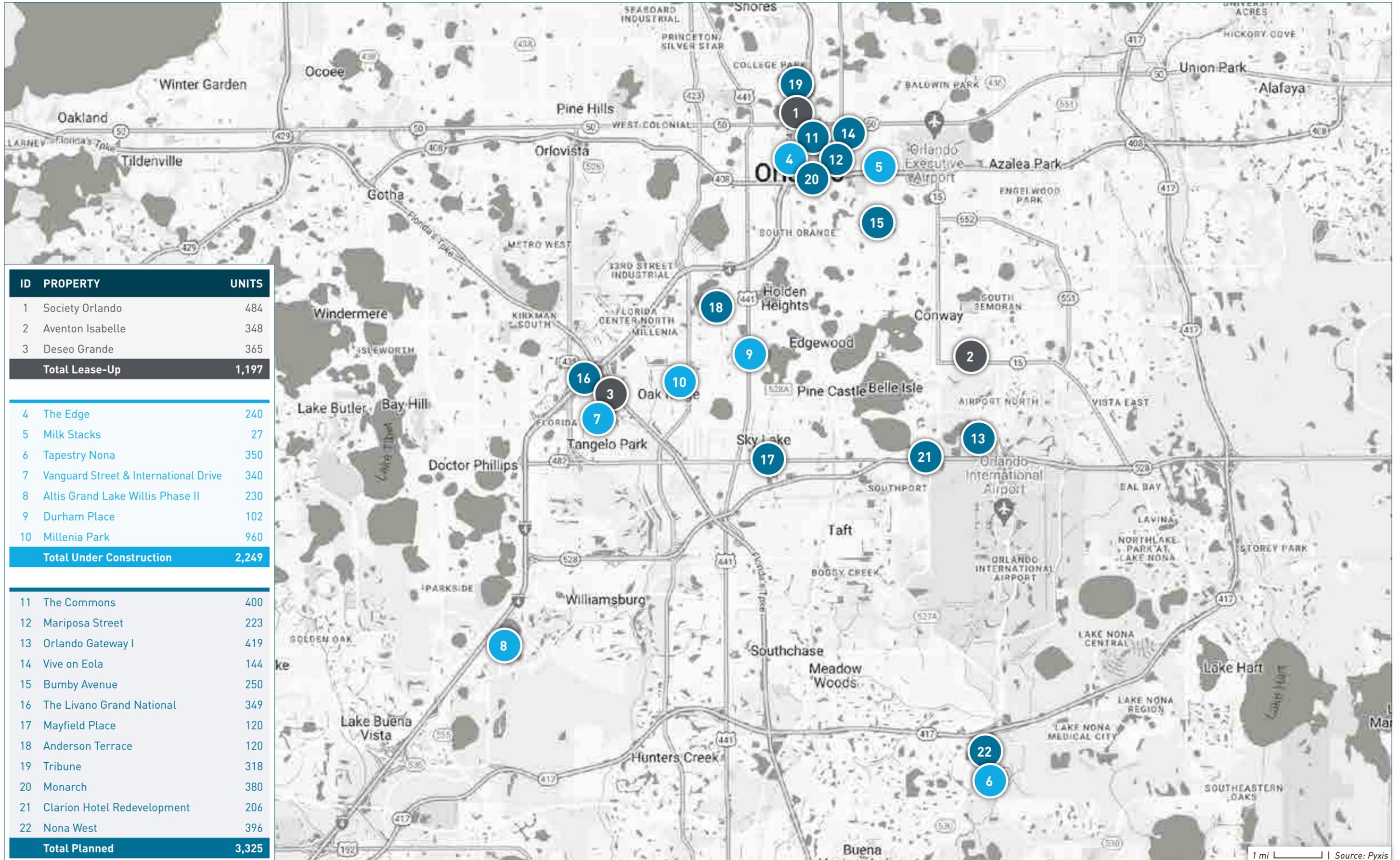
Under Construction
3,576 Units



Planned
4,001 Units



Prospective
19,799 Units



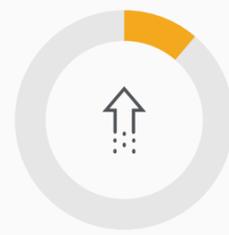
ID	PROPERTY	UNITS
1	Society Orlando	484
2	Aventon Isabelle	348
3	Deseo Grande	365
Total Lease-Up		1,197
4	The Edge	240
5	Milk Stacks	27
6	Tapestry Nona	350
7	Vanguard Street & International Drive	340
8	Altis Grand Lake Willis Phase II	230
9	Durham Place	102
10	Millenia Park	960
Total Under Construction		2,249
11	The Commons	400
12	Mariposa Street	223
13	Orlando Gateway I	419
14	Vive on Eola	144
15	Bumby Avenue	250
16	The Livano Grand National	349
17	Mayfield Place	120
18	Anderson Terrace	120
19	Tribune	318
20	Monarch	380
21	Clarion Hotel Redevelopment	206
22	Nona West	396
Total Planned		3,325

SOUTH CENTRAL / 527 / 441 SUBMARKET

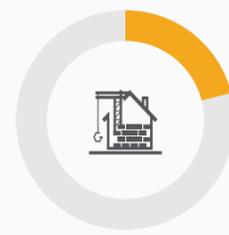
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Society Orlando	434 North Orange Avenue	Orlando	FL	32801	Lease-Up	484	South Central / 527 / 441	11/30/2023	09/01/2023	02/01/2024
2	Aventon Isabelle	5055 Hoffner Avenue	Orlando	FL	32812	Lease-Up	348	South Central / 527 / 441	02/29/2024	06/12/2023	09/01/2023
3	Deseo Grande	5256 International Drive	Orlando	FL	32819	Lease-Up	365	South Central / 527 / 441	11/30/2023	05/04/2022	11/01/2022
4	The Edge	225 South Garland Avenue	Orlando	FL	32801	Under Construction	240	South Central / 527 / 441	06/30/2026	05/01/2025	07/01/2025
5	Milk Stacks	211 S Bumby Ave	Orlando	FL	32803	Under Construction	27	South Central / 527 / 441	09/01/2024	03/01/2024	05/01/2024
6	Tapestry Nona	14000 Tapestry Dr	Orlando	FL	32824	Under Construction	350	South Central / 527 / 441	01/01/2025	01/01/2024	03/01/2024
7	Vanguard Street & International Drive	Vanguard St & International Dr	Orlando	FL	32819	Under Construction	340	South Central / 527 / 441	07/01/2024	12/01/2023	02/01/2024
8	Altis Grand Lake Willis Phase II	6260 Juniper Piine Way	Orlando	FL	32821	Under Construction	230	South Central / 527 / 441	10/31/2024	11/01/2023	01/01/2024
9	Durham Place	5215 South Orange Blossom Trail	Orlando	FL	32839	Under Construction	102	South Central / 527 / 441	10/31/2023		
10	Millenia Park	West Oak Ridge Road & South John Young Pkwy	Orlando	FL	32809	Under Construction	960	South Central / 527 / 441	12/31/2026		
11	The Commons	101-199 S Rosalind Ave	Orlando	FL	32801	Planned	400	South Central / 527 / 441	01/01/2026	07/01/2025	09/01/2025
12	Mariposa Street	550 Mariposa Street	Orlando	FL	32801	Planned	223	South Central / 527 / 441	08/01/2025	02/01/2025	04/01/2025
13	Orlando Gateway I	Shadowridge Dr & Forbes Pl	Orlando	FL	32812	Planned	419	South Central / 527 / 441	04/01/2026	11/01/2024	01/01/2025
14	Vive on Eola	205 South Eola Drive	Orlando	FL	32801	Planned	144	South Central / 527 / 441	10/01/2024	05/01/2024	08/01/2024
15	Bumby Avenue	South Bumby Avenue & Curry Ford Road	Orlando	FL	32806	Planned	250	South Central / 527 / 441	04/01/2024	10/01/2023	12/01/2023
16	The Livano Grand National	5504 West Oak Ridge Road	Orlando	FL	32819	Planned	349	South Central / 527 / 441	05/01/2024	06/01/2023	08/01/2023
17	Mayfield Place	811 Sand Lake Road	Orlando	FL	32809	Planned	120	South Central / 527 / 441	10/31/2023		
18	Anderson Terrace	Lemon Tree Lane & South Texas Avenue	Orlando	FL	32839	Planned	120	South Central / 527 / 441			
19	Tribune	501 North Orange Avenue	Orlando	FL	32801	Planned	318	South Central / 527 / 441			
20	Monarch	322 East Jackson Street	Orlando	FL	32801	Planned	380	South Central / 527 / 441			
21	Clarion Hotel Redevelopment	3835 McCoy Road	Orlando	FL	32812	Planned	206	South Central / 527 / 441			
22	NonaWest	14314 Boggy Creek Road	Orlando	FL	32824	Planned	396	South Central / 527 / 441			

TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 6,771

SUBMARKET AT A GLANCE



Lease-Up
1,197 Units



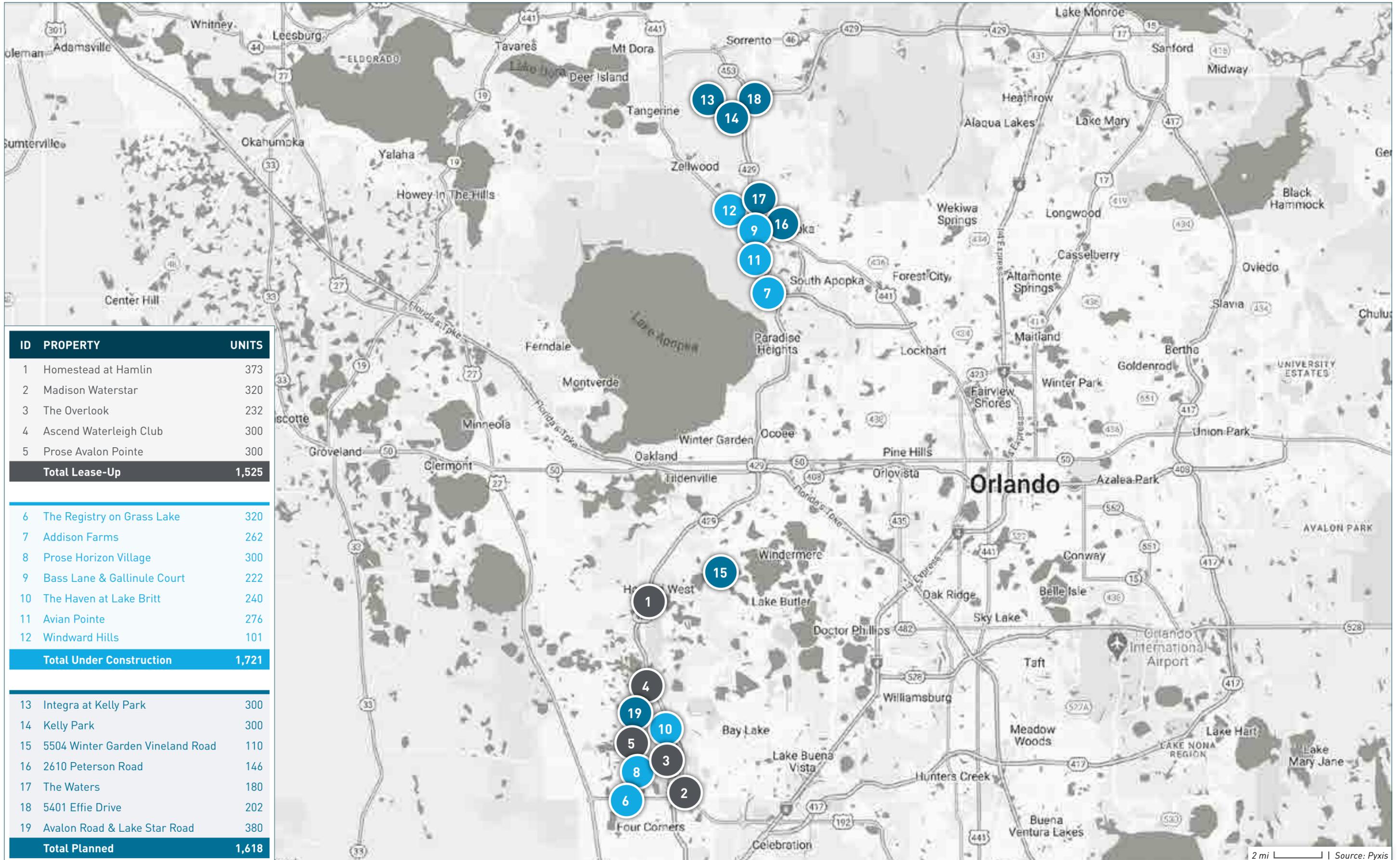
Under Construction
2,249 Units



Planned
3,325 Units



Prospective
17,334 Units



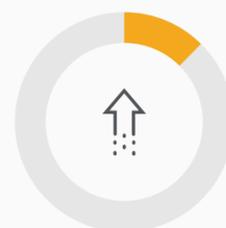
ID	PROPERTY	UNITS
1	Homestead at Hamlin	373
2	Madison Waterstar	320
3	The Overlook	232
4	Ascend Waterleigh Club	300
5	Prose Avalon Pointe	300
Total Lease-Up		1,525
6	The Registry on Grass Lake	320
7	Addison Farms	262
8	Prose Horizon Village	300
9	Bass Lane & Gallinule Court	222
10	The Haven at Lake Britt	240
11	Avian Pointe	276
12	Windward Hills	101
Total Under Construction		1,721
13	Integra at Kelly Park	300
14	Kelly Park	300
15	5504 Winter Garden Vineland Road	110
16	2610 Peterson Road	146
17	The Waters	180
18	5401 Effie Drive	202
19	Avalon Road & Lake Star Road	380
Total Planned		1,618

2 mi | Source: Pyxis

ORANGE 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	Homestead at Hamlin	15100 Free Range Run	Horizon West	FL	34787	Lease-Up	373	Orange County / Other	04/30/2024	07/15/2023		
2	Madison Waterstar	14535 Star Water Road	Kissimmee	FL	34747	Lease-Up	320	Orange County / Other	04/30/2024	06/14/2023	06/01/2023	
3	The Overlook	15055 Lake Britt Circle	Winter Garden	FL	34787	Lease-Up	232	Orange County / Other	12/31/2023	05/01/2023	08/01/2023	
4	Ascend Waterleigh Club	9405 Ascend Falls Drive	Winter Garden	FL	34787	Lease-Up	300	Orange County / Other	12/31/2024	03/31/2023		
5	Prose Avalon Pointe	14505 Tristan Circle	Winter Garden	FL	34787	Lease-Up	300	Orange County / Other	11/30/2023	12/29/2022	04/01/2023	
6	The Registry on Grass Lake	14544 Avalon Road	Winter Garden	FL	34787	Under Construction	320	Orange County / Other	02/28/2025	06/01/2024	08/01/2024	
7	Addison Farms	1876 Star Anise Circle	Apopka	FL	32703	Under Construction	262	Orange County / Other	07/31/2024	12/01/2023	02/01/2024	
8	Prose Horizon Village	14245 Avalon Road	Winter Garden	FL	34787	Under Construction	300	Orange County / Other	08/31/2024	12/01/2023	02/01/2024	
9	Bass Lane & Gallinule Court	Bass Ln & Gallinule Ct	Apopka	FL	32703	Under Construction	222	Orange County / Other	10/01/2024	12/01/2023	02/01/2024	
10	The Haven at Lake Britt	15124 Havencrest Circle	Winter Garden	FL	34787	Under Construction	240	Orange County / Other	03/31/2024	11/01/2023	12/01/2023	
11	Avian Pointe	Anhingus Way & Gallinule Court	Apopka	FL	32703	Under Construction	276	Orange County / Other	12/31/2024	11/01/2023	01/01/2024	
12	Windward Hills	4145 West Orange Blossom Trail	Apopka	FL	32712	Under Construction	101	Orange County / Other	12/31/2023			
13	Integra at Kelly Park	Round Lake Rd & Ondich Rd	Apopka	FL	32712	Planned	300	Orange County / Other	11/01/2025	12/01/2024	02/01/2025	
14	Kelly Park	3951 West Kelly Park Road	Apopka	FL	32712	Planned	300	Orange County / Other				
15	5504 Winter Garden Vineland Road	5504 Winter Garden Vineland Road	Windermere	FL	34786	Planned	110	Orange County / Other				
16	2610 Peterson Road	2610 Peterson Road	Apopka	FL	32703	Planned	146	Orange County / Other				
17	The Waters	1255 Plymouth Sorrento Road	Apopka	FL	32712	Planned	180	Orange County / Other				
18	5401 Effie Drive	5401 Effie Drive	Apopka	FL	32712	Planned	202	Orange County / Other				
19	Avalon Road & Lake Star Road	Avalon Road & Lake Star Road	Horizon West	FL	34787	Planned	380	Orange County / Other				
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							4,864					

SUBMARKET AT A GLANCE



Lease-Up
1,525 Units



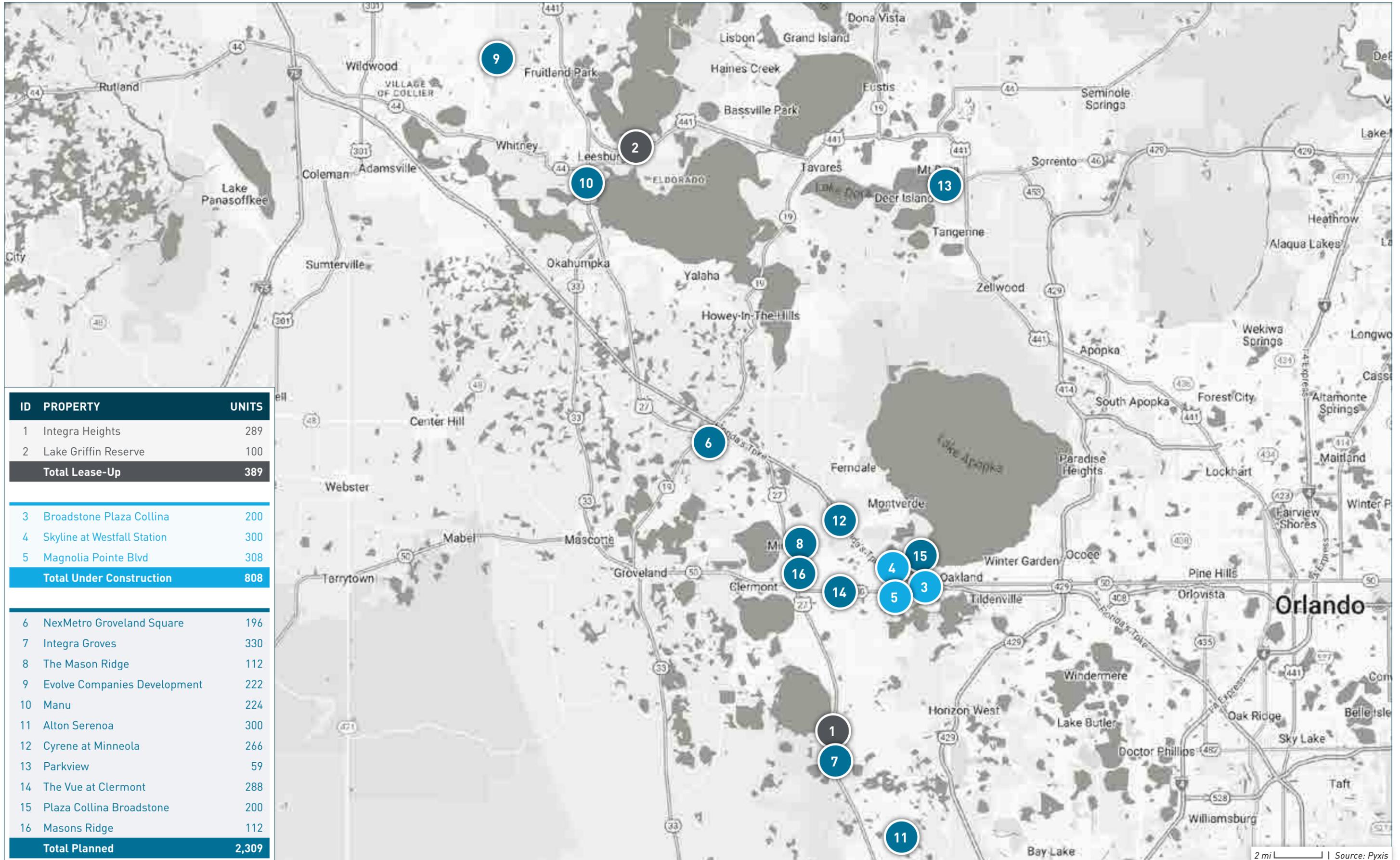
Under Construction
1,721 Units



Planned
1,618 Units

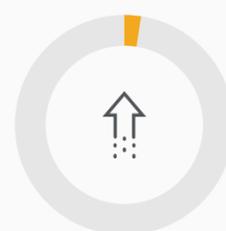


Prospective
11,455 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Integra Heights	2100 Olympus Blvd	Clermont	FL	34714	Lease-Up	289	Lake County	12/31/2023	03/01/2023	08/01/2023
2	Lake Griffin Reserve	31909 Katelin Cir	Leesburg	FL	34748	Lease-Up	100	Lake County	06/01/2024	03/01/2023	07/01/2023
3	Broadstone Plaza Collina	5000 Collina Ter	Clermont	FL	34711	Under Construction	200	Lake County	02/01/2025	04/01/2024	05/01/2024
4	Skyline at Westfall Station	17000 FL-50	Clermont	FL	34711	Under Construction	300	Lake County	11/01/2024	03/01/2024	05/01/2024
5	Magnolia Pointe Blvd	West Colonial Drive & Magnolia Pointe Blvd	Clermont	FL	34711	Under Construction	308	Lake County	10/31/2024		
6	NexMetro Groveland Square	US Hwy 27 & FL-19	Groveland	FL	34715	Planned	196	Lake County	12/01/2025	01/01/2025	04/01/2025
7	Integra Groves	S Bradshaw Rd & FL-25	Clermont	FL	34714	Planned	330	Lake County	11/01/2025	12/01/2024	02/01/2025
8	The Mason Ridge	Pitt St & S Grand Hwy	Clermont	FL	34715	Planned	112	Lake County	08/01/2025	11/01/2024	01/01/2025
9	Evolve Companies Development	Co Rd 466A & Oliver Ln	Fruitland Park	FL	34731	Planned	222	Lake County	07/01/2025	09/01/2024	11/01/2024
10	Manu	Middlesex Rd & FL-25	Leesburg	FL	34748	Planned	224	Lake County	07/01/2025	09/01/2024	11/01/2024
11	Alton Serenoa	Sanctuary Drive & Sawgrass Bay Blvd	Clermont	FL	34711	Planned	300	Lake County	11/01/2024	02/01/2024	04/01/2024
12	Cyrene at Minneola	Florida's Turnpike & Triple E Road	Minneola	FL	34715	Planned	266	Lake County			
13	Parkview	530 Liberty Avenue	Mount Dora	FL	32757	Planned	59	Lake County			
14	The Vue at Clermont	East Highway 50 & Miss Florida Avenue	Clermont	FL	34711	Planned	288	Lake County			
15	Plaza Collina Broadstone	NWC West Colonial Drive & Lake Blvd	Clermont	FL	34715	Planned	200	Lake County			
16	Masons Ridge	975 Pitt Street	Clermont	FL	34711	Planned	112	Lake County			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							3,506				

SUBMARKET AT A GLANCE



Lease-Up
389 Units



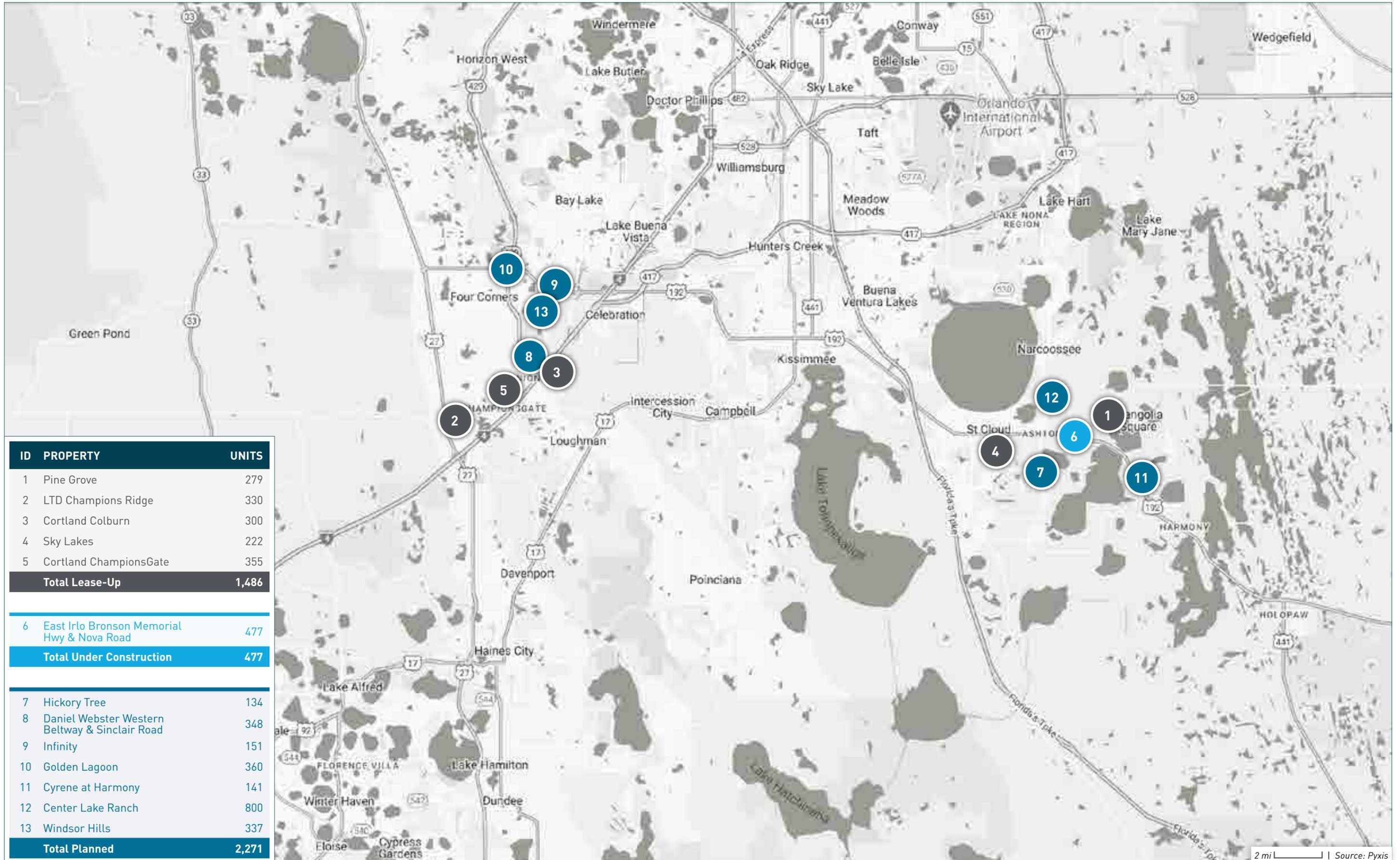
Under Construction
808 Units



Planned
2,309 Units



Prospective
13,810 Units

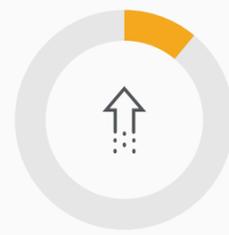


ID	PROPERTY	UNITS
1	Pine Grove	279
2	LTD Champions Ridge	330
3	Cortland Colburn	300
4	Sky Lakes	222
5	Cortland ChampionsGate	355
Total Lease-Up		1,486
6	East Irlo Bronson Memorial Hwy & Nova Road	477
Total Under Construction		477
7	Hickory Tree	134
8	Daniel Webster Western Beltway & Sinclair Road	348
9	Infinity	151
10	Golden Lagoon	360
11	Cyrene at Harmony	141
12	Center Lake Ranch	800
13	Windsor Hills	337
Total Planned		2,271

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Pine Grove	Ed Harris Court & Pine Grove Road	St. Cloud	FL	34771	Lease-Up	279	Osceola County / Other	12/31/2024	09/01/2023	11/01/2023
2	LTD Champions Ridge	1311 Elan Drive	Davenport	FL	33896	Lease-Up	330	Osceola County / Other	03/31/2024	02/20/2023	06/01/2023
3	Cortland Colburn	2195 Celebration Blvd	Celebration	FL	34747	Lease-Up	300	Osceola County / Other	01/31/2024	01/02/2023	02/01/2023
4	Sky Lakes	825 Heavenly Drive	St. Cloud	FL	34769	Lease-Up	222	Osceola County / Other	10/31/2023	11/01/2022	
5	Cortland ChampionsGate	1291 El Mirasol Loop	Davenport	FL	33896	Lease-Up	355	Osceola County / Other	12/31/2023	08/15/2022	11/01/2022
6	East Irlo Bronson Memorial Hwy & Nova Road	East Irlo Bronson Memorial Hwy & Nova Road	St. Cloud	FL	34771	Under Construction	477	Osceola County / Other	02/28/2025		
7	Hickory Tree	2950 Hickory Tree Road	St. Cloud	FL	34772	Planned	134	Osceola County / Other			
8	Daniel Webster Western Beltway & Sinclair Road	Daniel Webster Western Beltway & Sinclair Road	Kissimmee	FL	34747	Planned	348	Osceola County / Other			
9	Infinity	2950 Reedy Creek Blvd	Kissimme	FL	34747	Planned	151	Osceola County / Other			
10	Golden Lagoon	State Road 429 & US Route 192	Kissimmee	FL	34747	Planned	360	Osceola County / Other			
11	Cyrene at Harmony	Botanic Blvd & East Irlo Bronson Memorial Hwy	St. Cloud	FL	34771	Planned	141	Osceola County / Other			
12	Center Lake Ranch	South Narcoossee Road & Rummell Road	St. Cloud	FL	34771	Planned	800	Osceola County / Other			
13	Windsor Hills	North Old Lake Wilson Road & Teascone Blvd	Four Corners	FL	34747	Planned	337	Osceola County / Other			

TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 4,234

SUBMARKET AT A GLANCE



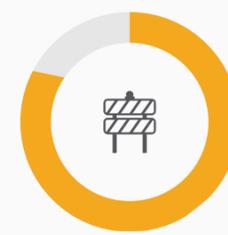
Lease-Up
1,486 Units



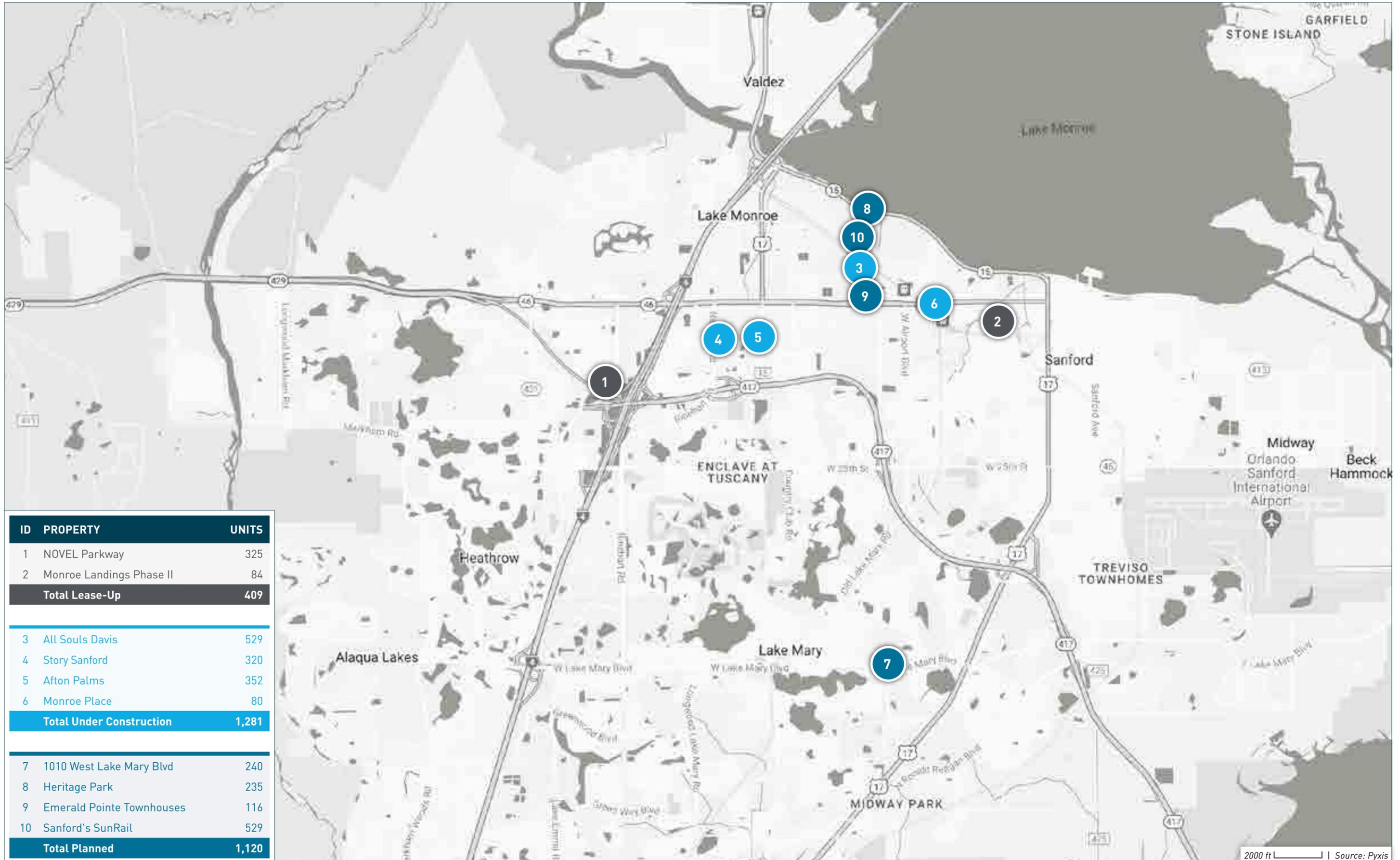
Under Construction
477 Units



Planned
2,271 Units



Prospective
9,361 Units

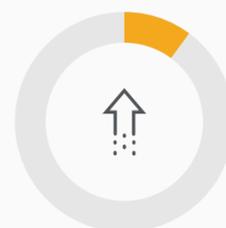


ID	PROPERTY	UNITS
1	NOVEL Parkway	325
2	Monroe Landings Phase II	84
Total Lease-Up		409
3	All Souls Davis	529
4	Story Sanford	320
5	Afton Palms	352
6	Monroe Place	80
Total Under Construction		1,281
7	1010 West Lake Mary Blvd	240
8	Heritage Park	235
9	Emerald Pointe Townhouses	116
10	Sanford's SunRail	529
Total Planned		1,120

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	NOVEL Parkway	1464 Laurel Sound Lane	Sanford	FL	32771	Lease-Up	325	Far North	10/31/2023	07/01/2023	10/01/2023
2	Monroe Landings Phase II	1410 Halstead Lane	Sanford	FL	32751	Lease-Up	84	Far North	12/31/2023	11/10/2021	
3	All Souls Davis	W 1st St & Rand Yard Rd	Sanford	FL	32771	Under Construction	529	Far North	09/01/2025	04/01/2024	06/01/2024
4	Story Sanford	1701 Rinehart Road	Sanford	FL	32771	Under Construction	320	Far North	07/31/2024	11/01/2023	01/01/2024
5	Afton Palms	4101 Acorn Oak Circle	Sanford	FL	32771	Under Construction	352	Far North	09/01/2024	10/01/2023	12/01/2023
6	Monroe Place	2306 West 1st Street	Sanford	FL	32771	Under Construction	80	Far North	12/31/2023		
7	1010 West Lake Mary Blvd	1010 West Lake Mary Blvd	Sanford	FL	32773	Planned	240	Far North	04/01/2025	06/01/2024	08/01/2024
8	Heritage Park	West Seminole Blvd & Walnut Crest Run	Sanford	FL	32771	Planned	235	Far North			
9	Emerald Pointe Townhouses	3280 West 1st Street	Sanford	FL	32771	Planned	116	Far North			
10	Sanford's SunRail	Narcissus Avenue & Rand Yard Road	Sanford	FL	32771	Planned	529	Far North			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							2,810				

SUBMARKET AT A GLANCE



Lease-Up
409 Units



Under Construction
1,281 Units



Planned
1,120 Units



Prospective
4,928 Units

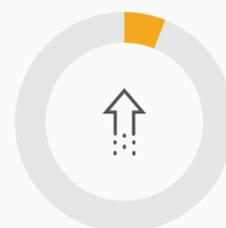


ID	PROPERTY	UNITS
1	Caroline Waterford Lakes	255
2	Mallory Square	284
3	Laurel Lakes	68
Total Lease-Up		607
4	Encore Narcoossee	252
5	Integra Towers at Nona South	364
6	The Avida	400
7	TRIO at JubiLee Park	292
8	Sandpiper Glen	288
Total Under Construction		1,596
9	6540 Lake Underhill Road	270
Total Planned		270

5 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	Caroline Waterford Lakes	12000 Bryonia Road	Orlando	FL	32826	Lease-Up	255	Southeast / Airport / 436 / 15	10/31/2023	06/22/2023	06/01/2023
2	Mallory Square	8810 Albury Drive	Orlando	FL	32827	Lease-Up	284	Southeast / Airport / 436 / 15	12/31/2023	03/29/2023	07/01/2023
3	Laurel Lakes	9281 Cape Verde Dr	Seffner	FL	33584	Lease-Up	68	Southeast / Airport / 436 / 15	10/01/2023	01/01/2023	02/01/2023
4	Encore Narcoossee	7567 Narcoossee Road	Orlando	FL	32822	Under Construction	252	Southeast / Airport / 436 / 15	08/31/2024	03/01/2024	05/01/2024
5	Integra Towers at Nona South	14201 Boggy Creek Rd	Orlando	FL	32824	Under Construction	364	Southeast / Airport / 436 / 15	12/01/2024	01/01/2024	03/01/2024
6	The Avida	John Wesley Way & Valencia College Lane	Orlando	FL	32825	Under Construction	400	Southeast / Airport / 436 / 15	07/31/2025	11/01/2023	01/01/2024
7	TRIO at JubiLee Park	7663 JubiLee Park Blvd	Orlando	FL	32822	Under Construction	292	Southeast / Airport / 436 / 15	08/31/2024	10/01/2023	12/01/2023
8	Sandpiper Glen	8890 Donnybrook Drive	Orlando	FL	32825	Under Construction	288	Southeast / Airport / 436 / 15	08/31/2024		
9	6540 Lake Underhill Road	6540 Lake Underhill Road	Orlando	FL	32807	Planned	270	Southeast / Airport / 436 / 15			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							2,473				

SUBMARKET AT A GLANCE



Lease-Up
607 Units



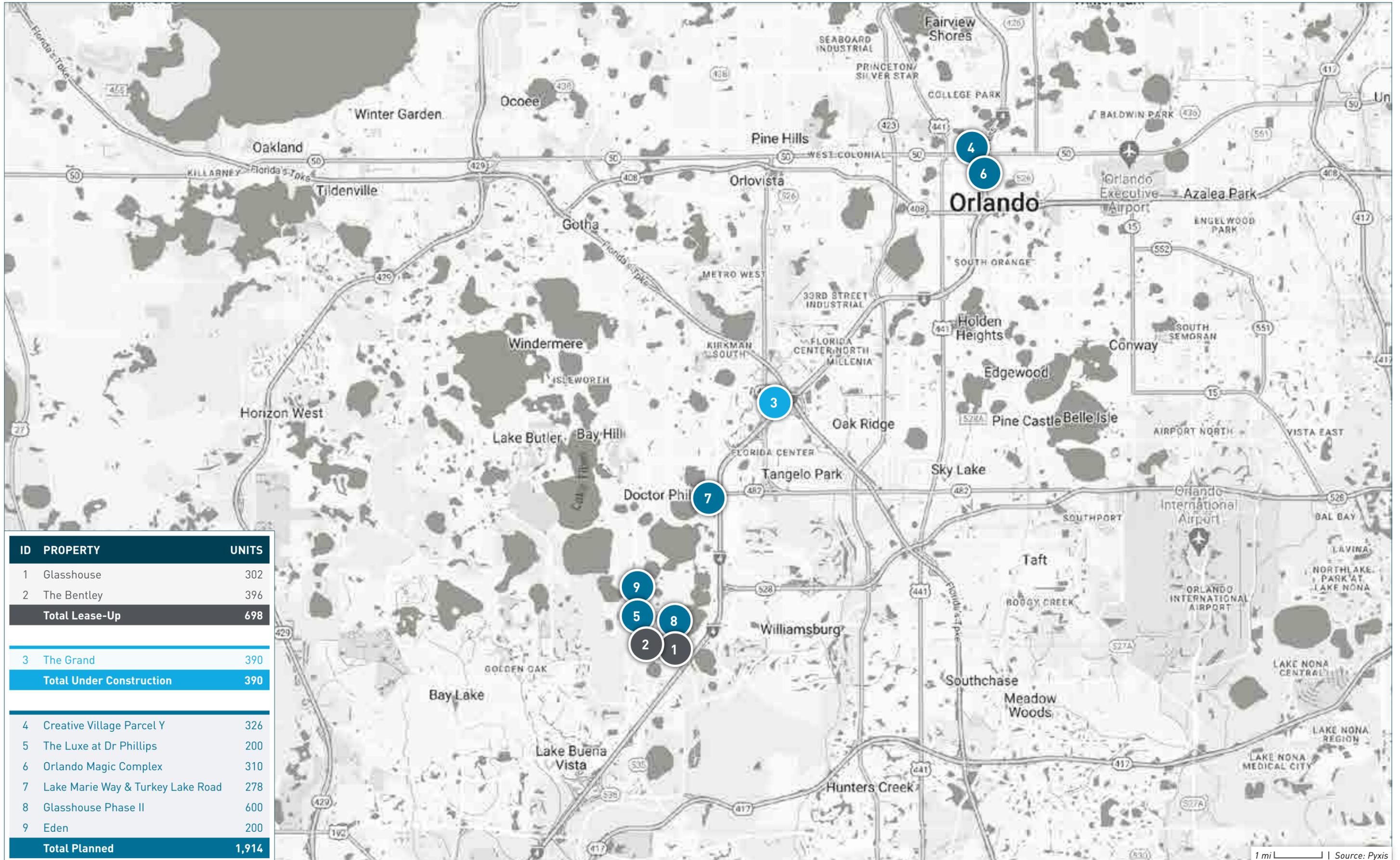
Under Construction
1,596 Units



Planned
270 Units



Prospective
9,691 Units

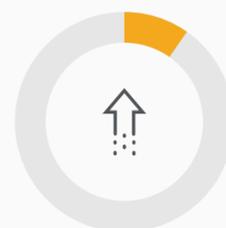


ID	PROPERTY	UNITS
1	Glasshouse	302
2	The Bentley	396
Total Lease-Up		698
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3	The Grand	390
Total Under Construction		390
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4	Creative Village Parcel Y	326
5	The Luxe at Dr Phillips	200
6	Orlando Magic Complex	310
7	Lake Marie Way & Turkey Lake Road	278
8	Glasshouse Phase II	600
9	Eden	200
Total Planned		1,914

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	Glasshouse	11804 Glass House Lane	Orlando	FL	32836	Lease-Up	302	Southwest / 435	10/31/2023	03/01/2023	11/01/2023
2	The Bentley	7200 Azure Circle	Orlando	FL	32836	Lease-Up	396	Southwest / 435	10/31/2023	02/16/2023	03/01/2023
3	The Grand	5905 Caravan Court	Orlando	FL	32819	Under Construction	390	Southwest / 435	03/30/2025	11/01/2024	01/01/2025
4	Creative Village Parcel Y	413 Chatham Avenue	Orlando	FL	32801	Planned	326	Southwest / 435	11/01/2025	04/01/2025	06/01/2025
5	The Luxe at Dr Phillips	Fenton St & S Apopka Vineland Rdw	Orlando	FL	32836	Planned	200	Southwest / 435	10/01/2025	12/01/2024	02/01/2025
6	Orlando Magic Complex	North Hughey Avenue & West Livingston Street	Orlando	FL	32801	Planned	310	Southwest / 435			
7	Lake Marie Way & Turkey Lake Road	Lake Marie Way & Turkey Lake Road	Orlando	FL	32819	Planned	278	Southwest / 435			
8	Glasshouse Phase II	11804 Glass House Lane	Orlando	FL	32836	Planned	600	Southwest / 435			
9	Eden	11010 South Apopka Vineland Road	Orlando	FL	32836	Planned	200	Southwest / 435			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							3,002				

SUBMARKET AT A GLANCE



Lease-Up
698 Units



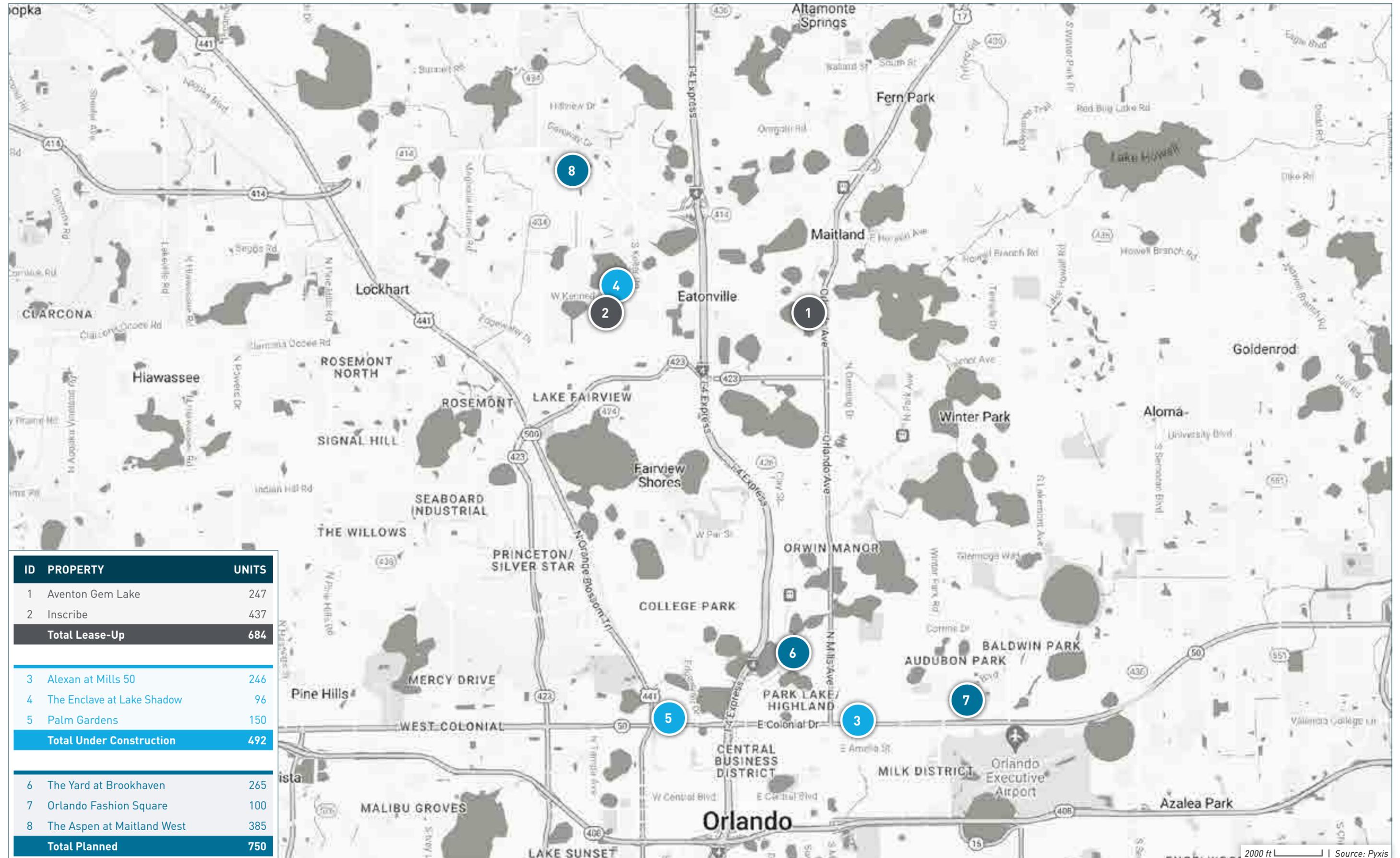
Under Construction
390 Units



Planned
1,914 Units



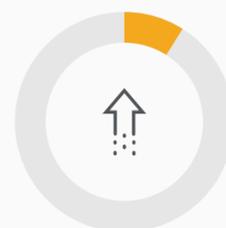
Prospective
5,182 Units



ID	PROPERTY	UNITS
1	Aventon Gem Lake	247
2	Inscribe	437
Total Lease-Up		684
3	Alexan at Mills 50	246
4	The Enclave at Lake Shadow	96
5	Palm Gardens	150
Total Under Construction		492
6	The Yard at Brookhaven	265
7	Orlando Fashion Square	100
8	The Aspen at Maitland West	385
Total Planned		750

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Aventon Gem Lake	100 Boucle Jeanne Circle	Maitland	FL	32751	Lease-Up	247	Maitland / Winter Park	10/31/2023	08/11/2023	09/01/2023
2	Inscribe	2454 West Kennedy Blvd	Orlando	FL	32810	Lease-Up	437	Maitland / Winter Park	08/31/2024	08/01/2023	09/01/2023
3	Alexan at Mills 50	1601 East Colonial Drive	Orlando	FL	32803	Under Construction	246	Maitland / Winter Park	02/29/2024	02/01/2024	04/01/2024
4	The Enclave at Lake Shadow	2057 West Kennedy Blvd	Eatonville	FL	32751	Under Construction	96	Maitland / Winter Park	12/31/2023		
5	Palm Gardens	929 West Colonial Drive	Orlando	FL	32804	Under Construction	150	Maitland / Winter Park	12/31/2023		
6	The Yard at Brookhaven	Brookhaven Dr & Alden Rd	Orlando	FL	32803	Planned	265	Maitland / Winter Park	11/01/2025	05/01/2025	07/01/2025
7	Orlando Fashion Square	3201 East Colonial Drive	Orlando	FL	32803	Planned	100	Maitland / Winter Park			
8	The Aspen at Maitland West	9301 Summit Centre Way	Maitland	FL	32810	Planned	385	Maitland / Winter Park			02/01/2018
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,926				

SUBMARKET AT A GLANCE



Lease-Up
684 Units



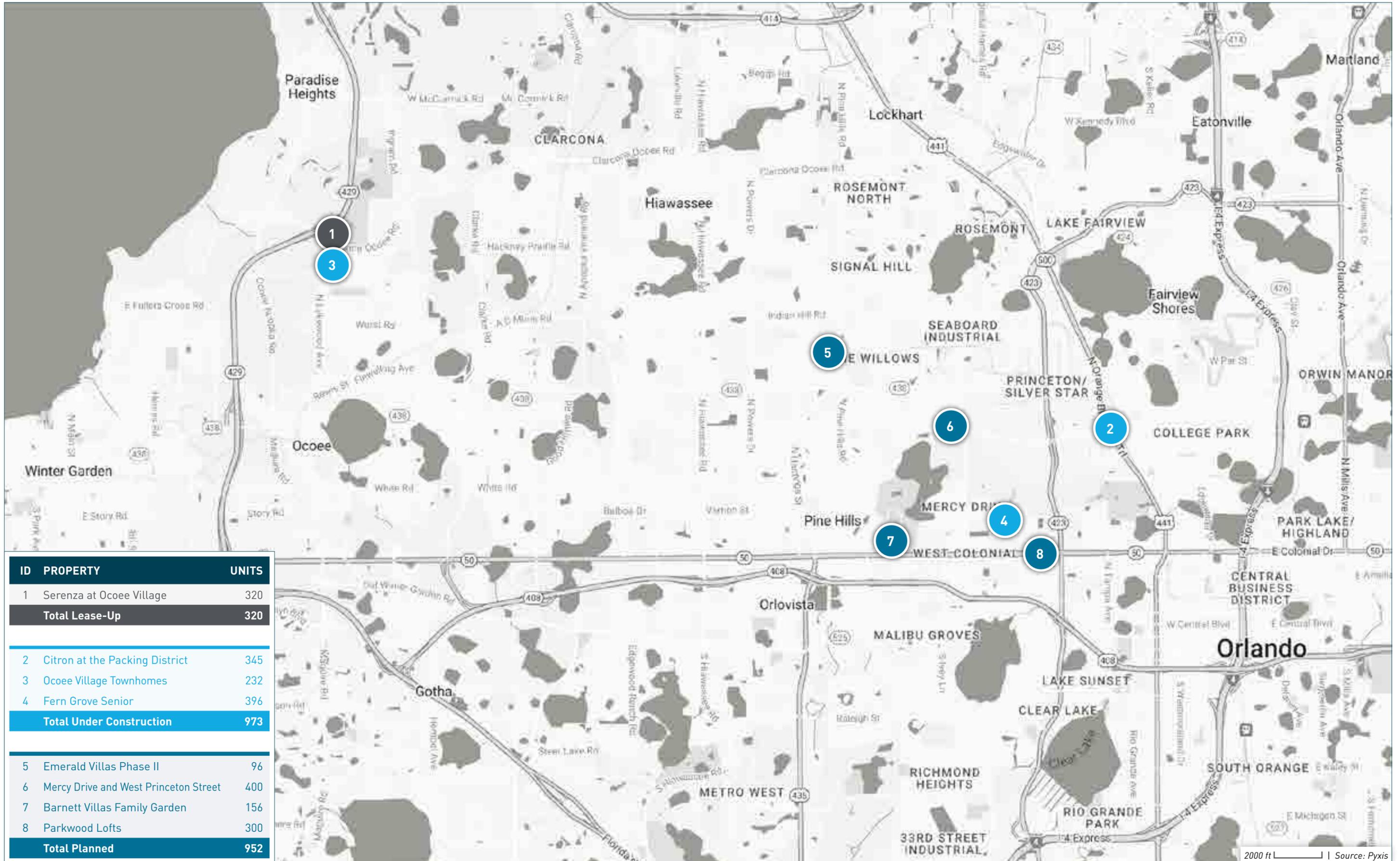
Under Construction
492 Units



Planned
750 Units



Prospective
5,064 Units

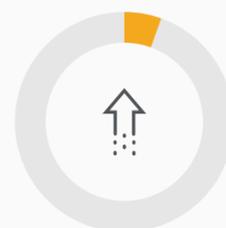


ID	PROPERTY	UNITS
1	Serenza at Ocoee Village	320
Total Lease-Up		320
2	Citron at the Packing District	345
3	Ocoee Village Townhomes	232
4	Fern Grove Senior	396
Total Under Construction		973
5	Emerald Villas Phase II	96
6	Mercy Drive and West Princeton Street	400
7	Barnett Villas Family Garden	156
8	Parkwood Lofts	300
Total Planned		952

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	Serenza at Ocoee Village	101 Allure Point	Ocoee	FL	34761	Lease-Up	320	Northwest / 441	12/31/2023	04/29/2023	08/01/2023
2	Citron at the Packing District	2200 North Orange Blossom Trail	Orlando	FL	32804	Under Construction	345	Northwest / 441	07/31/2025	01/01/2025	03/01/2025
3	Ocoee Village Townhomes	10801 Clarcona Ocoee Road	Ocoee	FL	34761	Under Construction	232	Northwest / 441	11/30/2024	11/01/2023	01/01/2024
4	Fern Grove Senior	3750 W.D. Judge Drive	Orlando	FL	32808	Under Construction	396	Northwest / 441	08/31/2024		
5	Emerald Villas Phase II	5450 Cholla Way	Orlando	FL	32808	Planned	96	Northwest / 441			
6	Mercy Drive and West Princeton Street	Mercy Drive & West Princeton Street	Orlando	FL	32808	Planned	400	Northwest / 441			
7	Barnett Villas Family Garden	817 Swiss Lane	Orlando	FL	32808	Planned	156	Northwest / 441			
8	Parkwood Lofts	3321 West Colonial Drive	Orlando	FL	32808	Planned	300	Northwest / 441			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							2,245				

SUBMARKET AT A GLANCE



Lease-Up
320 Units



Under Construction
973 Units



Planned
952 Units



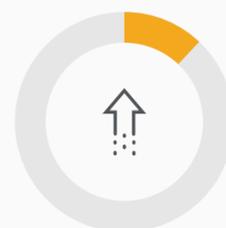
Prospective
4,294 Units



FAR SOUTH / LAKE BUENA VISTA SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Altis Grand Lake Willis	6260 Juniper Pine Way	Orlando	FL	32821	Lease-Up	329	Far South / Lake Buena Vista	12/31/2023	06/12/2023	08/01/2023
2	Alta Deco	9505 Axis Way	Orlando	FL	32837	Lease-Up	297	Far South / Lake Buena Vista	11/30/2023	06/05/2023	07/01/2023
3	Emerald Grove Redevelopment	13501 Vista Walk Drive	Orlando	FL	32821	Lease-Up	468	Far South / Lake Buena Vista	10/31/2023	08/31/2022	
4	Bainbridge World Center	14051 International Drive	Orlando	FL	32821	Under Construction	341	Far South / Lake Buena Vista	05/31/2025	01/01/2024	03/01/2024
5	Altra Lake Willis	Daryl Carter Pkwy & Lake St	Orlando	FL	32821	Under Construction	230	Far South / Lake Buena Vista	09/01/2024	12/01/2023	02/01/2024
6	Aventon Opal	8085 Poinciana Blvd	Orlando	FL	32821	Under Construction	308	Far South / Lake Buena Vista	10/31/2024	11/01/2023	01/01/2024
7	Interstate 4 Plaza	Olde Florida Blvd & Westwood Blvd	Orlando	FL	32821	Planned	360	Far South / Lake Buena Vista			
8	Davis Vistana	Daryl Carter Pkwy & International Drive	Orlando	FL	32821	Planned	400	Far South / Lake Buena Vista			11/01/2023
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							2,733				

SUBMARKET AT A GLANCE



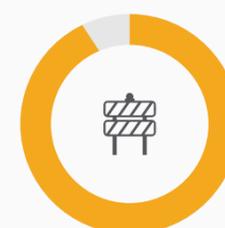
Lease-Up
1,094 Units



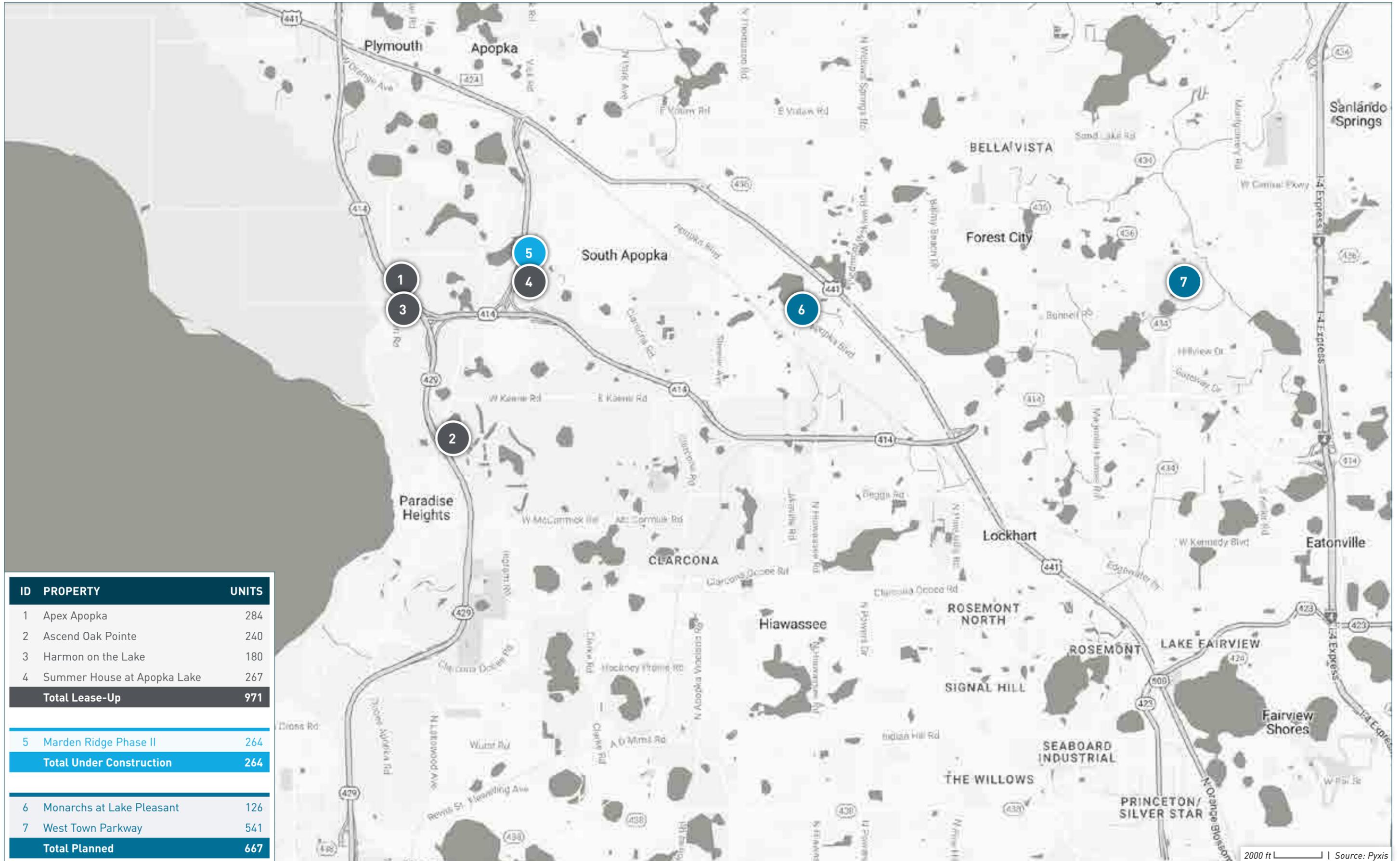
Under Construction
879 Units



Planned
760 Units



Prospective
9,984 Units

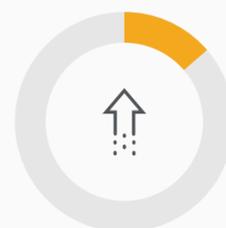


ID	PROPERTY	UNITS
1	Apex Apopka	284
2	Ascend Oak Pointe	240
3	Harmon on the Lake	180
4	Summer House at Apopka Lake	267
Total Lease-Up		971
<hr/>		
5	Marden Ridge Phase II	264
Total Under Construction		264
<hr/>		
6	Monarchs at Lake Pleasant	126
7	West Town Parkway	541
Total Planned		667

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	Apex Apopka	1505 South Binion Road	Apopka	FL	32703	Lease-Up	284	West Altamonte Springs	06/30/2024	08/01/2023	10/01/2023
2	Ascend Oak Pointe	3030 Ascend Oak Street	Apopka	FL	32703	Lease-Up	240	West Altamonte Springs	11/30/2023	07/14/2023	11/01/2023
3	Harmon on the Lake	2101 Lakeview Ridge Circle	Apopka	FL	32703	Lease-Up	180	West Altamonte Springs	10/31/2023	03/01/2023	06/01/2023
4	Summer House at Apopka Lake	1250 Marden Ridge Loop	Apopka	FL	32703	Lease-Up	267	West Altamonte Springs	11/01/2023	02/01/2023	05/01/2023
5	Marden Ridge Phase II	1595 Marden Ridge Loop	Apopka	FL	32703	Under Construction	264	West Altamonte Springs	12/31/2023		
6	Monarchs at Lake Pleasant	1711 Apopka Blvd	Apopka	FL	32703	Planned	126	West Altamonte Springs	07/01/2024	09/01/2023	11/01/2023
7	West Town Parkway	798 West Town Pkwy	Altamonte Springs	FL	32714	Planned	541	West Altamonte Springs			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,902				

SUBMARKET AT A GLANCE



Lease-Up
971 Units



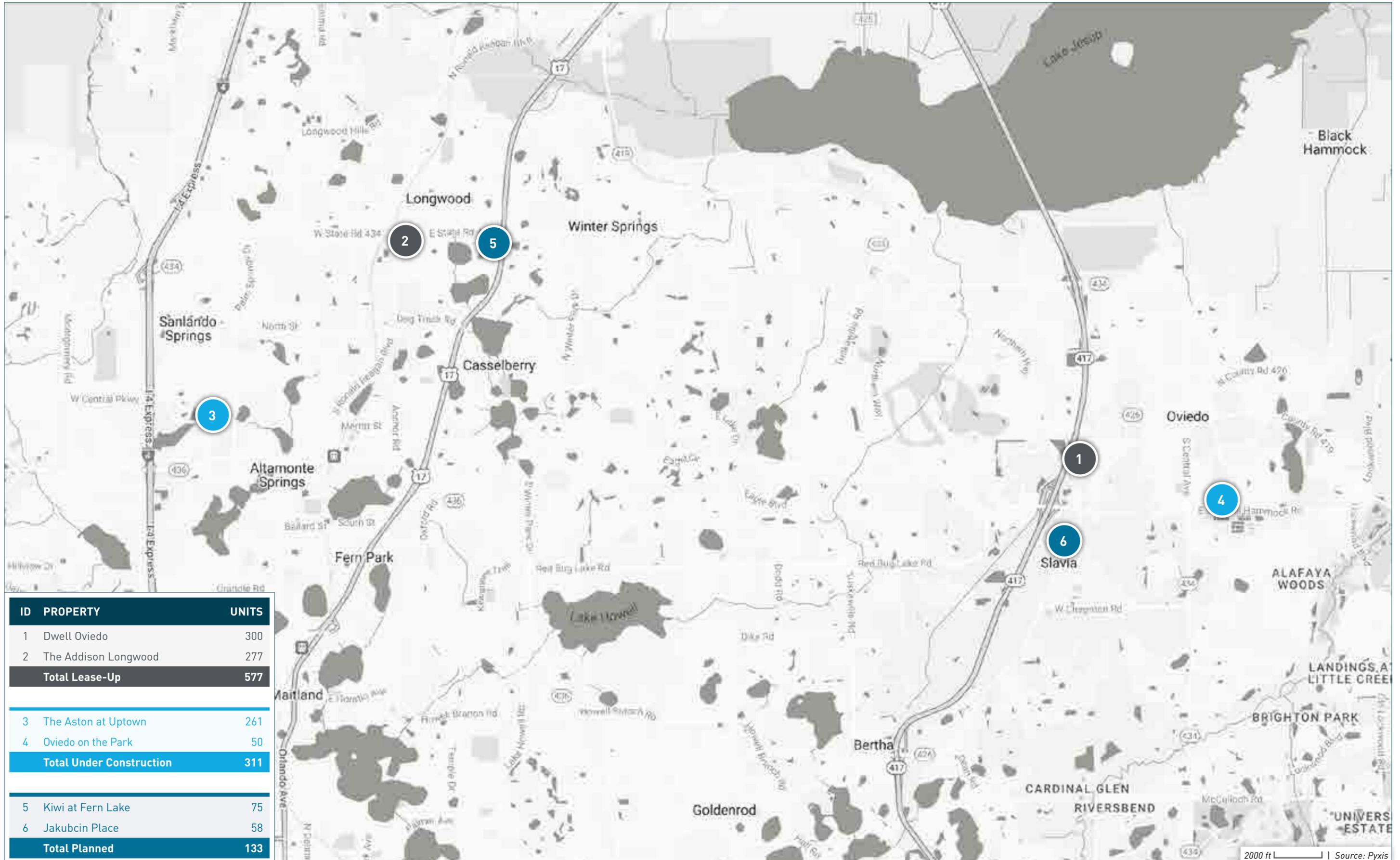
Under Construction
264 Units



Planned
667 Units



Prospective
5,305 Units



ID	PROPERTY	UNITS
1	Dwell Oviedo	300
2	The Addison Longwood	277
Total Lease-Up		577
3	The Aston at Uptown	261
4	Oviedo on the Park	50
Total Under Construction		311
5	Kiwi at Fern Lake	75
6	Jakubcin Place	58
Total Planned		133

2000 ft | Source: Pyxis

EAST ALTAMONTE / CASSELBERRY SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Dwell Oviedo	500 Sugar Mill Road	Oviedo	FL	32765	Lease-Up	300	East Altamonte / Casselberry	02/29/2024	08/01/2023	11/01/2023
2	The Addison Longwood	681 Addison Longwood Ter	Longwood	FL	32750	Lease-Up	277	East Altamonte / Casselberry	11/01/2023	07/01/2023	08/01/2023
3	The Aston at Uptown	505 One Center Blvd	Altamonte Springs	FL	32701	Under Construction	261	East Altamonte / Casselberry	01/31/2025	06/01/2024	08/01/2024
4	Oviedo on the Park	City Walk Ln & Center Lake Ln	Oviedo	FL	32765	Under Construction	50	East Altamonte / Casselberry	08/01/2024	03/01/2024	05/01/2024
5	Kiwi at Fern Lake	707 East Street	Longwood	FL	32750	Planned	75	East Altamonte / Casselberry			
6	Jakubcin Place	Duda Trail & West State Road 417	Oviedo	FL	32765	Planned	58	East Altamonte / Casselberry			

TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 1,021

SUBMARKET AT A GLANCE



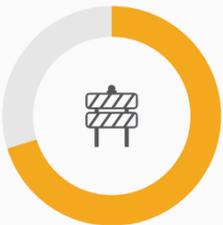
Lease-Up
577 Units



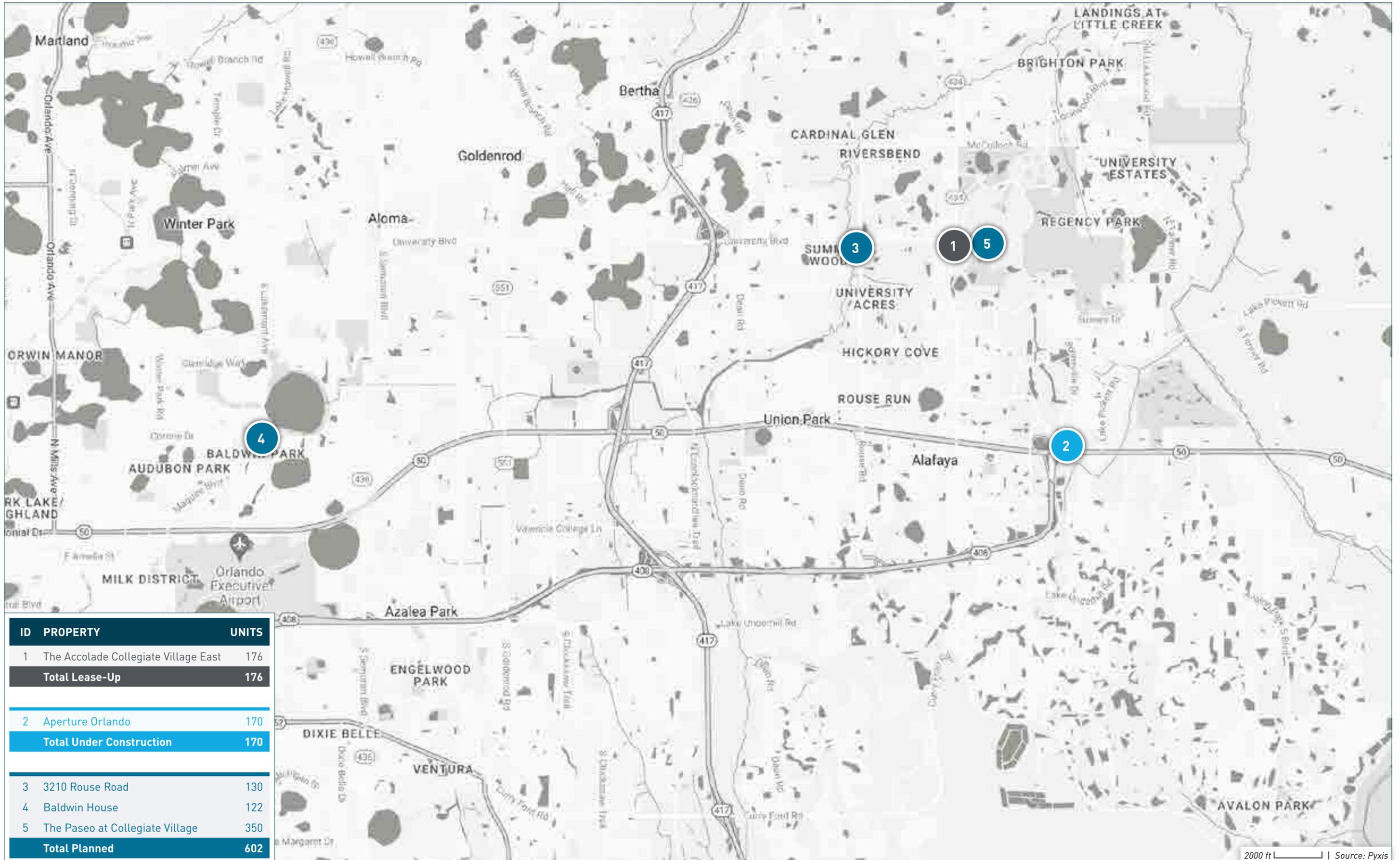
Under Construction
311 Units



Planned
133 Units



Prospective
7,972 Units

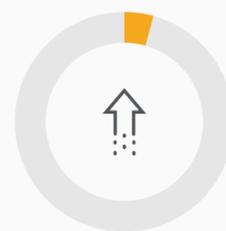


ID	PROPERTY	UNITS
1	The Accolade Collegiate Village East	176
Total Lease-Up		176
2	Aperture Orlando	170
Total Under Construction		170
3	3210 Rouse Road	130
4	Baldwin House	122
5	The Paseo at Collegiate Village	350
Total Planned		602

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 Accolade Collegiate Village East	12180 Collegiate Way	Orlando	FL	32817	Lease-Up	176	Northeast / 436 / 551	10/31/2024	09/01/2023	
2	Aperture Orlando	12727 East Colonial Drive	Orlando	FL	32826	Under Construction	170	Northeast / 436 / 551	09/30/2025		
3	3210 Rouse Road	3210 Rouse Road	Orlando	FL	32817	Planned	130	Northeast / 436 / 551	11/01/2023	02/01/2023	04/01/2023
4	Baldwin House	4787 New Broad Street	Orlando	FL	32814	Planned	122	Northeast / 436 / 551			
5	The Paseo at Collegiate Village	4000 Central Florida Blvd	Orlando	FL	32816	Planned	350	Northeast / 436 / 551			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							948				

SUBMARKET AT A GLANCE



Lease-Up
176 Units



Under Construction
170 Units



Planned
602 Units



Prospective
3,544 Units