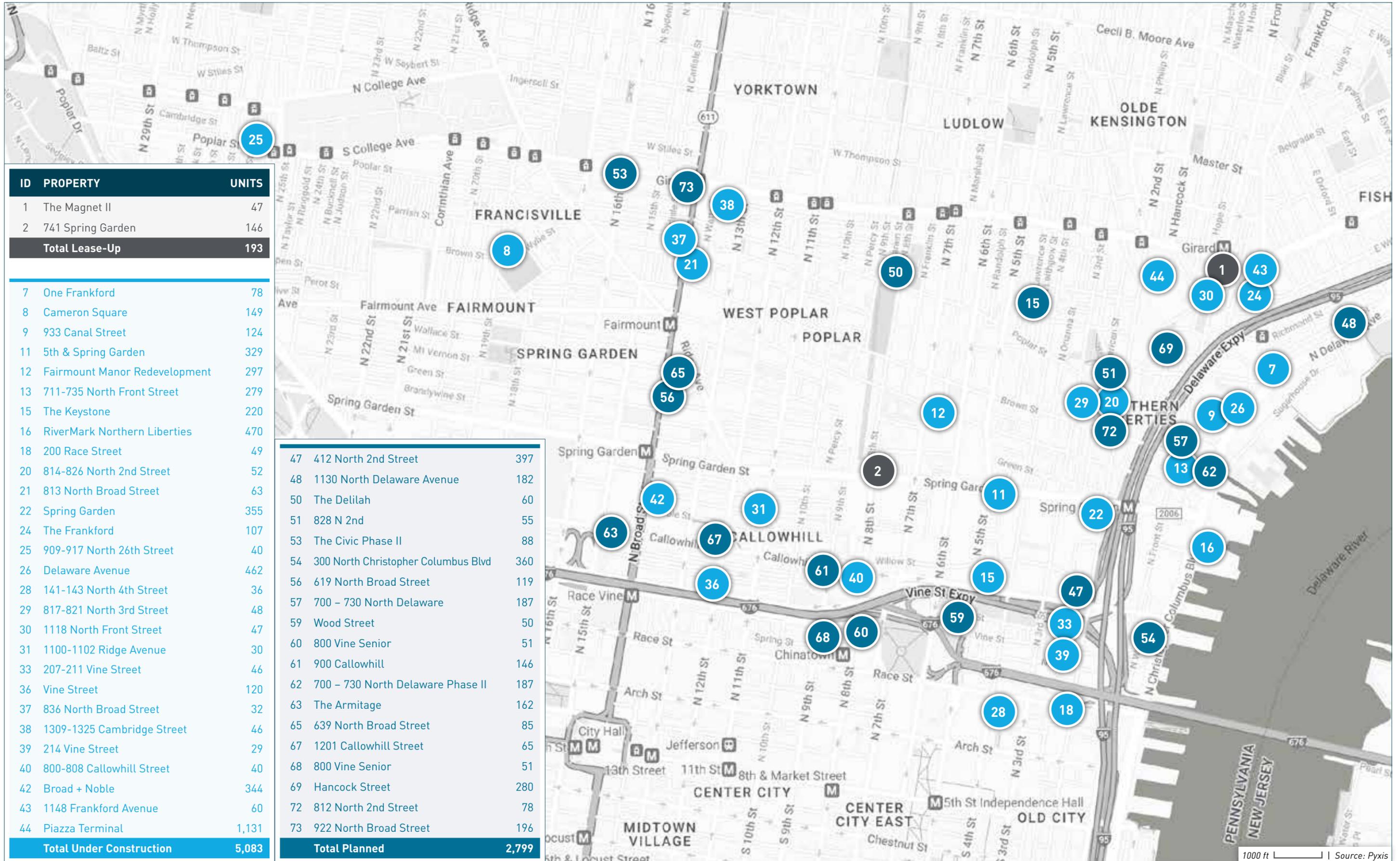


ID	SUBMARKET NAME	PAGE
1	Center City	2
2	North / Frankford / Holmesburg	7
3	West.Philadelphia	11
4	Germantown	13
5	Roxboro / Chestnut Hill	15
6	South Philadelphia	17
Other Submarkets		19
7	West Delaware County	
8	Bala - Cynwyd	
9	East Delaware County	
10	Foxchase / Lawndale	
11	Somerton / Bustleton	

DEVELOPMENT STATUS	UNITS
Lease-Up	4,811
Under Construction	12,609
Planned	9,812
Prospective	28,309

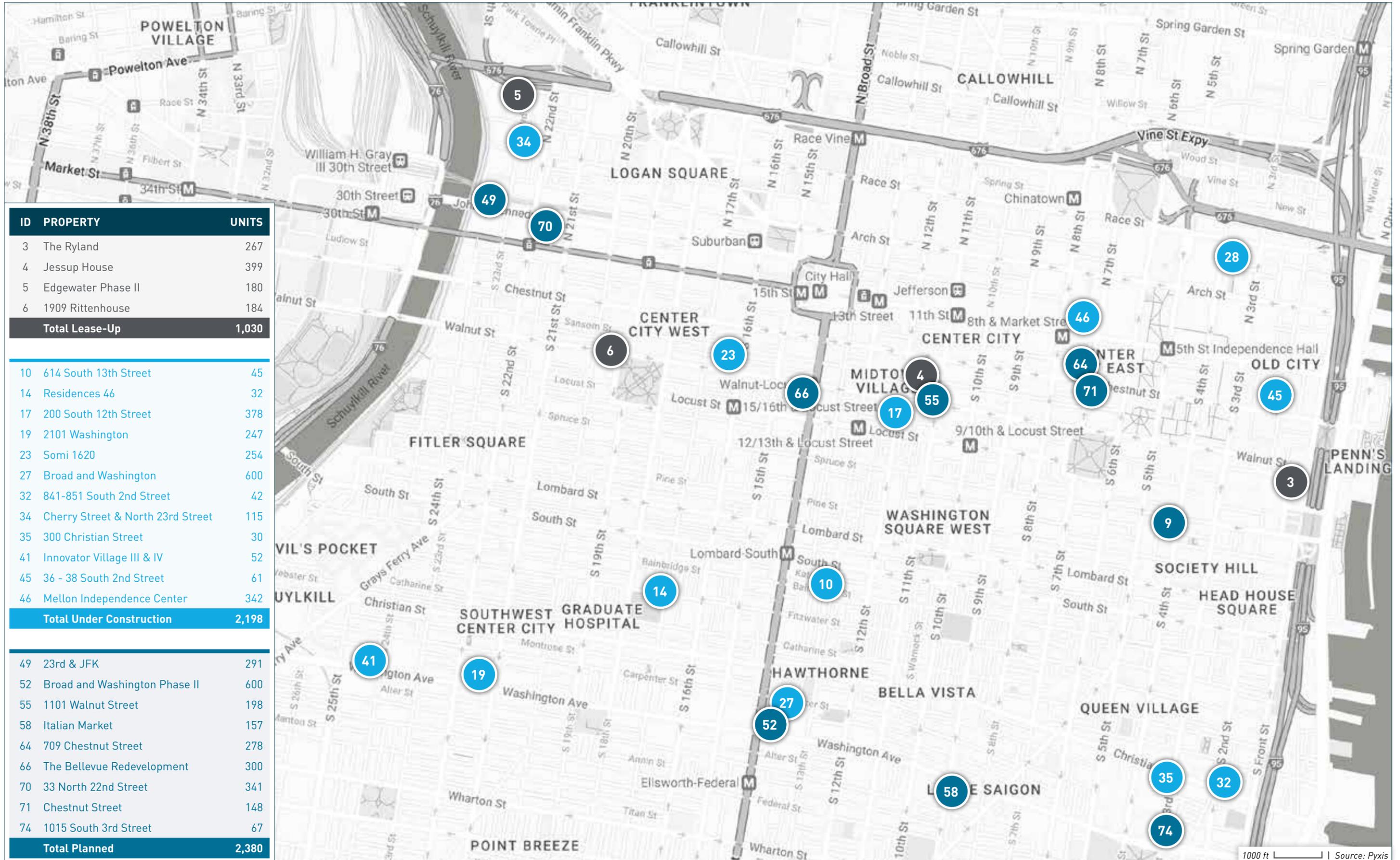
Submarkets with less than five total projects in lease-up, under construction, or planned stages are combined on a single map. Maps exclude prospective projects. Submarkets with zero units in the pipeline don't have ID numbers.



ID	PROPERTY	UNITS
1	The Magnet II	47
2	741 Spring Garden	146
Total Lease-Up		193
<hr/>		
7	One Frankford	78
8	Cameron Square	149
9	933 Canal Street	124
11	5th & Spring Garden	329
12	Fairmount Manor Redevelopment	297
13	711-735 North Front Street	279
15	The Keystone	220
16	RiverMark Northern Liberties	470
18	200 Race Street	49
20	814-826 North 2nd Street	52
21	813 North Broad Street	63
22	Spring Garden	355
24	The Frankford	107
25	909-917 North 26th Street	40
26	Delaware Avenue	462
28	141-143 North 4th Street	36
29	817-821 North 3rd Street	48
30	1118 North Front Street	47
31	1100-1102 Ridge Avenue	30
33	207-211 Vine Street	46
36	Vine Street	120
37	836 North Broad Street	32
38	1309-1325 Cambridge Street	46
39	214 Vine Street	29
40	800-808 Callowhill Street	40
42	Broad + Noble	344
43	1148 Frankford Avenue	60
44	Piazza Terminal	1,131
Total Under Construction		5,083

47	412 North 2nd Street	397
48	1130 North Delaware Avenue	182
50	The Delilah	60
51	828 N 2nd	55
53	The Civic Phase II	88
54	300 North Christopher Columbus Blvd	360
56	619 North Broad Street	119
57	700 - 730 North Delaware	187
59	Wood Street	50
60	800 Vine Senior	51
61	900 Callowhill	146
62	700 - 730 North Delaware Phase II	187
63	The Armitage	162
65	639 North Broad Street	85
67	1201 Callowhill Street	65
68	800 Vine Senior	51
69	Hancock Street	280
72	812 North 2nd Street	78
73	922 North Broad Street	196
Total Planned		2,799

1000 ft | Source: Pyxis



1000 ft | Source: Pyxis

CENTER CITY SUBMARKET



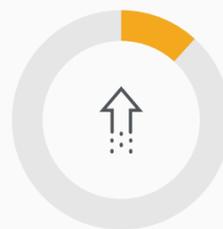
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Magnet II	1131-1139 N Front St	Philadelphia	PA	19123	Lease-Up	47	Center City	12/01/2023	09/01/2023	11/01/2023
2	741 Spring Garden	741 Spring Garden Street	Philadelphia	PA	19123	Lease-Up	146	Center City	12/31/2023	06/01/2023	07/01/2023
3	The Ryland	1 Dock Street	Philadelphia	PA	19106	Lease-Up	267	Center City	06/30/2024	05/23/2023	08/01/2023
4	Jessup House	1134 Sansom Street	Philadelphia	PA	19107	Lease-Up	399	Center City	10/31/2023	05/05/2023	09/01/2023
5	Edgewater Phase II	2323 Race Street	Philadelphia	PA	19103	Lease-Up	180	Center City	11/30/2023	03/21/2023	07/01/2023
6	1909 Rittenhouse	1909 Walnut St	Philadelphia	PA	19103	Lease-Up	184	Center City	10/31/2023	08/01/2022	11/01/2022
7	One Frankford	945 Frankford Ave	Philadelphia	PA	19125	Under Construction	78	Center City	07/01/2025	01/01/2025	03/01/2025
8	Cameron Square	801 North 19th Street	Philadelphia	PA	19130	Under Construction	149	Center City	12/31/2024	11/01/2024	02/01/2025
9	933 Canal Street	933 Canal St	Philadelphia	PA	19123	Under Construction	124	Center City	03/01/2025	10/01/2024	12/01/2024
10	614 South 13th Street	614 S 13th St	Philadelphia	PA	19147	Under Construction	45	Center City	05/01/2024	09/01/2024	11/01/2024
11	5th & Spring Garden	418 Spring Garden Street	Philadelphia	PA	19123	Under Construction	329	Center City	02/28/2025	07/01/2024	09/01/2024
12	Fairmount Manor Redevelopment	650 Fairmount Avenue	Philadelphia	PA	19123	Under Construction	297	Center City	12/31/2024	07/01/2024	09/01/2024
13	711-735 North Front Street	711-735 N Front St	Philadelphia	PA	19123	Under Construction	279	Center City	11/01/2024	06/01/2024	08/01/2024
14	Residences 46	S Colorado St & Fitzwater St	Philadelphia	PA	19146	Under Construction	32	Center City	10/01/2024	06/01/2024	08/01/2024
15	The Keystone	417 Callowhill Street	Philadelphia	PA	19123	Under Construction	220	Center City	08/31/2024	06/01/2024	08/01/2024
16	RiverMark Northern Liberties	501 North Christopher Columbus Blvd	Philadelphia	PA	19123	Under Construction	470	Center City	04/30/2024	06/01/2024	08/01/2024
17	200 South 12th Street	200 South 12th Street	Philadelphia	PA	19107	Under Construction	378	Center City	01/31/2025	05/01/2024	07/01/2024
18	200 Race Street	200 Race St	Philadelphia	PA	19106	Under Construction	49	Center City	09/01/2024	05/01/2024	07/01/2024
19	2101 Washington	2101 Washington Avenue	Philadelphia	PA	19146	Under Construction	247	Center City	05/31/2025	04/01/2024	06/01/2024
20	814-826 North 2nd Street	814-826 N 2nd St	Philadelphia	PA	19123	Under Construction	52	Center City	08/01/2024	04/01/2024	06/01/2024
21	813 North Broad Street	813 N Broad St	Philadelphia	PA	19123	Under Construction	63	Center City	07/01/2024	04/01/2024	06/01/2024
22	Spring Garden	200 Spring Garden Street	Philadelphia	PA	19123	Under Construction	355	Center City	03/31/2024	04/01/2024	06/01/2024
23	Somi 1620	1620 Sansom Street	Philadelphia	PA	19103	Under Construction	254	Center City	12/31/2023	04/01/2024	06/01/2024
24	The Frankford	1120 Frankford Avenue	Philadelphia	PA	19125	Under Construction	107	Center City	09/30/2024	03/01/2024	05/01/2024
25	909-917 North 26th Street	909-917 N 26th St	Philadelphia	PA	19130	Under Construction	40	Center City	08/01/2024	03/01/2024	05/01/2024
26	Delaware Avenue	918 North Delaware Avenue	Philadelphia	PA	19123	Under Construction	462	Center City	06/30/2024	03/01/2024	05/01/2024
27	Broad and Washington	1001 South Broad Street	Philadelphia	PA	19147	Under Construction	600	Center City	10/31/2024	02/01/2024	04/01/2024
28	141-143 North 4th Street	141-143 N 4th St	Philadelphia	PA	19106	Under Construction	36	Center City	06/01/2024	02/01/2024	04/01/2024
29	817-821 North 3rd Street	817-821 N 3rd St	Philadelphia	PA	19123	Under Construction	48	Center City	05/01/2024	02/01/2024	04/01/2024
30	1118 North Front Street	1118 N Front St	Philadelphia	PA	19123	Under Construction	47	Center City	05/01/2024	02/01/2024	04/01/2024
31	1100-1102 Ridge Avenue	1100-1102 Ridge Ave	Philadelphia	PA	19123	Under Construction	30	Center City	04/01/2024	01/01/2024	02/01/2024
32	841-851 South 2nd Street	841-851 S 2nd St	Philadelphia	PA	19147	Under Construction	42	Center City	04/01/2024	01/01/2024	03/01/2024
33	207-211 Vine Street	207-211 Vine St	Philadelphia	PA	19106	Under Construction	46	Center City	04/01/2024	12/01/2023	02/01/2024
34	Cherry Street & North 23rd Street	139 North 23rd Street	Philadelphia	PA	19103	Under Construction	115	Center City	10/31/2023	12/01/2023	02/01/2024
35	300 Christian Street	300 Christian St	Philadelphia	PA	19147	Under Construction	30	Center City	03/01/2024	11/01/2023	01/01/2024

Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
36	Vine Street	1201 Vine Street	Philadelphia	PA	19107	Under Construction	120	Center City	12/31/2023	11/01/2023	01/01/2024
37	836 North Broad Street	836 N Broad St	Philadelphia	PA	19130	Under Construction	32	Center City	02/01/2024	10/01/2023	12/01/2023
38	1309-1325 Cambridge Street	1309-1325 Cambridge St	Philadelphia	PA	19123	Under Construction	46	Center City	02/01/2024	10/01/2023	12/01/2023
39	214 Vine Street	214 Vine St	Philadelphia	PA	19106	Under Construction	29	Center City	01/01/2024	10/01/2023	12/01/2023
40	800-808 Callowhill Street	800-808 Callowhill St	Philadelphia	PA	19123	Under Construction	40	Center City	01/01/2024	10/01/2023	12/01/2023
41	Innovator Village III & IV	2401 Washington Ave	Philadelphia	PA	19146	Under Construction	52	Center City	01/01/2024	10/01/2023	12/01/2023
42	Broad + Noble	435 North Broad Street	Philadelphia	PA	19123	Under Construction	344	Center City	12/31/2023	10/01/2023	11/01/2023
43	1148 Frankford Avenue	1148 Frankford Avenue	Philadelphia	PA	19125	Under Construction	60	Center City	11/30/2023	10/01/2023	12/01/2023
44	Piazza Terminal	1101 North 2nd Street	Philadelphia	PA	19123	Under Construction	1,131	Center City	12/31/2024		
45	36 - 38 South 2nd Street	36 South 2nd Street	Philadelphia	PA	19106	Under Construction	61	Center City	11/30/2023		
46	Mellon Independence Center	701 Market Street	Philadelphia	PA	19106	Under Construction	342	Center City	10/31/2023		
47	412 North 2nd Street	412 North 2nd Street	Philadelphia	PA	19123	Planned	397	Center City	08/01/2025	02/01/2025	04/01/2025
48	1130 North Delaware Avenue	1130 North Delaware Avenue	Philadelphia	PA	19125	Planned	182	Center City	02/01/2025	09/01/2024	11/01/2024
49	23rd & JFK	2301 John F. Kennedy Blvd	Philadelphia	PA	19103	Planned	291	Center City	02/01/2025	08/01/2024	10/01/2024
50	The Delilah	900 North 8th Street	Philadelphia	PA	19123	Planned	60	Center City	12/01/2024	07/01/2024	09/01/2024
51	828 N 2nd	828 North 2nd Street	Philadelphia	PA	19123	Planned	55	Center City	08/01/2024	05/01/2024	07/01/2024
52	Broad and Washington Phase II	1001 South Broad Street	Philadelphia	PA	19147	Planned	600	Center City		02/01/2024	04/01/2024
53	The Civic Phase II	1600 West Girard Avenue	Philadelphia	PA	19130	Planned	88	Center City		06/03/2019	
54	300 North Christopher Columbus Blvd	300 North Christopher Columbus Blvd	Philadelphia	PA	19106	Planned	360	Center City	06/01/2025		
55	1101 Walnut Street	1101 Walnut Street	Philadelphia	PA	19107	Planned	198	Center City	12/01/2024		
56	619 North Broad Street	619 North Broad Street	Philadelphia	PA	19123	Planned	119	Center City	12/01/2024		
57	700 - 730 North Delaware	700 North Delaware Avenue	Philadelphia	PA	19123	Planned	187	Center City	11/01/2024		
58	Italian Market	1101 South 9th Street	Philadelphia	PA	19147	Planned	157	Center City	11/01/2024		
59	Wood Street	502 Wood Street	Philadelphia	PA	19106	Planned	50	Center City	02/01/2024		
60	800 Vine Senior	800 Vine Street	Philadelphia	PA	19107	Planned	51	Center City	01/01/2024		
61	900 Callowhill	900 Callowhill Street	Philadelphia	PA	19123	Planned	146	Center City			
62	700 - 730 North Delaware Phase II	700 North Delaware Avenue	Philadelphia	PA	19123	Planned	187	Center City			
63	The Armitage	1428 Callowhill Street	Philadelphia	PA	19130	Planned	162	Center City			
64	709 Chestnut Street	709 Chestnut Street	Philadelphia	PA	19106	Planned	278	Center City			
65	639 North Broad Street	639 North Broad Street	Philadelphia	PA	19123	Planned	85	Center City			
66	The Bellevue Redevelopment	200 South Broad Street	Philadelphia	PA	19102	Planned	300	Center City			
67	1201 Callowhill Street	1201 Callowhill Street	Philadelphia	PA	19123	Planned	65	Center City			
68	800 Vine Senior	217 North 9th Street	Philadelphia	PA	19107	Planned	51	Center City			
69	Hancock Street	1021 North Hancock Street	Philadelphia	PA	19123	Planned	280	Center City			
70	33 North 22nd Street	33 North 22nd Street	Philadelphia	PA	19103	Planned	341	Center City			

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
71	Chestnut Street	700 Chestnut Street	Philadelphia	PA	19106	Planned	148	Center City			
72	812 North 2nd Street	812 North 2nd Street	Philadelphia	PA	19123	Planned	78	Center City			
73	922 North Broad Street	922 North Broad Street	Philadelphia	PA	19130	Planned	196	Center City			
74	1015 South 3rd Street	1015 South 3rd Street	Philadelphia	PA	19147	Planned	67	Center City			
74	1015 South 3rd Street	1015 South 3rd Street	Philadelphia	PA	19147	Planned	67	Center City			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							5,608				

SUBMARKET AT A GLANCE



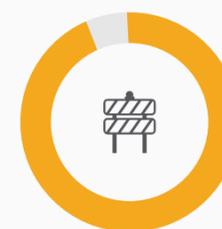
Lease-Up
1,233 Units



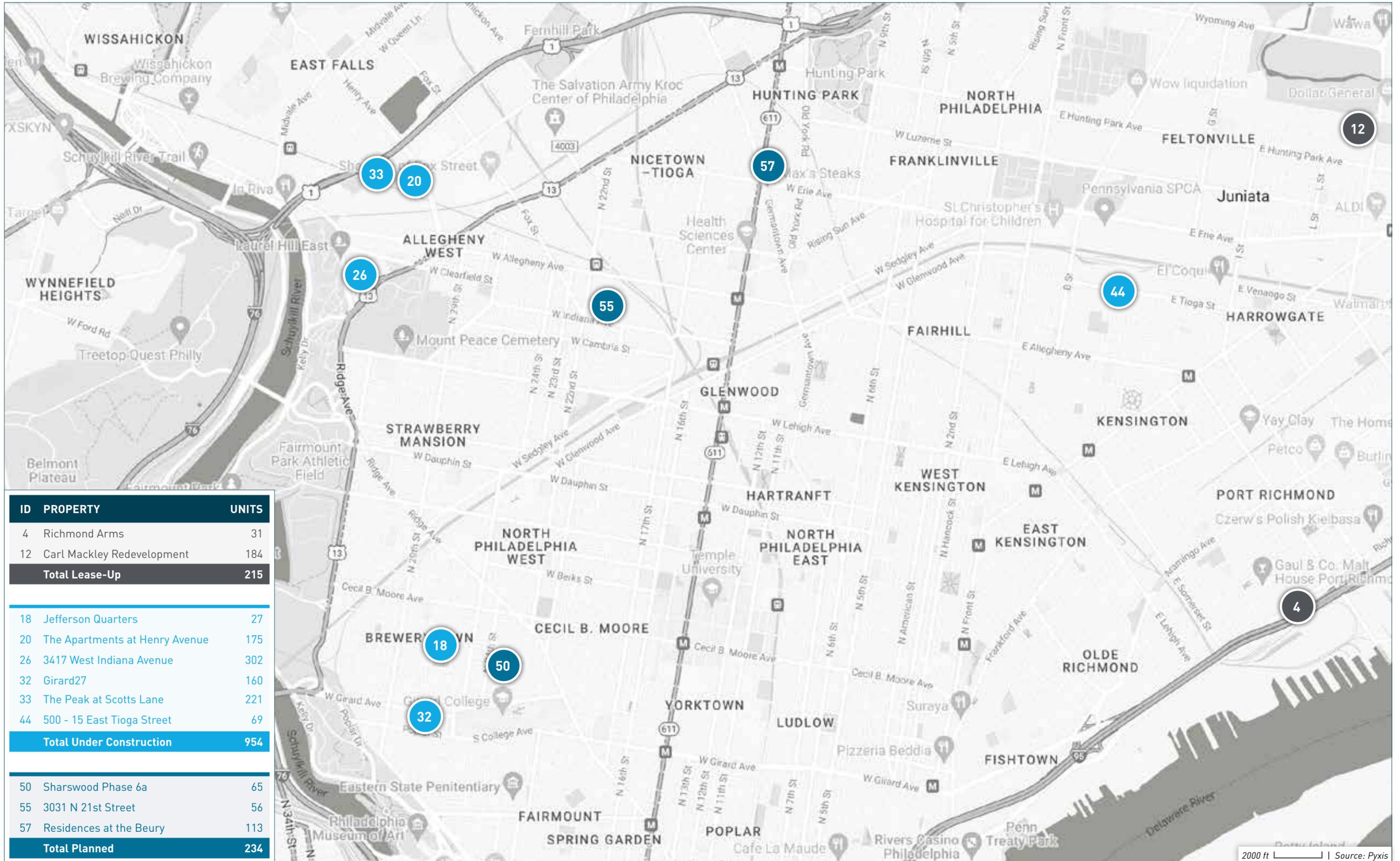
Under Construction
7,281 Units



Planned
5,179 Units



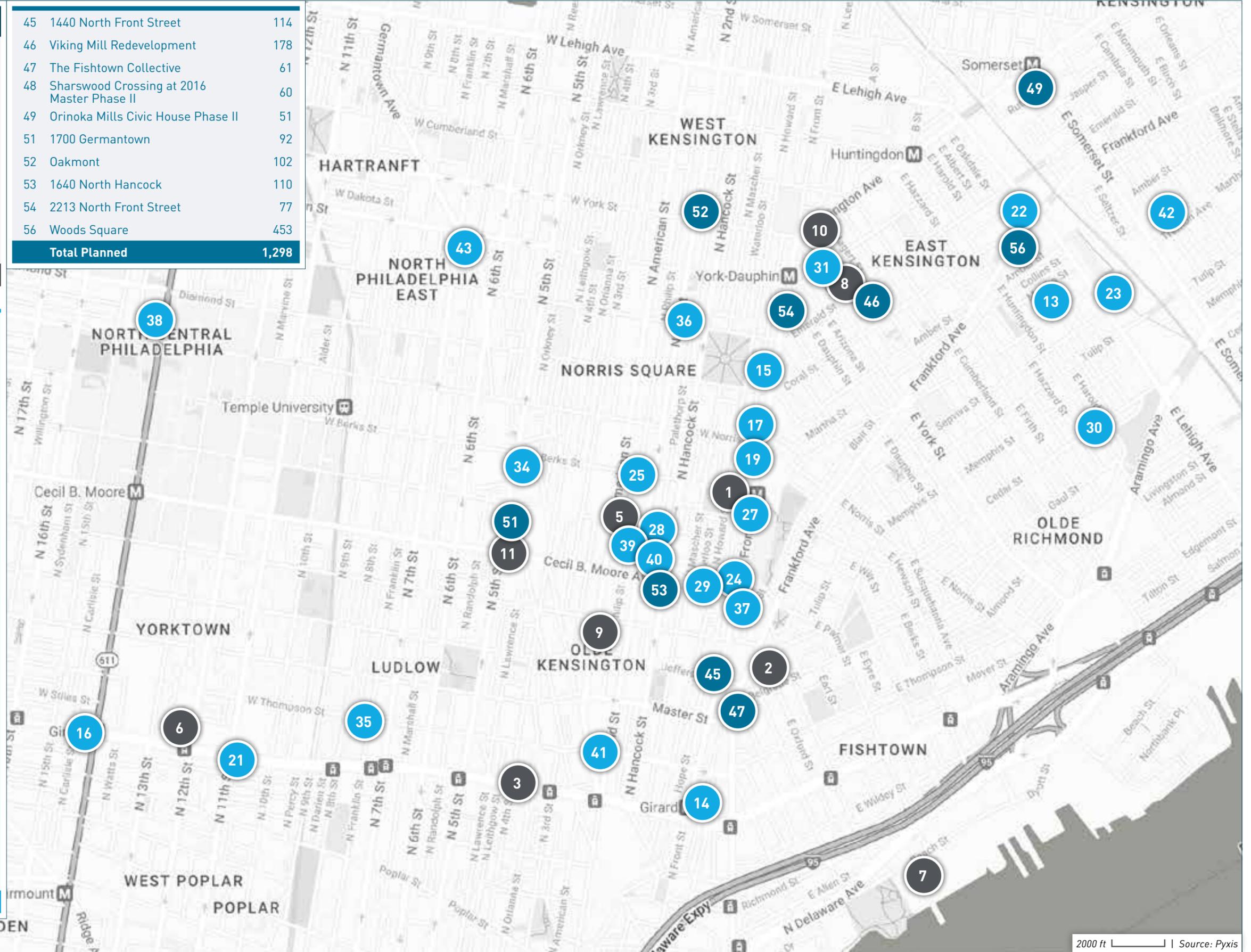
Prospective
9,551 Units



ID	PROPERTY	UNITS
1	1BRKS Building B	27
2	Metalcrafters Fishtown	42
3	The Dally	50
5	The Luxe	179
6	Girard Avenue	166
7	The Battery	284
8	Hagert & York	297
9	Ray Philly	110
10	Jasper House	139
11	Avenue V	147
Total Lease-Up		1,441

45	1440 North Front Street	114
46	Viking Mill Redevelopment	178
47	The Fishtown Collective	61
48	Sharswood Crossing at 2016 Master Phase II	60
49	Orinoka Mills Civic House Phase II	51
51	1700 Germantown	92
52	Oakmont	102
53	1640 North Hancock	110
54	2213 North Front Street	77
56	Woods Square	453
Total Planned		1,298

13	2151 East Albert Street	26
14	23 West Girard Avenue	107
15	2112 North Front Street	31
16	922-938 North Broad Street	160
17	1952-1958 North Front Street	46
19	1924-1932 North Front Street	32
21	Veranda II	115
22	Coral House	41
23	Lehigh Avenue	278
24	Philadelphia Urby	204
25	1801 - 59 North American Street	110
27	1BRKS Building S	70
28	1731-1739 Tilghman Street	32
29	The Glassworks	103
30	2400 East Huntingdon Street	150
31	York Arts	127
34	1827 North 5th Street	32
35	720 West Thompson Street	80
36	Norris Park Flats	31
37	Box Factory Lofts II	20
38	2008 North Broad Street	40
39	The Citadelle	54
40	The Rally	88
41	1222 North 2nd Street	64
42	Rush Street	72
43	2224 Germantown Avenue	72
Total Under Construction		2,185



NORTH / FRANKFORD / HOLMESBURG SUBMARKET



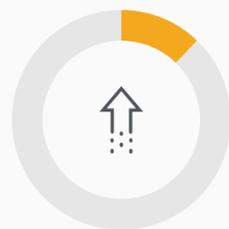
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	1BRKS Building B	1813 N Howard St	Philadelphia	PA	19122	Lease-Up	27	North / Frankford / Holmesburg	02/01/2024	09/01/2023	11/01/2023
2	Metalcrafters Fishtown	1414 E Oxford St	Philadelphia	PA	19125	Lease-Up	42	North / Frankford / Holmesburg	10/01/2023	08/01/2023	09/01/2023
3	The Dally	342 W Girard Ave	Philadelphia	PA	19123	Lease-Up	50	North / Frankford / Holmesburg	10/01/2023	08/01/2023	09/01/2023
4	Richmond Arms	3037-3043 Richmond St	Philadelphia	PA	19134	Lease-Up	31	North / Frankford / Holmesburg	10/01/2023	07/01/2023	09/01/2023
5	The Luxe	1705 North American Street	Philadelphia	PA	19122	Lease-Up	179	North / Frankford / Holmesburg	06/30/2024	05/22/2023	07/01/2023
6	Girard Avenue	1201 West Girard Avenue	Philadelphia	PA	19123	Lease-Up	166	North / Frankford / Holmesburg	01/31/2024	05/01/2023	06/01/2023
7	The Battery	1325 N Beach St	Philadelphia	PA	19125	Lease-Up	284	North / Frankford / Holmesburg	10/01/2023	05/01/2023	07/01/2023
8	Hagert & York	1999 Boston Street	Philadelphia	PA	19125	Lease-Up	297	North / Frankford / Holmesburg	11/30/2023	04/21/2023	06/01/2023
9	Ray Philly	1525 North American Street	Philadelphia	PA	19122	Lease-Up	110	North / Frankford / Holmesburg	10/31/2023	03/15/2023	05/01/2023
10	Jasper House	1835 E Boston St	Philadelphia	PA	19125	Lease-Up	139	North / Frankford / Holmesburg	10/31/2023	02/01/2023	04/01/2023
11	Avenue V	408 Cecil B Moore Ave	Philadelphia	PA	19122	Lease-Up	147	North / Frankford / Holmesburg	10/31/2023	12/05/2022	09/01/2021
12	Carl Mackley Redevelopment	1401 East Bristol Street	Philadelphia	PA	19124	Lease-Up	184	North / Frankford / Holmesburg	10/31/2023	10/01/2022	
13	2151 East Albert Street	2151 E Albert St	Philadelphia	PA	19125	Under Construction	26	North / Frankford / Holmesburg	02/01/2025	11/01/2024	01/01/2025
14	23 West Girard Avenue	23 W Girard Ave	Philadelphia	PA	19123	Under Construction	107	North / Frankford / Holmesburg	12/01/2024	10/01/2024	11/01/2024
15	2112 North Front Street	2112 N Front St	Philadelphia	PA	19122	Under Construction	31	North / Frankford / Holmesburg	12/01/2024	09/01/2024	11/01/2024
16	922-938 North Broad Street	922-938 N Broad St	Philadelphia	PA	19130	Under Construction	160	North / Frankford / Holmesburg	01/01/2025	08/01/2024	10/01/2024
17	1952-1958 North Front Street	1952-1958 N Front St	Philadelphia	PA	19122	Under Construction	46	North / Frankford / Holmesburg	12/01/2024	08/01/2024	10/01/2024
18	Jefferson Quarters	2625-2633 W Jefferson St	Philadelphia	PA	19121	Under Construction	27	North / Frankford / Holmesburg	11/01/2024	08/01/2024	10/01/2024
19	1924-1932 North Front Street	1924-1932 N Front St	Philadelphia	PA	19122	Under Construction	32	North / Frankford / Holmesburg	08/01/2024	05/01/2024	07/01/2024
20	The Apartments at Henry Avenue	3200 Henry Avenue	Philadelphia	PA	19129	Under Construction	175	North / Frankford / Holmesburg	02/29/2024	05/01/2024	07/01/2024
21	Veranda II	1030 W Girard Ave	Philadelphia	PA	19123	Under Construction	115	North / Frankford / Holmesburg	09/01/2024	04/01/2024	06/01/2024
22	Coral House	2654 Coral St	Philadelphia	PA	19125	Under Construction	41	North / Frankford / Holmesburg	06/01/2024	04/01/2024	09/01/2024
23	Lehigh Avenue	2157 East Lehigh Avenue	Philadelphia	PA	19125	Under Construction	278	North / Frankford / Holmesburg	10/31/2024	02/01/2024	04/01/2024
24	Philadelphia Urby	1700 North Front Street	Philadelphia	PA	19122	Under Construction	204	North / Frankford / Holmesburg	03/31/2025	01/01/2024	03/01/2024
25	1801 - 59 North American Street	1801 North American Street	Philadelphia	PA	19122	Under Construction	110	North / Frankford / Holmesburg	10/31/2024	01/01/2024	03/01/2024
26	3417 West Indiana Avenue	3417 West Indiana Avenue	Philadelphia	PA	19132	Under Construction	302	North / Frankford / Holmesburg	09/30/2024	01/01/2024	03/01/2024
27	1BRKS Building S	1828-1842 N Front St	Philadelphia	PA	19122	Under Construction	70	North / Frankford / Holmesburg	04/01/2024	01/01/2024	03/01/2024
28	1731-1739 Tilghman Street	1731-1739 Tilghman St	Philadelphia	PA	19122	Under Construction	32	North / Frankford / Holmesburg	04/01/2024	01/01/2024	03/01/2024
29	The Glassworks	1700 North Howard Street	Philadelphia	PA	19122	Under Construction	103	North / Frankford / Holmesburg	12/31/2023	01/01/2024	03/01/2024
30	2400 East Huntingdon Street	2400 East Huntingdon Street	Philadelphia	PA	19125	Under Construction	150	North / Frankford / Holmesburg	02/29/2024	12/01/2023	01/01/2024
31	York Arts	1901 East York Street	Philadelphia	PA	19125	Under Construction	127	North / Frankford / Holmesburg	12/31/2023	12/01/2023	02/01/2024
32	Girard27	2630 West Girard Avenue	Philadelphia	PA	19130	Under Construction	160	North / Frankford / Holmesburg	06/30/2024	11/01/2023	01/01/2024
33	The Peak at Scotts Lane	3449 Scotts Lane	Philadelphia	PA	19129	Under Construction	221	North / Frankford / Holmesburg	05/31/2024	11/01/2023	12/01/2023
34	1827 North 5th Street	1827 N 5th St	Philadelphia	PA	19122	Under Construction	32	North / Frankford / Holmesburg	02/01/2024	11/01/2023	12/01/2023
35	720 West Thompson Street	720 W Thompson St	Philadelphia	PA	19122	Under Construction	80	North / Frankford / Holmesburg	03/01/2024	10/01/2023	12/01/2023
36	Norris Park Flats	2155 N 2nd St	Philadelphia	PA	19122	Under Construction	31	North / Frankford / Holmesburg	02/01/2024	10/01/2023	12/01/2023

NORTH / FRANKFORD / HOLMESBURG SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
37	Box Factory Lofts II	31 E Columbia Ave	Philadelphia	PA	19125	Under Construction	20	North / Frankford / Holmesburg	01/01/2024	10/01/2023	12/01/2023
38	2008 North Broad Street	2008 N Broad St	Philadelphia	PA	19121	Under Construction	40	North / Frankford / Holmesburg	01/01/2024	10/01/2023	12/01/2023
39	The Citadelle	1712 N 2nd St	Philadelphia	PA	19122	Under Construction	54	North / Frankford / Holmesburg	12/01/2023	10/01/2023	11/01/2023
40	The Rally	1701 North 2nd Street	Philadelphia	PA	19122	Under Construction	88	North / Frankford / Holmesburg	10/31/2023	10/01/2023	11/01/2023
41	1222 North 2nd Street	1222 North 2nd Street	Philadelphia	PA	19122	Under Construction	64	North / Frankford / Holmesburg	10/31/2023	10/01/2023	12/01/2023
42	Rush Street	2149 East Rush Street	Philadelphia	PA	19134	Under Construction	72	North / Frankford / Holmesburg	12/31/2023		
43	2224 Germantown Avenue	2224 Germantown Avenue	Philadelphia	PA	19133	Under Construction	72	North / Frankford / Holmesburg	10/31/2023		
44	500 - 15 East Tioga Street	500 East Tioga Street	Philadelphia	PA	19134	Under Construction	69	North / Frankford / Holmesburg	10/31/2023		
45	1440 North Front Street	1440 N Front St	Philadelphia	PA	19122	Planned	114	North / Frankford / Holmesburg	07/01/2025	02/01/2025	05/01/2025
46	Viking Mill Redevelopment	2019 East Boston Street	Philadelphia	PA	19125	Planned	178	North / Frankford / Holmesburg	03/01/2025	09/01/2024	11/01/2024
47	The Fishtown Collective	1359 Frankford Avenue	Philadelphia	PA	19125	Planned	61	North / Frankford / Holmesburg	09/01/2024	05/01/2024	06/01/2024
48	Sharswood Crossing at 2016 Master Phase II	2016 Master Street	Philadelphia	PA	19121	Planned	60	North / Frankford / Holmesburg		06/30/2022	
49	Orinoka Mills Civic House Phase II	2771 Ruth Street	Philadelphia	PA	19134	Planned	51	North / Frankford / Holmesburg		05/01/2017	
50	Sharswood Phase 6a	2301 Sharswood Street	Philadelphia	PA	19121	Planned	65	North / Frankford / Holmesburg			
51	1700 Germantown	1700 Germantown Avenue	Philadelphia	PA	19122	Planned	92	North / Frankford / Holmesburg			
52	Oakmont	2401 North 2nd Street	Philadelphia	PA	19133	Planned	102	North / Frankford / Holmesburg			
53	1640 North Hancock	1640 North Hancock Street	Philadelphia	PA	19122	Planned	110	North / Frankford / Holmesburg			
54	2213 North Front Street	2213 North Front Street	Philadelphia	PA	19133	Planned	77	North / Frankford / Holmesburg			
55	3031 N 21st Street	3031 North 21st Street	Philadelphia	PA	19132	Planned	56	North / Frankford / Holmesburg			
56	Woods Square	2621 Frankford Avenue	Philadelphia	PA	19125	Planned	453	North / Frankford / Holmesburg			
57	Residences at the Beury	3709 North Broad Street	Philadelphia	PA	19140	Planned	113	North / Frankford / Holmesburg			

TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 6,327

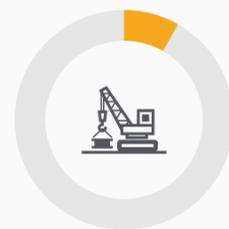
SUBMARKET AT A GLANCE



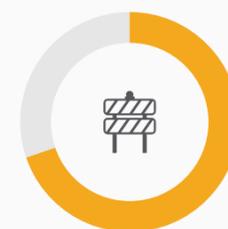
Lease-Up
1,656 Units



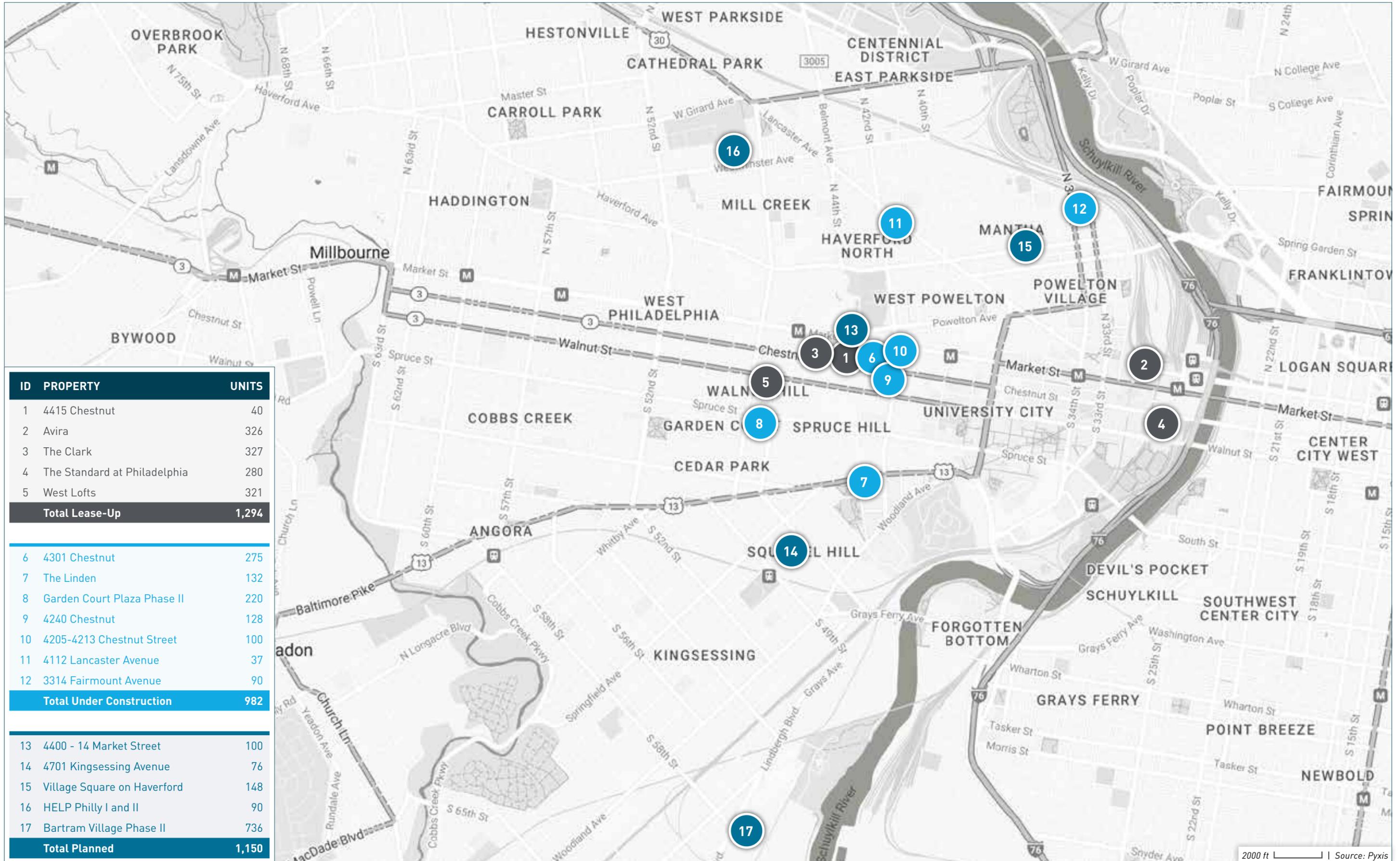
Under Construction
3,139 Units



Planned
1,532 Units



Prospective
7,206 Units



ID	PROPERTY	UNITS
1	4415 Chestnut	40
2	Avira	326
3	The Clark	327
4	The Standard at Philadelphia	280
5	West Lofts	321
Total Lease-Up		1,294
6	4301 Chestnut	275
7	The Linden	132
8	Garden Court Plaza Phase II	220
9	4240 Chestnut	128
10	4205-4213 Chestnut Street	100
11	4112 Lancaster Avenue	37
12	3314 Fairmount Avenue	90
Total Under Construction		982
13	4400 - 14 Market Street	100
14	4701 Kingsessing Avenue	76
15	Village Square on Haverford	148
16	HELP Philly I and II	90
17	Bartram Village Phase II	736
Total Planned		1,150

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	4415 Chestnut	4415 Chestnut St	Philadelphia	PA	19104	Lease-Up	40	WeSt.Philadelphia	10/01/2023	08/01/2023	09/01/2023	
2	Avira	3025 JFK Blvd	Philadelphia	PA	19104	Lease-Up	326	WeSt.Philadelphia	10/31/2024	06/20/2023	08/01/2023	
3	The Clark	4519 Chestnut Street	Philadelphia	PA	19139	Lease-Up	327	WeSt.Philadelphia	06/30/2024	05/15/2023	07/01/2023	
4	The Standard at Philadelphia	119 South 31st Street	Philadelphia	PA	19104	Lease-Up	280	WeSt.Philadelphia	06/30/2024	01/27/2023		
5	West Lofts	220 South 47th Street	Philadelphia	PA	19139	Lease-Up	321	WeSt.Philadelphia	10/31/2023	09/10/2017		
6	4301 Chestnut	4301 Chestnut Street	Philadelphia	PA	19104	Under Construction	275	WeSt.Philadelphia	12/31/2025	03/01/2024	05/01/2024	
7	The Linden	4224 Baltimore Avenue	Philadelphia	PA	19104	Under Construction	132	WeSt.Philadelphia	08/31/2024	01/01/2024	03/01/2024	
8	Garden Court Plaza Phase II	4701 Pine Street	Philadelphia	PA	19143	Under Construction	220	WeSt.Philadelphia	10/31/2024	12/01/2023	02/01/2024	
9	4240 Chestnut	4240 Chestnut Street	Philadelphia	PA	19104	Under Construction	128	WeSt.Philadelphia	08/31/2024	12/01/2023	02/01/2024	
10	4205-4213 Chestnut Street	4205-4213 Chestnut St	Philadelphia	PA	19104	Under Construction	100	WeSt.Philadelphia	03/01/2024	11/01/2023	01/01/2024	
11	4112 Lancaster Avenue	4112 Lancaster Ave	Philadelphia	PA	19104	Under Construction	37	WeSt.Philadelphia	02/01/2024	11/01/2023	01/01/2024	
12	3314 Fairmount Avenue	3314 Fairmount Avenue	Philadelphia	PA	19104	Under Construction	90	WeSt.Philadelphia	07/31/2024	10/01/2023	12/01/2023	
13	4400 - 14 Market Street	4400 Market Street	Philadelphia	PA	19104	Planned	100	WeSt.Philadelphia	05/01/2025	01/01/2025	03/01/2025	
14	4701 Kingsessing Avenue	4701 Kingsessing Avenue	Philadelphia	PA	19143	Planned	76	WeSt.Philadelphia				
15	Village Square on Haverford	601 North 37th Street	Philadelphia	PA	19104	Planned	148	WeSt.Philadelphia				
16	HELP Philly I and II	4910 Wyalusing Avenue	Philadelphia	PA	19131	Planned	90	WeSt.Philadelphia				
17	Bartram Village Phase II	2639 South 58th Street	Philadelphia	PA	19143	Planned	736	WeSt.Philadelphia				
TOTAL LEASU-UP, UNDER CONSTRUCTION, AND PLANNED							3,426					

SUBMARKET AT A GLANCE



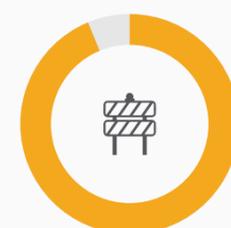
Lease-Up
1,294 Units



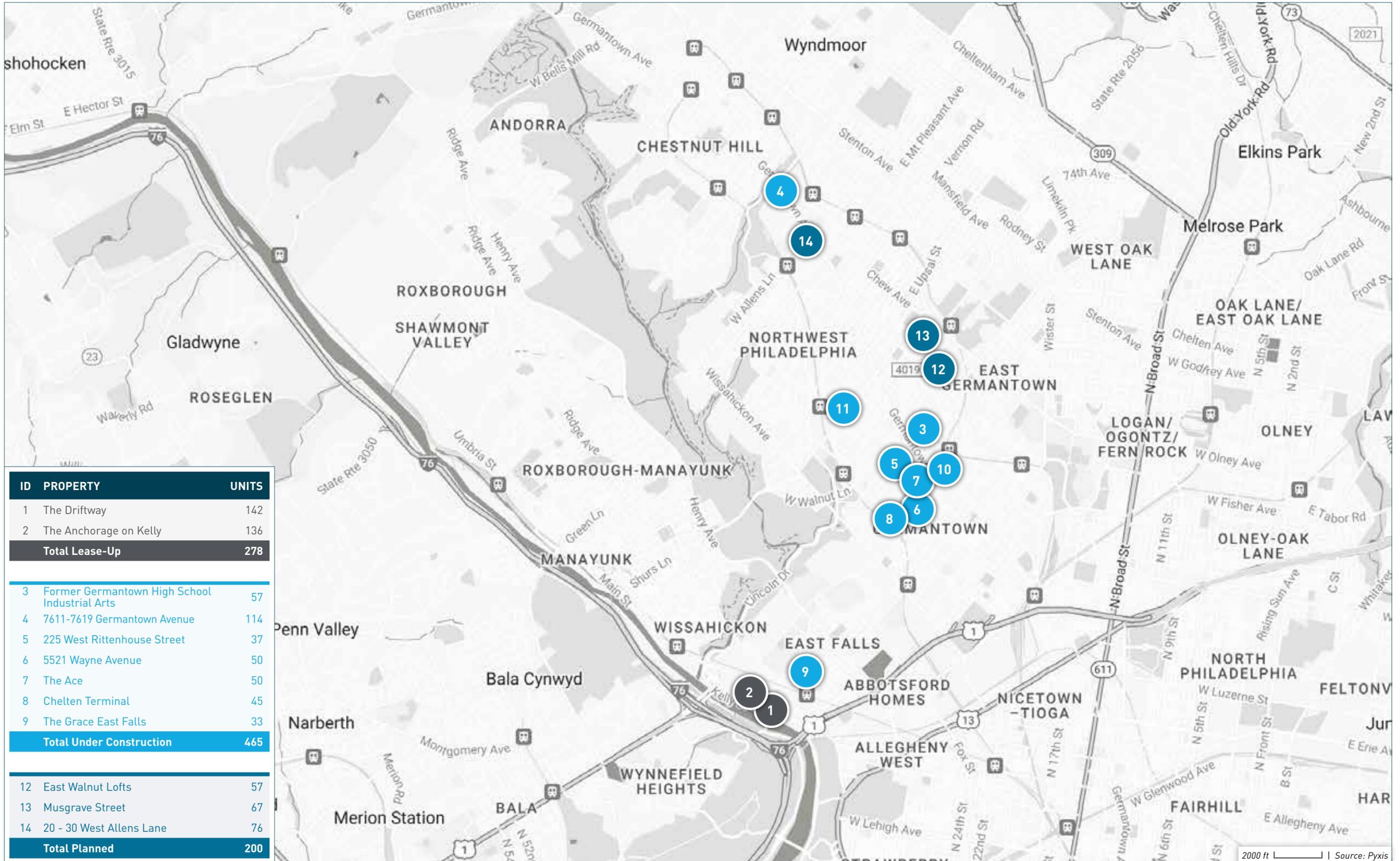
Under Construction
982 Units



Planned
1,150 Units



Prospective
4,909 Units



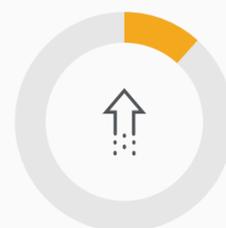
ID	PROPERTY	UNITS
1	The Driftway	142
2	The Anchorage on Kelly	136
Total Lease-Up		278
3	Former Germantown High School Industrial Arts	57
4	7611-7619 Germantown Avenue	114
5	225 West Rittenhouse Street	37
6	5521 Wayne Avenue	50
7	The Ace	50
8	Cheltenham Terminal	45
9	The Grace East Falls	33
Total Under Construction		465
12	East Walnut Lofts	57
13	Musgrave Street	67
14	20 - 30 West Allens Lane	76
Total Planned		200

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 Driftway	4300 Kelly Drive	Philadelphia	PA	19129	Lease-Up	142	Germantown	10/31/2023	08/07/2023	09/01/2023
2	The Anchorage on Kelly	4442 Ridge Avenue	Philadelphia	PA	19129	Lease-Up	136	Germantown	11/30/2023	04/14/2023	08/01/2023
3	Former Germantown High School Industrial Arts	E Haines St & Baynton St	Philadelphia	PA	19144	Under Construction	57	Germantown	04/01/2025	10/01/2024	01/01/2025
4	7611-7619 Germantown Avenue	7611-7619 Germantown Ave	Philadelphia	PA	19119	Under Construction	114	Germantown	03/01/2025	10/01/2024	12/01/2024
5	225 West Rittenhouse Street	225 W Rittenhouse St	Philadelphia	PA	19144	Under Construction	37	Germantown	10/01/2024	07/01/2024	09/01/2024
6	5521 Wayne Avenue	5521 Wayne Ave	Philadelphia	PA	19144	Under Construction	50	Germantown	09/01/2024	06/01/2024	08/01/2024
7	The Ace	139 West Cheltenham Avenue	Philadelphia	PA	19144	Under Construction	50	Germantown	06/30/2024	01/01/2024	03/01/2024
8	Cheltenham Terminal	234 W Cheltenham Ave	Philadelphia	PA	19144	Under Construction	45	Germantown	02/01/2024	12/01/2023	01/01/2024
9	The Grace East Falls	3503 Midvale Ave	Philadelphia	PA	19129	Under Construction	33	Germantown	03/01/2024	11/01/2023	01/01/2024
10	20-46 East Armat Street	20-46 E Armat St	Philadelphia	PA	19144	Under Construction	47	Germantown	02/01/2024	11/01/2023	01/01/2024
11	231 West Johnson Street	231 W Johnson St	Philadelphia	PA	19144	Under Construction	32	Germantown	01/01/2024	10/01/2023	12/01/2023
12	East Walnut Lofts	401 East Walnut Lane	Philadelphia	PA	19144	Planned	57	Germantown	08/01/2024	03/01/2024	05/01/2024
13	Musgrave Street	6327 Musgrave Street	Philadelphia	PA	19144	Planned	67	Germantown			
14	20 - 30 West Allens Lane	20 West Allens Lane	Philadelphia	PA	19119	Planned	76	Germantown			

TOTAL LEASU-UP, UNDER CONSTRUCTION, AND PLANNED 943

SUBMARKET AT A GLANCE



Lease-Up
278 Units



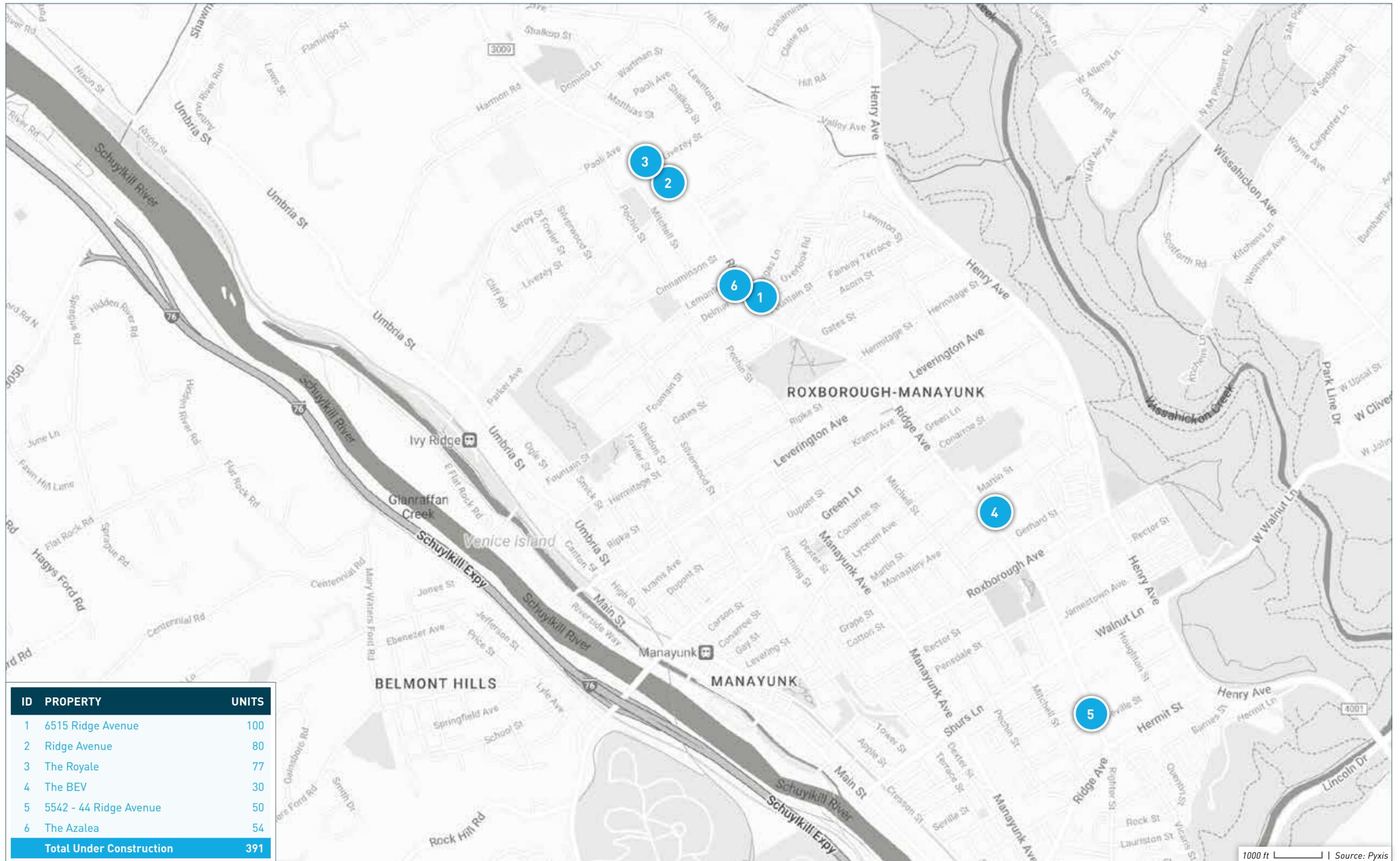
Under Construction
465 Units



Planned
200 Units



Prospective
1,359 Units



ID	PROPERTY	UNITS
1	6515 Ridge Avenue	100
2	Ridge Avenue	80
3	The Royale	77
4	The BEV	30
5	5542 - 44 Ridge Avenue	50
6	The Azalea	54
Total Under Construction		391

1000 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	6515 Ridge Avenue	6515 Ridge Ave	Philadelphia	PA	19128	Under Construction	100	Roxboro / Chestnut Hill	04/01/2025	11/01/2024	01/01/2025
2	Ridge Avenue	6808 Ridge Avenue	Philadelphia	PA	19128	Under Construction	80	Roxboro / Chestnut Hill	08/31/2024	01/01/2024	03/01/2024
3	The Royale	6910 Ridge Avenue	Philadelphia	PA	19128	Under Construction	77	Roxboro / Chestnut Hill	12/31/2024	11/01/2023	01/01/2024
4	The BEV	5959-5963 Ridge Ave	Philadelphia	PA	19128	Under Construction	30	Roxboro / Chestnut Hill	02/01/2024	10/01/2023	12/01/2023
5	5542 - 44 Ridge Avenue	5542 Ridge Avenue	Philadelphia	PA	19128	Under Construction	50	Roxboro / Chestnut Hill	01/31/2024	10/01/2023	12/01/2023
6	The Azalea	6604 Ridge Ave	Philadelphia	PA	19128	Under Construction	54	Roxboro / Chestnut Hill	12/01/2023	10/01/2023	11/01/2023
TOTAL UNDER CONSTRUCTION							391				

SUBMARKET AT A GLANCE



Lease-Up
0 Units



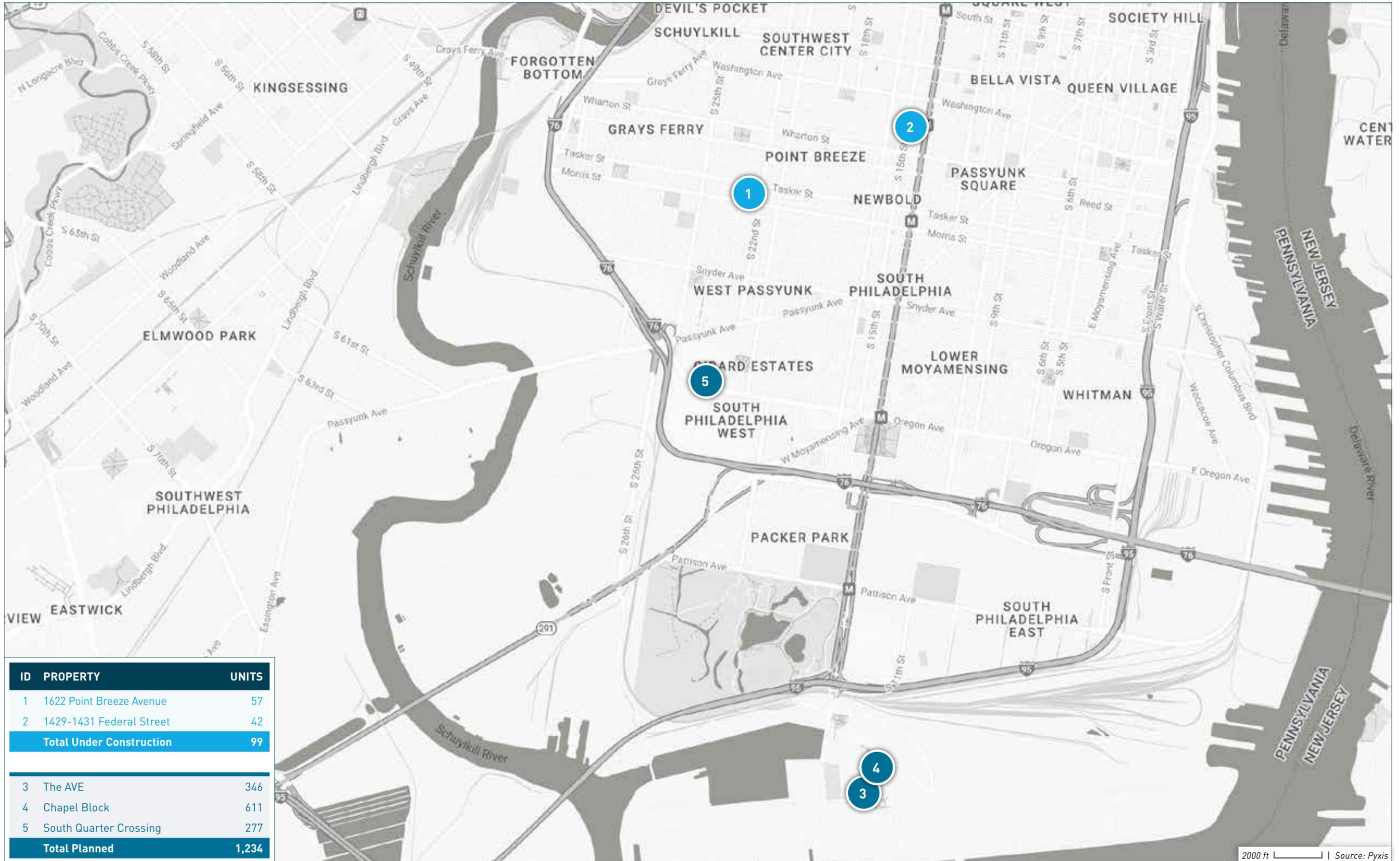
Under Construction
391 Units



Planned
0 Units



Prospective
1,013 Units

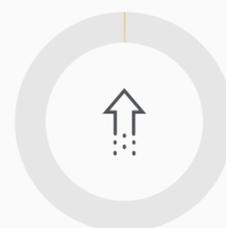


ID	PROPERTY	UNITS
1	1622 Point Breeze Avenue	57
2	1429-1431 Federal Street	42
Total Under Construction		99
3	The AVE	346
4	Chapel Block	611
5	South Quarter Crossing	277
Total Planned		1,234

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	1622 Point Breeze Avenue	1622 Point Breeze Avenue	Philadelphia	PA	19145	Under Construction	57	South Philadelphia	06/30/2024	12/01/2023	02/01/2024
2	1429-1431 Federal Street	1429-1431 Federal St	Philadelphia	PA	19146	Under Construction	42	South Philadelphia	03/01/2024	11/01/2023	01/01/2024
3	The AVE	Constitution Ave & S 12th St	Philadelphia	PA	19112	Planned	346	South Philadelphia	12/01/2025	06/01/2025	08/01/2025
4	Chapel Block	1200 Normandy Place	Philadelphia	PA	19112	Planned	611	South Philadelphia	06/01/2025	01/01/2025	03/01/2025
5	South Quarter Crossing	2301 West Oregon Avenue	Philadelphia	PA	19145	Planned	277	South Philadelphia			
TOTAL UNDER CONSTRUCTION AND PLANNED							1,333				

SUBMARKET AT A GLANCE



Lease-Up
0 Units



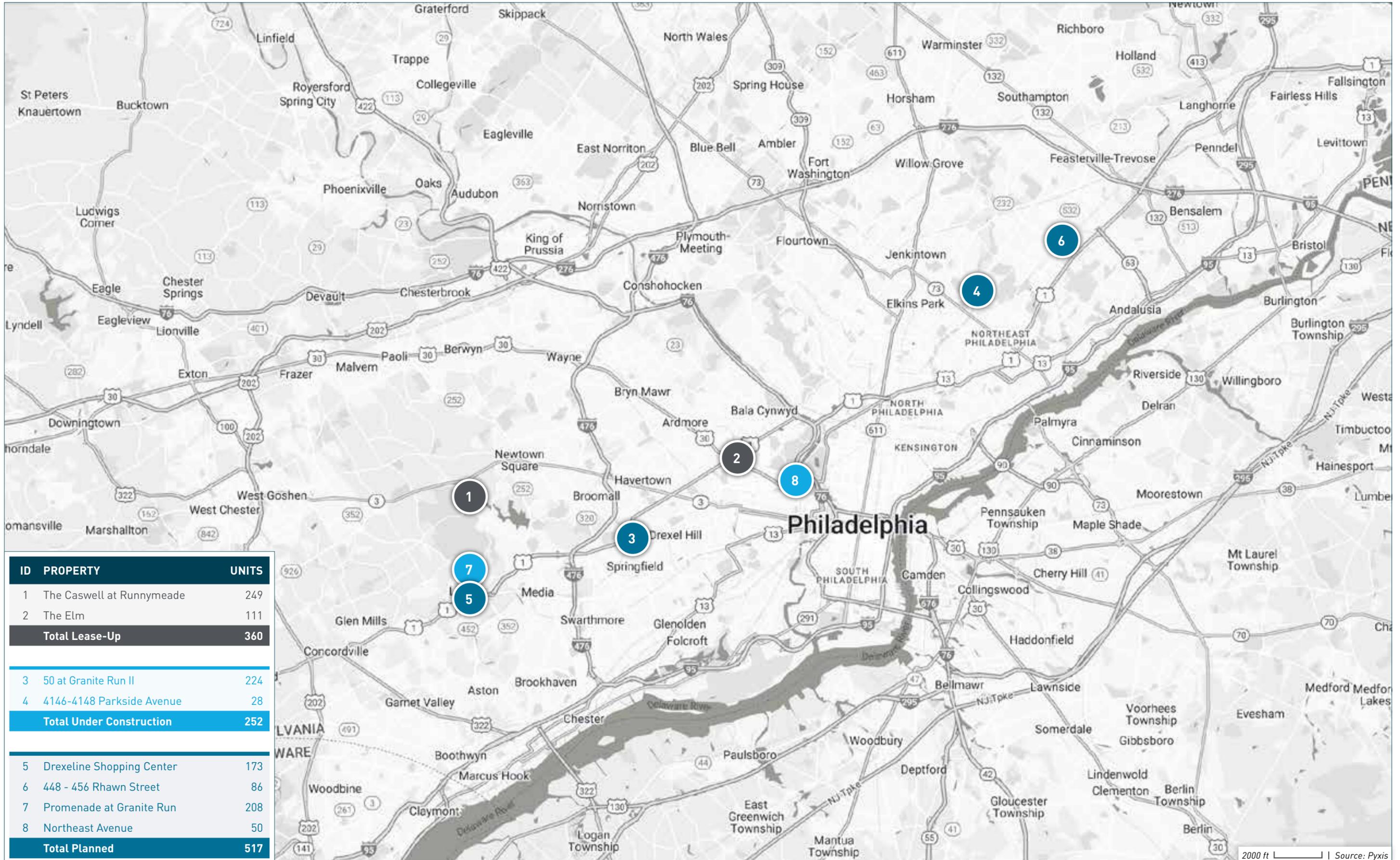
Under Construction
99 Units



Planned
1,234 Units



Prospective
2,474 Units



ID	PROPERTY	UNITS
1	The Caswell at Runnymede	249
2	The Elm	111
Total Lease-Up		360
3	50 at Granite Run II	224
4	4146-4148 Parkside Avenue	28
Total Under Construction		252
5	Drexline Shopping Center	173
6	448 - 456 Rhawn Street	86
7	Promenade at Granite Run	208
8	Northeast Avenue	50
Total Planned		517

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 Caswell at Runnymede	1000 Bluebird View	Newtown Square	PA	19073	Lease-Up	249	WeSt.Delaware County	11/1/2023	5/1/2023	7/1/2023
2	The Elm	2079 North 63rd Street	Philadelphia	PA	19151	Lease-Up	111	Bala - Cynwyd	10/31/2023	8/1/2022	
3	50 at Granite Run II	W Baltimore Pike & Oriole Ave	Media	PA	19063	Under Construction	224	WeSt.Delaware County	6/1/2024	11/1/2023	1/1/2024
4	4146-4148 Parkside Avenue	4146-4148 Parkside Ave	Philadelphia	PA	19104	Under Construction	28	Bala - Cynwyd	2/1/2024	10/1/2023	12/1/2023
5	Drexeline Shopping Center	5100 State Road	Drexel Hill	PA	19026	Planned	173	EaSt.Delaware County	6/1/2025	1/1/2025	4/1/2025
6	448 - 456 Rhawn Street	448 Rhawn Street	Philadelphia	PA	19111	Planned	86	Foxchase / Lawndale	10/1/2024	7/1/2024	9/1/2024
7	Promenade at Granite Run	1067 West Baltimore Pike	Media	PA	19063	Planned	208	WeSt.Delaware County			
8	Northeast Avenue	10175 Northeast Avenue	Philadelphia	PA	19116	Planned	50	Somerton / Bustleton			
TOTAL LEASU-UP, UNDER CONSTRUCTION, AND PLANNED							1,129				

OTHER SUBMARKETS AT A GLANCE



Lease-Up
360 Units



Under Construction
252 Units



Planned
517 Units



Prospective
1,593 Units