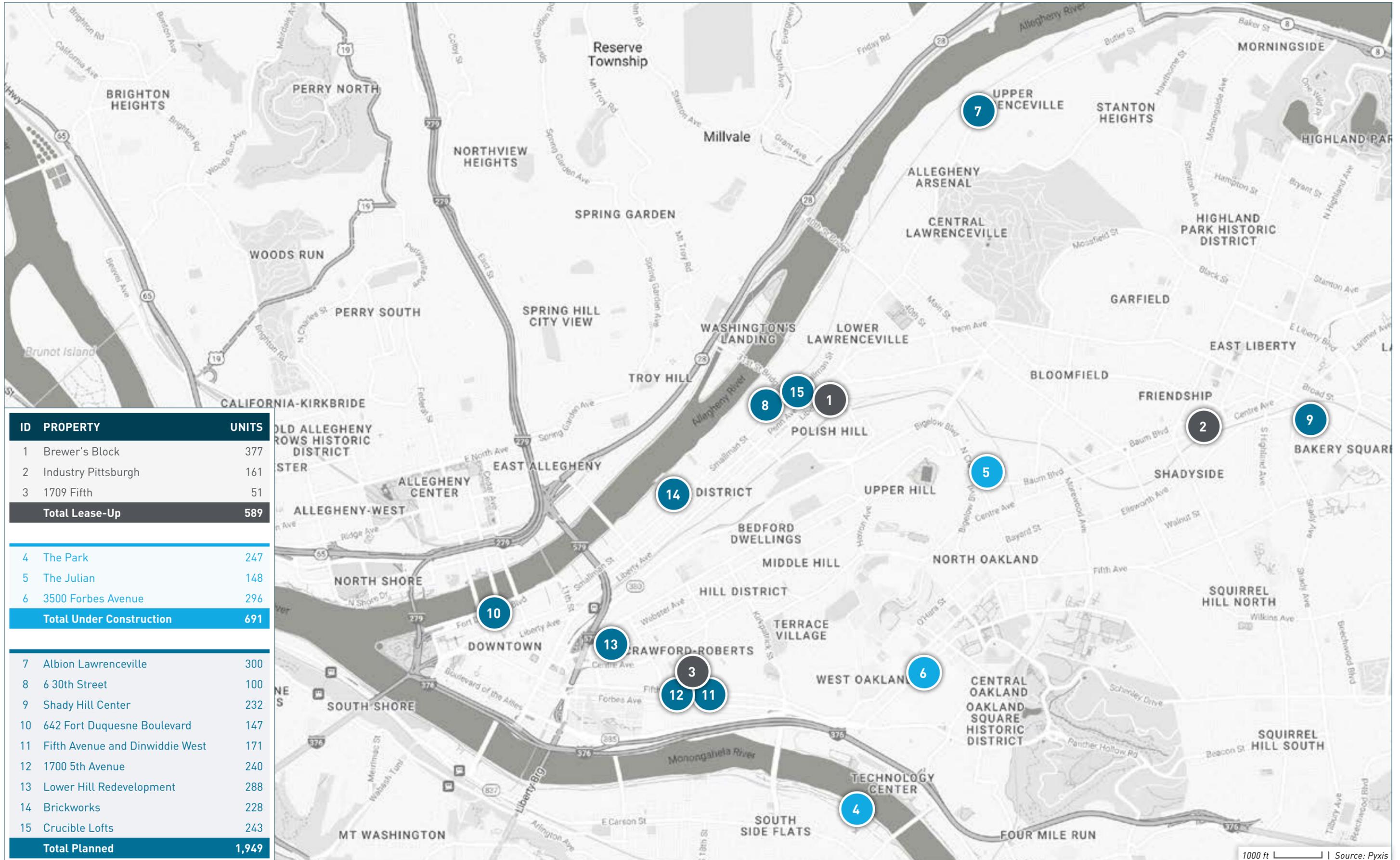


ID	SUBMARKET NAME	PAGE
1	Bellefield / Shadyside	2
2	West	4
3	North	6
4	Wilksburg / Penn Hills	8
Other Submarkets		10
5	Monroeville / McKeesport / White Oak	
6	Washington County	
7	Westmoreland County	
8	Whitehall / Baldwin / West Mifflin	
9	Upper St. Clair / Bethel Park / Jeffern	

DEVELOPMENT STATUS	UNITS
Lease-Up	2,273
Under Construction	7,410
Planned	2,236
Prospective	22,278

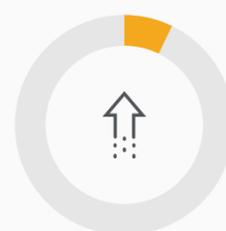
Submarkets with less than five total projects in lease-up, under construction, or planned stages are combined on a single map. Maps exclude prospective projects. Submarkets with zero units in the pipeline don't have ID numbers.



BELLEFIELD - SHADYSIDE SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE	
1	Brewer's Block	3234 Liberty Avenue	Pittsburgh	PA	15201	Lease-up	377	Bellefield / Shadyside	11/30/2023	04/15/2023	05/01/2023	
2	Industry Pittsburgh	5819 Centre Avenue	Pittsburgh	PA	15206	Lease-up	161	Bellefield / Shadyside	10/31/2023	10/01/2022	04/01/2023	
3	1709 Fifth	1709 5th Avenue	Pittsburgh	PA	15219	Lease-up	51	Bellefield / Shadyside	10/31/2023	10/01/2022		
4	The Park	2695 South Water Street	Pittsburgh	PA	15203	Under Construction	247	Bellefield / Shadyside	09/30/2025	02/01/2024	04/01/2024	
5	The Julian	419 Melwood Avenue	Pittsburgh	PA	15213	Under Construction	148	Bellefield / Shadyside	09/30/2024	01/01/2024	03/01/2024	
6	3500 Forbes Avenue	3500 Forbes Avenue	Pittsburgh	PA	15213	Under Construction	296	Bellefield / Shadyside	07/31/2024			
7	Albion Lawrenceville	5255 & 5303 Butler St	Pittsburgh	PA	15201	Planned	300	Bellefield / Shadyside	01/01/2026	06/01/2025	08/01/2025	
8	6 30th Street	6 30th St	Pittsburgh	PA	15201	Planned	100	Bellefield / Shadyside	06/01/2025	01/01/2025	04/01/2025	
9	Shady Hill Center	6320 Shakespeare Street	Pittsburgh	PA	15206	Planned	232	Bellefield / Shadyside	02/01/2025	09/01/2024	11/01/2024	
10	642 Fort Duquesne Boulevard	642 Fort Duquesne Blvd	Pittsburgh	PA	15222	Planned	147	Bellefield / Shadyside	12/01/2024	08/01/2024	10/01/2024	
11	Fifth Avenue and Dinwiddie West	Dinwiddie Street & Fifth Avenue	Pittsburgh	PA	15219	Planned	171	Bellefield / Shadyside				
12	1700 5th Avenue	1700 5th Avenue	Pittsburgh	PA	15219	Planned	240	Bellefield / Shadyside				
13	Lower Hill Redevelopment	66 Mario Lemieux Place	Pittsburgh	PA	15219	Planned	288	Bellefield / Shadyside				
14	Brickworks	2121 Smallman Street	Pittsburgh	PA	15222	Planned	228	Bellefield / Shadyside				
15	Crucible Lofts	31st Street & Smallman Street	Pittsburgh	PA	15222	Planned	243	Bellefield / Shadyside				
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							3,229					

SUBMARKET AT A GLANCE



Lease-Up
589 Units



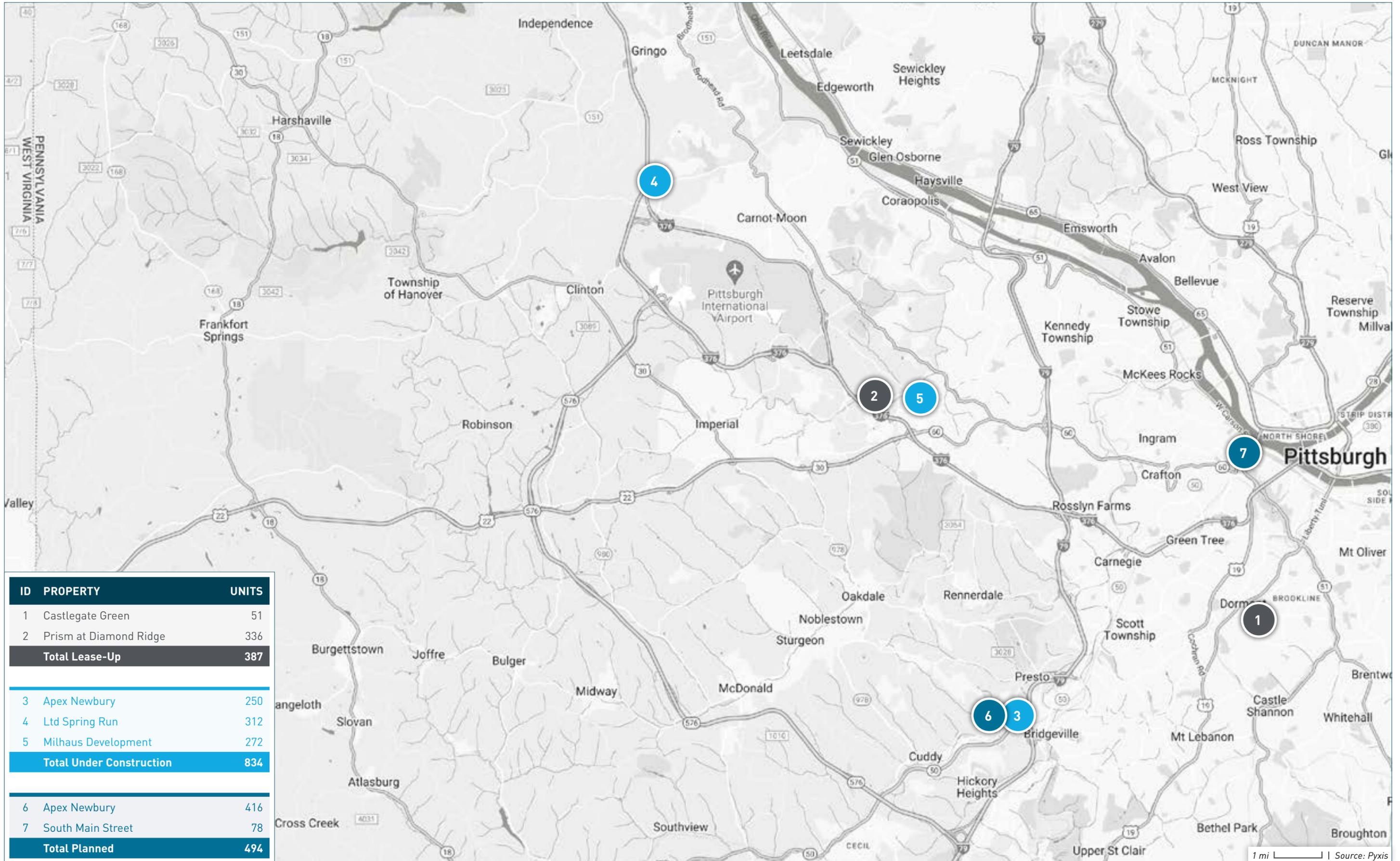
Under Construction
691 Units



Planned
1,949 Units



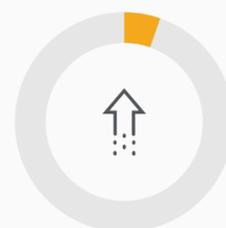
Prospective
8,364 Units



ID	PROPERTY	UNITS
1	Castlegate Green	51
2	Prism at Diamond Ridge	336
Total Lease-Up		387
3	Apex Newbury	250
4	Ltd Spring Run	312
5	Milhaus Development	272
Total Under Construction		834
6	Apex Newbury	416
7	South Main Street	78
Total Planned		494

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Castlegate Green	101 Castlegate Court	Pittsburgh	PA	15226	Lease-up	51	West	12/31/2023	04/03/2023	
2	Prism at Diamond Ridge	1100 Prism Place	Moon Township	PA	15108	Lease-up	336	West	02/29/2024	10/31/2022	04/01/2023
3	Apex Newbury	Oakridge Rd & Presto - Sygan Rd	South Fayette Township	PA	15017	Under Construction	250	West	12/01/2025	10/01/2024	12/01/2024
4	Ltd Spring Run	77 Spring Run Rd Extension	Coraopolis	PA	15108	Under Construction	312	West	05/01/2025	04/01/2024	06/01/2024
5	Milhaus Development	Urbano Way & Park Manor Blvd	Pittsburgh	PA	15205	Under Construction	272	West	07/01/2024	02/01/2024	04/01/2024
6	Apex Newbury	Oakridge Road & Presto - Sygan Road	Bridgeville	PA	15017	Planned	416	West			
7	South Main Street	417 South Main Street	Pittsburgh	PA	15220	Planned	78	West			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,715				

SUBMARKET AT A GLANCE



Lease-Up
387 Units



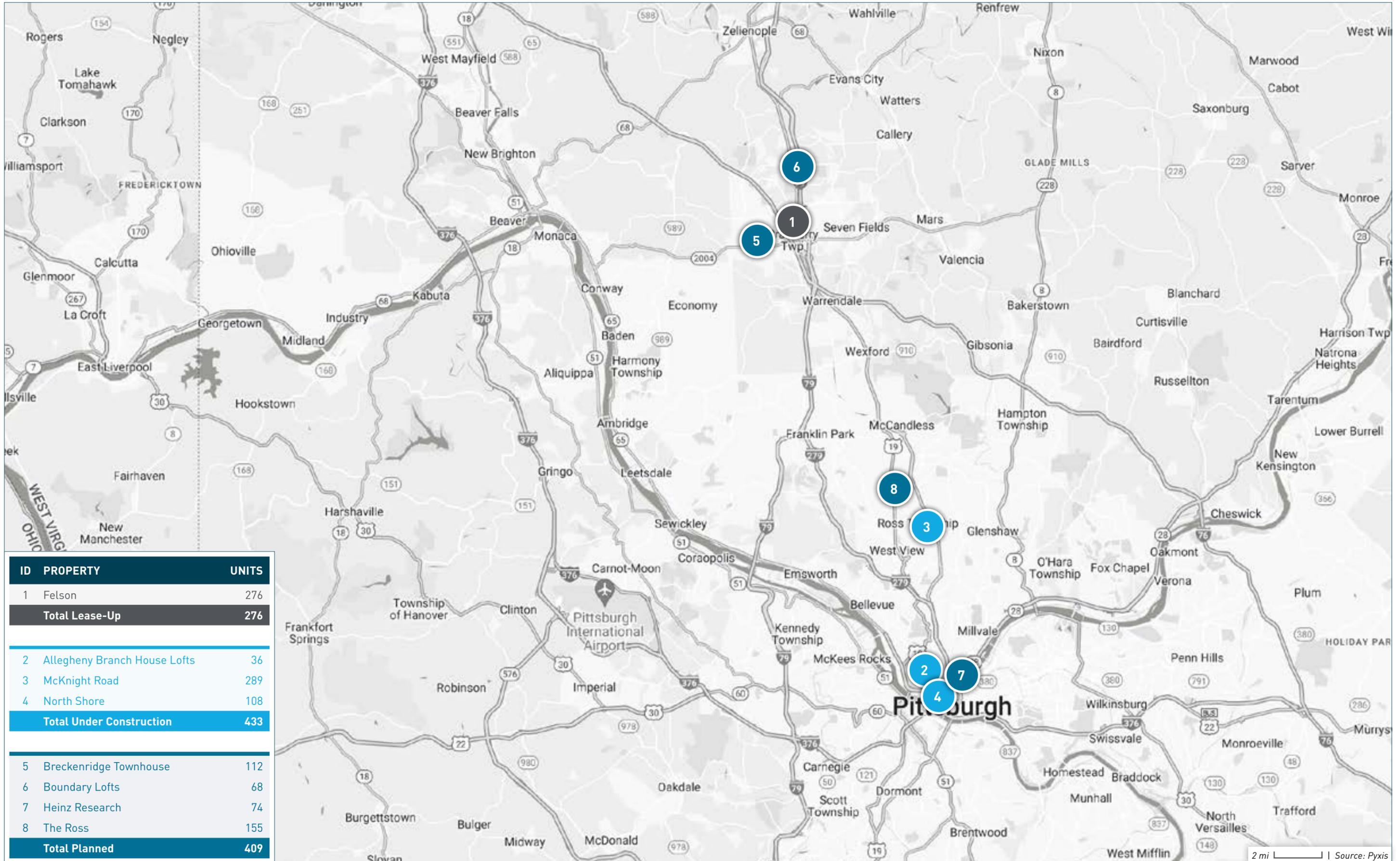
Under Construction
834 Units



Planned
494 Units



Prospective
2,235 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Felson	8000 Brandt Drive	Cranberry Township	PA	16066	Lease-up	276	North	06/30/2024	06/24/2023	03/01/2023
2	Allegheny Branch House Lofts	810 W North Ave	Pittsburgh	PA	15233	Under Construction	36	North	07/01/2024	05/01/2024	06/01/2024
3	McKnight Road	7201 McKnight Road	Pittsburgh	PA	15237	Under Construction	289	North	12/31/2025	01/01/2024	03/01/2024
4	North Shore	220 North Shore Drive	Pittsburgh	PA	15212	Under Construction	108	North	01/31/2024	11/01/2023	02/01/2024
5	Breckenridge Townhouse	1129 Freedom Road	Cranberry Township	PA	16066	Planned	112	North			
6	Boundary Lofts	1015 North Boundary Road	Cranberry Township	PA	16066	Planned	68	North			
7	Heinz Research	1075 Progress Street	Pittsburgh	PA	15212	Planned	74	North			
8	The Ross	7920 Perry Hwy	Pittsburgh	PA	15237	Planned	155	North			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,118				

SUBMARKET AT A GLANCE



Lease-Up
276 Units



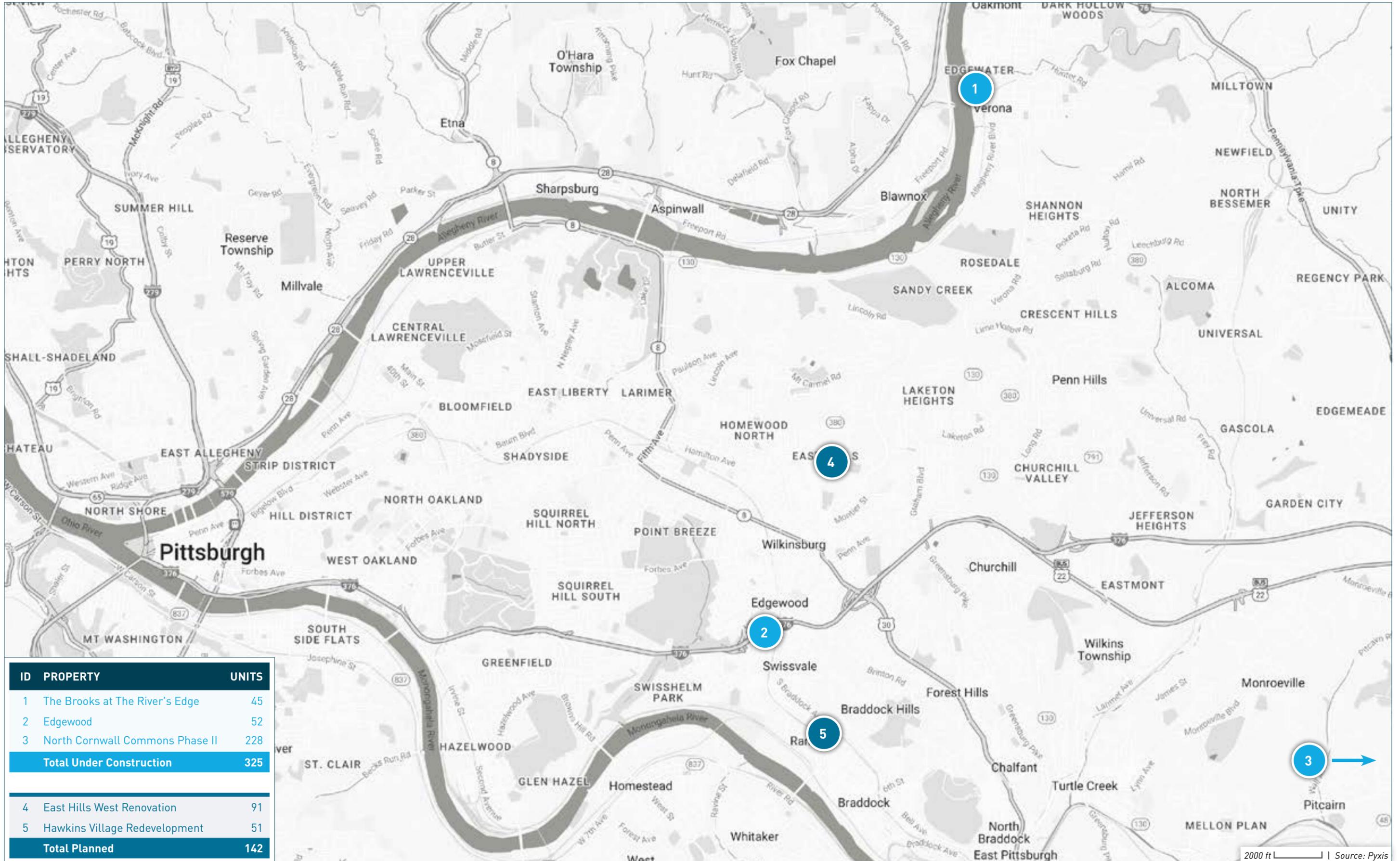
Under Construction
433 Units



Planned
409 Units



Prospective
3,522 Units

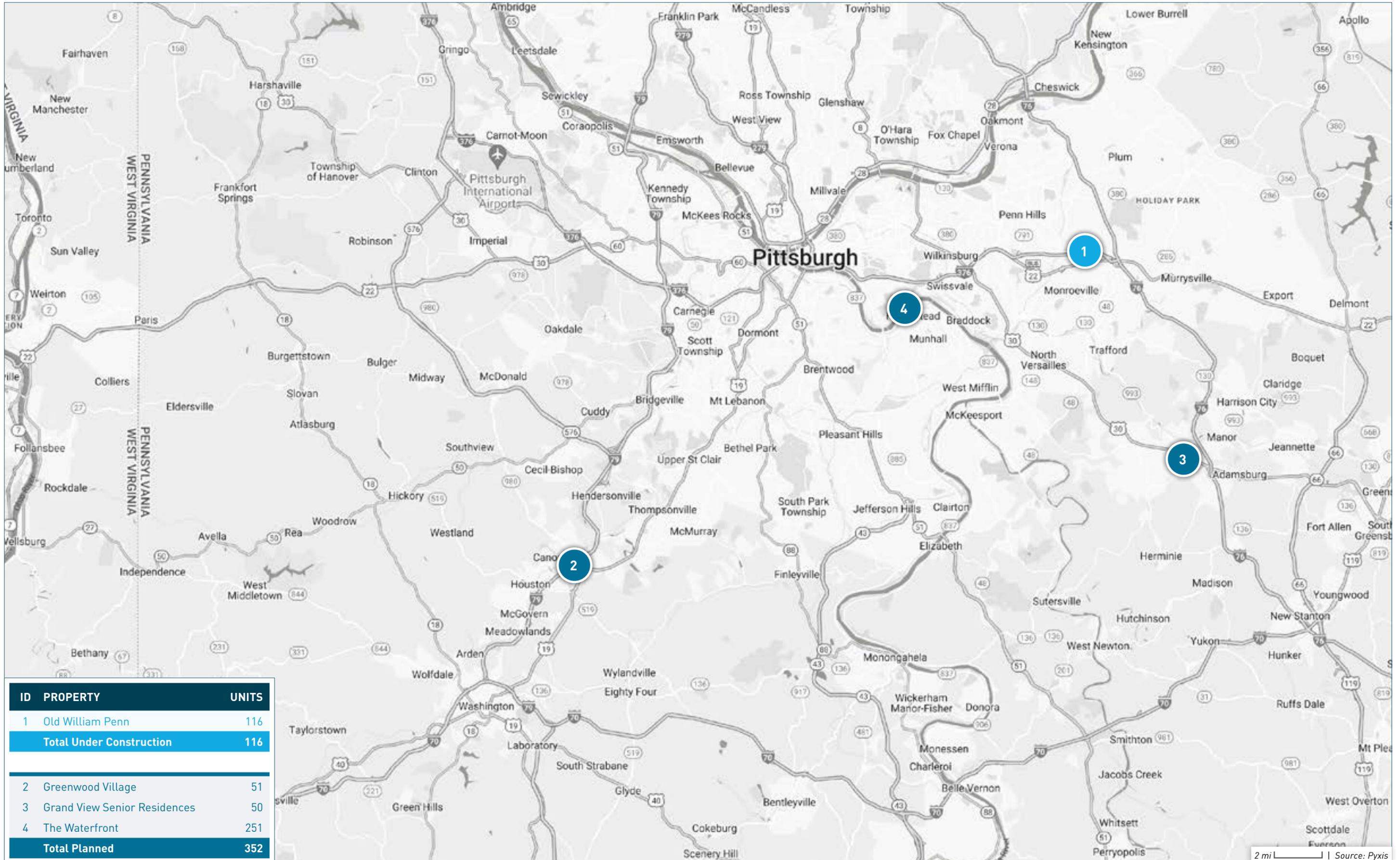


ID	PROPERTY	UNITS
1	The Brooks at The River's Edge	45
2	Edgewood	52
3	North Cornwall Commons Phase II	228
Total Under Construction		325
Total Planned		142

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Brooks at The River's Edge	Allegheny Ave & 1st St	Oakmont	PA	15139	Under Construction	45	Wilkinsburg / Penn Hills	05/01/2024	01/01/2024	03/01/2024
2	Edgewood	200 Towne Centre Drive	Pittsburgh	PA	15218	Under Construction	52	Wilkinsburg / Penn Hills	06/30/2024		
3	North Cornwall Commons Phase II	410 Springwood Drive	Lebanon	PA	17042	Under Construction	228	Wilkinsburg / Penn Hills	01/31/2025		
4	East Hills West Renovation	2115 Park Hill Drive	Pittsburgh	PA	15221	Planned	91	Wilkinsburg / Penn Hills			
5	Hawkins Village Redevelopment	500 Kenmawr Avenue	Rankin	PA	15104	Planned	51	Wilkinsburg / Penn Hills			
TOTAL UNDER CONSTRUCTION AND PLANNED							467				

SUBMARKET AT A GLANCE





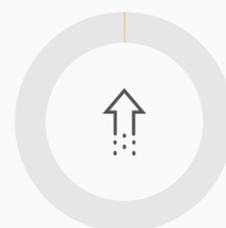
ID	PROPERTY	UNITS
1	Old William Penn	116
Total Under Construction		116
2	Greenwood Village	51
3	Grand View Senior Residences	50
4	The Waterfront	251
Total Planned		352

2 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	Old William Penn	4281 Old William Penn Hwy	Monroeville	PA	15146	Under Construction	116	Monroeville / Mckeesport / White Oak	5/31/2024		
2	Greenwood Village	Greenwood Drive & Victoria Drive	Canonsburg	PA	15317	Planned	51	Washington County			
3	Grand View Senior Residences	500 Commons Way	Irwin	PA	15642	Planned	50	Westmoreland County			
4	The Waterfront	201 West Waterfront Drive	Homestead	PA	15120	Planned	251	Whitehall / Baldwin / West Mifflin			
TOTAL UNDER CONSTRUCTION AND PLANNED							468				

OTHER SUBMARKETS AT A GLANCE



Lease-Up
0 Units



Under Construction
116 Units



Planned
352 Units



Prospective
1,673 Units