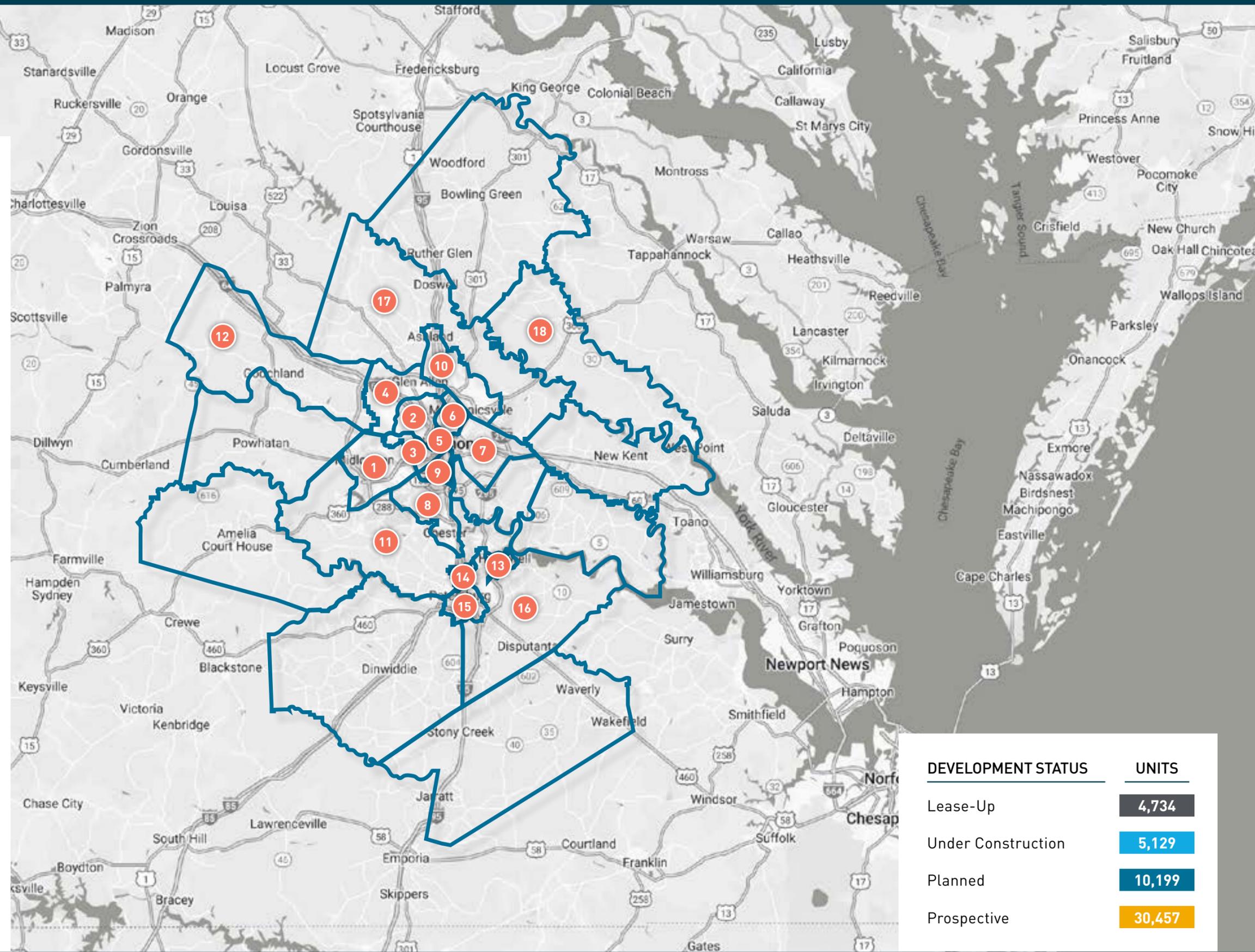


RICHMOND | MULTIFAMILY QUARTERLY PIPELINE MAP

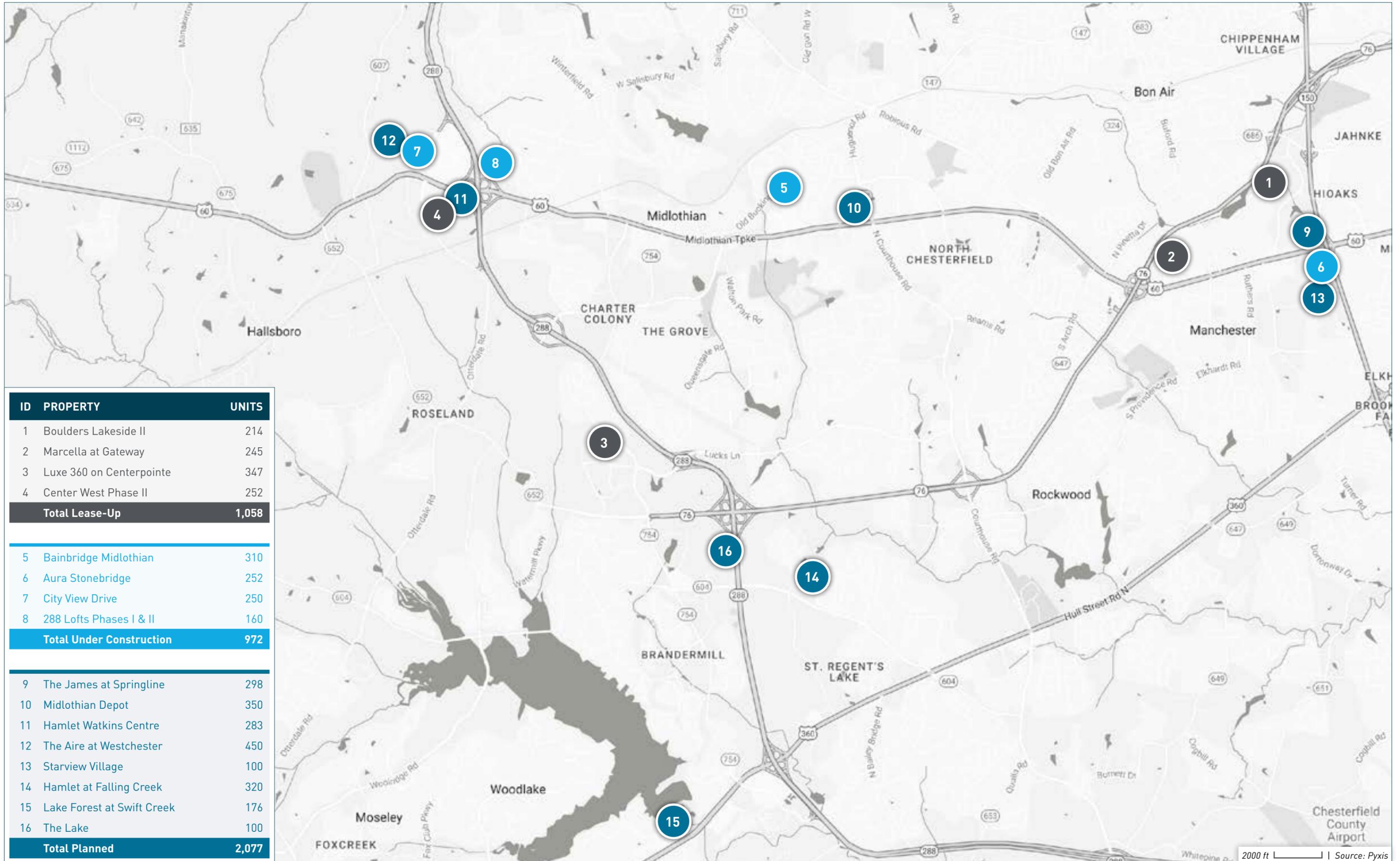
3Q23

ID	SUBMARKET NAME	PAGE
1	North Chesterfield	2
2	Near West End	4
3	Southside / Westover Hills	6
4	Far West End	8
5	Downtown / The Fan	10
6	Northside / Laburnum	12
7	Airport	14
8	South Chesterfield	16
9	Southside / Broadrock	18
10	Hanover County	20
Other Submarkets		22
11	Chesterfield County / Other	
12	Goochland County	
13	Hopewell City	
14	Colonial Heights City	
15	Petersburg	
16	Prince George County	
17	Hanover County / Other	
18	King William County	



DEVELOPMENT STATUS	UNITS
Lease-Up	4,734
Under Construction	5,129
Planned	10,199
Prospective	30,457

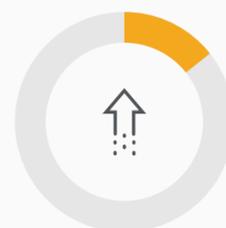
Submarkets with less than five total projects in lease-up, under construction, or planned stages are combined on a single map. Maps exclude prospective projects. Submarkets with zero units in the pipeline don't have ID numbers.



NORTH CHESTERFIELD SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Boulders Lakeside II	1001 Boulder Springs Dr.	North Chesterfield	VA	23225	Lease-Up	214	North Chesterfield	05/01/2024	09/01/2023	11/01/2023
2	Marcella at Gateway	542 Gateway Centre Pkwy	Bon Air	VA	23235	Lease-Up	245	North Chesterfield	05/31/2024	06/01/2023	06/01/2023
3	Luxe 360 on Centerpointe	14650 Luxe Center Drive	Midlothian	VA	23114	Lease-Up	347	North Chesterfield	10/31/2023	05/14/2023	07/01/2023
4	Center West Phase II	701 Watkins View Drive	Midlothian	VA	23114	Lease-Up	252	North Chesterfield	10/31/2023	04/01/2023	11/01/2023
5	Bainbridge Midlothian	12400 Dutton Road	Midlothian	VA	23133	Under Construction	310	North Chesterfield	12/31/2024	04/01/2024	06/01/2024
6	Aura Stonebridge	311 Karl Linn Drive	North Chesterfield	VA	23225	Under Construction	252	North Chesterfield	06/30/2024	02/01/2024	04/01/2024
7	City View Drive	15800 City View Drive	Midlothian	VA	23113	Under Construction	250	North Chesterfield	01/31/2024	12/01/2023	02/01/2024
8	288 Lofts Phases I & II	400 Katrina Court	Midlothian	VA	23113	Under Construction	160	North Chesterfield	10/31/2024		
9	The James at Springline	Chippenham Pkwy & Midlothian Turnpike	Richmond	VA	23225	Planned	298	North Chesterfield	05/01/2025	08/01/2025	10/01/2025
10	Midlothian Depot	11800 Midlothian Turnpike	Midlothian	VA	23113	Planned	350	North Chesterfield	12/01/2025	04/01/2025	06/01/2025
11	Hamlet Watkins Centre	631 Watkins Centre Pkwy	Midlothian	VA	23114	Planned	283	North Chesterfield	06/01/2025	10/01/2024	01/01/2025
12	The Aire at Westchester	1801 Huguenot Springs Road	Midlothian	VA	23113	Planned	450	North Chesterfield			
13	Starview Village	800 Starview Lane	Richmond	VA	23225	Planned	100	North Chesterfield			
14	Hamlet at Falling Creek	12600 Genito Road	Midlothian	VA	23112	Planned	320	North Chesterfield			
15	Lake Forest at Swift Creek	5950 Harbour Lane	Midlothian	VA	23112	Planned	176	North Chesterfield			
16	The Lake	13400 Genito Road	Midlothian	VA	23112	Planned	100	North Chesterfield			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							4,107				

SUBMARKET AT A GLANCE



Lease-Up
1,058 Units



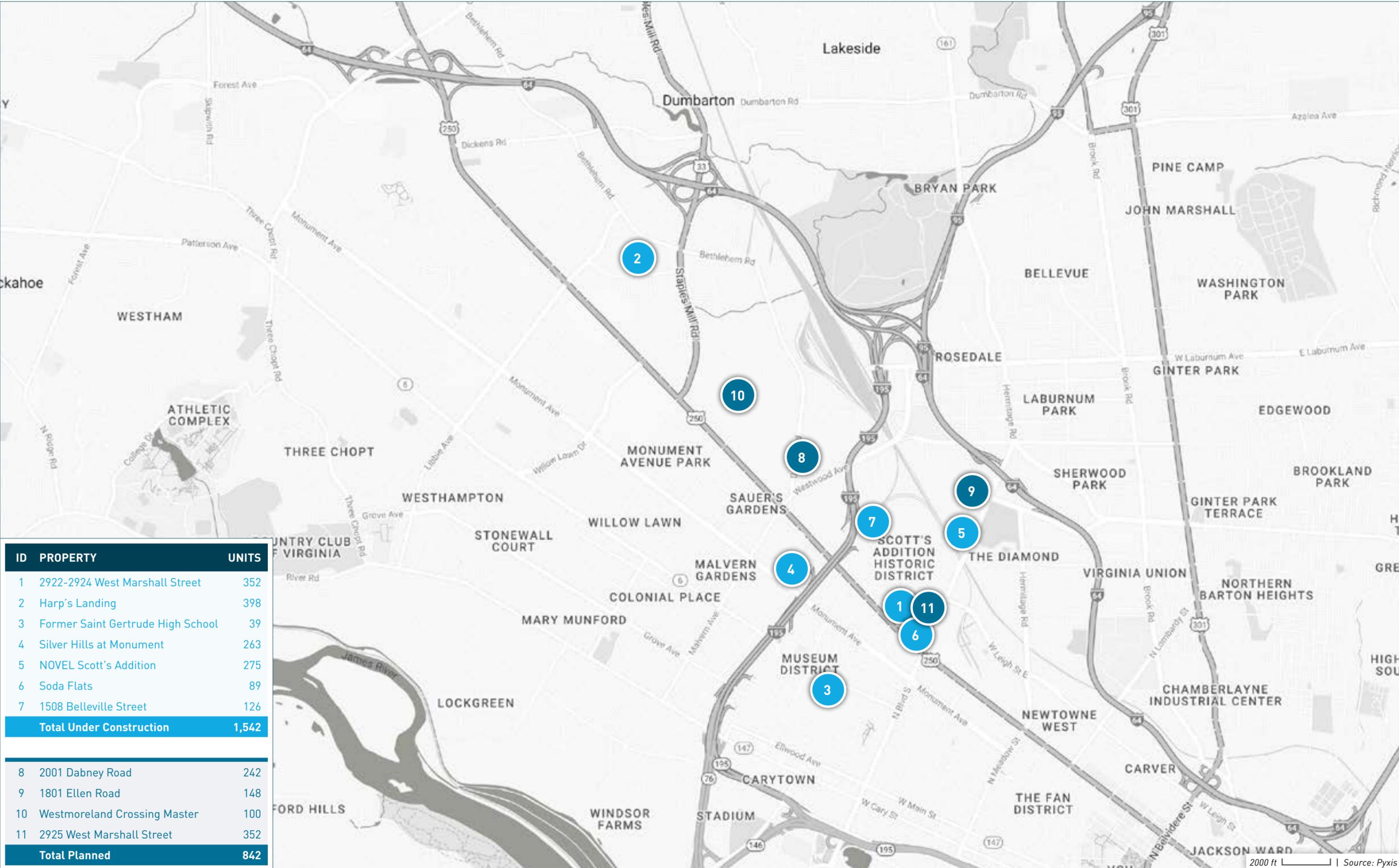
Under Construction
972 Units



Planned
2,077 Units



Prospective
3,711 Units



ID	PROPERTY	UNITS
1	2922-2924 West Marshall Street	352
2	Harp's Landing	398
3	Former Saint Gertrude High School	39
4	Silver Hills at Monument	263
5	NOVEL Scott's Addition	275
6	Soda Flats	89
7	1508 Belleville Street	126
Total Under Construction		1,542
8	2001 Dabney Road	242
9	1801 Ellen Road	148
10	Westmoreland Crossing Master	100
11	2925 West Marshall Street	352
Total Planned		842

2000 ft | Source: Pyxis

NEAR WEST END SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	2922-2924 West Marshall Street	2922-2924 W Marshall St.	Richmond	VA	23230	Under Construction	352	Near West End	07/01/2025	01/01/2025	03/01/2025
2	Harp's Landing	Suburban Ave & Libbie Lake E St.	Richmond	VA	23230	Under Construction	398	Near West End	11/01/2025	12/01/2024	06/01/2025
3	Former Saint Gertrude High School	3215 Stuart Ave	Richmond	VA	23221	Under Construction	39	Near West End	09/01/2024	03/01/2024	05/01/2024
4	Silver Hills at Monument	3806 Monument Avenue	Richmond	VA	23230	Under Construction	263	Near West End	06/30/2024	03/01/2024	05/01/2024
5	NOVEL Scott's Addition	2902 North Arthur Ashe Blvd	Richmond	VA	23230	Under Construction	275	Near West End	03/31/2024	01/01/2024	03/01/2024
6	Soda Flats	2820 West Broad Street	Richmond	VA	23230	Under Construction	89	Near West End	01/31/2024	01/01/2024	03/01/2024
7	1508 Belleville Street	1508 Belleville Street	Richmond	VA	23230	Under Construction	126	Near West End	02/29/2024	11/01/2023	02/01/2024
8	2001 Dabney Road	2001 Dabney Road	Richmond	VA	23230	Planned	242	Near West End	02/01/2025	08/01/2024	10/01/2024
9	1801 Ellen Road	1801 Ellen Road	Richmond	VA	23230	Planned	148	Near West End	01/01/2025	08/01/2024	11/01/2024
10	Westmoreland Crossing Master	2000 Westmoreland Street	Richmond	VA	23230	Planned	100	Near West End			
11	2925 West Marshall Street	2925 West Marshall Street	Richmond	VA	23230	Planned	352	Near West End			
TOTAL UNDER CONSTRUCTION AND PLANNED							2,384				

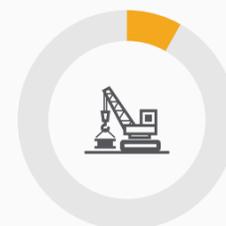
SUBMARKET AT A GLANCE



Lease-Up
0 Units



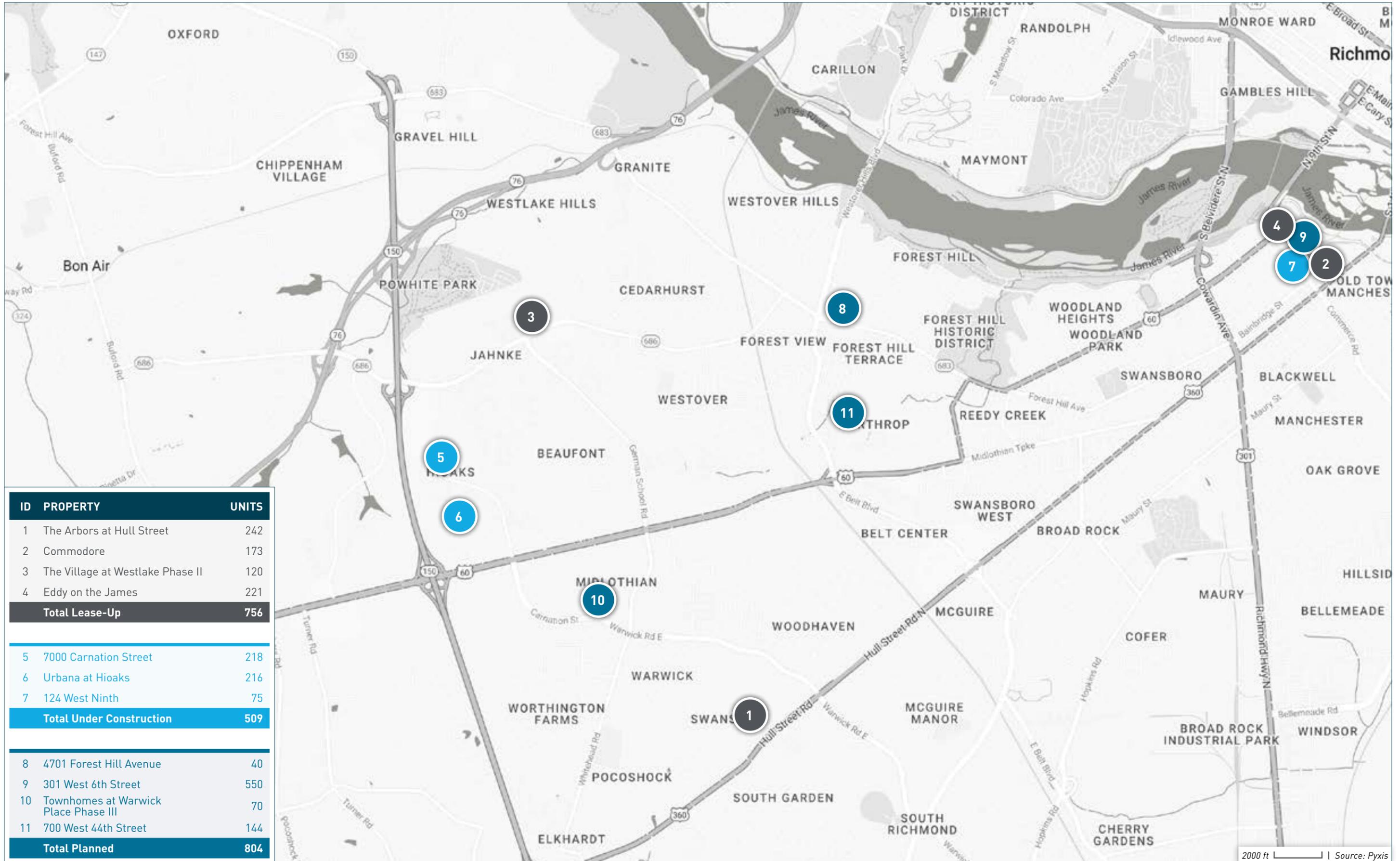
Under Construction
1,542 Units



Planned
842 Units



Prospective
3,371 Units



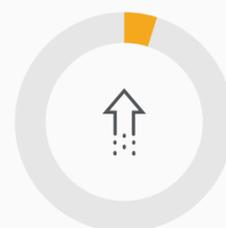
ID	PROPERTY	UNITS
1	The Arbors at Hull Street	242
2	Commodore	173
3	The Village at Westlake Phase II	120
4	Eddy on the James	221
Total Lease-Up		756
5	7000 Carnation Street	218
6	Urbana at Hoaks	216
7	124 West Ninth	75
Total Under Construction		509
8	4701 Forest Hill Avenue	40
9	301 West 6th Street	550
10	Townhomes at Warwick Place Phase III	70
11	700 West 44th Street	144
Total Planned		804

2000 ft | Source: Pyxis

SOUTHSIDE / WESTOVER HILLS SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE	
1	The Arbors at Hull Street	5400 Hull Street Road	Richmond	VA	23224	Lease-Up	242	Southside / Westover Hills	10/31/2024	07/01/2023		
2	Commodore	15 West 7th Street	Richmond	VA	23224	Lease-Up	173	Southside / Westover Hills	01/31/2024	07/01/2023	08/01/2023	
3	The Village at Westlake Phase II	1500 German School Road	Richmond	VA	23225	Lease-Up	120	Southside / Westover Hills	11/30/2023	06/01/2023	06/01/2023	
4	Eddy on the James	700 Semmes Avenue	Richmond	VA	23224	Lease-Up	221	Southside / Westover Hills	10/31/2023	03/01/2023	06/01/2023	
5	7000 Carnation Street	7000 Carnation Street	Richmond	VA	23225	Under Construction	218	Southside / Westover Hills	11/30/2024			
6	Urbana at Hioaks	6850 Atmore Drive	Richmond	VA	23225	Under Construction	216	Southside / Westover Hills	03/31/2024			
7	124 West Ninth	124 West 9th Street	Richmond	VA	23224	Under Construction	75	Southside / Westover Hills	12/31/2023			
8	4701 Forest Hill Avenue	4701 Forest Hill Ave	Richmond	VA	23225	Planned	40	Southside / Westover Hills	03/01/2025	09/01/2024	11/01/2024	
9	301 West 6th Street	301 West 6th Street	Richmond	VA	23224	Planned	550	Southside / Westover Hills				
10	Townhomes at Warwick Place Phase III	6220 Old Warwick Road	Richmond	VA	23224	Planned	70	Southside / Westover Hills				
11	700 West 44th Street	700 West 44th Street	Richmond	VA	23225	Planned	144	Southside / Westover Hills				
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							2,069					

SUBMARKET AT A GLANCE



Lease-Up
756 Units



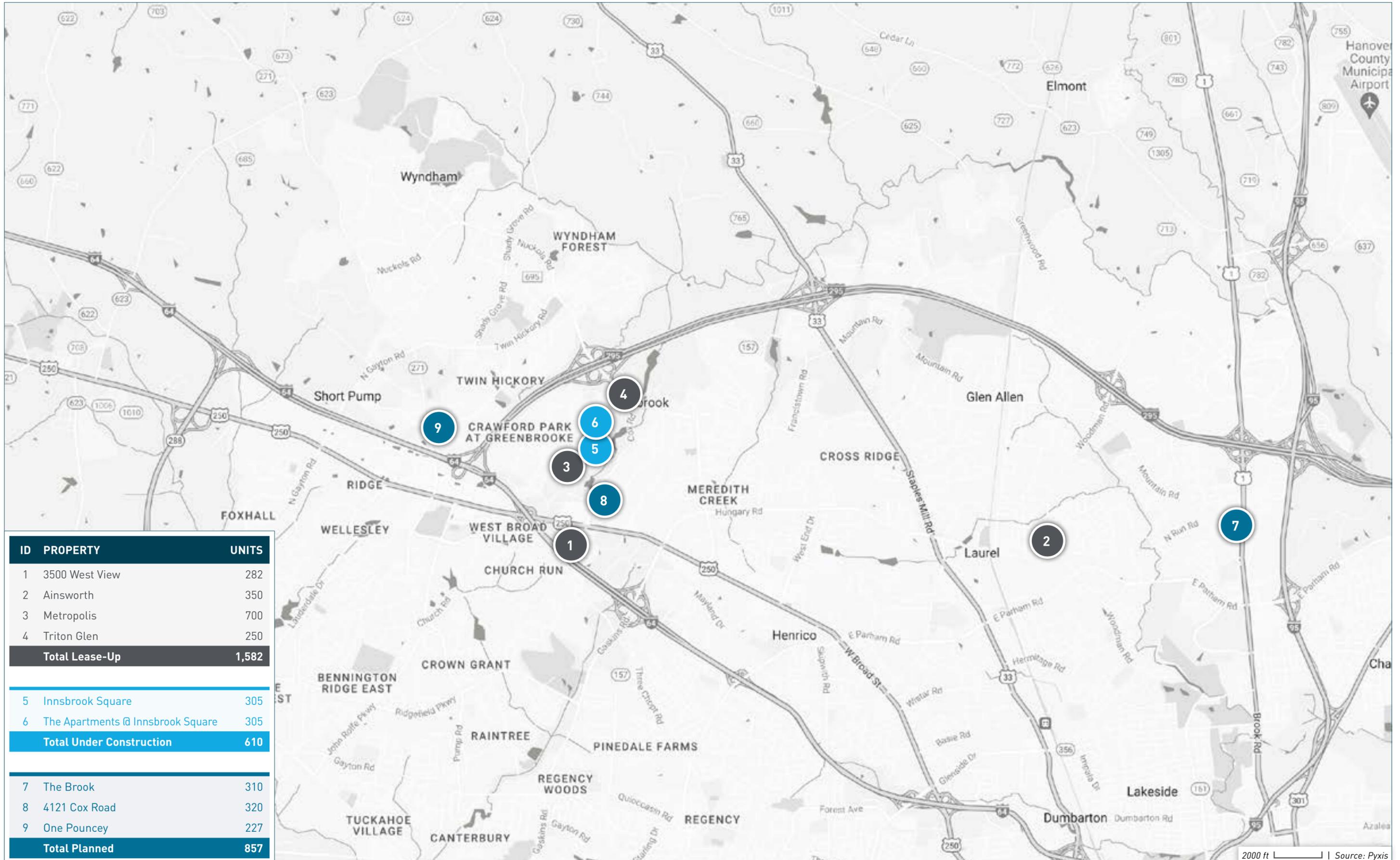
Under Construction
509 Units



Planned
804 Units



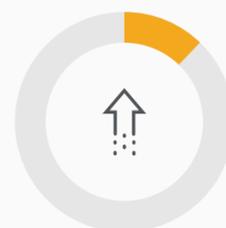
Prospective
2,954 Units



ID	PROPERTY	UNITS
1	3500 West View	282
2	Ainsworth	350
3	Metropolis	700
4	Triton Glen	250
Total Lease-Up		1,582
5	Innsbrook Square	305
6	The Apartments @ Innsbrook Square	305
Total Under Construction		610
7	The Brook	310
8	4121 Cox Road	320
9	One Pouncey	227
Total Planned		857

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	3500 West View	3500 Cox Road	Henrico	VA	23233	Lease-Up	282	Far West End	12/31/2023	08/01/2023	10/01/2023
2	Ainsworth	9520 Woodman Road	Richmond	VA	23228	Lease-Up	350	Far West End	01/31/2024	06/01/2023	09/01/2023
3	Metropolis	4500 Metropolis Drive	Glen Allen	VA	23060	Lease-Up	700	Far West End	06/30/2024	01/02/2023	04/01/2023
4	Triton Glen	10945 Nuckols Road	Glen Allen	VA	23060	Lease-Up	250	Far West End	10/31/2023	01/01/2023	08/01/2023
5	Innsbrook Square	4301 Dominion Forest Cir	Glen Allen	VA	23060	Under Construction	305	Far West End	04/01/2024	12/01/2023	02/01/2024
6	The Apartments @ Innsbrook Square	5000 Dominion Blvd	Glen Allen	VA	23060	Under Construction	305	Far West End	03/31/2024		
7	The Brook	9002 Brook Road	Glen Allen	VA	23060	Planned	310	Far West End	03/01/2025	10/01/2024	12/01/2024
8	4121 Cox Road	4121 Cox Road	Glen Allen	VA	23060	Planned	320	Far West End			
9	One Pouncey	4545 Pouncey Tract Road	Glen Allen	VA	23059	Planned	227	Far West End			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							3,049				

SUBMARKET AT A GLANCE



Lease-Up
1,582 Units



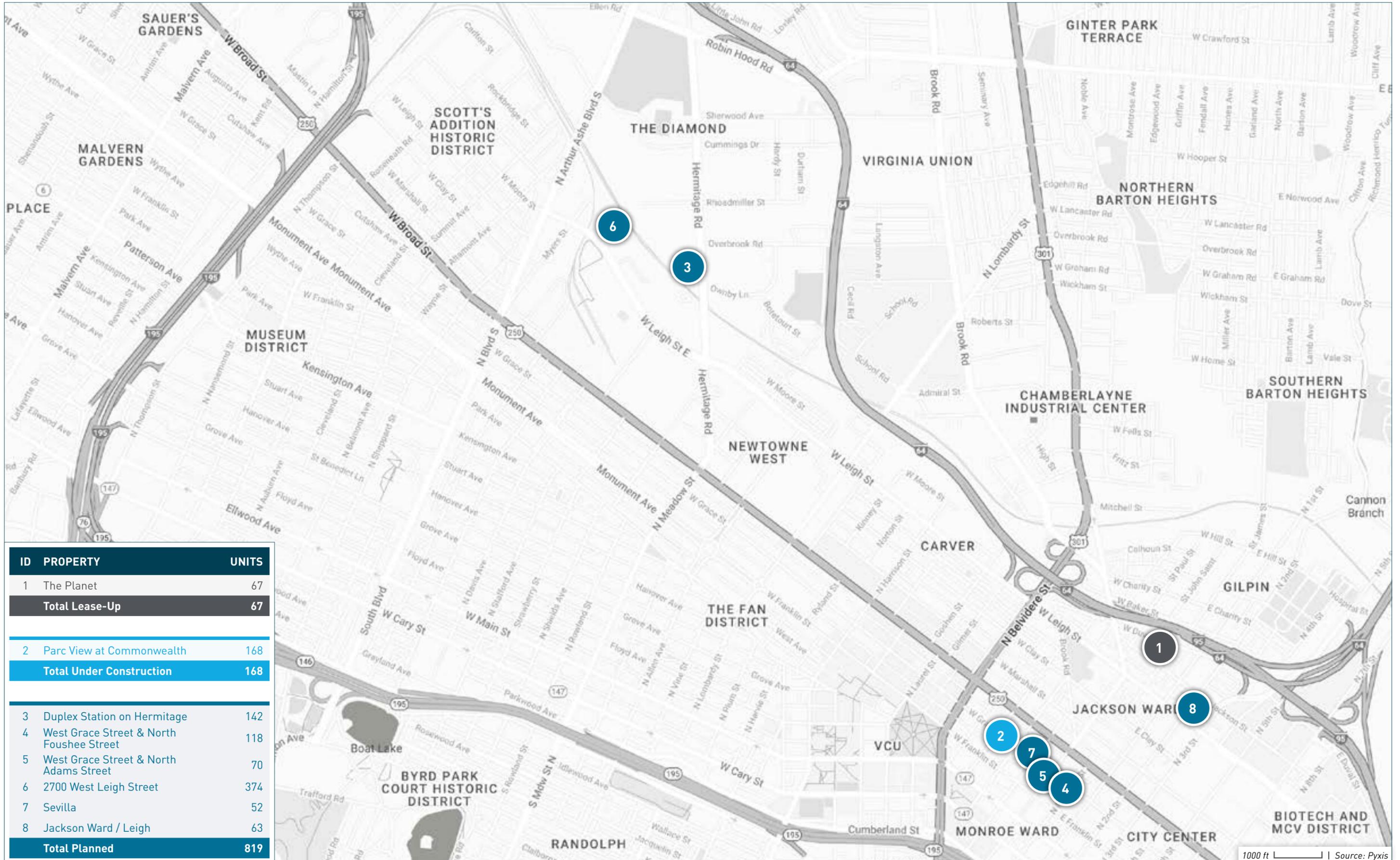
Under Construction
610 Units



Planned
857 Units



Prospective
4,835 Units



ID	PROPERTY	UNITS
1	The Planet	67
Total Lease-Up		67
2	Parc View at Commonwealth	168
Total Under Construction		168
3	Duplex Station on Hermitage	142
4	West Grace Street & North Foushee Street	118
5	West Grace Street & North Adams Street	70
6	2700 West Leigh Street	374
7	Sevilla	52
8	Jackson Ward / Leigh	63
Total Planned		819

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	The Planet	14 West Jackson Street	Richmond	VA	23220	Lease-Up	67	Downtown / The Fan	11/30/2023	04/03/2023	
2	Parc View at Commonwealth	321 West Grace Street	Richmond	VA	23220	Under Construction	168	Downtown / The Fan	09/30/2024		
3	Duplex Station on Hermitage	2300 Hermitage Road	Richmond	VA	23220	Planned	142	Downtown / The Fan	08/01/2026	03/01/2026	06/01/2026
4	West Grace Street & North Foushee Street	W Grace St & N Foushee St.	Richmond	VA	23220	Planned	118	Downtown / The Fan	01/01/2026	08/01/2025	11/01/2025
5	West Grace Street & North Adams Street	W Grace St & N Adams St.	Richmond	VA	23220	Planned	70	Downtown / The Fan	08/01/2025	05/01/2025	07/01/2025
6	2700 West Leigh Street	2700 W Leigh St.	Richmond	VA	23230	Planned	374	Downtown / The Fan	09/01/2025	10/01/2024	12/01/2024
7	Sevilla	115 North Jefferson Street	Richmond	VA	23220	Planned	52	Downtown / The Fan			
8	Jackson Ward / Leigh	208 East Leigh Street	Richmond	VA	23219	Planned	63	Downtown / The Fan			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,054				

SUBMARKET AT A GLANCE



Lease-Up
67 Units



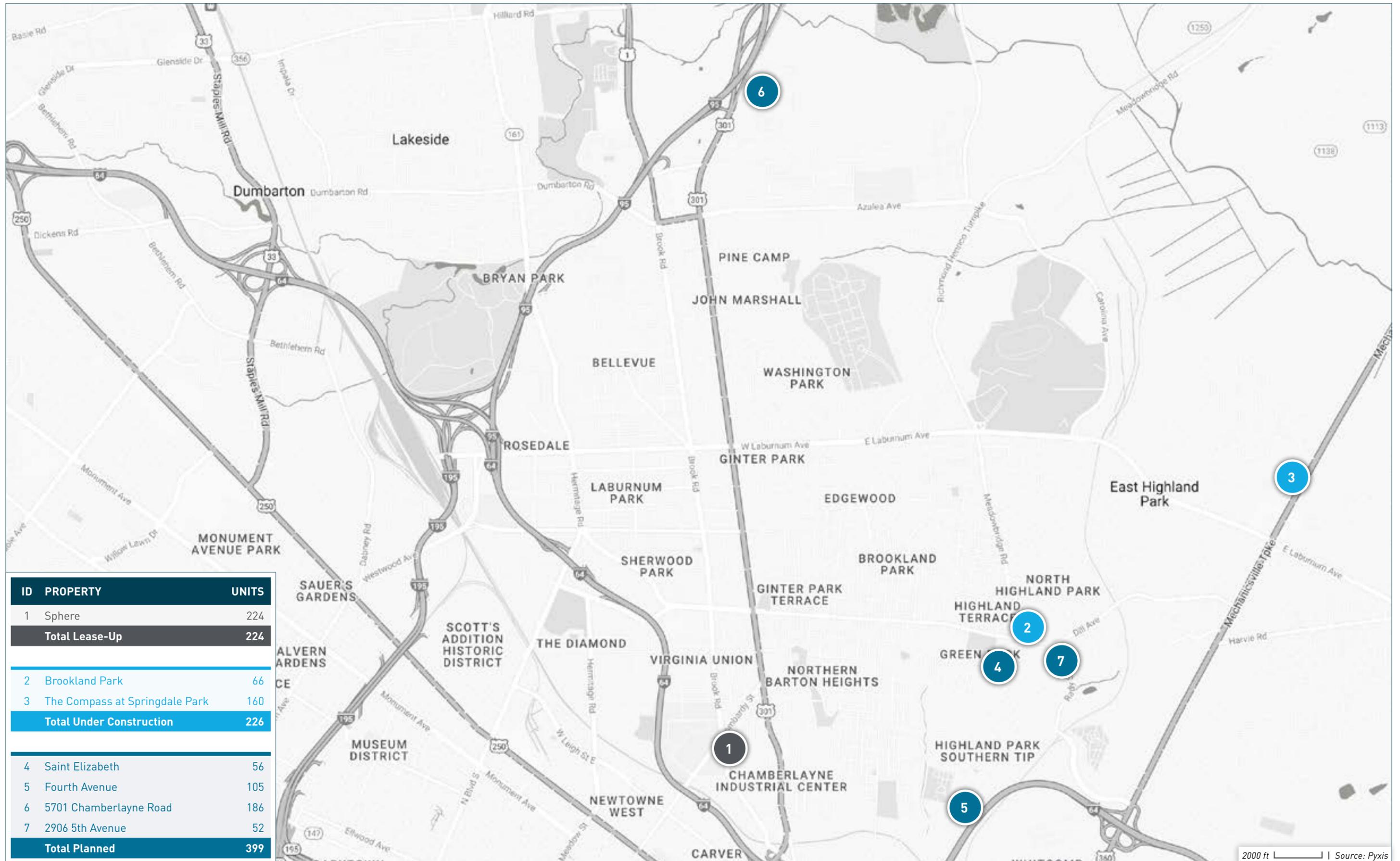
Under Construction
168 Units



Planned
819 Units



Prospective
3,815 Units

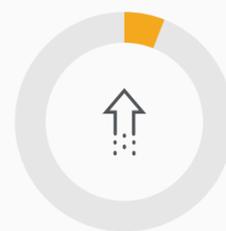


ID	PROPERTY	UNITS
1	Sphere	224
Total Lease-Up		224
2	Brookland Park	66
3	The Compass at Springdale Park	160
Total Under Construction		226
4	Saint Elizabeth	56
5	Fourth Avenue	105
6	5701 Chamberlayne Road	186
7	2906 5th Avenue	52
Total Planned		399

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	Sphere	2005 Brook Road	Richmond	VA	23220	Lease-Up	224	Northside / Laburnum	10/31/2023	01/01/2023	02/01/2023
2	Brookland Park	1224 East Brookland Park Blvd	Richmond	VA	23222	Under Construction	66	Northside / Laburnum	08/31/2024		
3	The Compass at Springdale Park	4002 Mechanicsville Turnpike	Richmond	VA	23223	Under Construction	160	Northside / Laburnum	04/30/2024		
4	Saint Elizabeth	1031 Fourquarean Lane	Richmond	VA	23222	Planned	56	Northside / Laburnum			
5	Fourth Avenue	1611 4th Avenue	Richmond	VA	23222	Planned	105	Northside / Laburnum			
6	5701 Chamberlayne Road	5701 Chamberlayne Road	Richmond	VA	23227	Planned	186	Northside / Laburnum			
7	2906 5th Avenue	2906 5th Avenue	Richmond	VA	23222	Planned	52	Northside / Laburnum			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							849				

SUBMARKET AT A GLANCE



Lease-Up
224 Units



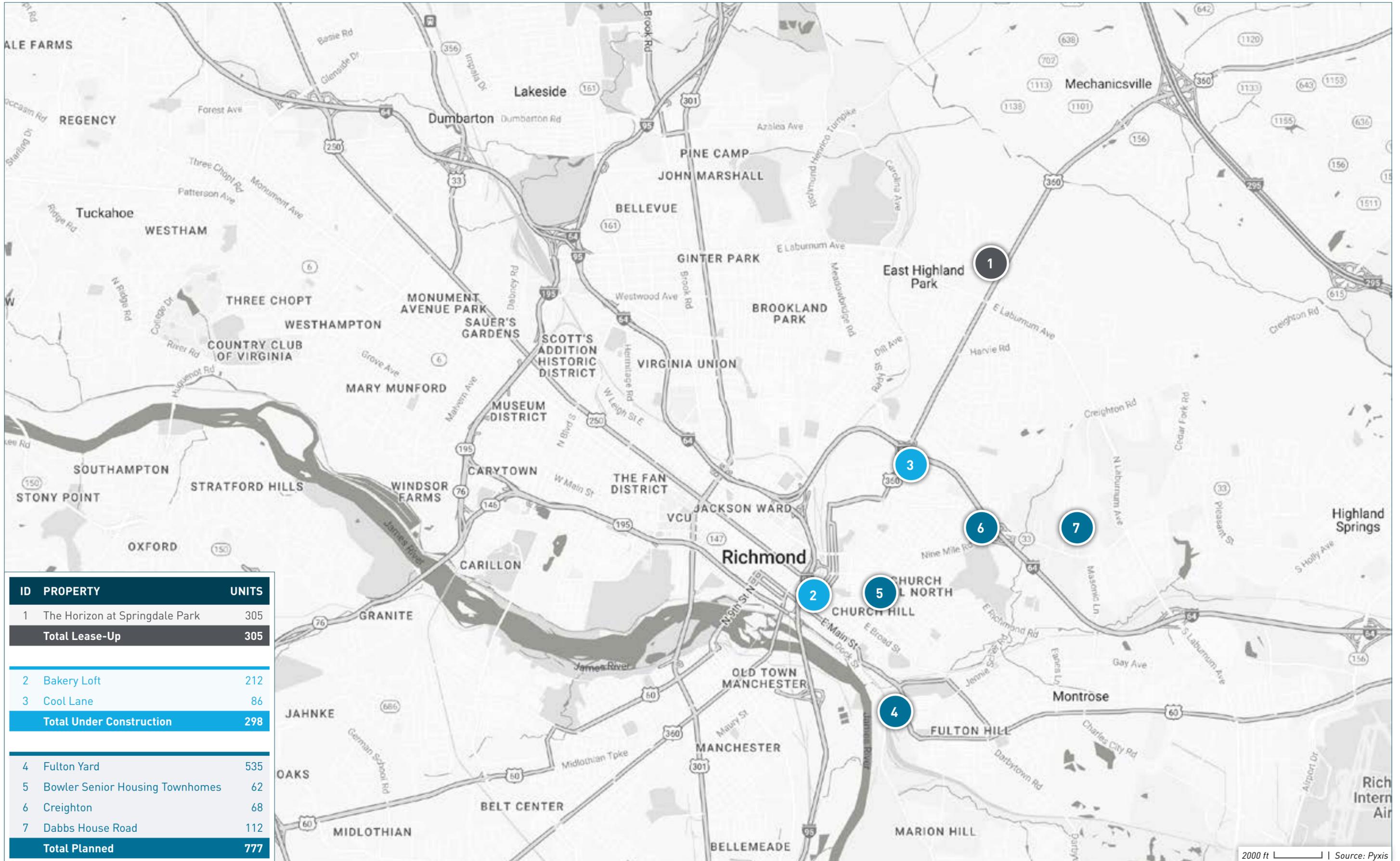
Under Construction
226 Units



Planned
399 Units



Prospective
1,312 Units

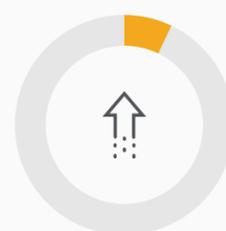


ID	PROPERTY	UNITS
1	The Horizon at Springdale Park	305
Total Lease-Up		305
2	Bakery Loft	212
3	Cool Lane	86
Total Under Construction		298
4	Fulton Yard	535
5	Bowler Senior Housing Townhomes	62
6	Creighton	68
7	Dabbs House Road	112
Total Planned		777

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 Horizon at Springdale Park	4100 Concord Creek Place	Richmond	VA	23223	Lease-Up	305	Airport	02/29/2024	09/01/2023	10/01/2023
2	Bakery Loft	127 North 17th Street	Richmond	VA	23219	Under Construction	212	Airport	10/31/2024		
3	Cool Lane	1900 Cool Lane	Richmond	VA	23223	Under Construction	86	Airport	10/31/2023		
4	Fulton Yard	201 Orleans Street	Richmond	VA	23231	Planned	535	Airport	08/01/2024		
5	Bowler Senior Housing Townhomes	2516 East Leigh Street	Richmond	VA	23223	Planned	62	Airport			
6	Creighton	3100 Nine Mile Road	Richmond	VA	23223	Planned	68	Airport			
7	Dabbs House Road	3916 Nine Mile Road	Richmond	VA	23223	Planned	112	Airport			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,380				

SUBMARKET AT A GLANCE



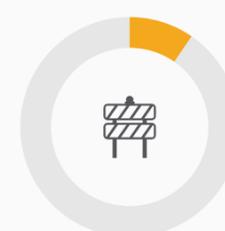
Lease-Up
305 Units



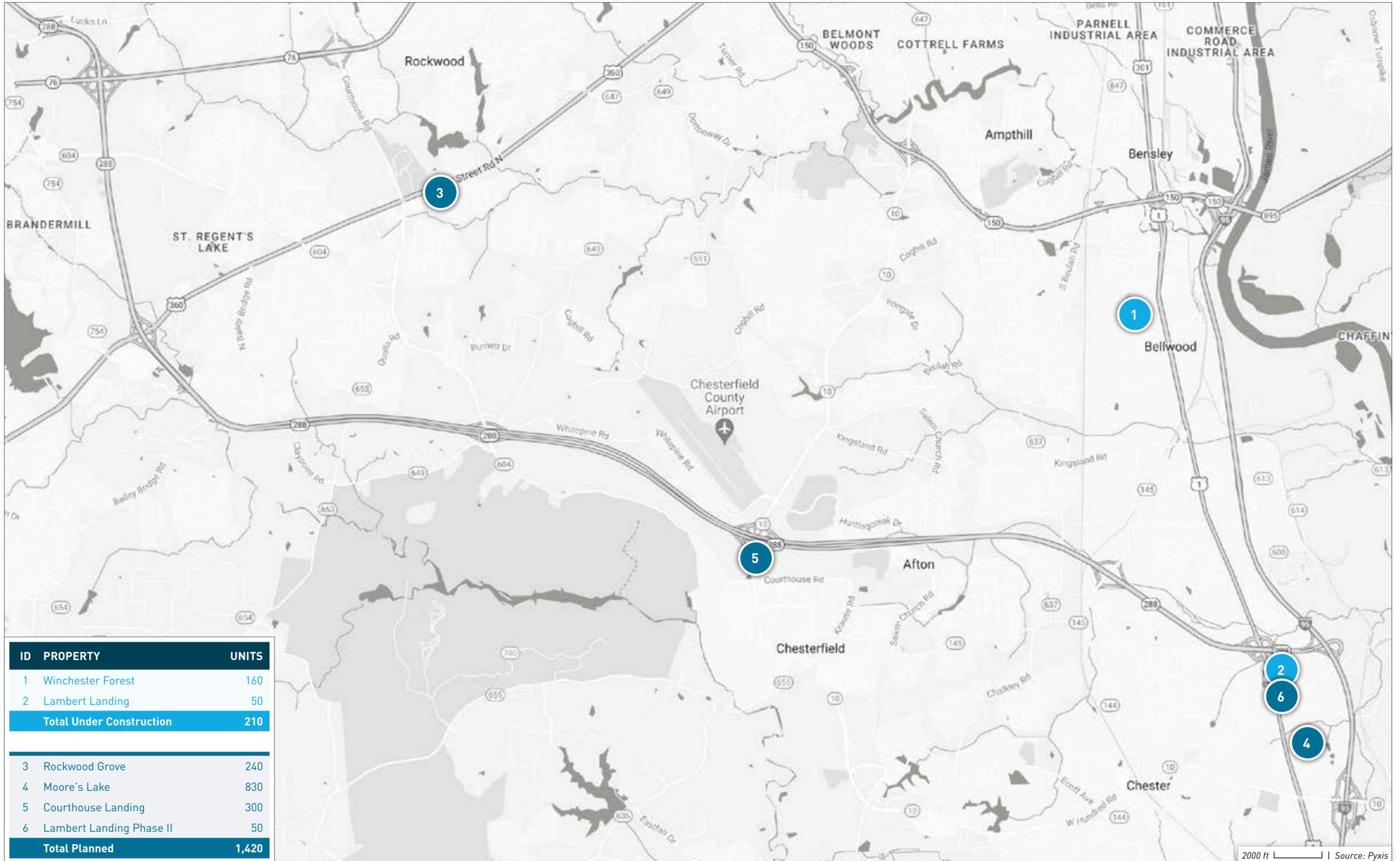
Under Construction
298 Units



Planned
777 Units



Prospective
880 Units



ID	PROPERTY	UNITS
1	Winchester Forest	160
2	Lambert Landing	50
Total Under Construction		210
3	Rockwood Grove	240
4	Moore's Lake	830
5	Courthouse Landing	300
6	Lambert Landing Phase II	50
Total Planned		1,420

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	Winchester Forest	2701 Drewrys Bluff Road	Richmond	VA	23237	Under Construction	160	South Chesterfield	01/31/2024		
2	Lambert Landing	11501 Jefferson Davis Hwy	Chester	VA	23831	Under Construction	50	South Chesterfield	12/31/2023		
3	Rockwood Grove	9801 Oxbridge Pl.	Richmond	VA	23236	Planned	240	South Chesterfield	04/01/2026	06/01/2025	08/01/2025
4	Moore's Lake	Jefferson Davis Hwy & Moores Lake Road	Chester	VA	23831	Planned	830	South Chesterfield	06/01/2026	01/01/2025	03/01/2025
5	Courthouse Landing	8701 Iron Bridge Road	Richmond	VA	23237	Planned	300	South Chesterfield			
6	Lambert Landing Phase II	11501 Jefferson Davis Hwy	Chester	VA	23831	Planned	50	South Chesterfield			
TOTAL UNDER CONSTRUCTION AND PLANNED							1,630				

SUBMARKET AT A GLANCE



Lease-Up
0 Units



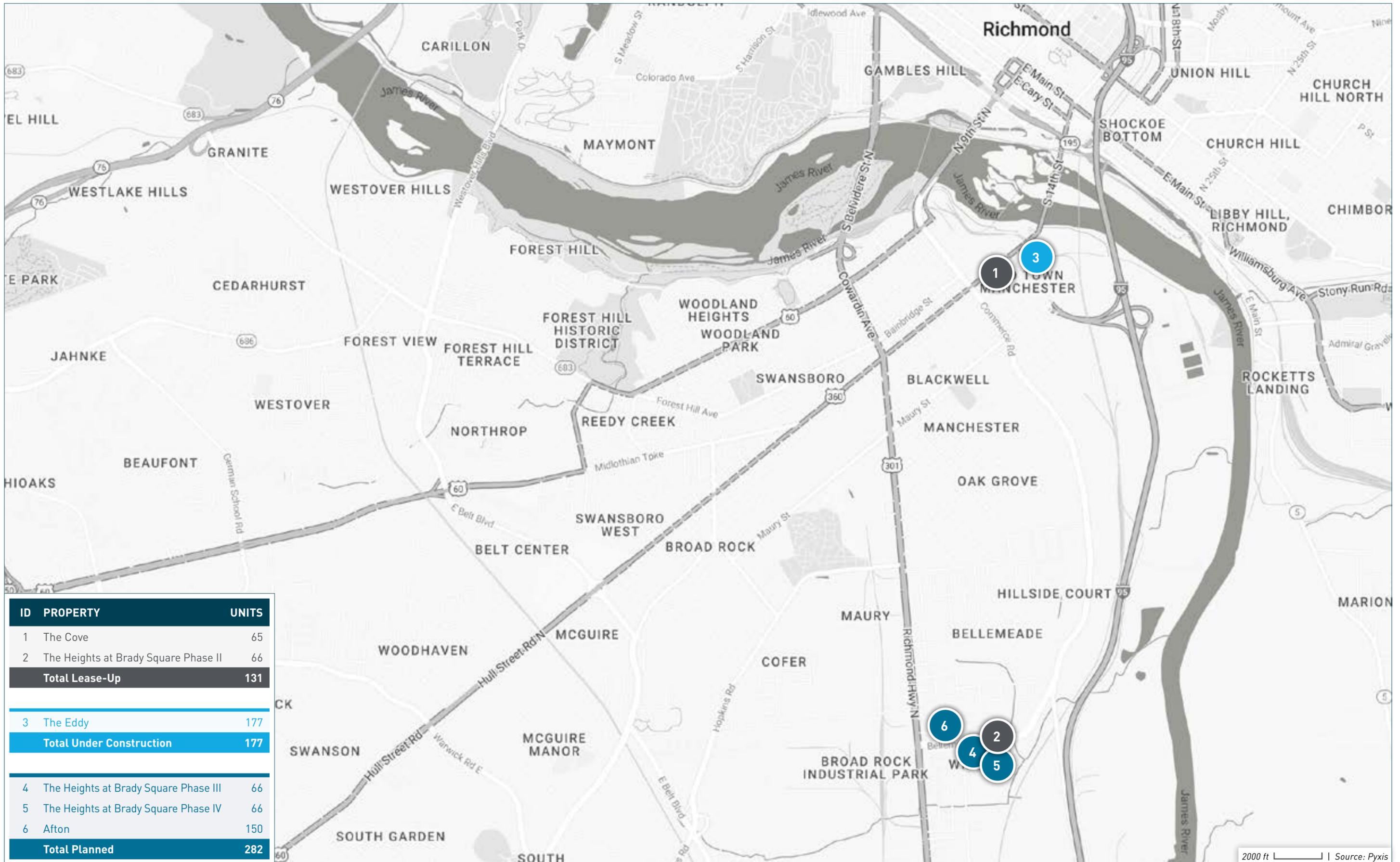
Under Construction
210 Units



Planned
1,420 Units



Prospective
2,219 Units



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 Cove	512 Hull Street	Richmond	VA	23224	Lease-Up	65	Southside / Broadrock	12/31/2023	07/01/2023	09/01/2023
2	The Heights at Brady Square Phase II	2200 Brady Street	Richmond	VA	23234	Lease-Up	66	Southside / Broadrock	10/31/2023	05/15/2023	
3	The Eddy	103 East 2nd Street	Richmond	VA	23224	Under Construction	177	Southside / Broadrock	09/30/2024	12/01/2023	03/01/2024
4	The Heights at Brady Square Phase III	2200 Brady Street	Richmond	VA	23234	Planned	66	Southside / Broadrock		05/15/2023	
5	The Heights at Brady Square Phase IV	2200 Brady Street	Richmond	VA	23234	Planned	66	Southside / Broadrock		05/15/2023	
6	Afton	2420 Afton Avenue	Richmond	VA	23224	Planned	150	Southside / Broadrock			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							590				

SUBMARKET AT A GLANCE



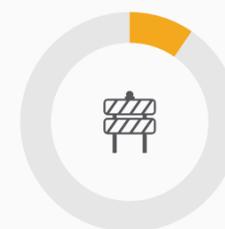
Lease-Up
131 Units



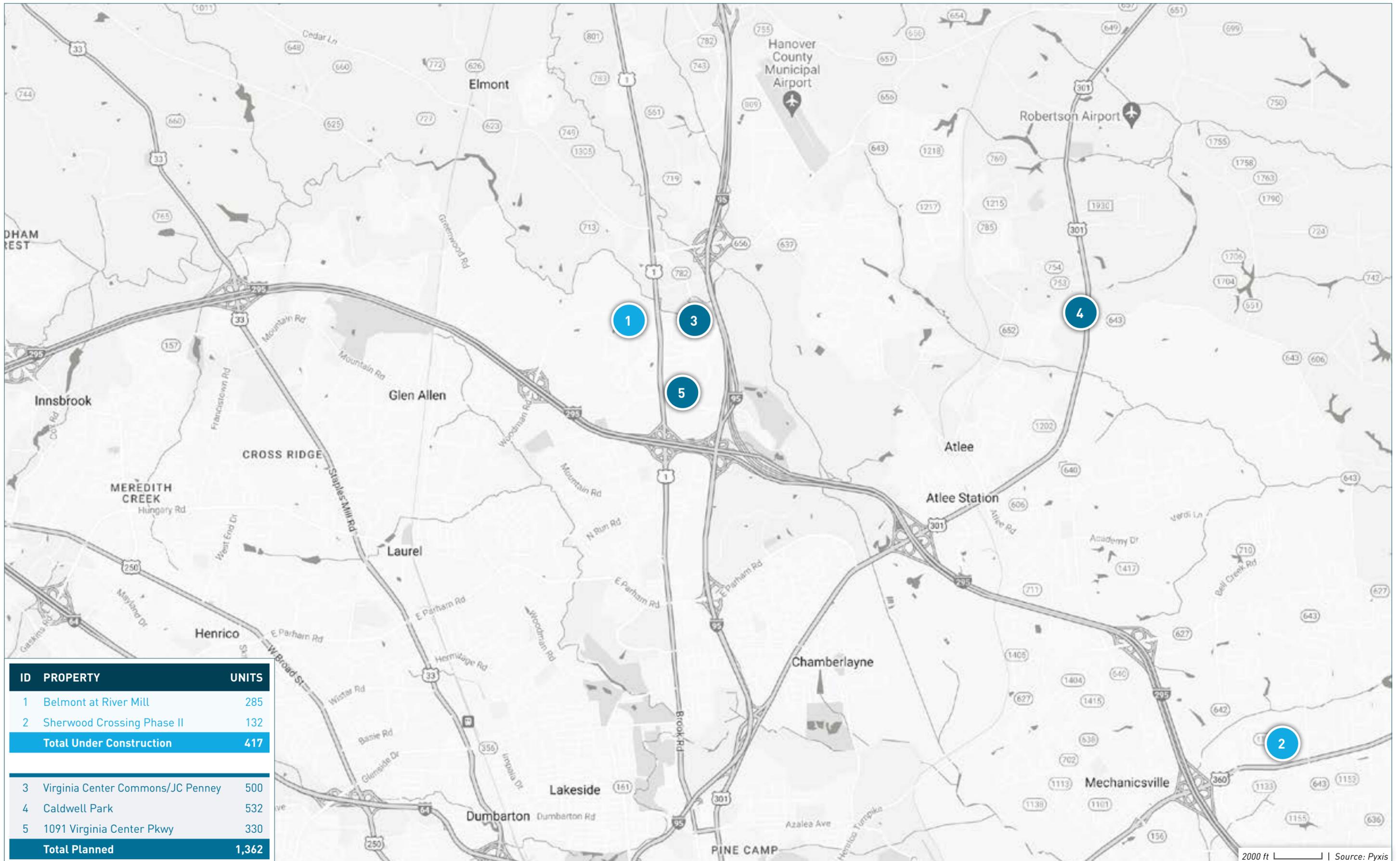
Under Construction
177 Units



Planned
282 Units



Prospective
1,978 Units



ID	PROPERTY	UNITS
1	Belmont at River Mill	285
2	Sherwood Crossing Phase II	132
Total Under Construction		417
3	Virginia Center Commons/JC Penney	500
4	Caldwell Park	532
5	1091 Virginia Center Pkwy	330
Total Planned		1,362

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	Belmont at River Mill	10180 Brook Road	Glen Allen	VA	23059	Under Construction	285	Hanover County	07/31/2025	03/01/2024	05/01/2024	
2	Sherwood Crossing Phase II	7477 Sherwood Crossing Place	Mechanicsville	VA	23111	Under Construction	132	Hanover County	12/31/2023			
3	Virginia Center Commons/JC Penney	10101 Brook Road	Glen Allen	VA	23059	Planned	500	Hanover County	02/01/2025	08/01/2024	10/01/2024	
4	Caldwell Park	SWC Chamberlayne Road & New Ashcake Road	Mechanicsville	VA	23116	Planned	532	Hanover County				
5	1091 Virginia Center Pkwy	1091 Virginia Center Pkwy	Glen Allen	VA	23059	Planned	330	Hanover County				
TOTAL UNDER CONSTRUCTION AND PLANNED							1,779					

SUBMARKET AT A GLANCE



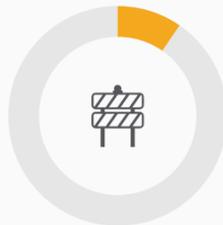
Lease-Up
0 Units



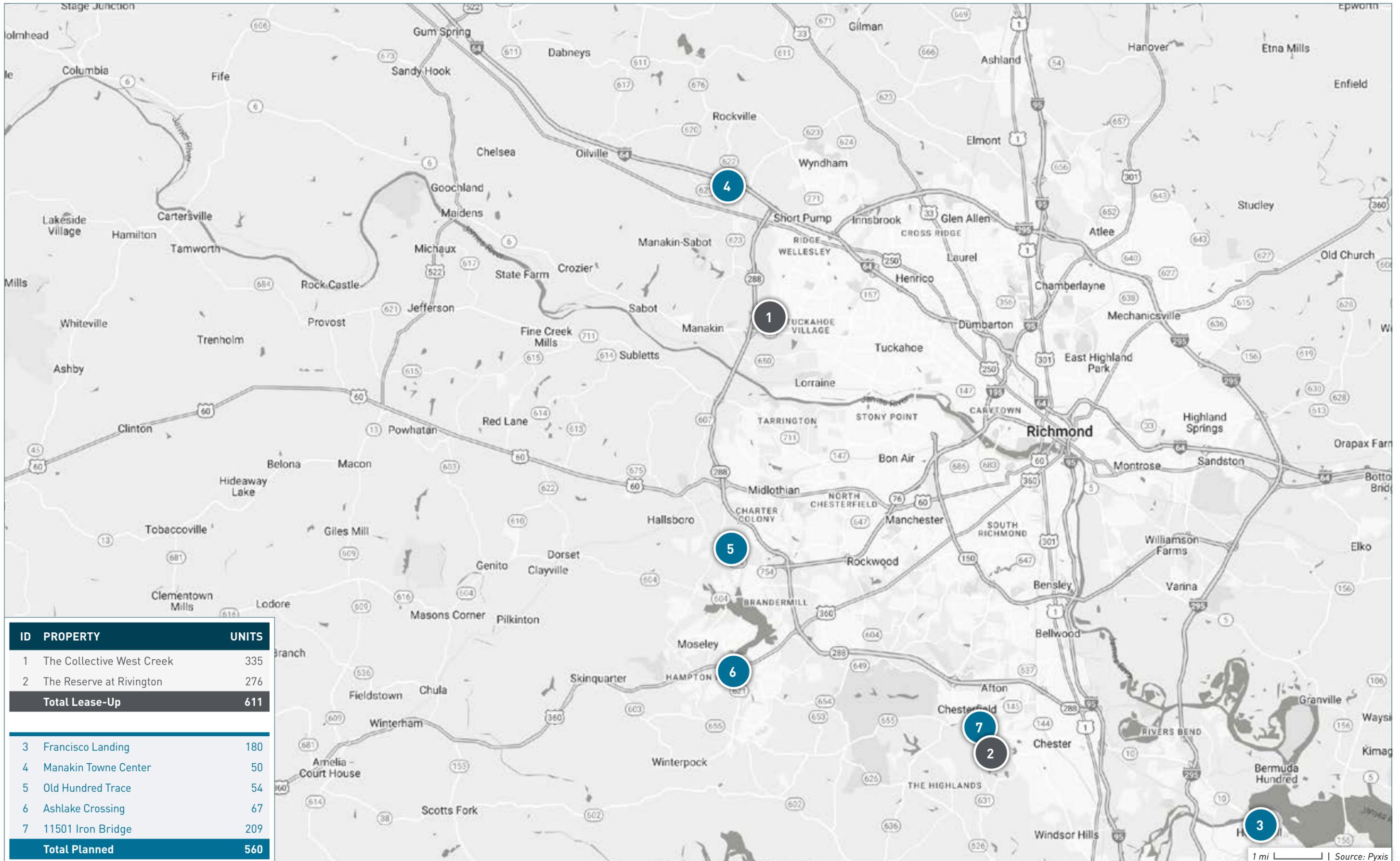
Under Construction
417 Units



Planned
1,362 Units



Prospective
1,117 Units

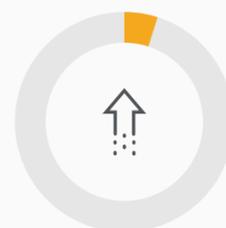


ID	PROPERTY	UNITS
1	The Collective West Creek	335
2	The Reserve at Rivington	276
Total Lease-Up		611
3	Francisco Landing	180
4	Manakin Towne Center	50
5	Old Hundred Trace	54
6	Ashlake Crossing	67
7	11501 Iron Bridge	209
Total Planned		560

LEGEND ● Lease-Up ● Planned

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Collective West Creek	1000 Collective Way	Richmond	VA	23238	Lease-Up	335	Goochland County	5/31/2024	5/31/2023	7/1/2023
2	The Reserve at Rivington	12000 Reserve Manor Circle	Chester	VA	23831	Lease-Up	276	Chesterfield County / Other	10/1/2023	7/1/2020	9/1/2023
3	Francisco Landing	205 Appomattox Street	Hopewell	VA	23860	Planned	180	Hopewell City			
4	Manakin Towne Center	68 Broad Street Road	Manakin-Sabot	VA	23103	Planned	50	Goochland County			
5	Old Hundred Trace	2140 Old Hundred Road	Midlothian	VA	23114	Planned	54	Chesterfield County / Other			
6	Ashlake Crossing	420 Ashlake Pkwy	Chesterfield	VA	23832	Planned	67	Chesterfield County / Other			
7	11501 Iron Bridge	11501 Iron Bridge Road	Chester	VA	23831	Planned	209	Chesterfield County / Other			
TOTAL LEASE-UP AND PLANNED							1,171				

OTHER SUBMARKETS AT A GLANCE



Lease-Up
611 Units



Under Construction
0 Units



Planned
560 Units



Prospective
4,265 Units