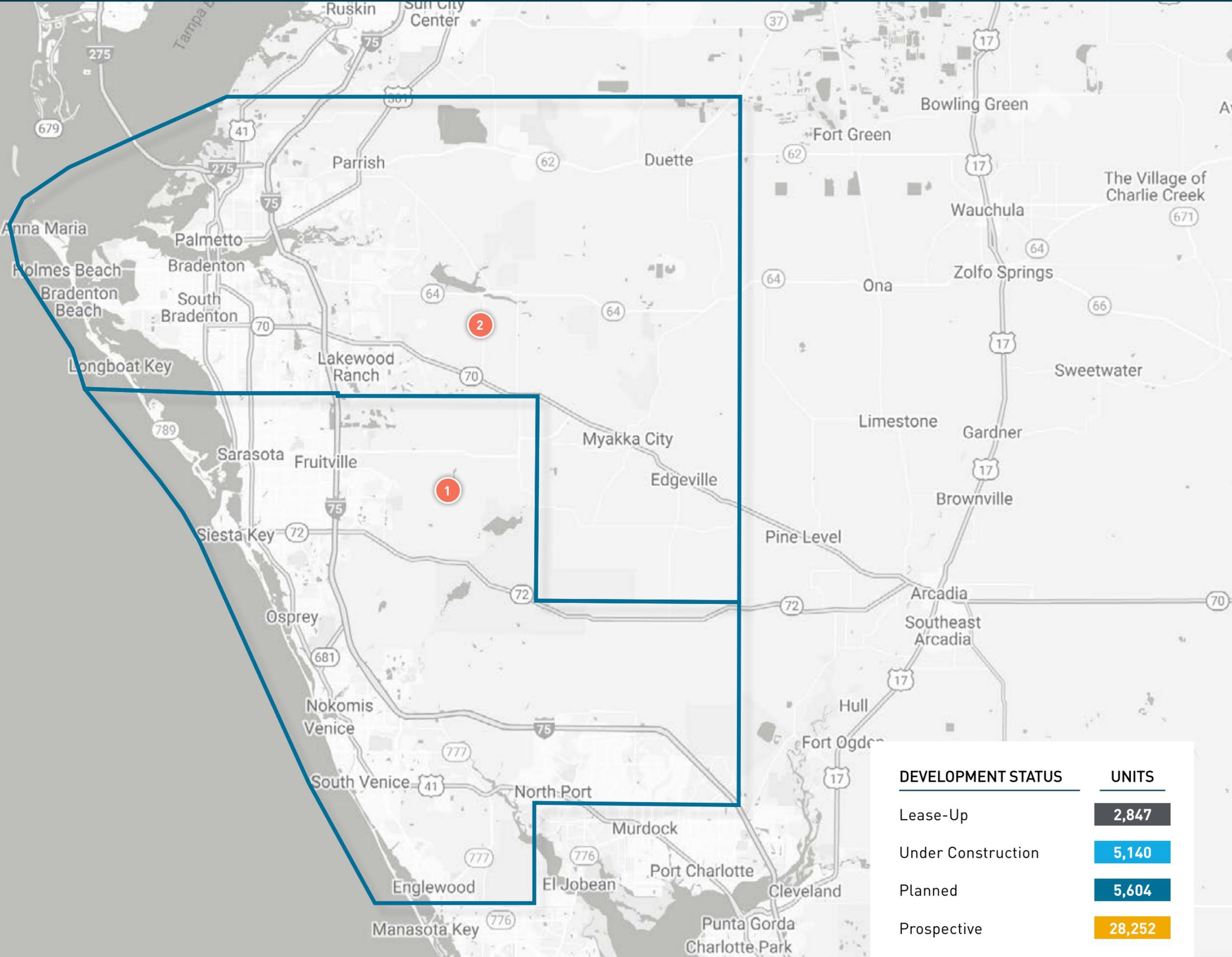


NORTH PORT-SARASOTA-BRADENTON MULTIFAMILY QUARTERLY PIPELINE MAP

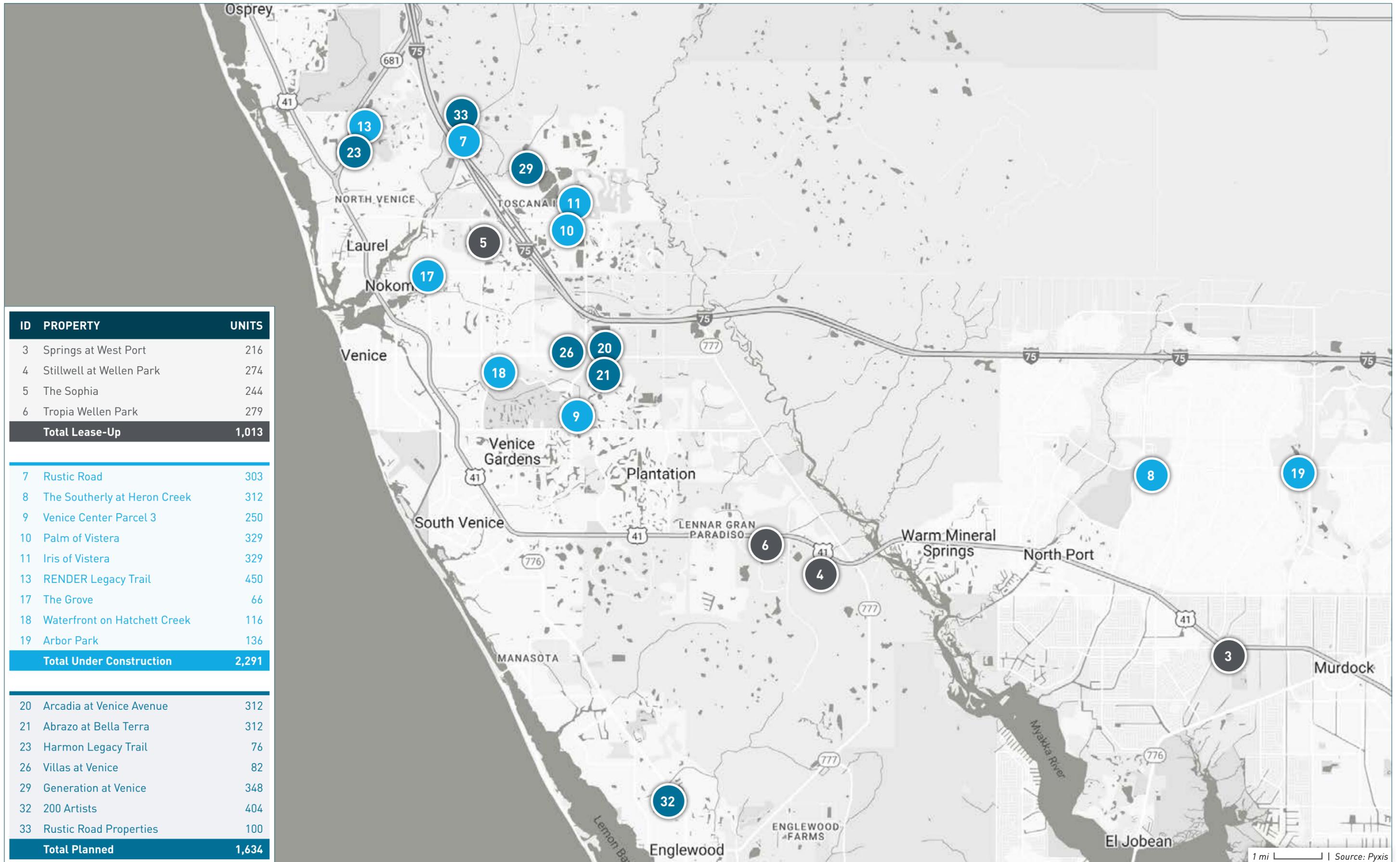
3Q23



ID	SUBMARKET NAME	PAGE
1	Sarasota	2
2	Manatee	5

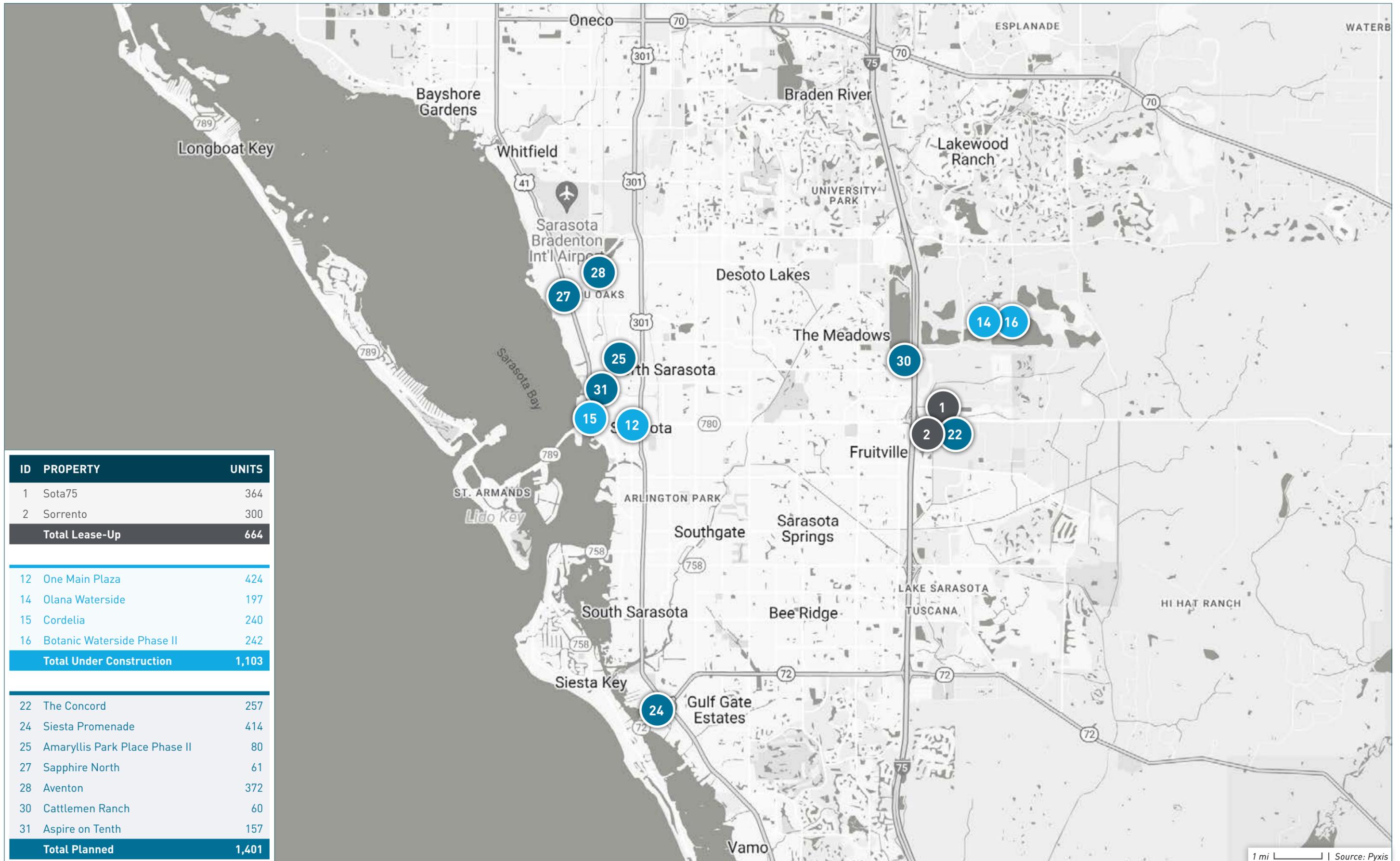
Submarkets with less than five total projects in lease-up, under construction, or planned stages are combined on a single map. Maps exclude prospective projects. Submarkets with zero units in the pipeline don't have ID numbers.

DEVELOPMENT STATUS	UNITS
Lease-Up	2,847
Under Construction	5,140
Planned	5,604
Prospective	28,252



ID	PROPERTY	UNITS
3	Springs at West Port	216
4	Stillwell at Wellen Park	274
5	The Sophia	244
6	Tropia Wellen Park	279
Total Lease-Up		1,013
7	Rustic Road	303
8	The Southerly at Heron Creek	312
9	Venice Center Parcel 3	250
10	Palm of Vistera	329
11	Iris of Vistera	329
13	RENDER Legacy Trail	450
17	The Grove	66
18	Waterfront on Hatchett Creek	116
19	Arbor Park	136
Total Under Construction		2,291
20	Arcadia at Venice Avenue	312
21	Abrazo at Bella Terra	312
23	Harmon Legacy Trail	76
26	Villas at Venice	82
29	Generation at Venice	348
32	200 Artists	404
33	Rustic Road Properties	100
Total Planned		1,634

1 mi | Source: Pyxis



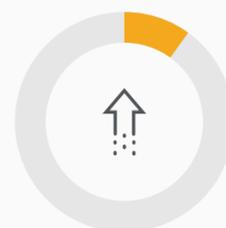
ID	PROPERTY	UNITS
1	Sota75	364
2	Sorrento	300
Total Lease-Up		664
12	One Main Plaza	424
14	Olana Waterside	197
15	Cordelia	240
16	Botanic Waterside Phase II	242
Total Under Construction		1,103
22	The Concord	257
24	Siesta Promenade	414
25	Amaryllis Park Place Phase II	80
27	Sapphire North	61
28	Aventon	372
30	Cattlemen Ranch	60
31	Aspire on Tenth	157
Total Planned		1,401

1 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	Sota75	2161 Lakewood Ranch Blvd	Sarasota	FL	34240	Lease-Up	364	Sarasota	11/30/2023	06/15/2023	08/01/2023
2	Sorrento	6600 Fruitville Road	Sarasota	FL	34240	Lease-Up	300	Sarasota	09/30/2024	06/01/2023	10/01/2023
3	Springs at West Port	1080 West Port Blvd	Port Charlotte	FL	33953	Lease-Up	216	Sarasota	04/30/2024	04/27/2023	08/01/2023
4	Stillwell at Wellen Park	19300 Merlot Avenue	Venice	FL	34293	Lease-Up	274	Sarasota	07/31/2024	03/09/2023	08/01/2023
5	The Sophia	109 Pygmy Date Blvd	Venice	FL	34275	Lease-Up	244	Sarasota	12/31/2023	03/08/2023	05/01/2023
6	Tropia Wellen Park	12520 Sunglow Blvd	Venice	FL	34293	Lease-Up	279	Sarasota	12/31/2023	09/19/2022	03/01/2023
7	Rustic Road	2600 Rustic Road	Nokomis	FL	34275	Under Construction	303	Sarasota	01/31/2025	10/01/2024	12/01/2024
8	The Southerly at Heron Creek	S Sumter Blvd & W Price Blvd	North Port	FL	34287	Under Construction	312	Sarasota	01/01/2025	09/01/2024	11/01/2024
9	Venice Center Parcel 3	Jacaranda Blvd & Sunset Lake Blvd	Venice	FL	34292	Under Construction	250	Sarasota	05/01/2025	07/01/2024	09/01/2024
10	Palm of Vistera	Laurel Rd E & I-75	North Venice	FL	34275	Under Construction	329	Sarasota	01/01/2025	06/01/2024	08/01/2024
11	Iris of Vistera	Laurel Rd E & I-75	North Venice	FL	34275	Under Construction	329	Sarasota	01/01/2025	06/01/2024	08/01/2024
12	One Main Plaza	1991 Main Street	Sarasota	FL	34236	Under Construction	424	Sarasota	11/30/2025	02/01/2024	04/01/2024
13	RENDER Legacy Trail	15560 Render Way	Laurel	FL	34275	Under Construction	450	Sarasota	07/31/2024	02/01/2024	04/01/2024
14	Olana Waterside	3850 Deer Dr.	Sarasota	FL	34240	Under Construction	197	Sarasota	10/01/2024	01/01/2024	03/01/2024
15	Cordelia	468 Quay Commons	Sarasota	FL	34236	Under Construction	240	Sarasota	06/01/2024	12/01/2023	03/01/2024
16	Botanic Waterside Phase II	1450 Pine Warbler Place	Sarasota	FL	34240	Under Construction	242	Sarasota	08/31/2025		
17	The Grove	305 Albee Farm Road South	Nokomis	FL	34275	Under Construction	66	Sarasota	09/30/2024		
18	Waterfront on Hatchett Creek	100 Hatchett Creek Blvd	Venice	FL	34292	Under Construction	116	Sarasota	05/31/2024		
19	Arbor Park	Citizens Pkwy & West Price Blvd	North Port	FL	34288	Under Construction	136	Sarasota	05/31/2024		
20	Arcadia at Venice Avenue	E Venice Ave & Jacaranda Blvd	Venice	FL	34292	Planned	312	Sarasota	12/01/2025	01/01/2025	03/01/2025
21	Abrazo at Bella Terra	E Venice Ave & Jacaranda Blvd	Venice	FL	34292	Planned	312	Sarasota	11/01/2025	01/01/2025	03/01/2025
22	The Concord	NEC Apex Road & Interstate Blvd	Sarasota	FL	34240	Planned	257	Sarasota	06/01/2025	08/01/2024	10/01/2024
23	Harmon Legacy Trail	En Theos Lane & Rio Limpio Lane	Laurel	FL	34275	Planned	76	Sarasota	11/01/2024	03/01/2024	05/01/2024
24	Siesta Promenade	6450 South Tamiami Trail	Sarasota	FL	34231	Planned	414	Sarasota			
25	Amaryllis Park Place Phase II	1912 North Orange Avenue	Sarasota	FL	34234	Planned	80	Sarasota			
26	Villas at Venice	Clermont Road & East Venice Avenue	Venice	FL	34292	Planned	82	Sarasota			
27	Sapphire North	4415 North Tamiami Trail	Sarasota	FL	34234	Planned	61	Sarasota			
28	Aventon	5400 Bradenton Road	Sarasota	FL	34234	Planned	372	Sarasota			
29	Generation at Venice	2201 Knights Trail Road	Nokomis	FL	34275	Planned	348	Sarasota			
30	Cattlemen Ranch	2001 North Cattlemen Road	Sarasota	FL	34232	Planned	60	Sarasota			
31	Aspire on Tenth	1313 10th Street	Sarasota	FL	34236	Planned	157	Sarasota			
32	200 Artists	200 Artists Avenue	Englewood	FL	34233	Planned	404	Sarasota			
33	Rustic Road Properties	Honore Avenue & Ranch Road	Nokomis	FL	34275	Planned	100	Sarasota			

TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 8,106

SUBMARKET AT A GLANCE



Lease-Up
1,677 Units



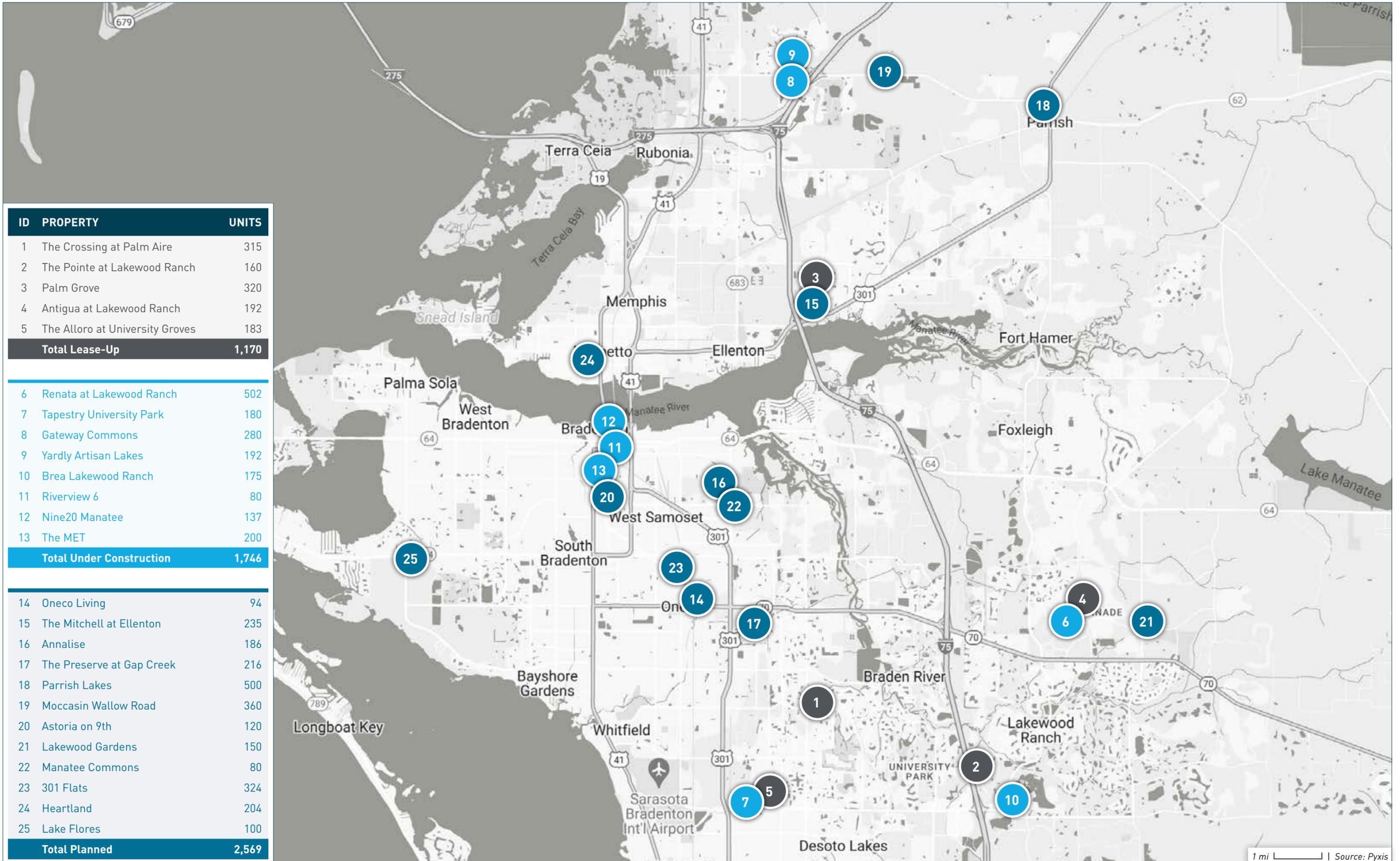
Under Construction
3,394 Units



Planned
3,035 Units



Prospective
11,691 Units

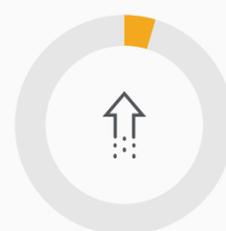


ID	PROPERTY	UNITS
1	The Crossing at Palm Aire	315
2	The Pointe at Lakewood Ranch	160
3	Palm Grove	320
4	Antigua at Lakewood Ranch	192
5	The Alloro at University Groves	183
Total Lease-Up		1,170
6	Renata at Lakewood Ranch	502
7	Tapestry University Park	180
8	Gateway Commons	280
9	Yardly Artisan Lakes	192
10	Brea Lakewood Ranch	175
11	Riverview 6	80
12	Nine20 Manatee	137
13	The MET	200
Total Under Construction		1,746
14	Oneco Living	94
15	The Mitchell at Ellenton	235
16	Annalise	186
17	The Preserve at Gap Creek	216
18	Parrish Lakes	500
19	Moccasin Wallow Road	360
20	Astoria on 9th	120
21	Lakewood Gardens	150
22	Manatee Commons	80
23	301 Flats	324
24	Heartland	204
25	Lake Flores	100
Total Planned		2,569

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Crossing at Palm Aire	4665 Whitfield Avenue	Sarasota	FL	34243	Lease-Up	315	Manatee	10/31/2023	05/22/2023	
2	The Pointe at Lakewood Ranch	8925 77th Terrace East	Lakewood Ranch	FL	34202	Lease-Up	160	Manatee	10/31/2023	03/30/2023	
3	Palm Grove	2710 59th Drive East	Ellenton	FL	34222	Lease-Up	320	Manatee	05/31/2024	02/01/2023	06/01/2023
4	Antigua at Lakewood Ranch	5414 Latches Lane	Lakewood Ranch	FL	34211	Lease-Up	192	Manatee	10/31/2025	10/31/2022	11/01/2022
5	The Alloro at University Groves	3540 Broadway Avenue	Sarasota	FL	34243	Lease-Up	183	Manatee	10/31/2023	07/15/2022	
6	Renata at Lakewood Ranch	12125 Rangeland Pkwy	Bradenton	FL	34211	Under Construction	502	Manatee	03/01/2025	02/01/2024	06/01/2024
7	Tapestry University Park	3004 Broadway Ave	Sarasota	FL	34243	Under Construction	180	Manatee	11/01/2024	02/01/2024	04/01/2024
8	Gateway Commons	5205 Moccasin Wallow Road	Palmetto	FL	34221	Under Construction	280	Manatee	12/31/2023	02/01/2024	04/01/2024
9	Yardly Artisan Lakes	5220 Moccasin Wallow Road	Palmetto	FL	34221	Under Construction	192	Manatee	12/31/2024	12/01/2023	02/01/2024
10	Brea Lakewood Ranch	6325 Health Park Way	Lakewood Ranch	FL	34202	Under Construction	175	Manatee	10/31/2023	11/01/2023	12/01/2023
11	Riverview 6	813 6th Avenue West	Bradenton	FL	34205	Under Construction	80	Manatee	08/31/2024		
12	Nine20 Manatee	920 Manatee Avenue West	Bradenton	FL	34205	Under Construction	137	Manatee	05/31/2024		
13	The MET	1405 14th Street West	Bradenton	FL	34205	Under Construction	200	Manatee	12/31/2023		
14	Oneco Living	18th St Ct E & 51st Ave E	Bradenton	FL	34203	Planned	94	Manatee	10/01/2025	04/01/2025	06/01/2025
15	The Mitchell at Ellenton	5950 Factory Shops Blvd	Ellenton	FL	34222	Planned	235	Manatee	07/01/2025	09/01/2024	11/01/2024
16	Annalise	2355 26th Avenue East	Bradenton	FL	34208	Planned	186	Manatee	02/01/2025	05/01/2024	07/01/2024
17	The Preserve at Gap Creek	3211 55th Drive East	Bradenton	FL	34203	Planned	216	Manatee			
18	Parrish Lakes	SWC Moccasin Wallow Road & US Route 301	Parrish	FL	34219	Planned	500	Manatee			
19	Moccasin Wallow Road	8670 Moccasin Wallow Road	Palmetto	FL	34221	Planned	360	Manatee			
20	Astoria on 9th	2116 9th Street West	Bradenton	FL	34205	Planned	120	Manatee			
21	Lakewood Gardens	Lorraine Road & Rangeland Pkwy	Bradenton	FL	34211	Planned	150	Manatee			
22	Manatee Commons	26th Avenue East & 27th Street East	Bradenton	FL	34208	Planned	80	Manatee			
23	301 Flats	4505 12th Court East	Ellenton	FL	34222	Planned	324	Manatee			
24	Heartland	917 11th Avenue West	Palmetto	FL	34221	Planned	204	Manatee			
25	Lake Flores	75th Street West & Cortez Road West	Bradenton	FL	34209	Planned	100	Manatee			

TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 5,485

SUBMARKET AT A GLANCE



Lease-Up
1,170 Units



Under Construction
1,746 Units



Planned
2,569 Units



Prospective
16,561 Units