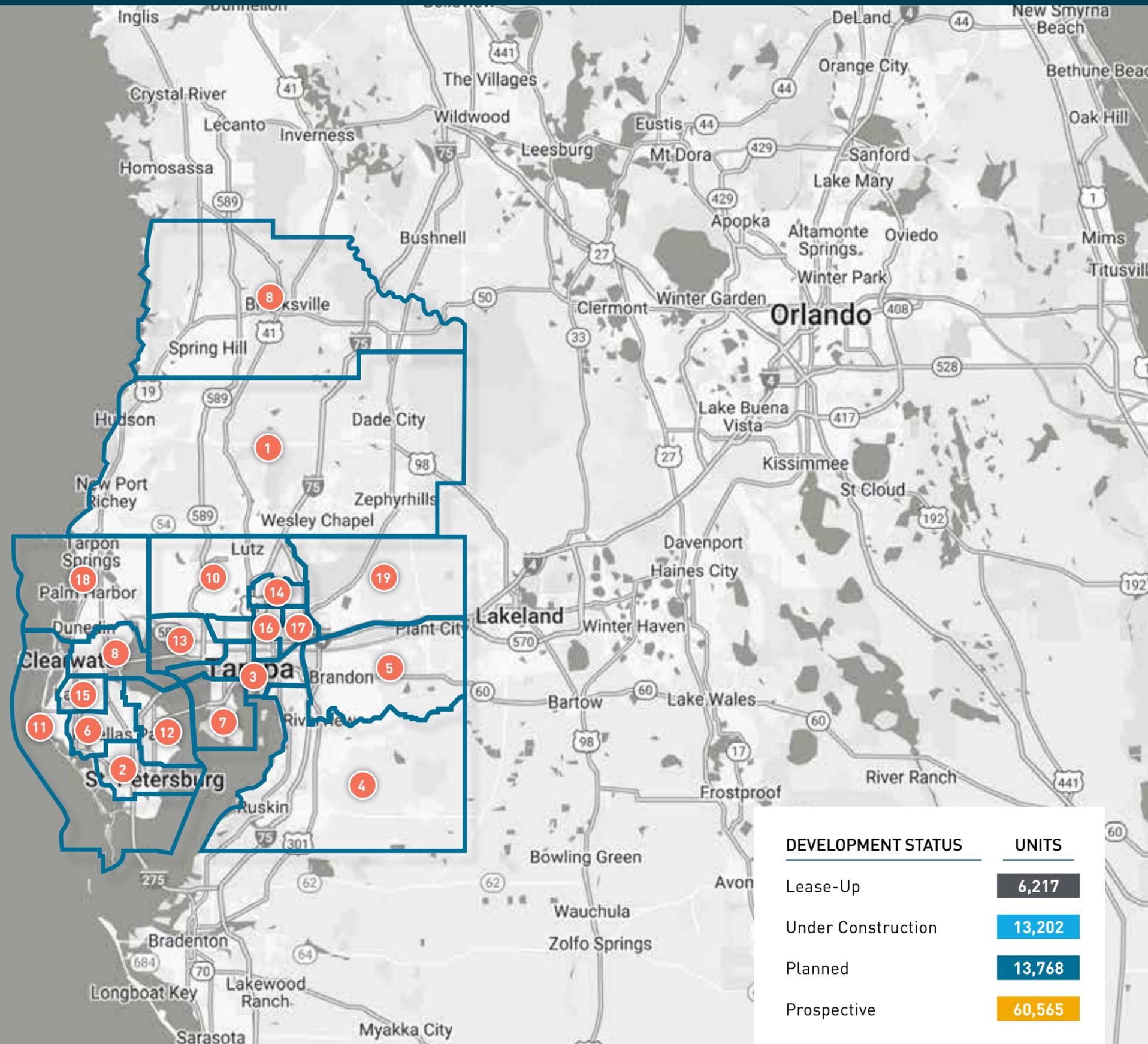


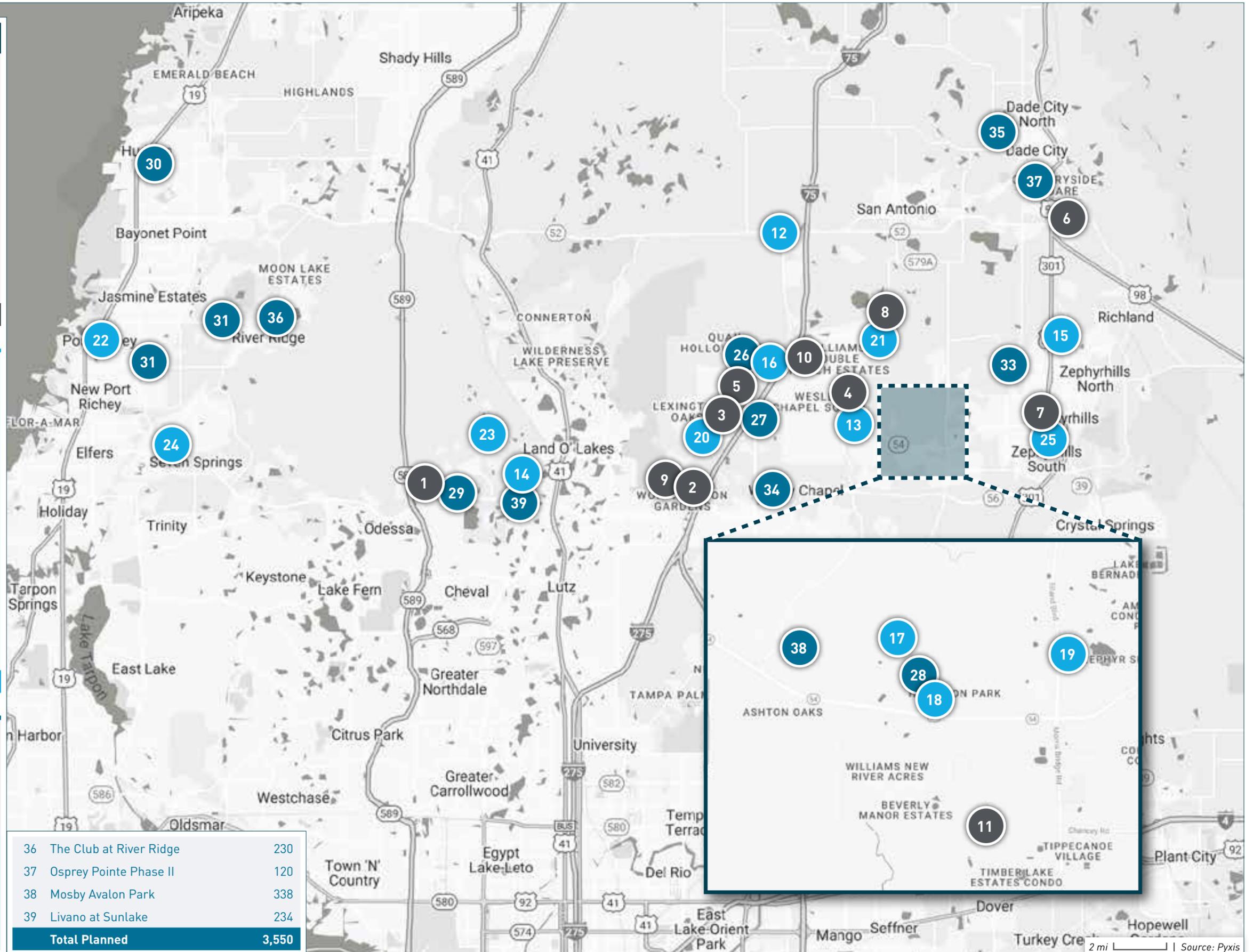
ID	SUBMARKET NAME	PAGE
1	Pasco County	2
2	Central St. Petersburg	5
3	Central Tampa	7
4	South Hillsborough County	9
5	Brandon / Plant City	11
6	Pinellas Park / Seminole	13
Other Submarkets		15
7	MacDill Air Force Base	
8	Hernando County	
9	Clearwater	
10	North Hillsborough	
11	Pinellas Beaches	
12	North St. Petersburg	
13	Westshore	
14	University North	
15	Largo	
16	University South	
17	Temple Terrace	
18	North Pinellas	
19	North Hillsborough County	



DEVELOPMENT STATUS	UNITS
Lease-Up	6,217
Under Construction	13,202
Planned	13,768
Prospective	60,565

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	Altis Grand at Suncoast	449
2	Silversaw	300
3	Sentosa Lexington Oaks	250
4	Story Wesley Chapel	320
5	Siena Cove	375
6	Beacon at Clinton Corners	148
7	Outpost Springs	150
8	Beacon Epperson	174
9	Maeva Modern	260
10	Boyette Oaks	100
11	Bridge Haven	100
Total Lease-Up		2,626
<hr/>		
12	Ranch Hill	322
13	Aventon Meadows	360
14	Livano Sunlake	234
15	Ilumina Zephyrhills	252
16	Alexan Grove	300
17	Mosby Avalon Park	338
18	DT1	40
19	Tortola	288
20	Cobalt	401
21	Madison Watergrass	288
22	The Keys Homes at Cotee River	126
23	Spectrum Bexley	350
24	Tanager Square	88
25	Autumn Palm Villas	84
Total Under Construction		3,471
<hr/>		
26	GroveParc Townhomes	190
27	5101 Bruce B. Downs Blvd	206
28	Avalon Park Wesley Chapel II	338
29	Liberty Senior Living at Cypress Ranch	175
30	Bayonet Gardens	126
31	Magnolia Square	77
32	Ridge Road & Tanglewood Drive	230
33	Abbott Square	768
34	Wiregrass	249
35	Vista Walk Townhomes	269
36	The Club at River Ridge	230
37	Osprey Pointe Phase II	120
38	Mosby Avalon Park	338
39	Livano at Sunlake	234
Total Planned		3,550



PASCO COUNTY SUBMARKET



Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Altis Grand at Suncoast	Bexley Village Drive & State Road 54	Lutz	FL	33558	Lease-Up	449	Pasco County	05/31/2025	08/01/2023	09/01/2023
2	Silversaw	2990 Citron Gold Blvd	Lutz	FL	33559	Lease-Up	300	Pasco County	04/30/2024	07/01/2023	09/01/2023
3	Sentosa Lexington Oaks	5291 Post Oak Blvd	Wesley Chapel	FL	33544	Lease-Up	250	Pasco County	05/31/2024	06/01/2023	06/01/2023
4	Story Wesley Chapel	31155 Seaboard Cir	Wesley Chapel	FL	33545	Lease-Up	320	Pasco County	02/01/2024	05/01/2023	08/01/2023
5	Siena Cove	27709 Saint Andrews Avenue	Wesley Chapel	FL	33544	Lease-Up	375	Pasco County	08/31/2025	03/01/2023	11/01/2023
6	Beacon at Clinton Corners	11633 Adam Lee Way	Dade City	FL	33525	Lease-Up	148	Pasco County	02/29/2024	03/01/2023	
7	Outpost Springs	37742 Leafside Ln.	Zephyrhills	FL	33541	Lease-Up	150	Pasco County	10/01/2023	01/01/2023	05/01/2023
8	Beacon Epperson	8200 Rockfleet Drive	Wesley Chapel	FL	33545	Lease-Up	174	Pasco County	02/29/2024	12/05/2022	10/02/2022
9	Maeva Modern	3000 Grand Cypress Drive	Lutz	FL	33559	Lease-Up	260	Pasco County	10/31/2023	10/08/2022	03/01/2023
10	Boyette Oaks	29562 Cedar Waxwing Drive	Wesley Chapel	FL	33545	Lease-Up	100	Pasco County	10/31/2023	08/01/2022	
11	Bridge Haven	33940 Chancey Road	Zephyrhills	FL	33543	Lease-Up	100	Pasco County	10/31/2023	07/01/2022	03/01/2022
12	Ranch Hill	11251 Old Pasco Road	San Antonio	FL	33576	Under Construction	322	Pasco County	12/31/2025	10/01/2024	12/01/2024
13	Aventon Meadows	4727 Meadow Pointe Blvd	Wesley Chapel	FL	33543	Under Construction	360	Pasco County	12/31/2025	05/01/2024	07/01/2024
14	Livano Sunlake	Henley Rd & SR-54	Lutz	FL	33558	Under Construction	234	Pasco County	01/01/2025	03/01/2024	05/01/2024
15	Illumina Zephyrhills	NEC Gall Blvd & Pretty Pond Road	Zephyrhills	FL	33541	Under Construction	252	Pasco County	08/31/2025	01/01/2024	03/01/2024
16	Alexan Grove	6401 Emmy Lane	Wesley Chapel	FL	33544	Under Construction	300	Pasco County	05/31/2025	01/01/2024	03/01/2024
17	Mosby Avalon Park	FL-54 & Friendly Way	Wesley Chapel	FL	33543	Under Construction	338	Pasco County	12/01/2024	01/01/2024	03/01/2024
18	DT1	FL-54 & Friendly Way	Wesley Chapel	FL	33543	Under Construction	40	Pasco County	07/01/2024	01/01/2024	03/01/2024
19	Tortola	33100 Eiland Blvd	Wesley Chapel	FL	33545	Under Construction	288	Pasco County	07/31/2025	12/01/2023	02/01/2024
20	Cobalt	Hay Rd & Wesley Chapel Blvd	Lutz	FL	33559	Under Construction	401	Pasco County	05/01/2025	12/01/2023	02/01/2024
21	Madison Watergrass	Curley Rd & Overpass Rd	Wesley Chapel	FL	33545	Under Construction	288	Pasco County	09/01/2024	11/01/2023	01/01/2024
22	The Keys Homes at Cotee River	7616 Washington Street	Port Richey	FL	34668	Under Construction	126	Pasco County	10/31/2023	10/01/2023	01/01/2024
23	Spectrum Bexley	Half Moon Road & Sunlake Blvd	Land O' Lakes	FL	34638	Under Construction	350	Pasco County	03/31/2025		
24	Tanager Square	8128 Tanager Square	New Port Richey	FL	34655	Under Construction	88	Pasco County	02/29/2024		
25	Autumn Palm Villas	Autumn Palm Drive & Vinson Avenue	Zephyrhills	FL	33542	Under Construction	84	Pasco County	11/30/2023		
26	GroveParc Townhomes	6568 Halo Bend Court	Wesley Chapel	FL	33544	Planned	190	Pasco County	01/01/2025	04/01/2024	06/01/2024
27	5101 Bruce B. Downs Blvd	5101 Bruce B. Downs Blvd	Wesley Chapel	FL	33544	Planned	206	Pasco County	12/01/2024	02/01/2024	04/01/2024
28	Avalon Park Wesley Chapel II	FL-54 & Friendly Way	Wesley Chapel	FL	33543	Planned	338	Pasco County	06/01/2025	01/01/2024	03/01/2024
29	Liberty Senior Living at Cypress Ranch	17722 Harpers Run	Lutz	FL	33558	Planned	175	Pasco County			
30	Bayonet Gardens	13821 Lakeshore Blvd	Hudson	FL	34667	Planned	126	Pasco County			
31	Magnolia Square	7338 Massachusetts Avenue	New Port Richey	FL	34653	Planned	77	Pasco County			
32	Ridge Road & Tanglewood Drive	Ridge Road & Tanglewood Drive	New Port Richey	FL	34654	Planned	230	Pasco County			
33	Abbott Square	NWC Eiland Blvd & Simons Road	Zephyrhills	FL	33542	Planned	768	Pasco County			

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
34	Wiregrass	State Road 56 & State Road 581	Wesley Chapel	FL	33543	Planned	249	Pasco County			
35	Vista Walk Townhomes	NEC Ramsey Road & St. Joe Road	Dade City	FL	33523	Planned	269	Pasco County			
36	The Club at River Ridge	Moon Lake Road & Ridge Road	New Port Richey	FL	34654	Planned	230	Pasco County			
37	Osprey Pointe Phase II	12870 Courtyard Estates Blvd	Dade City	FL	33525	Planned	120	Pasco County			
38	Mosby Avalon Park	Ashton Oaks Blvd & State Route 54	Wesley Chapel	FL	33543	Planned	338	Pasco County			
39	Livano at Sunlake	20114 Stella Way	Lutz	FL	33558	Planned	234	Pasco County			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							9,647				

SUBMARKET AT A GLANCE



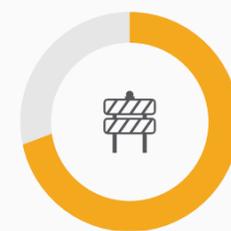
Lease-Up
2,626 Units



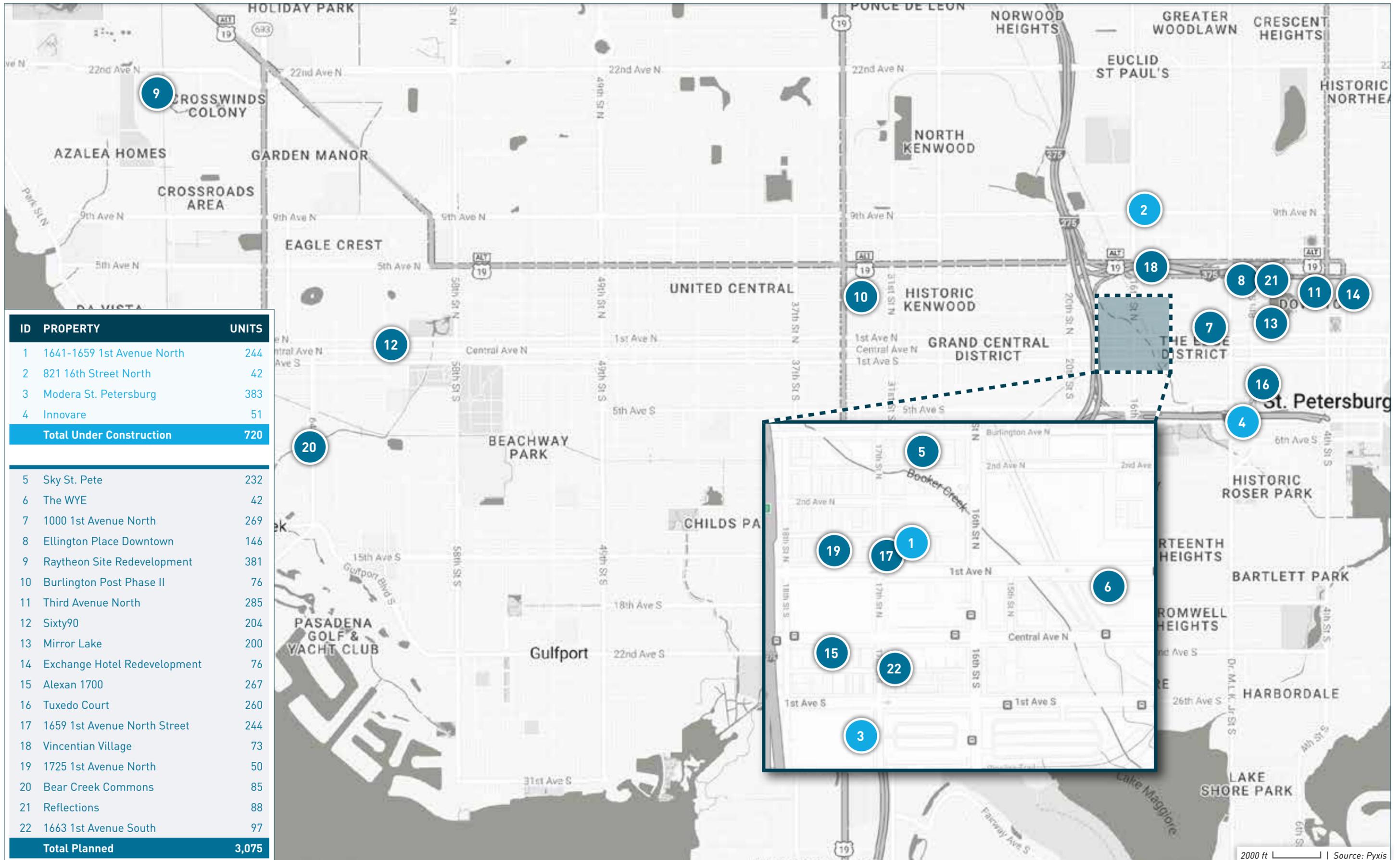
Under Construction
3,471 Units



Planned
3,550 Units



Prospective
16,099 Units



CENTRAL ST. PETERSBURG SUBMARKET

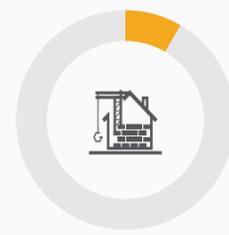
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	1641-1659 1st Avenue North	1641-1659 1st Ave N	St. Petersburg	FL	33713	Under Construction	244	Central St. Petersburg	10/01/2024	06/01/2024	08/01/2024
2	821 16th Street North	821 16th St N	St. Petersburg	FL	33705	Under Construction	42	Central St. Petersburg	10/01/2024	04/01/2024	06/01/2024
3	Modera St. Petersburg	201 17th Street South	St. Petersburg	FL	33712	Under Construction	383	Central St. Petersburg	12/31/2024	02/01/2024	04/01/2024
4	Innovare	850 5th Avenue South	St. Petersburg	FL	33701	Under Construction	51	Central St. Petersburg	10/31/2023		
5	Sky St. Pete	1624 Burlington Avenue North	St. Petersburg	FL	33713	Planned	232	Central St. Petersburg	11/01/2025	05/01/2025	07/01/2025
6	The WYE	1300 1st Ave N	St. Petersburg	FL	33705	Planned	42	Central St. Petersburg	04/01/2025	01/01/2025	03/01/2025
7	1000 1st Avenue North	1000 1st Avenue North	St. Petersburg	FL	33705	Planned	269	Central St. Petersburg	06/01/2025	12/01/2024	02/01/2025
8	Ellington Place Downtown	770 4th Avenue North	St. Petersburg	FL	33701	Planned	146	Central St. Petersburg	03/01/2025	10/01/2024	12/01/2024
9	Raytheon Site Redevelopment	1501 72nd Street North	St. Petersburg	FL	33710	Planned	381	Central St. Petersburg	08/01/2025	09/01/2024	11/01/2024
10	Burlington Post Phase II	3201 Burlington Avenue North	St. Petersburg	FL	33713	Planned	76	Central St. Petersburg		05/15/2018	
11	Third Avenue North	440 3rd Avenue North	St. Petersburg	FL	33701	Planned	285	Central St. Petersburg	07/01/2025		
12	Sixty90	6090 Central Avenue	St. Petersburg	FL	33707	Planned	204	Central St. Petersburg	05/01/2024		
13	Mirror Lake	694 Arlington Avenue North	St. Petersburg	FL	33701	Planned	200	Central St. Petersburg			
14	Exchange Hotel Redevelopment	234 3rd Avenue North	St. Petersburg	FL	33701	Planned	76	Central St. Petersburg			
15	Alexan 1700	1700 Central Avenue	St. Petersburg	FL	33712	Planned	267	Central St. Petersburg			
16	Tuxedo Court	720 Charles Court South	St. Petersburg	FL	33701	Planned	260	Central St. Petersburg			
17	1659 1st Avenue North Street	1659 1st Avenue North Street	St. Petersburg	FL	33713	Planned	244	Central St. Petersburg			
18	Vincentian Village	401 15th Street North	St. Petersburg	FL	33705	Planned	73	Central St. Petersburg			
19	1725 1st Avenue North	1725 1st Avenue North	St. Petersburg	FL	33713	Planned	50	Central St. Petersburg			
20	Bear Creek Commons	635 64th Street South	St. Petersburg	FL	33707	Planned	85	Central St. Petersburg			
21	Reflections	3rd Avenue North & Grove Street North	St. Petersburg	FL	33701	Planned	88	Central St. Petersburg			
22	1663 1st Avenue South	1663 1st Avenue South	St. Petersburg	FL	33712	Planned	97	Central St. Petersburg			

TOTAL UNDER CONSTRUCTION AND PLANNED 3,795

SUBMARKET AT A GLANCE



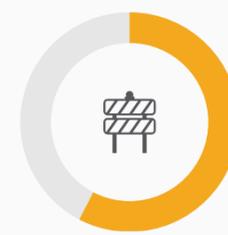
Lease-Up
0 Units



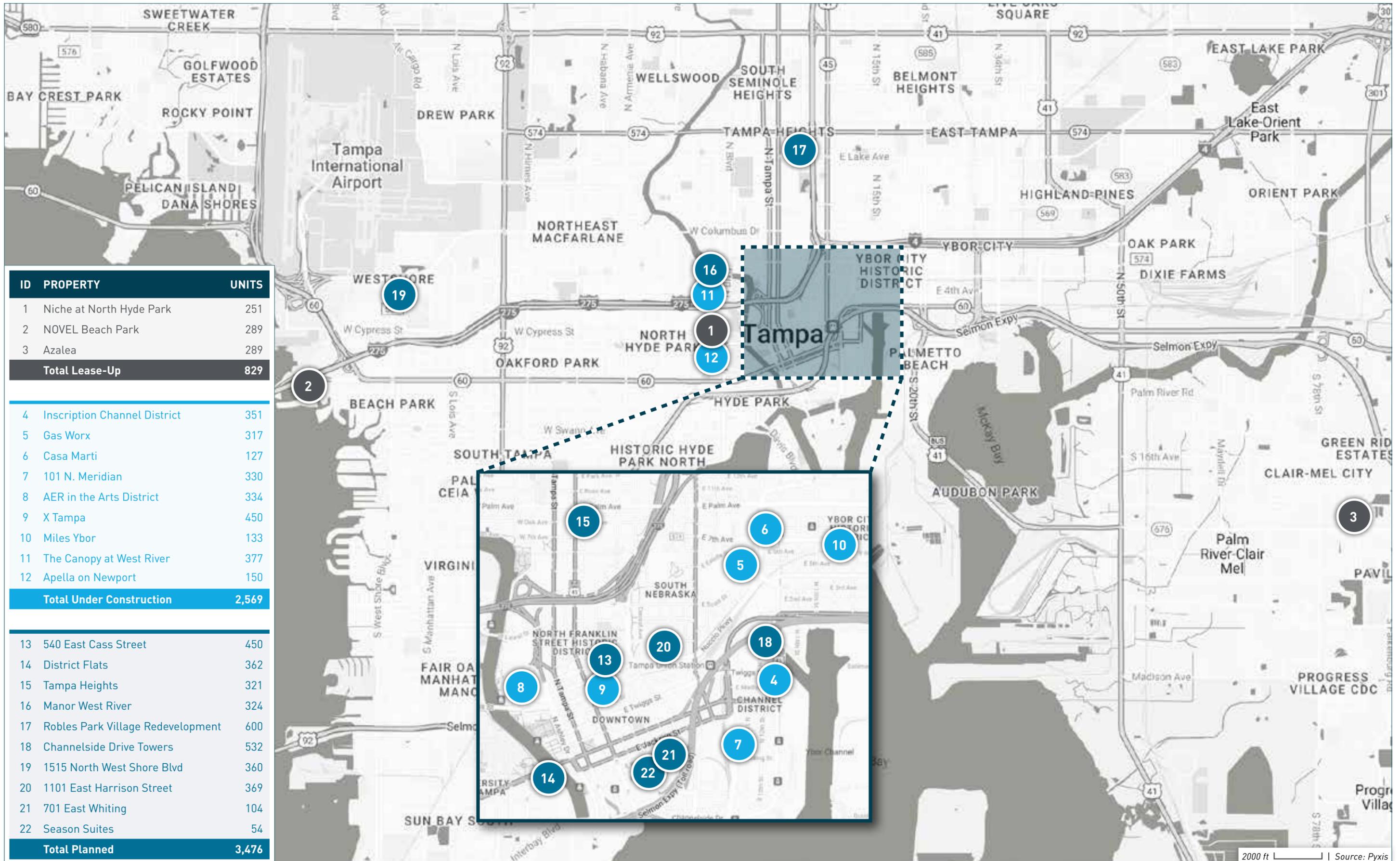
Under Construction
720 Units



Planned
3,075 Units



Prospective
7,469 Units

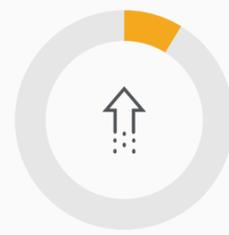


CENTRAL TAMPA SUBMARKET

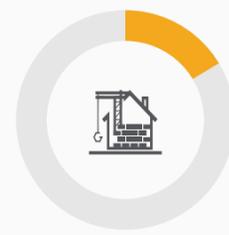
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Niche at North Hyde Park	1116 West Carmen Street	Tampa	FL	33606	Lease-Up	251	Central Tampa	11/30/2023	09/01/2023	11/01/2023
2	NOVEL Beach Park	5450 Bay Center Drive	Tampa	FL	33609	Lease-Up	289	Central Tampa	06/30/2024	07/01/2023	10/01/2023
3	Azalea	8240 Causeway Blvd	Tampa	FL	33619	Lease-Up	289	Central Tampa	12/31/2024	06/01/2023	08/01/2023
4	Inscription Channel District	Channelside Drive & East Madison Street	Tampa	FL	33602	Under Construction	351	Central Tampa	07/31/2025	05/01/2024	06/01/2024
5	Gas Worx	1015 Lily White Court	Tampa	FL	33602	Under Construction	317	Central Tampa	04/30/2024	05/01/2024	07/01/2024
6	Casa Marti	1212 East 7th Avenue	Tampa	FL	33605	Under Construction	127	Central Tampa	12/31/2023	03/01/2024	06/01/2024
7	101 N. Meridian	101 North Meridian Avenue	Tampa	FL	33602	Under Construction	330	Central Tampa	01/31/2025	02/01/2024	05/01/2024
8	AER in the Arts District	300 West Tyler Street	Tampa	FL	33602	Under Construction	334	Central Tampa	02/28/2025	01/01/2024	03/01/2024
9	X Tampa	701 North Florida Avenue	Tampa	FL	33602	Under Construction	450	Central Tampa	07/31/2025		
10	Miles Ybor	1705 North 16th Street	Tampa	FL	33605	Under Construction	133	Central Tampa	06/30/2024		
11	The Canopy at West River	1101 West Main Street	Tampa	FL	33607	Under Construction	377	Central Tampa	05/31/2024		
12	Apella on Newport	311 North Newport Avenue	Tampa	FL	33606	Under Construction	150	Central Tampa	05/31/2024		
13	540 East Cass Street	540 E Cass St.	Tampa	FL	33602	Planned	450	Central Tampa	05/01/2026	10/01/2025	12/01/2025
14	District Flats	102 S Parker St.	Tampa	FL	33606	Planned	362	Central Tampa	03/01/2026	10/01/2025	01/01/2026
15	Tampa Heights	North Florida Avenue & East Oak Avenue	Tampa	FL	33602	Planned	321	Central Tampa	02/01/2025	09/01/2024	11/01/2024
16	Manor West River	901 West Green Street	Tampa	FL	33607	Planned	324	Central Tampa	02/01/2025	06/01/2024	08/01/2024
17	Robles Park Village Redevelopment	407 East Nordica Street	Tampa	FL	33603	Planned	600	Central Tampa			
18	Channelside Drive Towers	1242 Channelside Drive	Tampa	FL	33602	Planned	532	Central Tampa			
19	1515 North West Shore Blvd	1515 North West Shore Blvd	Tampa	FL	33607	Planned	360	Central Tampa			
20	1101 East Harrison Street	1101 East Harrison Street	Tampa	FL	33602	Planned	369	Central Tampa			
21	701 East Whiting	701 East Whiting Street	Tampa	FL	33602	Planned	104	Central Tampa			
22	Season Suites	601 East Whiting Street	Tampa	FL	33602	Planned	54	Central Tampa			

TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 6,874

SUBMARKET AT A GLANCE



Lease-Up
829 Units



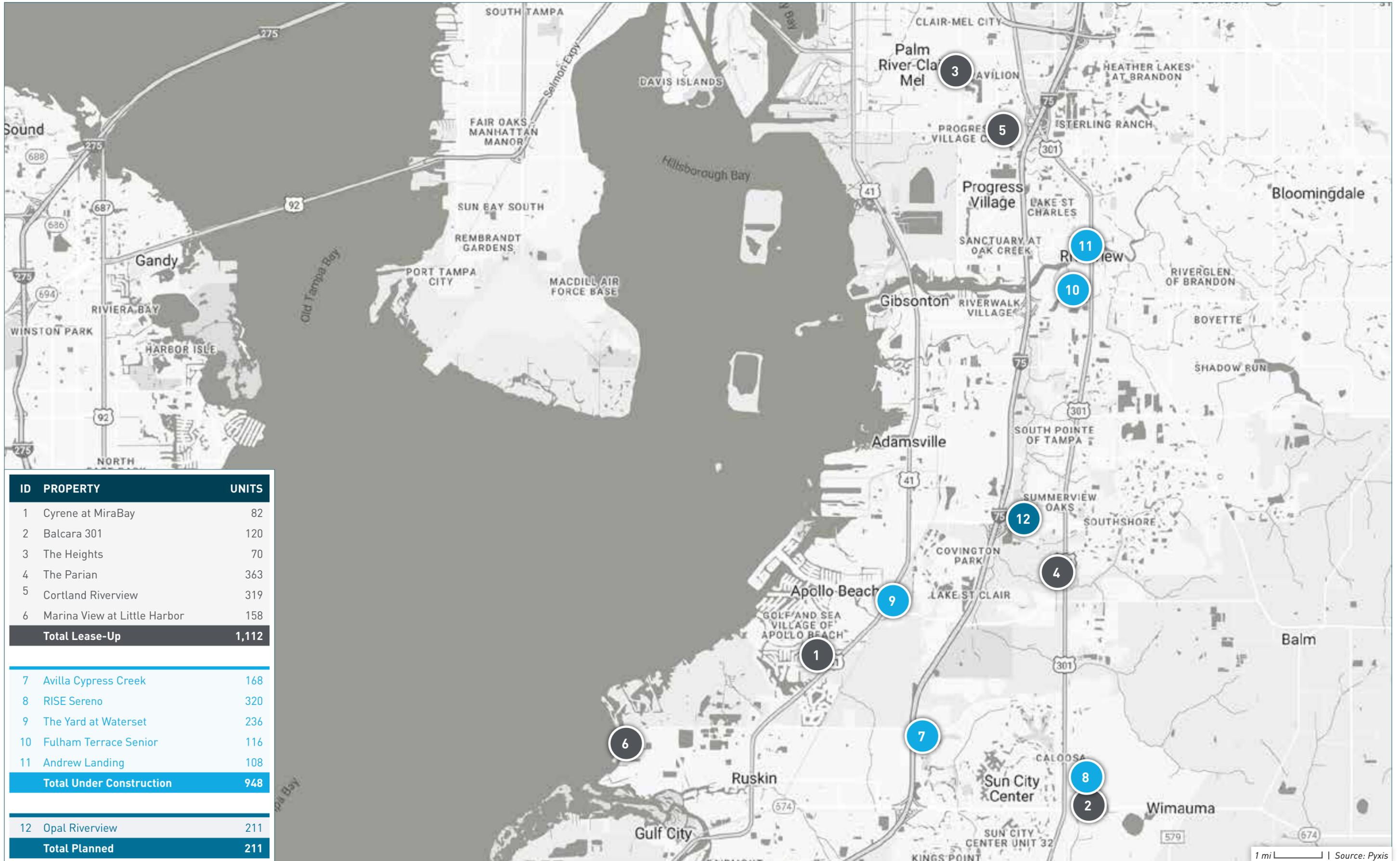
Under Construction
2,569 Units



Planned
3,476 Units



Prospective
11,787 Units

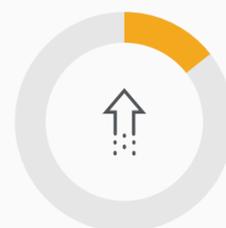


ID	PROPERTY	UNITS
1	Cyrene at MiraBay	82
2	Balcara 301	120
3	The Heights	70
4	The Parian	363
5	Cortland Riverview	319
6	Marina View at Little Harbor	158
Total Lease-Up		1,112
7	Avilla Cypress Creek	168
8	RISE Sereno	320
9	The Yard at Waterset	236
10	Fulham Terrace Senior	116
11	Andrew Landing	108
Total Under Construction		948
12	Opal Riverview	211
Total Planned		211

SOUTH HILLSBOROUGH COUNTY SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Cyrene at MiraBay	5538 Lavander Cotton Place	Apollo Beach	FL	33572	Lease-Up	82	South Hillsborough County	01/31/2024	08/29/2023	08/01/2023
2	Balcara 301	5095 Capri Harbor Drive	Wimauma	FL	33598	Lease-Up	120	South Hillsborough County	07/31/2024	07/18/2023	08/01/2023
3	The Heights	3635 Brownsville Pl.	Tampa	FL	33619	Lease-Up	70	South Hillsborough County	03/01/2024	05/01/2023	06/01/2023
4	The Parian	10405 Apollo Manor Circle	Riverview	FL	33578	Lease-Up	363	South Hillsborough County	10/31/2023	04/01/2023	05/01/2023
5	Cortland Riverview	9246 Headwaters Avenue	Riverview	FL	33578	Lease-Up	319	South Hillsborough County	12/31/2023	08/01/2022	01/01/2023
6	Marina View at Little Harbor	536 Bahia Beach Blvd	Ruskin	FL	33570	Lease-Up	158	South Hillsborough County	10/31/2023	01/10/2022	
7	Avilla Cypress Creek	19th Ave NE & Cypress Village Blvd	Ruskin	FL	33573	Under Construction	168	South Hillsborough County	06/01/2025	09/01/2024	11/01/2024
8	RISE Sereno	16553 Sereno Bridge Blvd	Wimauma	FL	33598	Under Construction	320	South Hillsborough County	06/30/2025	02/01/2024	04/01/2024
9	The Yard at Waterset	Milestone Dr & Paseo Al Mar Blvd	Apollo Beach	FL	33572	Under Construction	236	South Hillsborough County	10/01/2024	01/01/2024	03/01/2024
10	Fulham Terrace Senior	10425 Gibsonton Drive	Riverview	FL	33578	Under Construction	116	South Hillsborough County	09/30/2024		
11	Andrew Landing	8435 South US Highway 301	Riverview	FL	33578	Under Construction	108	South Hillsborough County	04/30/2024		
12	Opal Riverview	6908 Simmons Loop	Riverview	FL	33578	Planned	211	South Hillsborough County			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							2,271				

SUBMARKET AT A GLANCE



Lease-Up
1,112 Units



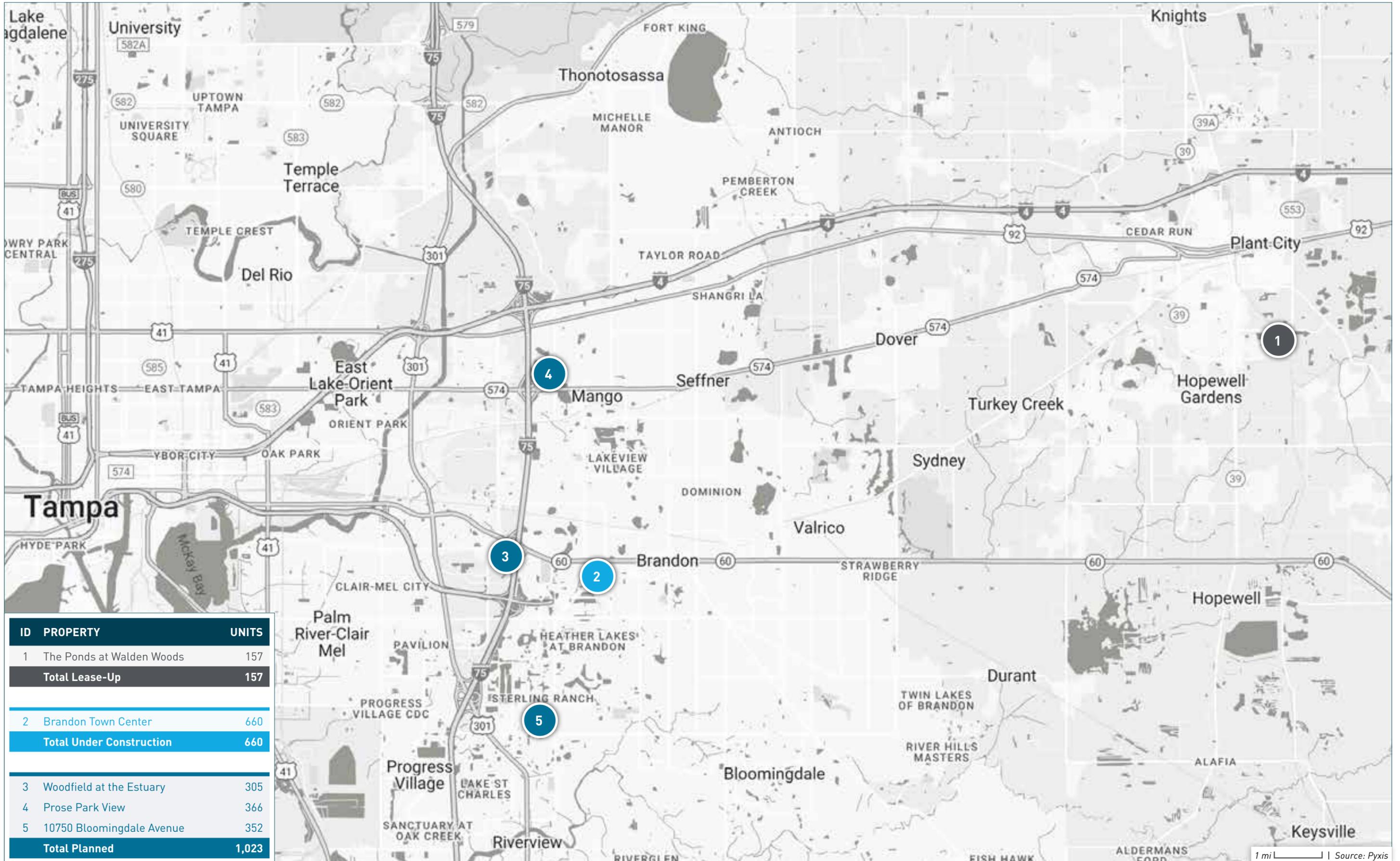
Under Construction
948 Units



Planned
211 Units



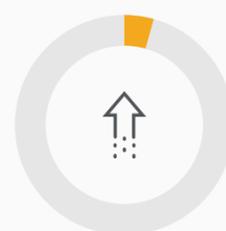
Prospective
2,173 Units



ID	PROPERTY	UNITS
1	The Ponds at Walden Woods	157
Total Lease-Up		157
2	Brandon Town Center	660
Total Under Construction		660
3	Woodfield at the Estuary	305
4	Prose Park View	366
5	10750 Bloomingdale Avenue	352
Total Planned		1,023

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Ponds at Walden Woods	Police Center Drive & Walden Pond Drive	Plant City	FL	33563	Lease-Up	157	Brandon / Plant City	10/31/2023	07/01/2022	
2	Brandon Town Center	423 South Lakewood Drive	Brandon	FL	33511	Under Construction	660	Brandon / Plant City	05/31/2024	12/01/2023	02/01/2024
3	Woodfield at the Estuary	SWC Estuary Lakes Drive & Palm River Road	Tampa	FL	33619	Planned	305	Brandon / Plant City	08/01/2025	12/01/2024	02/01/2025
4	Prose Park View	10810 East Dr Martin Luther King Jr Blvd	Tampa	FL	33610	Planned	366	Brandon / Plant City			
5	10750 Bloomingdale Avenue	10750 Bloomingdale Avenue	Riverview	FL	33578	Planned	352	Brandon / Plant City			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,840				

SUBMARKET AT A GLANCE



Lease-Up
157 Units



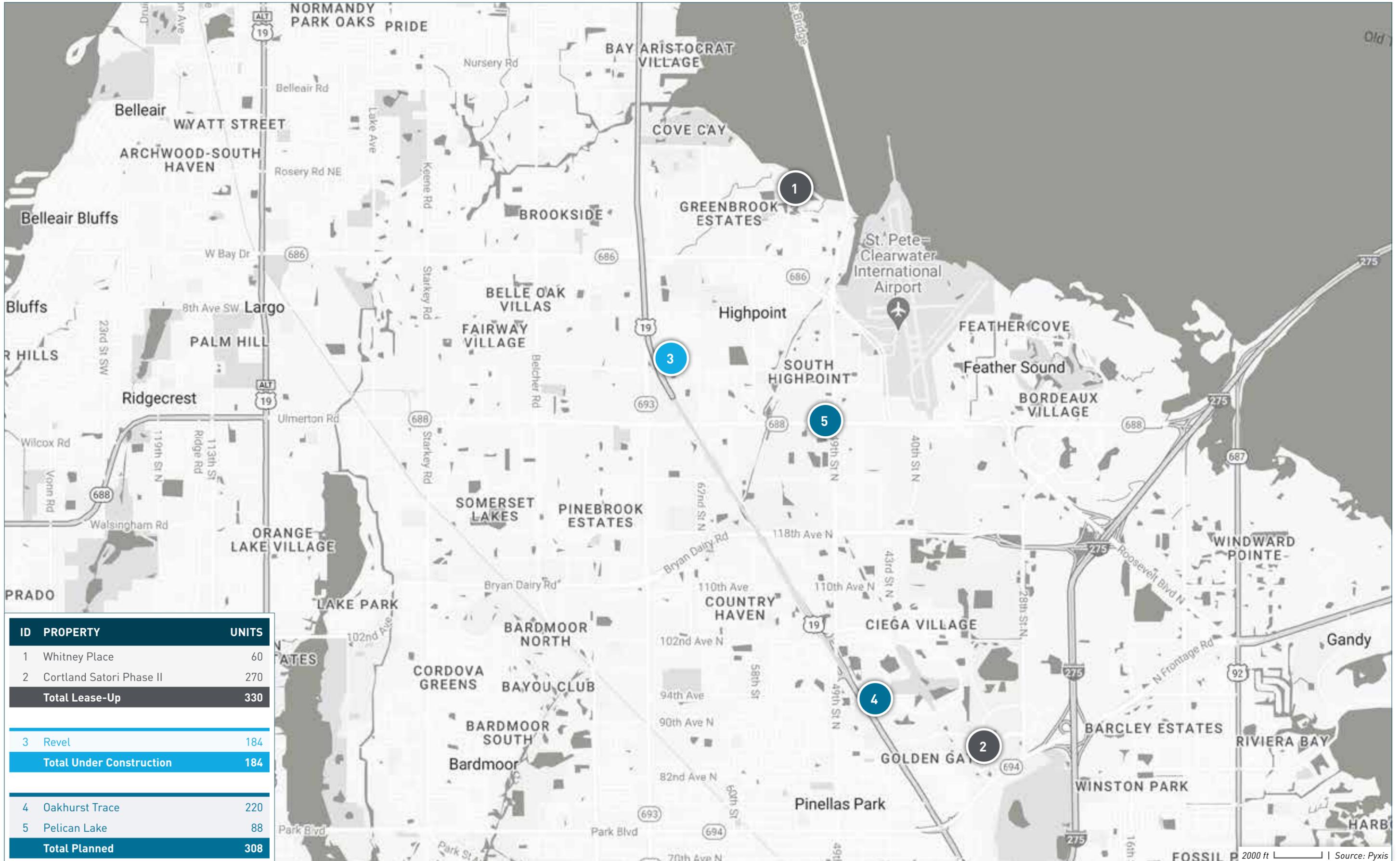
Under Construction
660 Units



Planned
1,023 Units



Prospective
3,790 Units



ID	PROPERTY	UNITS
1	Whitney Place	60
2	Cortland Satori Phase II	270
Total Lease-Up		330
3	Revel	184
Total Under Construction		184
4	Oakhurst Trace	220
5	Pelican Lake	88
Total Planned		308

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Whitney Place	3301 Whitney Road	Clearwater	FL	33760	Lease-Up	60	Pinellas Park / Seminole	01/31/2024	04/14/2022	
2	Cortland Satori Phase II	3110 Grand Avenue	Pinellas Park	FL	33782	Lease-Up	270	Pinellas Park / Seminole	10/31/2023	08/11/2020	
3	Revel	6430 142nd Ave N	Clearwater	FL	33760	Under Construction	184	Pinellas Park / Seminole	01/01/2025	04/01/2024	06/01/2024
4	Oakhurst Trace	Mainlands Blvd West & US Route 19	Pinellas Park	FL	33782	Planned	220	Pinellas Park / Seminole			
5	Pelican Lake	5050 Ulmerton Road	Clearwater	FL	33760	Planned	88	Pinellas Park / Seminole			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							822				

SUBMARKET AT A GLANCE



Lease-Up
330 Units



Under Construction
184 Units

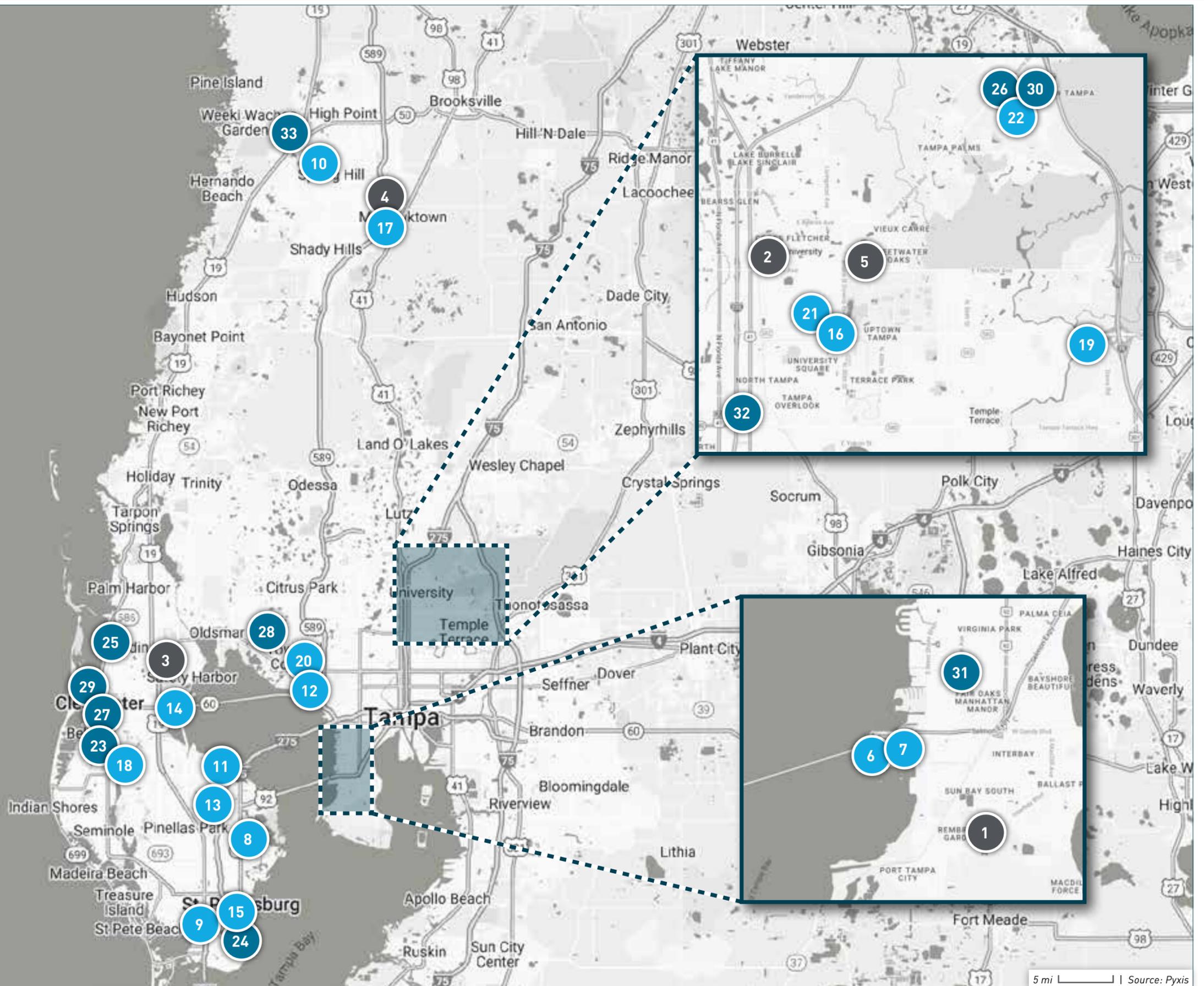


Planned
954 Units



Prospective
784 Units

ID	PROPERTY	UNITS
1	Marlowe South Tampa	350
2	Uptown Sky	61
3	Aventon Lana	396
4	Authentix Suncoast	264
5	Park Place Tampa	92
Total Lease-Up		1,163
<hr/>		
6	MAA Breakwater	495
7	Broadstone Westshore	325
8	Arya	415
9	Marina Club	400
10	Livano Nature Coast	348
11	Park & Main	176
12	NOVEL Independence Park	277
13	Marlowe at Gandy	425
14	Linz Bayview	174
15	Lake Maggiore	330
16	The Metropolitan Tampa	274
17	Ayers Road	200
18	Seminole Square	96
19	Reserve at Temple Terrace Redevelopment	147
20	Vantage on Hillsborough Phase II	348
21	RITHM at Uptown	100
22	Edgewood Oaks	120
Total Under Construction		4,650
<hr/>		
23	West Bay Lofts	300
24	Coquina Key Plaza Redevelopment	465
25	Artisan House	128
26	Edgewood Oaks Phase II	120
27	Prospect Tower Redevelopment	208
28	Montague Townhomes	115
29	Blue Dolphin Tower	81
30	Edgewood Oaks Phase III	120
31	Casa Bel - Mar	100
32	The Adderley	128
33	Spring Hill	360
Total Planned		2,125



OTHER SUBMARKETS

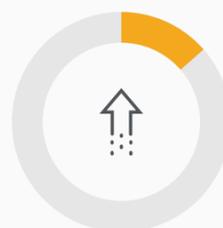


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Marlowe South Tampa	7210 Interbay Blvd	Tampa	FL	33616	Lease-Up	350	MacDill Air Force Base	1/31/2024	9/1/2023	12/1/2023
2	Uptown Sky	13635 North 12th Street	Tampa	FL	33613	Lease-Up	61	University North	10/31/2023	7/1/2023	
3	Aventon Lana	2031 Glass Loop	Clearwater	FL	33763	Lease-Up	396	Clearwater	12/31/2023	2/13/2023	4/1/2023
4	Authentix Suncoast	277 Coast Drive	Brooksville	FL	34604	Lease-Up	264	Hernando County	12/31/2023	2/2/2023	4/1/2023
5	Park Place Tampa	3400 East Fletcher Avenue	Tampa	FL	33613	Lease-Up	92	University North	10/31/2023	10/1/2022	
6	MAA Breakwater	5440 West Tyson Avenue	Tampa	FL	33611	Under Construction	495	MacDill Air Force Base	9/30/2025	11/1/2024	1/1/2025
7	Broadstone Westshore	5105 West Tyson Avenue	Tampa	FL	33611	Under Construction	325	MacDill Air Force Base	10/31/2025	8/1/2024	10/1/2024
8	Arya	5475 3rd Lane North	St. Petersburg	FL	33703	Under Construction	415	North St. Petersburg	12/31/2026	7/1/2024	9/1/2024
9	Marina Club	4311 34th Street South	St. Petersburg	FL	33711	Under Construction	400	Pinellas Beaches	12/31/2025	6/1/2024	8/1/2024
10	Livano Nature Coast	2950 Landover Blvd	Spring Hill	FL	34608	Under Construction	348	Hernando County	3/31/2026	3/1/2024	6/1/2024
11	Park & Main	221 Main St N	St Petersburg	FL	33716	Under Construction	176	North St. Petersburg	08/01/2024	03/01/2024	06/01/2024
12	NOVEL Independence Park	4110 George Road	Tampa	FL	33634	Under Construction	277	Westshore	7/31/2025	2/1/2024	4/1/2024
13	Marlowe at Gandy	2790 Grand Avenue	St. Petersburg	FL	33782	Under Construction	425	North St. Petersburg	4/30/2026	1/1/2024	3/1/2024
14	Linz Bayview	2975 Gulf to Bay Blvd	Clearwater	FL	33759	Under Construction	174	Clearwater	5/1/2024	1/1/2024	3/1/2024
15	Lake Maggiore	825 32nd Avenue South	St. Petersburg	FL	33705	Under Construction	330	Pinellas Beaches	12/31/2025	12/01/2023	02/01/2024
16	The Metropolitan Tampa	2701 East Fowler Avenue	Tampa	FL	33612	Under Construction	274	University South	2/28/2025		
17	Ayers Road	15229 County Line Road	Masaryktown	FL	34604	Under Construction	200	Hernando County	08/31/2024		
18	Seminole Square	2075 Seminole Blvd	Largo	FL	33778	Under Construction	96	Largo	5/31/2024		
19	Reserve at Temple Terrace Redevelopment	8800 Boardwalk Trail Drive	Temple Terrace	FL	33637	Under Construction	147	Temple Terrace	4/30/2024		
20	Vantage on Hillsborough Phase II	5307 Reflections Club Drive	Tampa	FL	33634	Under Construction	348	Westshore	12/31/2023		
21	RITHM at Uptown	Club Drive & East Fowler Avenue	Tampa	FL	33612	Under Construction	100	University North	12/31/2023		
22	Edgewood Oaks	7970 Tampa Palms Blvd	Tampa	FL	33647	Under Construction	120	North Hillsborough	11/30/2023		
23	West Bay Lofts	500 W Bay Dr	Largo	FL	33770	Planned	300	Largo	2/1/2026	7/1/2025	9/1/2025
24	Coquina Key Plaza Redevelopment	4350 6th Street South	St. Petersburg	FL	33705	Planned	465	Pinellas Beaches	05/01/2026	06/01/2025	09/01/2025
25	Artisan House	Main Street & Milwaukee Avenue	Dunedin	FL	34698	Planned	128	North Pinellas			
26	Edgewood Oaks Phase II	7970 Tampa Palms Blvd	Tampa	FL	33647	Planned	120	North Hillsborough			

Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE	
27	Prospect Tower Redevelopment	801 Chestnut Street	Clearwater	FL	33756	Planned	208	Clearwater				
28	Montague Townhomes	7348 Montague Street	Tampa	FL	33635	Planned	115	Westshore				
29	Blue Dolphin Tower	610 Franklin Street	Clearwater	FL	33756	Planned	81	Clearwater				
30	Edgewood Oaks Phase III	7970 Tampa Palms Blvd	Tampa	FL	33647	Planned	120	North Hillsborough				
31	Casa Bel - Mar	4003 South Manhattan Avenue	Tampa	FL	33611	Planned	100	MacDill Air Force Base				
32	The Adderley	9300 North Nebraska Avenue	Tampa	FL	33612	Planned	128	North Hillsborough				
33	Spring Hill	Commercial Way & Northcliffe Blvd	Spring Hill	FL	34606	Planned	360	Hernando County				
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							7,938					

OTHER SUBMARKETS AT A GLANCE



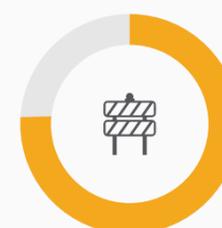
Lease-Up
1,163 Units



Under Construction
4,650 Units



Planned
2,125 Units



Prospective
18,293 Units