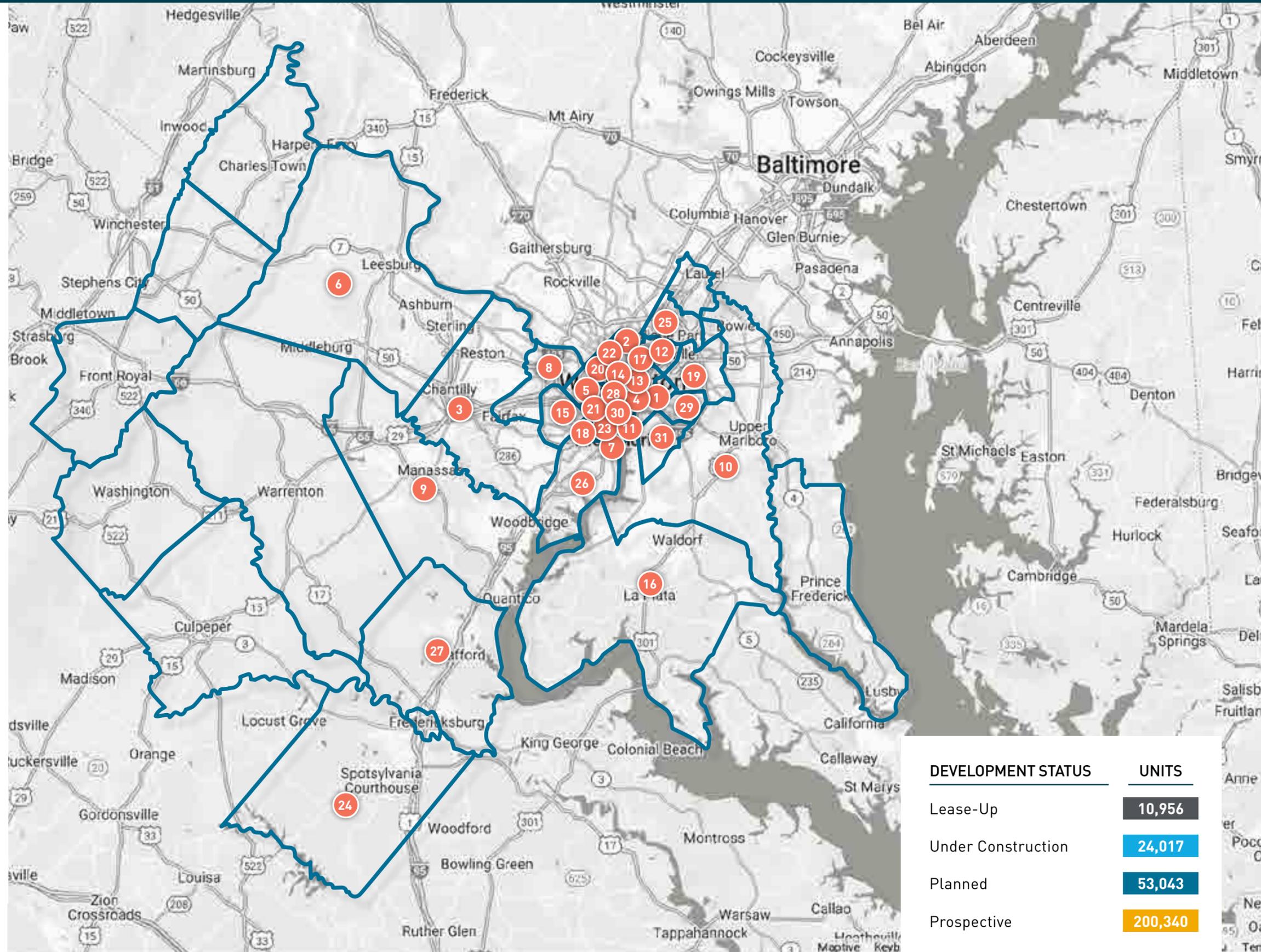


# WASHINGTON D.C | MULTIFAMILY QUARTERLY PIPELINE MAP

# 3Q23

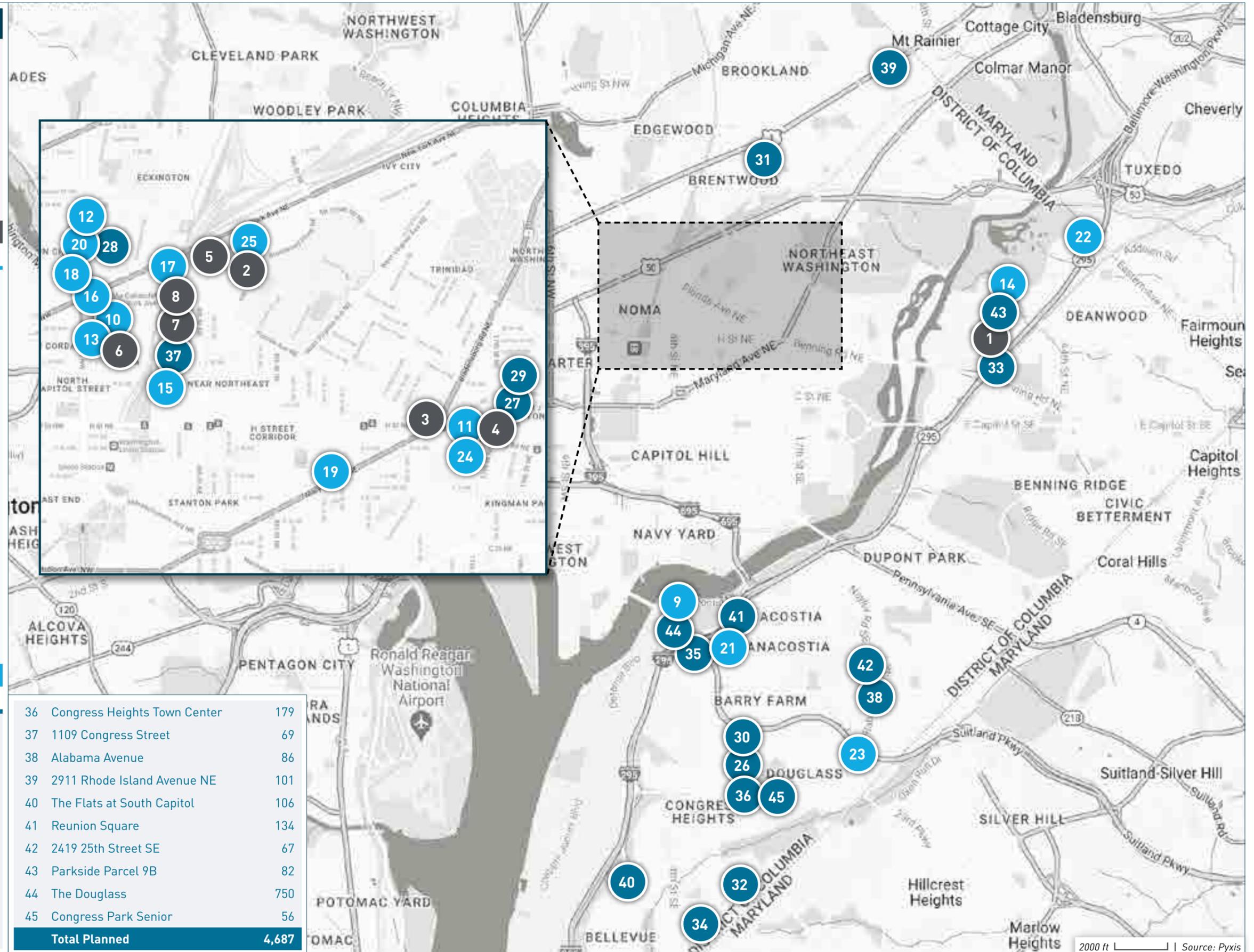
ID	SUBMARKET NAME	PAGE
1	Anacostia / Northeast DC	2
2	Howard U. / Mt. Pleasant / Brightwood	5
3	Western Fairfax County	7
4	Capitol Hill / Southwest	9
5	Rosslyn / Ballston	11
6	Loudoun County	13
7	Old Town	15
8	Tysons Corner / Fairfax City	17
9	Prince William County	19
10	Prince George's County	21
11	Pentagon City / Crystal City	23
12	Hyattsville	25
13	Downtown / Logan Circle	27
14	Dupont Circle / Adams Morgan	29
15	Falls Church / Annandale	31
16	Charles County	33
17	Brookland / Ft. Totten	35
18	Seminary Road / Landmark	37
19	Landover	39
20	Northwest D.C. / Georgetown	41
21	Columbia Pike / Shirlington	43
<b>Other Submarkets</b>		<b>45</b>
22	Woodley Pk. / Cleveland Pk. / Van Ness	
23	NE Alexandria / Glebe Road	
24	Spotsylvania County	
25	College Park / Greenbelt	
26	SE Fairfax County	
27	Stafford County	
28	Foggy Bottom	
29	District Heights	
30	United States Capitol / The White House	
31	Forest Heights / Oxon Hill	



DEVELOPMENT STATUS	UNITS
Lease-Up	10,956
Under Construction	24,017
Planned	53,043
Prospective	200,340

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	Parkside Parcel 8	112
2	Gables Union Market	300
3	Delta Pearl Redevelopment	150
4	Link Apartments H Street	191
5	Theory	159
6	The Hale	500
7	Rigby	172
8	Market House	468
<b>Total Lease-Up</b>		<b>2,052</b>
<hr/>		
9	The Douglass	757
10	OZMA	275
11	The Valvaere	285
12	Florida Avenue	388
13	DC Housing Authority HQ Redevelopment	430
14	Parkside Parcel 10	118
15	201 K Street Northeast	50
16	7 New York Avenue Northeast	116
17	The 202	254
18	Vicino	67
19	Lexington	48
20	1509 Capitol Street	131
21	The Clara	81
22	Kenilworth 166	28
23	Terrace Manor	61
24	Paxton	148
25	Gables Union Market	300
<b>Total Under Construction</b>		<b>3,537</b>
<hr/>		
26	Parcel 13	295
27	Modera H Street	325
28	18 - 24 P Street	172
29	1801-1809 Maryland Avenue Northeast	28
30	St. Elizabeths East Parcel 13	421
31	RIA Block 7	341
32	The Wheeler Renaissance	85
33	Parkside Parcel 12	417
34	Belmont Crossing Redevelopment	273
35	Barry Farm Redevelopment	700
36	Congress Heights Town Center	179
37	1109 Congress Street	69
38	Alabama Avenue	86
39	2911 Rhode Island Avenue NE	101
40	The Flats at South Capitol	106
41	Reunion Square	134
42	2419 25th Street SE	67
43	Parkside Parcel 9B	82
44	The Douglass	750
45	Congress Park Senior	56
<b>Total Planned</b>		<b>4,687</b>



# ANACOSTIA / NORTHEAST DC SUBMARKET

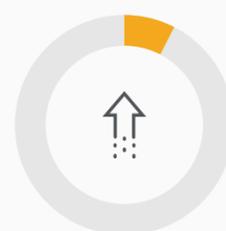


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Parkside Parcel 8	630 Kenilworth Terrace NE	Washington	DC	20019	Lease-Up	112	Anacostia / Northeast DC	12/31/2023	2023/09/01	2023/11/01
2	Gables Union Market	1325 5th St NE	Washington	DC	20002	Lease-Up	300	Anacostia / Northeast DC	10/01/2023	2023/07/01	2023/07/02
3	Delta Pearl Redevelopment	1400 Florida Avenue NE	Washington	DC	20002	Lease-Up	150	Anacostia / Northeast DC	08/31/2024	2023/06/15	
4	Link Apartments H Street	1701 H Street NE	Washington	DC	20002	Lease-Up	191	Anacostia / Northeast DC	10/31/2023	2023/06/10	2023/06/01
5	Theory	300 Neal Pl NE	Washington	DC	20002	Lease-Up	159	Anacostia / Northeast DC	11/01/2023	2023/06/01	2023/08/01
6	The Hale	1150 1st Street NE	Washington	DC	20002	Lease-Up	500	Anacostia / Northeast DC	10/31/2024	2023/05/01	2023/07/01
7	Rigby	1220 3rd Street NE	Washington	DC	20002	Lease-Up	172	Anacostia / Northeast DC	10/31/2023	2022/11/28	2022/08/01
8	Market House	1240 3rd Street NE	Washington	DC	20002	Lease-Up	468	Anacostia / Northeast DC	10/31/2023	2022/11/20	2022/09/02
9	The Douglass	632 Howard Rd SE	Washington	DC	20020	Under Construction	757	Anacostia / Northeast DC	11/01/2025	2025/06/01	2025/07/01
10	OZMA	44 M Street NE	Washington	DC	20002	Under Construction	275	Anacostia / Northeast DC	05/31/2024	2024/05/01	2024/07/01
11	The Valvaere	1603-1625 Benning Rd NE	Washington	DC	20002	Under Construction	285	Anacostia / Northeast DC	10/01/2024	2024/04/01	2024/06/01
12	Florida Avenue	1 Florida Avenue NE	Washington	DC	20002	Under Construction	388	Anacostia / Northeast DC	05/31/2025	2024/03/01	2024/05/01
13	DC Housing Authority HQ Redevelopment	1133 North Capitol Street NE	Washington	DC	20002	Under Construction	430	Anacostia / Northeast DC	08/31/2025	2024/03/01	2024/05/01
14	Parkside Parcel 10	700 Kenilworth Terrace NE	Washington	DC	20019	Under Construction	118	Anacostia / Northeast DC	04/30/2024	2024/02/01	2024/03/01
15	201 K Street Northeast	201 K St NE	Washington	DC	20002	Under Construction	50	Anacostia / Northeast DC	05/01/2024	2024/02/01	2024/04/01
16	7 New York Avenue Northeast	7 New York Ave NE	Washington	DC	20002	Under Construction	116	Anacostia / Northeast DC	03/01/2024	2023/11/01	2024/01/01
17	The 202	202 Florida Avenue NE	Washington	DC	20002	Under Construction	254	Anacostia / Northeast DC	09/30/2024	2023/11/01	2024/01/01
18	Vicino	1324 North Capitol St NW	Washington	DC	20002	Under Construction	67	Anacostia / Northeast DC	04/01/2024	2023/10/01	2023/11/01
19	Lexington	1114 F Street NE	Washington	DC	20002	Under Construction	48	Anacostia / Northeast DC	10/31/2023		
20	1509 Capitol Street	1509 North Capitol Street NE	Washington	DC	20002	Under Construction	131	Anacostia / Northeast DC	11/30/2023		
21	The Clara	2323 Martin Luther King Jr Avenue SE	Washington	DC	20020	Under Construction	81	Anacostia / Northeast DC	12/31/2023		
22	Kenilworth 166	4500 Quarles Street NE	Washington	DC	20019	Under Construction	28	Anacostia / Northeast DC	12/31/2023		
23	Terrace Manor	3347 23rd Street SE	Washington	DC	20020	Under Construction	61	Anacostia / Northeast DC	12/31/2023		
24	Paxton	1611 Benning Road NE	Washington	DC	20002	Under Construction	148	Anacostia / Northeast DC	09/30/2024		
25	Gables Union Market	1325 5th Street NE	Washington	DC	20002	Under Construction	300	Anacostia / Northeast DC	10/31/2024		
26	Parcel 13	1100 Alabama Ave SE	Washington	DC	20032	Planned	295	Anacostia / Northeast DC	10/01/2025	2025/04/01	2025/06/01
27	Modera H Street	801 17th Street NE	Washington	DC	20002	Planned	325	Anacostia / Northeast DC	07/01/2025	2025/02/01	2025/04/01
28	18 - 24 P Street	22 P Street NE	Washington	DC	20002	Planned	172	Anacostia / Northeast DC	01/01/2025	2024/08/01	2024/11/01
29	1801-1809 Maryland Avenue Northeast	1801-1809 Maryland Ave NE	Washington	DC	20002	Planned	28	Anacostia / Northeast DC	12/01/2024	2024/06/01	2024/08/01
30	St. Elizabeths East Parcel 13	Oak Drive SE & Sycamore Drive SE	Washington	DC	20032	Planned	421	Anacostia / Northeast DC	03/31/2024		
31	RIA Block 7	1331 Saratoga Avenue NE	Washington	DC	20018	Planned	341	Anacostia / Northeast DC			
32	The Wheeler Renaissance	4129 Wheeler Road SE	Washington	DC	20032	Planned	85	Anacostia / Northeast DC			

Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE	
33	Parkside Parcel 12	Foote Street NE & Kenilworth Avenue NE	Washington	DC	20019	Planned	417	Anacostia / Northeast DC				
34	Belmont Crossing Redevelopment	4201 7th Street SE	Washington	DC	20032	Planned	273	Anacostia / Northeast DC				
35	Barry Farm Redevelopment	Firth Sterling Avenue SE & Suitland Pkwy	Washington	DC	20020	Planned	700	Anacostia / Northeast DC				
36	Congress Heights Town Center	SEC 13th Street SE & Alabama Avenue SE	Washington	DC	20032	Planned	179	Anacostia / Northeast DC				
37	1109 Congress Street	1109 Congress Street NE	Washington	DC	20002	Planned	69	Anacostia / Northeast DC				
38	Alabama Avenue	2483 Alabama Avenue SE	Washington	DC	20020	Planned	86	Anacostia / Northeast DC				
39	2911 Rhode Island Avenue NE	2911 Rhode Island Avenue NE	Washington	DC	20018	Planned	101	Anacostia / Northeast DC				
40	The Flats at South Capitol	3836 South Capitol Street SE	Washington	DC	20032	Planned	106	Anacostia / Northeast DC				
41	Reunion Square	2255 Martin Luther King Jr Avenue SE	Washington	DC	20020	Planned	134	Anacostia / Northeast DC				
42	2419 25th Street SE	2419 25th Street SE	Washington	DC	20020	Planned	67	Anacostia / Northeast DC				
43	Parkside Parcel 9B	Grant Place NE & Kenilworth Terrace NE	Washington	DC	20019	Planned	82	Anacostia / Northeast DC				
44	The Douglass	633 Howard Road SE	Washington	DC	20020	Planned	750	Anacostia / Northeast DC				
45	Congress Park Senior	3311 14th Place SE	Washington	DC	20032	Planned	56	Anacostia / Northeast DC				
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>10,276</b>					

## SUBMARKET AT A GLANCE



**Lease-Up**  
2,052 Units



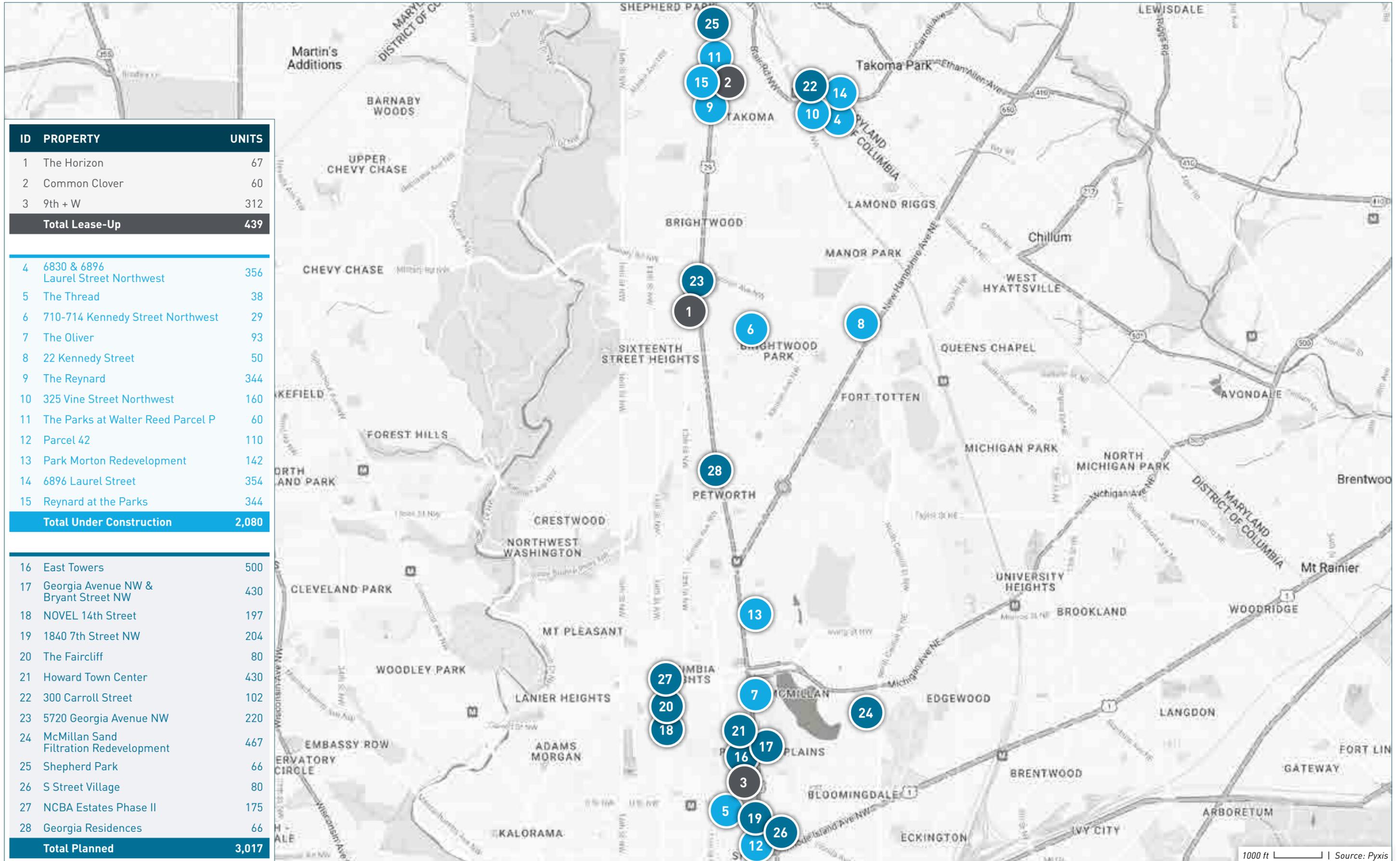
**Under Construction**  
3,537 Units



**Planned**  
4,687 Units



**Prospective**  
20,009 Units



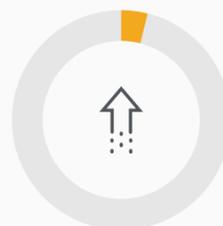
ID	PROPERTY	UNITS
1	The Horizon	67
2	Common Clover	60
3	9th + W	312
<b>Total Lease-Up</b>		<b>439</b>
4	6830 & 6896 Laurel Street Northwest	356
5	The Thread	38
6	710-714 Kennedy Street Northwest	29
7	The Oliver	93
8	22 Kennedy Street	50
9	The Reynard	344
10	325 Vine Street Northwest	160
11	The Parks at Walter Reed Parcel P	60
12	Parcel 42	110
13	Park Morton Redevelopment	142
14	6896 Laurel Street	354
15	Reynard at the Parks	344
<b>Total Under Construction</b>		<b>2,080</b>
16	East Towers	500
17	Georgia Avenue NW & Bryant Street NW	430
18	NOVEL 14th Street	197
19	1840 7th Street NW	204
20	The Faircliff	80
21	Howard Town Center	430
22	300 Carroll Street	102
23	5720 Georgia Avenue NW	220
24	McMillan Sand Filtration Redevelopment	467
25	Shepherd Park	66
26	S Street Village	80
27	NCBA Estates Phase II	175
28	Georgia Residences	66
<b>Total Planned</b>		<b>3,017</b>

# HOWARD U. / MT. PLEASANT / BRIGHTWOOD SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Horizon	5601 13th Street NW	Washington	DC	20011	Lease-Up	67	Howard U. / Mt. Pleasant / Brightwood	02/29/2024	05/09/2023	
2	Common Clover	1155 Dahlia Street NW	Washington	DC	20307	Lease-Up	60	Howard U. / Mt. Pleasant / Brightwood	10/31/2023	15/04/2023	
3	9th + W	2133 9th Street NW	Washington	DC	20001	Lease-Up	312	Howard U. / Mt. Pleasant / Brightwood	04/30/2024	01/03/2023	04/01/2023
4	6830 & 6896 Laurel Street Northwest	6830 & 6896 Laurel St NW	Washington	DC	20012	Under Construction	356	Howard U. / Mt. Pleasant / Brightwood	02/01/2025	07/01/2024	09/01/2024
5	The Thread	1923 Vermont Ave NW	Washington	DC	20001	Under Construction	38	Howard U. / Mt. Pleasant / Brightwood	09/01/2024	05/01/2024	06/01/2024
6	710-714 Kennedy Street Northwest	710-714 Kennedy St NW	Washington	DC	20011	Under Construction	29	Howard U. / Mt. Pleasant / Brightwood	08/01/2024	04/01/2024	05/01/2024
7	The Oliver	2711 Georgia Avenue NW	Washington	DC	20001	Under Construction	93	Howard U. / Mt. Pleasant / Brightwood	01/31/2024	03/01/2024	05/01/2024
8	22 Kennedy Street	22 Kennedy Street NW	Washington	DC	20011	Under Construction	50	Howard U. / Mt. Pleasant / Brightwood	07/31/2024	03/01/2024	04/01/2024
9	The Reynard	6900 Georgia Ave NW	Washington	DC	20012	Under Construction	344	Howard U. / Mt. Pleasant / Brightwood	09/01/2024	02/01/2024	04/01/2024
10	325 Vine Street Northwest	325 Vine St NW	Washington	DC	20012	Under Construction	160	Howard U. / Mt. Pleasant / Brightwood	08/01/2024	11/01/2023	01/01/2024
11	The Parks at Walter Reed Parcel P	Dahlia St NW & Georgia Ave NW	Washington	DC	20012	Under Construction	60	Howard U. / Mt. Pleasant / Brightwood	01/01/2024	10/01/2023	12/01/2023
12	Parcel 42	1707 7th Street NW	Washington	DC	20001	Under Construction	110	Howard U. / Mt. Pleasant / Brightwood	12/31/2023		
13	Park Morton Redevelopment	617 Morton Street NW	Washington	DC	20010	Under Construction	142	Howard U. / Mt. Pleasant / Brightwood	07/31/2024		
14	6896 Laurel Street	6896 Laurel Street NW	Washington	DC	20012	Under Construction	354	Howard U. / Mt. Pleasant / Brightwood	03/31/2025		
15	Reynard at the Parks	1100 Dahlia Street NW	Washington	DC	20012	Under Construction	344	Howard U. / Mt. Pleasant / Brightwood	04/30/2025		
16	East Towers	8th St NW & Barry Pl NW	Washington	DC	20001	Planned	500	Howard U. / Mt. Pleasant / Brightwood	05/01/2026	07/01/2025	09/01/2025
17	Georgia Avenue NW & Bryant Street NW	Georgia Ave NW & Bryant St NW	Washington	DC	20059	Planned	430	Howard U. / Mt. Pleasant / Brightwood	06/01/2026	07/01/2025	09/01/2025
18	NOVEL 14th Street	2601 14th Street NW	Washington	DC	20009	Planned	197	Howard U. / Mt. Pleasant / Brightwood	10/01/2024	05/01/2024	08/01/2024
19	1840 7th Street NW	1840 7th Street NW	Washington	DC	20001	Planned	204	Howard U. / Mt. Pleasant / Brightwood	11/01/2024	05/01/2024	07/01/2024
20	The Faircliff	1350 Fairmont Street NW	Washington	DC	20009	Planned	80	Howard U. / Mt. Pleasant / Brightwood			
21	Howard Town Center	NWC Bryant Street NW & Georgia Avenue NW	Washington	DC	20001	Planned	430	Howard U. / Mt. Pleasant / Brightwood			
22	300 Carroll Street	300 Carroll Street NW	Washington	DC	20012	Planned	102	Howard U. / Mt. Pleasant / Brightwood			
23	5720 Georgia Avenue NW	5720 Georgia Avenue NW	Washington	DC	20011	Planned	220	Howard U. / Mt. Pleasant / Brightwood			
24	McMillan Sand Filtration Redevelopment	2501 1st Street NW	Washington	DC	20001	Planned	467	Howard U. / Mt. Pleasant / Brightwood			
25	Shepherd Park	7428 Georgia Avenue NW	Washington	DC	20012	Planned	66	Howard U. / Mt. Pleasant / Brightwood			
26	S Street Village	614 S Street NW	Washington	DC	20001	Planned	80	Howard U. / Mt. Pleasant / Brightwood			
27	NCBA Estates Phase II	2801 14th Street NW	Washington	DC	20009	Planned	175	Howard U. / Mt. Pleasant / Brightwood			
28	Georgia Residences	4406 Georgia Avenue NW	Washington	DC	20011	Planned	66	Howard U. / Mt. Pleasant / Brightwood			

**TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 5,536**

## SUBMARKET AT A GLANCE



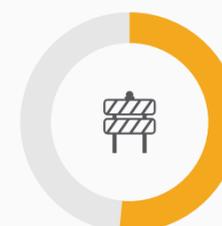
**Lease-Up**  
439 Units



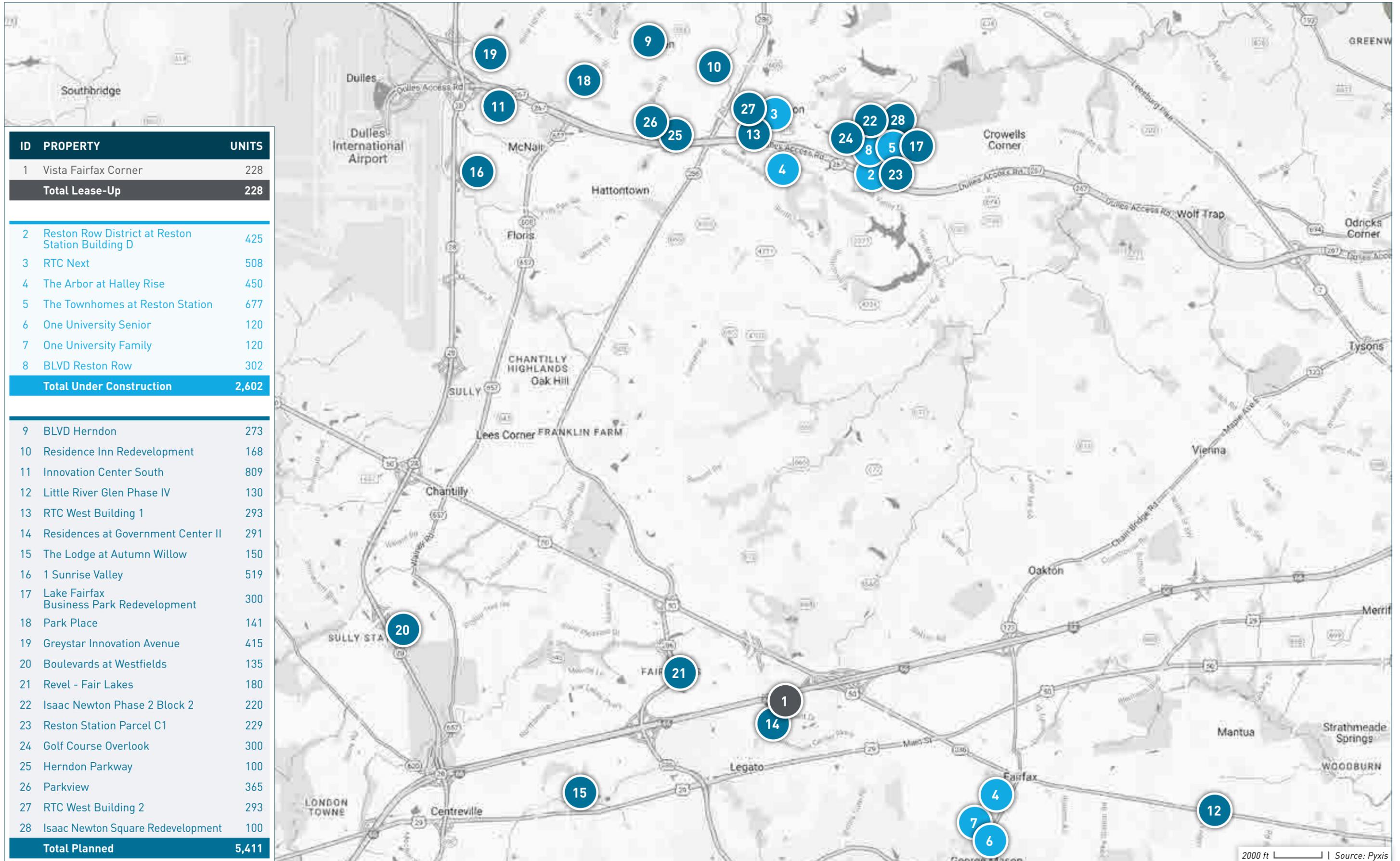
**Under Construction**  
2,080 Units



**Planned**  
3,017 Units



**Prospective**  
6,059 Units

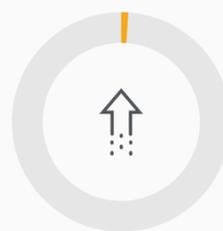


# WESTERN FAIRFAX COUNTY SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Vista Fairfax Corner	4125 Monument Corner Drive	Fairfax	VA	22030	Lease-Up	228	Western Fairfax County	10/31/2023	2023/04/01	2023/07/01
2	Reston Row District at Reston Station Building D	Wiehle Ave & Sunset Hills Rd	Reston	VA	20190	Under Construction	425	Western Fairfax County	03/01/2025	2024/05/01	2024/07/01
3	RTC Next	Reston Pkwy & Sunset Hills Road	Reston	VA	20190	Under Construction	508	Western Fairfax County	06/30/2024	2024/04/01	2024/06/01
4	The Arbor at Halley Rise	Sunrise Valley Dr & Reston Pkwy	Reston	VA	20191	Under Construction	450	Western Fairfax County	09/01/2024	2024/01/01	2024/03/01
5	The Townhomes at Reston Station	1831 Wiehle Avenue	Reston	VA	20190	Under Construction	677	Western Fairfax County	06/30/2024		
6	One University Senior	4400 Saint Edwards Place	Fairfax	VA	22030	Under Construction	120	Western Fairfax County	06/30/2024		
7	One University Family	10700 St Johns Place	Fairfax	VA	22030	Under Construction	120	Western Fairfax County	02/28/2025		
8	BLVD Reston Row	11400 Reston Station Blvd	Reston	VA	20190	Under Construction	302	Western Fairfax County	05/31/2025		
9	BLVD Herndon	770 Elden St	Herndon	VA	20170	Planned	273	Western Fairfax County	04/01/2026	2025/10/01	2025/12/01
10	Residence Inn Redevelopment	315 Elden Street	Herndon	VA	20170	Planned	168	Western Fairfax County	11/01/2024	2024/02/01	2024/04/01
11	Innovation Center South	2350 Innovation Center Drive	Herndon	VA	20171	Planned	809	Western Fairfax County	05/31/2024		
12	Little River Glen Phase IV	4005 Barker Court	Fairfax	VA	22032	Planned	130	Western Fairfax County			
13	RTC West Building 1	NWC Sunset Hills Road & Town Center Pkwy	Reston	VA	20190	Planned	293	Western Fairfax County			
14	Residences at Government Center II	12000 Government Center Pkwy	Fairfax	VA	22035	Planned	291	Western Fairfax County			
15	The Lodge at Autumn Willow	13090 Autumn Willow Drive	Fairfax	VA	22030	Planned	150	Western Fairfax County			
16	1 Sunrise Valley	Frying Pan Road & Sunrise Valley Drive	Herndon	VA	20171	Planned	519	Western Fairfax County			
17	Lake Fairfax Business Park Redevelopment	11100 Wildlife Center Drive	Reston	VA	20190	Planned	300	Western Fairfax County			
18	Park Place	1145 Herndon Pkwy	Herndon	VA	20170	Planned	141	Western Fairfax County			
19	Greystar Innovation Avenue	Innovation Avenue & Rock Hill Road	Herndon	VA	20170	Planned	415	Western Fairfax County			
20	Boulevards at Westfields	Meadow Wood Lane & Park Meadow Drive	Centreville	VA	20151	Planned	135	Western Fairfax County			
21	Revel - Fair Lakes	4300 Fair Lakes Court	Fairfax	VA	22033	Planned	180	Western Fairfax County			
22	Isaac Newton Phase 2 Block 2	Wiehle Avenue & Sunset Hills Road	Reston	VA	20190	Planned	220	Western Fairfax County			
23	Reston Station Parcel C1	1840 Michael Faraday Drive	Reston	VA	20190	Planned	229	Western Fairfax County			
24	Golf Course Overlook	11480 Sunset Hills Road	Reston	VA	20190	Planned	300	Western Fairfax County			
25	Herndon Parkway	555 Herndon Pkwy	Herndon	VA	20170	Planned	100	Western Fairfax County			
26	Parkview	593 Herndon Pkwy	Herndon	VA	20170	Planned	365	Western Fairfax County			
27	RTC West Building 2	NWC Sunset Hills Road & Town Center Pkwy	Reston	VA	20190	Planned	293	Western Fairfax County			
28	Isaac Newton Square Redevelopment	Sunset Hills Road & Wiehle Avenue	Reston	VA	20190	Planned	100	Western Fairfax County			

**TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 8,241**

## SUBMARKET AT A GLANCE



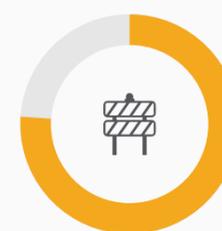
**Lease-Up**  
228 Units



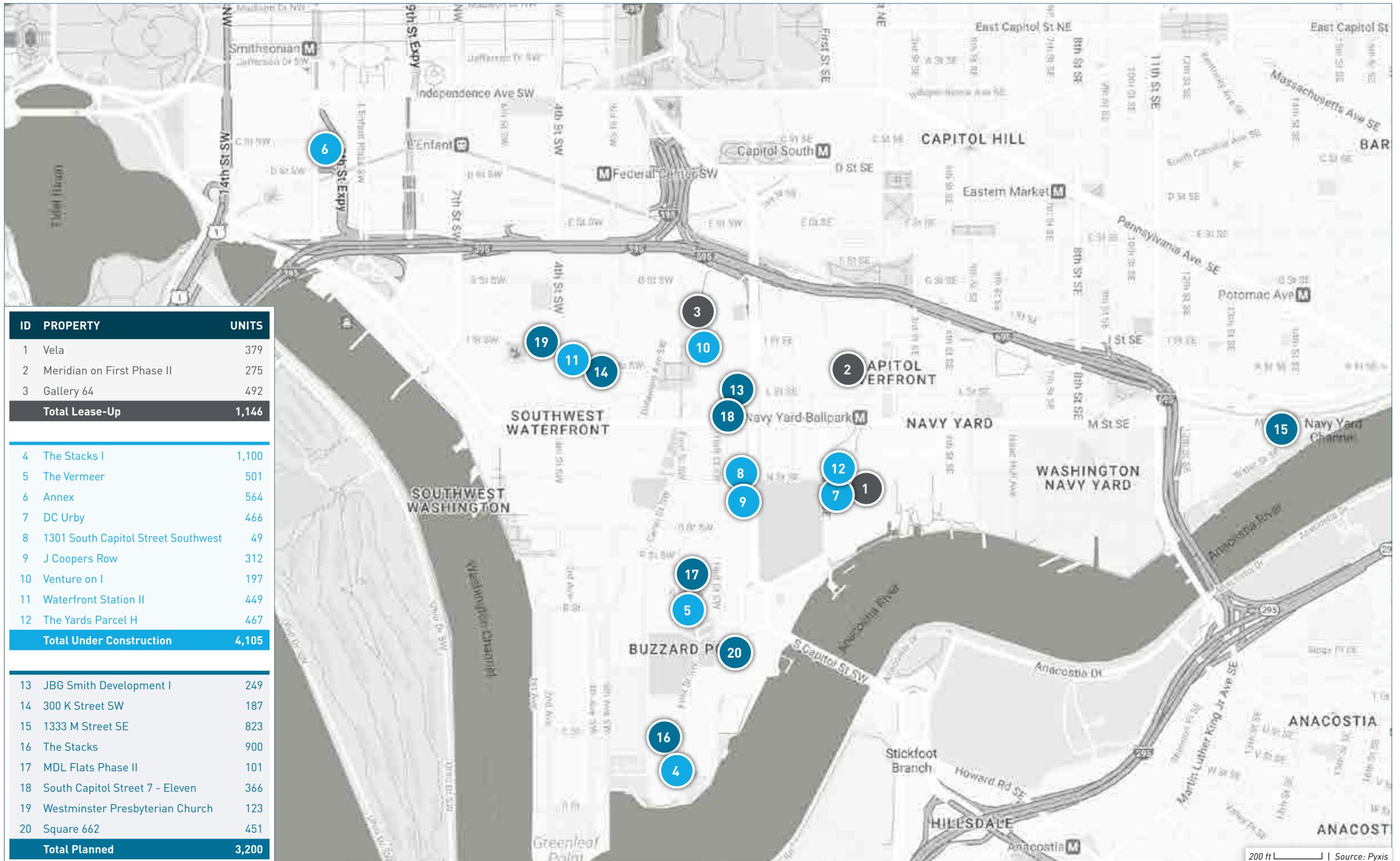
**Under Construction**  
2,602 Units



**Planned**  
5,411 Units



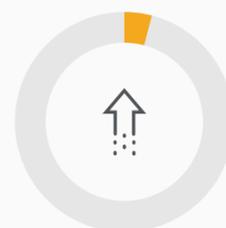
**Prospective**  
25,977 Units



# CAPITOL HILL / SOUTHWEST SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Vela	1300 Yards Place SE	Washington	DC	20003	Lease-Up	379	Capitol Hill / Southwest	10/31/2023	2023/07/01	2023/08/01
2	Meridian on First Phase II	1000 1st Street SE	Washington	DC	20003	Lease-Up	275	Capitol Hill / Southwest	06/30/2024	2023/05/01	2023/06/01
3	Gallery 64	64 H Street SW	Washington	DC	20024	Lease-Up	492	Capitol Hill / Southwest	10/31/2023	2023/02/09	2023/02/01
4	The Stacks I	101 V St SW	Washington	DC	20003	Under Construction	1,100	Capitol Hill / Southwest	12/01/2025	2025/02/01	2025/04/01
5	The Vermeer	113 Potomac Avenue SW	Washington	DC	20024	Under Construction	501	Capitol Hill / Southwest	06/30/2025	2024/06/01	2024/08/01
6	Annex	300 12th Street SW	Washington	DC	20024	Under Construction	564	Capitol Hill / Southwest	06/30/2025	2024/06/01	2024/08/01
7	DC Urby	N Pl SE & First St SE	Washington	DC	20003	Under Construction	466	Capitol Hill / Southwest	02/01/2025	2024/04/01	2024/06/01
8	1301 South Capitol Street Southwest	1301 S Capitol St SW	Washington	DC	20003	Under Construction	49	Capitol Hill / Southwest	12/01/2024	2024/03/01	2024/04/01
9	J Coopers Row	1319 South Capitol Street SW	Washington	DC	20003	Under Construction	312	Capitol Hill / Southwest	12/31/2024	2023/12/01	2024/02/01
10	Venture on I	60 I Street SW	Washington	DC	20024	Under Construction	197	Capitol Hill / Southwest	03/31/2024	2023/10/01	2024/01/01
11	Waterfront Station II	1000 4th Street SW	Washington	DC	20024	Under Construction	449	Capitol Hill / Southwest	04/30/2024	2023/10/01	2023/12/01
12	The Yards Parcel H	110 N Street SE	Washington	DC	20003	Under Construction	467	Capitol Hill / Southwest	12/31/2025		
13	JBG Smith Development I	25 M St SW	Washington	DC	20024	Planned	249	Capitol Hill / Southwest	11/01/2025	2025/05/01	2025/07/01
14	300 K Street SW	300 K Street SW	Washington	DC	20024	Planned	187	Capitol Hill / Southwest	08/01/2025	2025/03/01	2025/06/01
15	1333 M Street SE	1333 M Street SE	Washington	DC	20003	Planned	823	Capitol Hill / Southwest	07/01/2025	2024/09/01	2024/11/01
16	The Stacks	1st Street SW & V Street SW	Washington	DC	20593	Planned	900	Capitol Hill / Southwest			
17	MDL Flats Phase II	1550 1st Street SW	Washington	DC	20024	Planned	101	Capitol Hill / Southwest			
18	South Capitol Street 7 - Eleven	25 M Street SW	Washington	DC	20024	Planned	366	Capitol Hill / Southwest			
19	Westminster Presbyterian Church	400 I Street SW	Washington	DC	20024	Planned	123	Capitol Hill / Southwest			
20	Square 662	Half Street SW & S Street SW	Washington	DC	20003	Planned	451	Capitol Hill / Southwest			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>8,451</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
1,146 Units



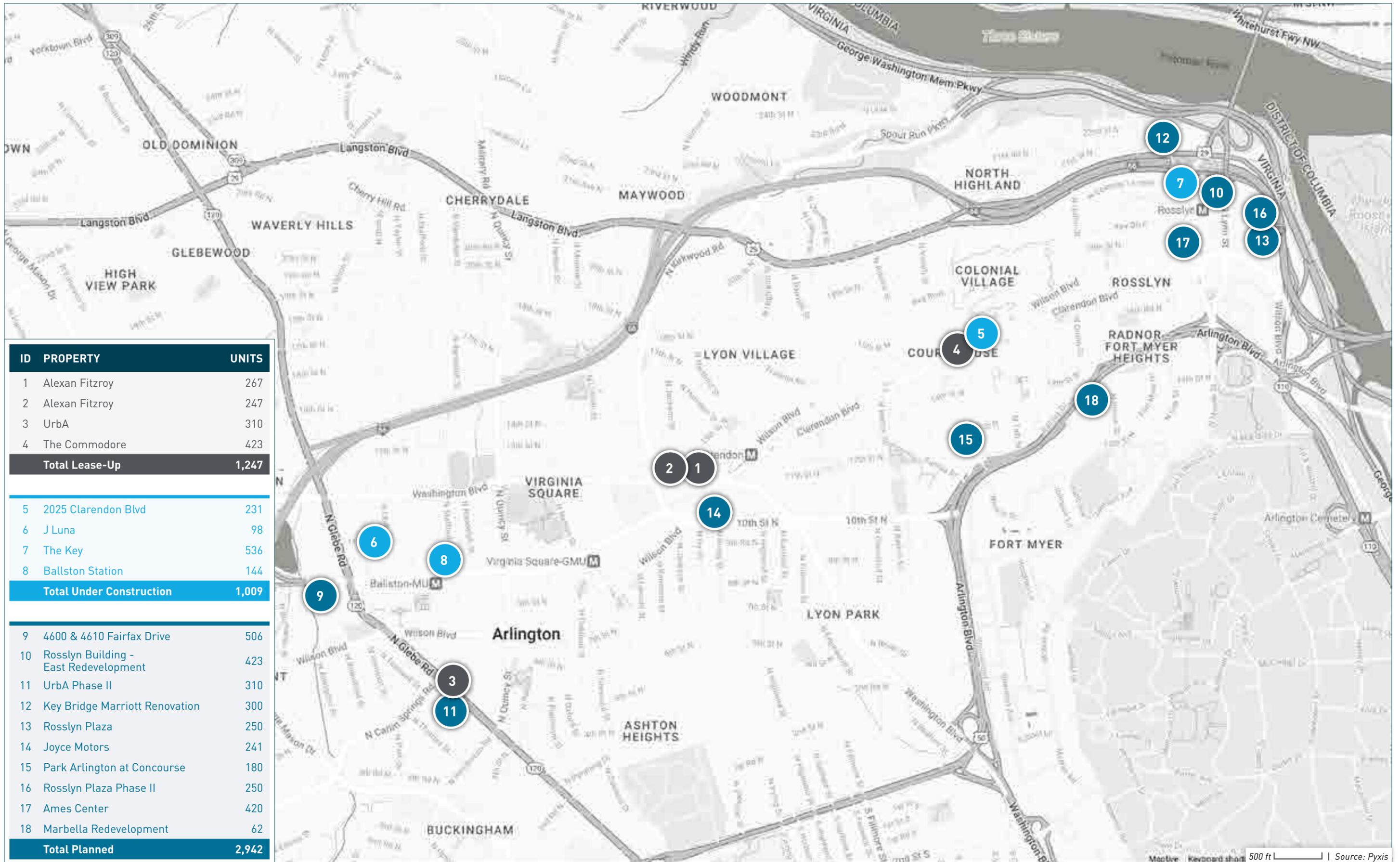
**Under Construction**  
4,105 Units



**Planned**  
3,200 Units



**Prospective**  
12,165 Units

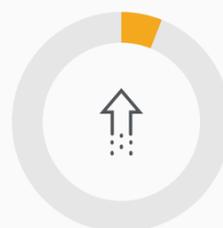


ID	PROPERTY	UNITS
1	Alexan Fitzroy	267
2	Alexan Fitzroy	247
3	UrbA	310
4	The Commodore	423
<b>Total Lease-Up</b>		<b>1,247</b>
<hr/>		
5	2025 Clarendon Blvd	231
6	J Luna	98
7	The Key	536
8	Ballston Station	144
<b>Total Under Construction</b>		<b>1,009</b>
<hr/>		
9	4600 & 4610 Fairfax Drive	506
10	Rosslyn Building - East Redevelopment	423
11	UrbA Phase II	310
12	Key Bridge Marriott Renovation	300
13	Rosslyn Plaza	250
14	Joyce Motors	241
15	Park Arlington at Concourse	180
16	Rosslyn Plaza Phase II	250
17	Ames Center	420
18	Marbella Redevelopment	62
<b>Total Planned</b>		<b>2,942</b>

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Alexan Fitzroy	3275 Washington Blvd	Arlington	VA	22201	Lease-Up	267	Rosslyn / Ballston	06/30/2024	2023/09/06	
2	Alexan Fitzroy	3275 Washington Blvd	Arlington	VA	22201	Lease-Up	247	Rosslyn / Ballston	01/01/2024	2023/07/01	2023/10/01
3	UrBA	624 North Glebe Road	Arlington	VA	22203	Lease-Up	310	Rosslyn / Ballston	01/31/2024	2023/06/15	2023/09/01
4	The Commodore	2055 15th Street	Arlington	VA	22201	Lease-Up	423	Rosslyn / Ballston	12/31/2023	2023/06/01	2023/10/01
5	2025 Clarendon Blvd	2035 Wilson Blvd	Arlington	VA	22201	Under Construction	231	Rosslyn / Ballston	05/31/2025	2024/10/01	2024/11/01
6	J Luna	1031 North Vermont Street	Arlington	VA	22201	Under Construction	98	Rosslyn / Ballston	02/29/2024	2024/08/01	2024/09/01
7	The Key	1900 Fort Myer Drive	Arlington	VA	22209	Under Construction	536	Rosslyn / Ballston	05/31/2024	2024/07/01	2024/08/01
8	Ballston Station	4201 Fairfax Drive	Arlington	VA	22203	Under Construction	144	Rosslyn / Ballston	04/30/2024		
9	4600 & 4610 Fairfax Drive	4600 & 4610 Fairfax Dr	Arlington	VA	22203	Planned	506	Rosslyn / Ballston	11/01/2026	2025/12/01	2026/03/01
10	Rosslyn Building - East Redevelopment	1901 North Moore Street	Arlington	VA	22209	Planned	423	Rosslyn / Ballston	01/01/2026	2025/05/01	2025/06/01
11	UrBA Phase II	624 North Glebe Road	Arlington	VA	22203	Planned	310	Rosslyn / Ballston		2023/06/15	2023/09/01
12	Key Bridge Marriott Renovation	1401 Lee Hwy	Arlington	VA	22209	Planned	300	Rosslyn / Ballston	01/01/2024		
13	Rosslyn Plaza	1777 North Kent Street	Arlington	VA	22209	Planned	250	Rosslyn / Ballston			
14	Joyce Motors	1000 North Irving Street	Arlington	VA	22201	Planned	241	Rosslyn / Ballston			
15	Park Arlington at Concourse	1200 North Courthouse Road	Arlington	VA	22201	Planned	180	Rosslyn / Ballston			
16	Rosslyn Plaza Phase II	1777 North Kent Street	Arlington	VA	22209	Planned	250	Rosslyn / Ballston			
17	Ames Center	1820 Fort Myer Drive	Arlington	VA	22209	Planned	420	Rosslyn / Ballston			
18	Marbella Redevelopment	1301 North Queen Street	Arlington	VA	22209	Planned	62	Rosslyn / Ballston			

**TOTAL LEASE-UP, UNDER CONSTRUCTION AND PLANNED      5,198**

## SUBMARKET AT A GLANCE



**Lease-Up**  
1,247 Units



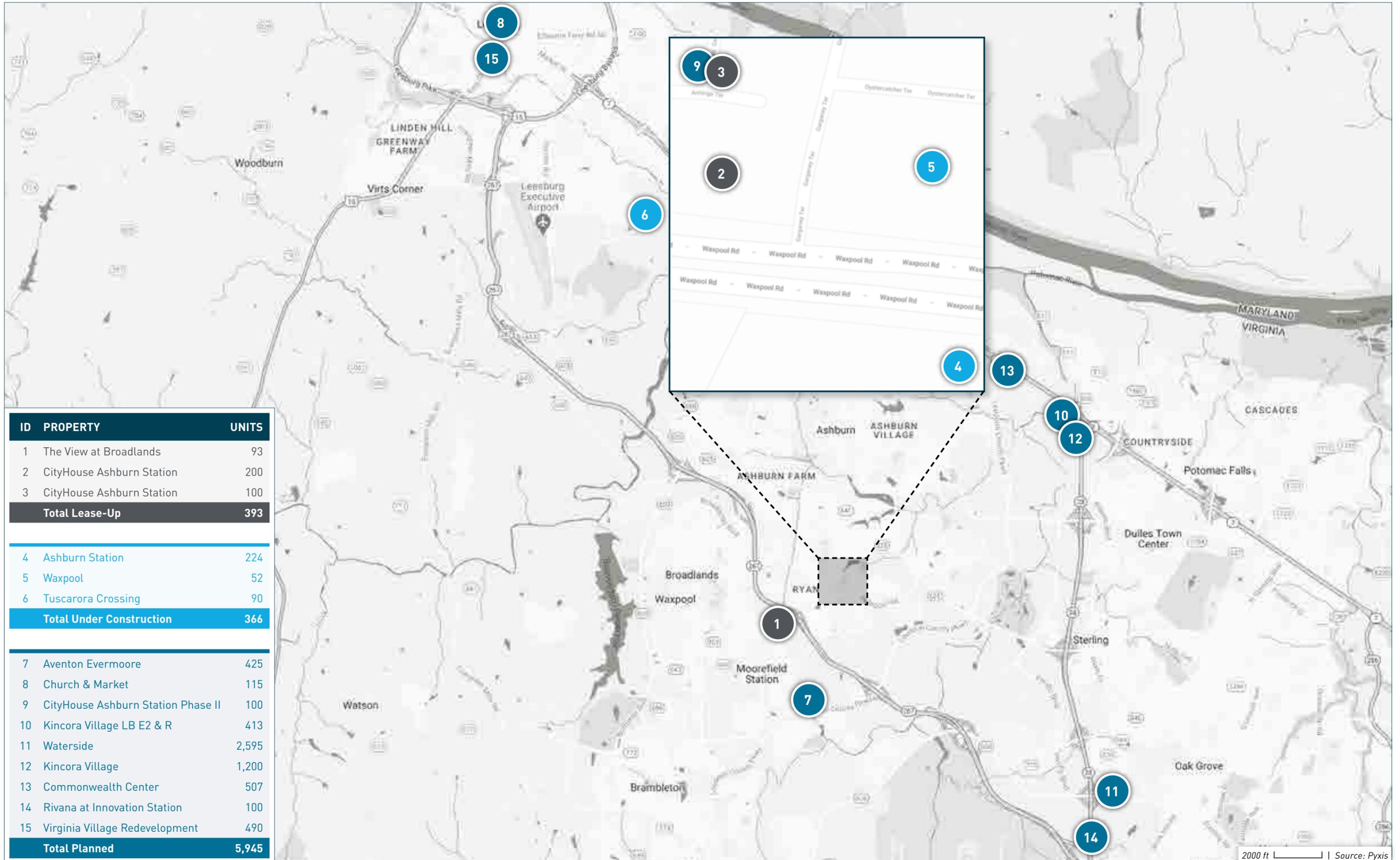
**Under Construction**  
1,009 Units



**Planned**  
2,942 Units



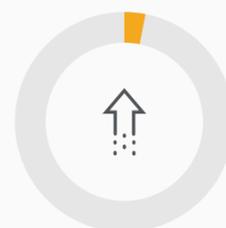
**Prospective**  
7,958 Units



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 View at Broadlands	21995 Flatiron Terrace	Ashburn	VA	20148	Lease-Up	93	Loudoun County	10/30/2023	2023/09/01	2023/11/01	
2	CityHouse Ashburn Station	43787 Anhinga Ter	Ashburn	VA	20147	Lease-Up	200	Loudoun County	02/01/2024	2023/08/01	2023/09/01	
3	CityHouse Ashburn Station	43809 Anhinga Terrace	Ashburn	VA	20147	Lease-Up	100	Loudoun County	03/31/2024	2023/08/01		
4	Ashburn Station	Ashburn Village Blvd & Waxpool Rd	Ashburn	VA	20147	Under Construction	224	Loudoun County	07/01/2024	2023/11/01	2024/01/01	
5	Waxpool	43815 Oystercatcher Terrace	Ashburn	VA	20147	Under Construction	52	Loudoun County	03/31/2024			
6	Tuscarora Crossing	Crosstrail Blvd & Kincaid Blvd	Leesburg	VA	20175	Under Construction	90	Loudoun County	12/31/2024			
7	Aventon Evermoore	Loudoun County Pkwy & Hillsboro Hunt Dr	Ashburn	VA	20147	Planned	425	Loudoun County	05/01/2026	2025/06/01	2025/09/01	
8	Church & Market	9 East Market Street	Leesburg	VA	20176	Planned	115	Loudoun County	03/01/2025	2024/11/01	2024/12/01	
9	CityHouse Ashburn Station Phase II	43809 Anhinga Terrace	Ashburn	VA	20147	Planned	100	Loudoun County		2023/08/01		
10	Kincora Village LB E2 & R	Admiral Drive & Heron Landing Drive	Ashburn	VA	20166	Planned	413	Loudoun County				
11	Waterside	Old Ox Road & Shaw Road	Sterling	VA	20166	Planned	2,595	Loudoun County				
12	Kincora Village	45308 Kincora Drive	Sterling	VA	20166	Planned	1,200	Loudoun County				
13	Commonwealth Center	Commonwealth Center Drive & Russell Branch Pkwy	Ashburn	VA	20147	Planned	507	Loudoun County				
14	Rivana at Innovation Station	Darrell Green Blvd & Innovation Avenue	Dulles	VA	20101	Planned	100	Loudoun County				
15	Virginia Village Redevelopment	11 Fairfax Street SE	Leesburg	VA	20175	Planned	490	Loudoun County				
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION AND PLANNED</b>							<b>6,704</b>					

## SUBMARKET AT A GLANCE



**Lease-Up**  
393 Units



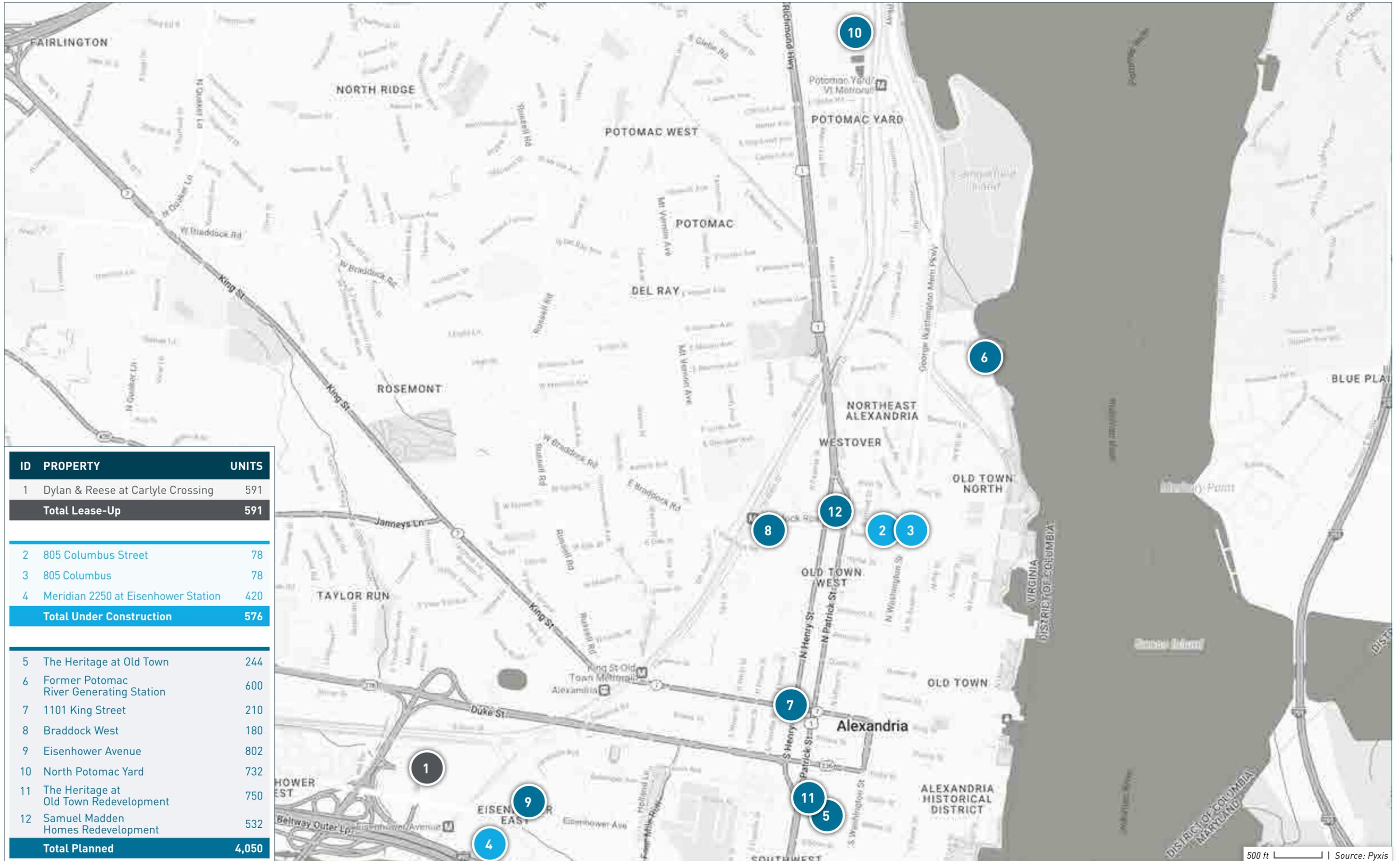
**Under Construction**  
366 Units



**Planned**  
5,945 Units



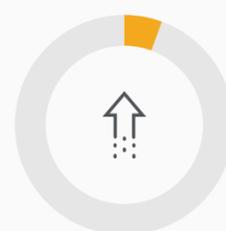
**Prospective**  
15,513 Units



ID	PROPERTY	UNITS
1	Dylan & Reese at Carlyle Crossing	591
<b>Total Lease-Up</b>		<b>591</b>
2	805 Columbus Street	78
3	805 Columbus	78
4	Meridian 2250 at Eisenhower Station	420
<b>Total Under Construction</b>		<b>576</b>
5	The Heritage at Old Town	244
6	Former Potomac River Generating Station	600
7	1101 King Street	210
8	Braddock West	180
9	Eisenhower Avenue	802
10	North Potomac Yard	732
11	The Heritage at Old Town Redevelopment	750
12	Samuel Madden Homes Redevelopment	532
<b>Total Planned</b>		<b>4,050</b>

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Dylan & Reese at Carlyle Crossing	2455 Mandeville Lane	Alexandria	VA	22314	Lease-Up	591	Old Town	10/31/2023	2021/09/23	05/01/2022
2	805 Columbus Street	805 N Columbus St	Alexandria	VA	22314	Under Construction	78	Old Town	04/01/2024	2023/12/01	02/01/2024
3	805 Columbus	805 N Columbus St	Alexandria	VA	22314	Under Construction	78	Old Town	05/01/2024	2023/12/01	02/01/2024
4	Meridian 2250 at Eisenhower Station	2200 Mill Road	Alexandria	VA	22314	Under Construction	420	Old Town	05/31/2024	2023/11/01	01/01/2024
5	The Heritage at Old Town	431 S Columbus St	Alexandria	VA	22314	Planned	244	Old Town	07/01/2026	2025/09/01	11/01/2025
6	Former Potomac River Generating Station	1300 N Royal St	Alexandria	VA	22314	Planned	600	Old Town	09/01/2025	2025/06/01	08/01/2025
7	1101 King Street	1101 King Street	Alexandria	VA	22314	Planned	210	Old Town	11/01/2025	2025/05/01	07/01/2025
8	Braddock West	727 North West Street	Alexandria	VA	22314	Planned	180	Old Town	01/01/2025	2024/08/01	11/01/2024
9	Eisenhower Avenue	2111 Eisenhower Avenue	Alexandria	VA	22314	Planned	802	Old Town			
10	North Potomac Yard	3575 Richmond Hwy	Alexandria	VA	22305	Planned	732	Old Town			
11	The Heritage at Old Town Redevelopment	416 South Alfred Street	Alexandria	VA	22314	Planned	750	Old Town			
12	Samuel Madden Homes Redevelopment	899 North Henry Street	Alexandria	VA	22314	Planned	532	Old Town			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION AND PLANNED</b>							<b>5,217</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
591 Units



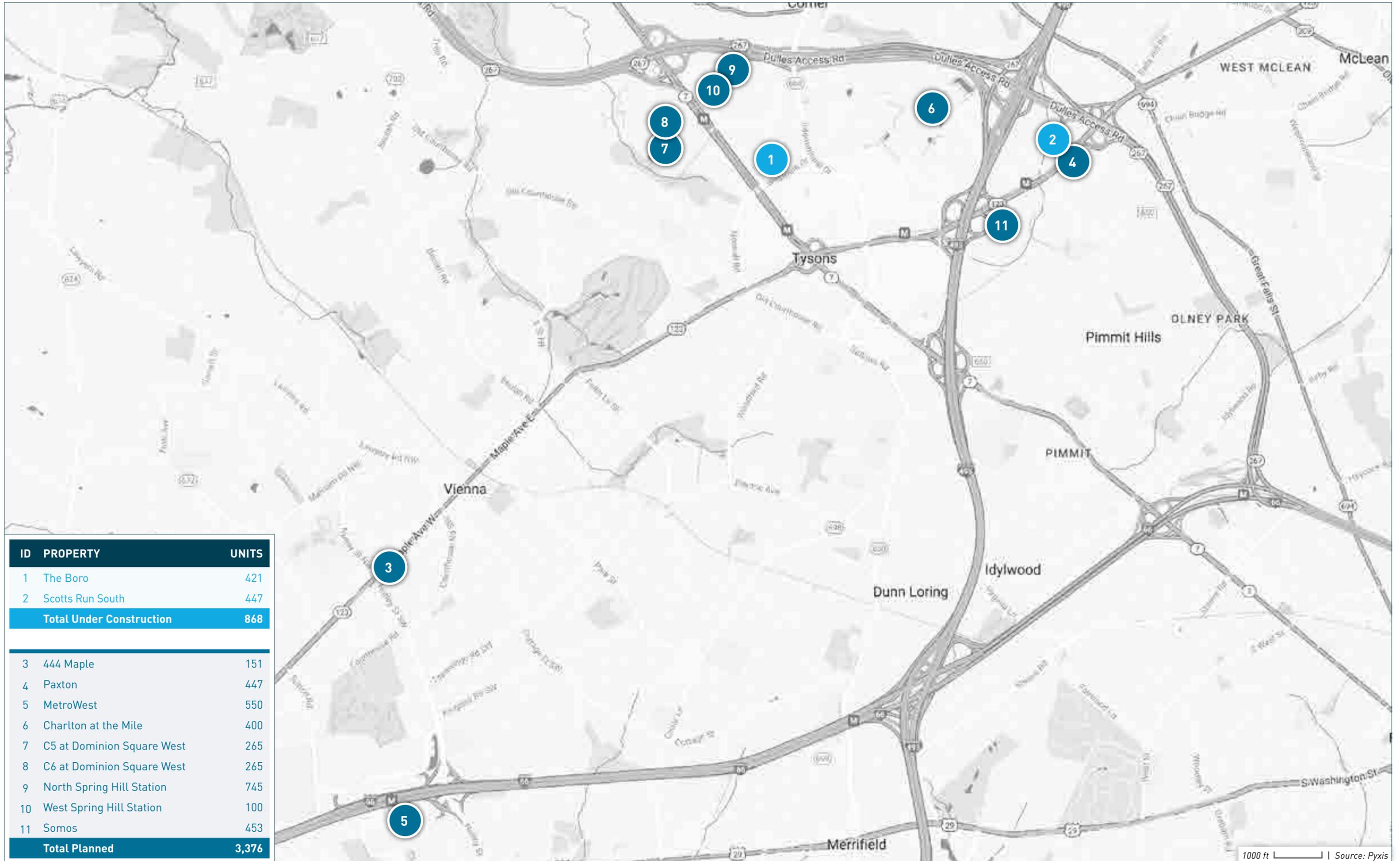
**Under Construction**  
576 Units



**Planned**  
4,050 Units



**Prospective**  
4,789 Units



ID	PROPERTY	UNITS
1	The Boro	421
2	Scotts Run South	447
<b>Total Under Construction</b>		<b>868</b>
3	444 Maple	151
4	Paxton	447
5	MetroWest	550
6	Charlton at the Mile	400
7	C5 at Dominion Square West	265
8	C6 at Dominion Square West	265
9	North Spring Hill Station	745
10	West Spring Hill Station	100
11	Somos	453
<b>Total Planned</b>		<b>3,376</b>

1000 ft | Source: Pyxis

# TYSONS CORNER / FAIRFAX 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 Boro	8400 Westpark Dr	McLean	VA	22102	Under Construction	421	Tysons Corner / Fairfax City	02/01/2025	04/01/2024	06/01/2024
2	Scotts Run South	1820 Dolley Madison Blvd	McLean	VA	22102	Under Construction	447	Tysons Corner / Fairfax City	05/31/2024		
3	444 Maple	444 Maple Avenue West	Vienna	VA	22180	Planned	151	Tysons Corner / Fairfax City	03/01/2024		
4	Paxton	1750 Chain Bridge Road	McLean	VA	22102	Planned	447	Tysons Corner / Fairfax City	09/01/2024		
5	MetroWest	9550 Saintsbury Drive	Fairfax	VA	22031	Planned	550	Tysons Corner / Fairfax City			
6	Charlton at the Mile	Maitland Street & Westbranch Drive	Tysons	VA	22102	Planned	400	Tysons Corner / Fairfax City			
7	C5 at Dominion Square West	1592 Spring Hill Road	Tysons	VA	22182	Planned	265	Tysons Corner / Fairfax City			
8	C6 at Dominion Square West	1592 Spring Hill Road	Tysons	VA	22182	Planned	265	Tysons Corner / Fairfax City			
9	North Spring Hill Station	Leesburg Pike & Tyco Road	Vienna	VA	22182	Planned	745	Tysons Corner / Fairfax City			
10	West Spring Hill Station	Leesburg Pike & Tyco Road	Vienna	VA	22182	Planned	100	Tysons Corner / Fairfax City			
11	Somos	1750 Old Meadow Road	McLean	VA	22102	Planned	453	Tysons Corner / Fairfax City			
<b>TOTAL UNDER CONSTRUCTION AND PLANNED</b>							<b>4,244</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
0 Units



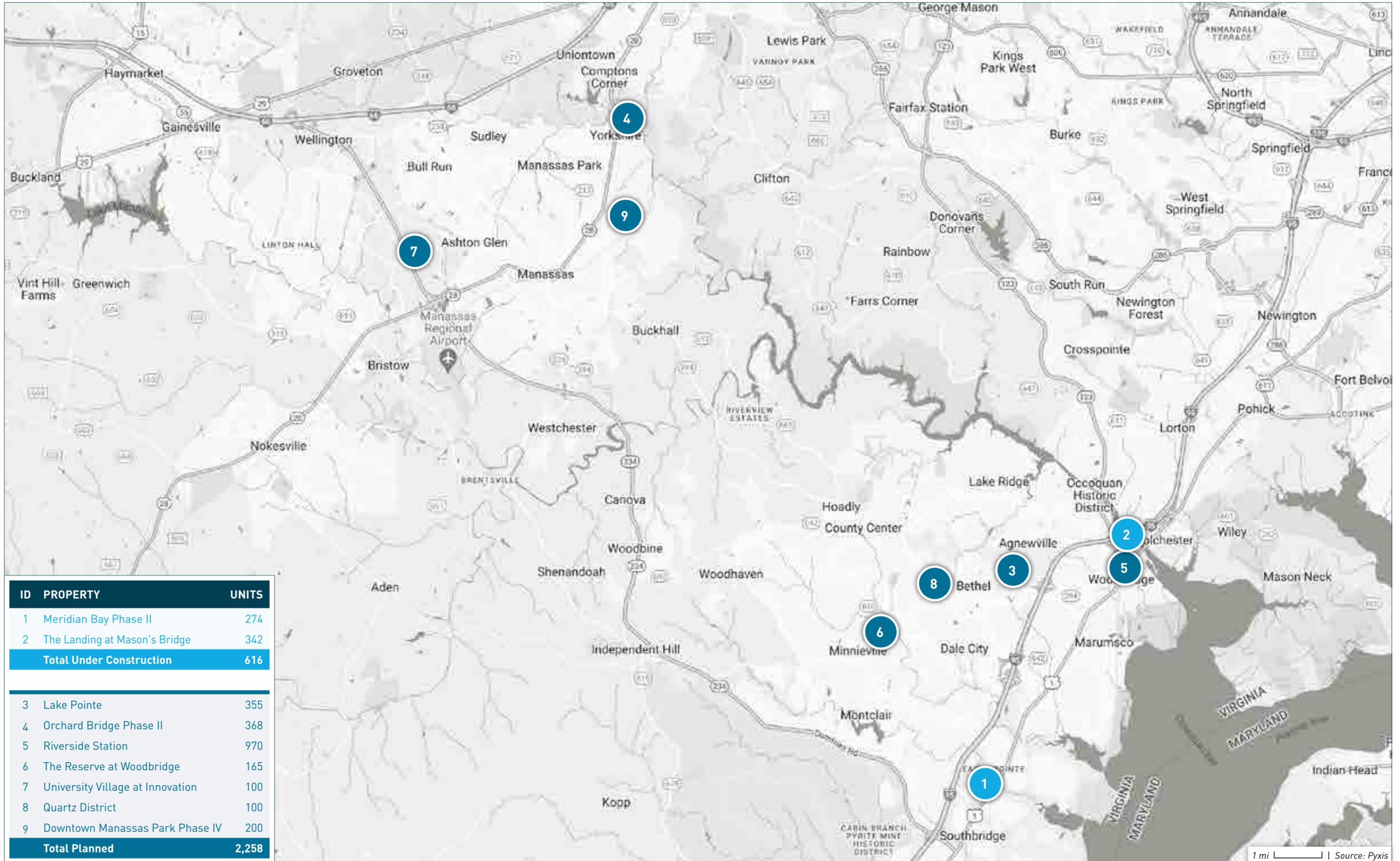
**Under Construction**  
868 Units



**Planned**  
3,376 Units



**Prospective**  
29,905 Units



ID	PROPERTY	UNITS
1	Meridian Bay Phase II	274
2	The Landing at Mason's Bridge	342
<b>Total Under Construction</b>		<b>616</b>
3	Lake Pointe	355
4	Orchard Bridge Phase II	368
5	Riverside Station	970
6	The Reserve at Woodbridge	165
7	University Village at Innovation	100
8	Quartz District	100
9	Downtown Manassas Park Phase IV	200
<b>Total Planned</b>		<b>2,258</b>

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	Meridian Bay Phase II	2900 Fox Lair Drive	Woodbridge	VA	22191	Under Construction	274	Prince William County	10/31/2023		
2	The Landing at Mason's Bridge	13105 Mason's Bridge Road	Woodbridge	VA	22191	Under Construction	342	Prince William County	08/31/2024		
3	Lake Pointe	Caton Hill Road & Killarney Drive	Woodbridge	VA	22192	Planned	355	Prince William County	04/01/2025	05/01/2024	07/01/2024
4	Orchard Bridge Phase II	7101 Royal Fern Circle	Manassas	VA	20111	Planned	368	Prince William County		09/01/2014	
5	Riverside Station	13408 Jefferson Davis Hwy	Woodbridge	VA	22191	Planned	970	Prince William County			
6	The Reserve at Woodbridge	14500 Darbydale Avenue	Woodbridge	VA	22193	Planned	165	Prince William County			
7	University Village at Innovation	11100 University Blvd	Manassas	VA	20110	Planned	100	Prince William County			
8	Quartz District	Minnieville Road & Prince William Pkwy	Dale City	VA	22193	Planned	100	Prince William County			
9	Downtown Manassas Park Phase IV	8220 Conner Drive	Manassas Park	VA	20111	Planned	200	Prince William County			
<b>TOTAL UNDER CONSTRUCTION AND PLANNED</b>							<b>2,874</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
0 Units



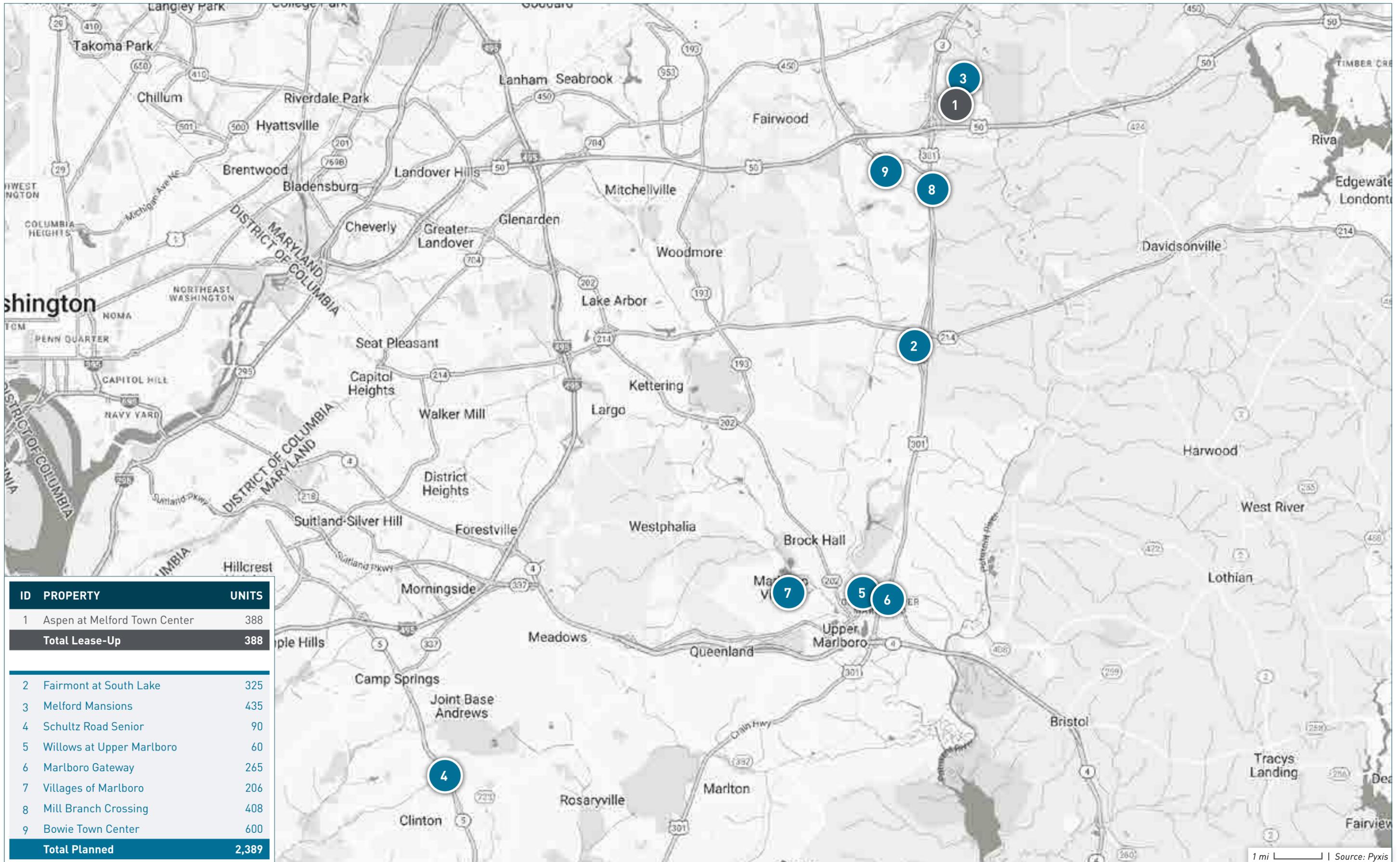
**Under Construction**  
616 Units



**Planned**  
2,258 Units



**Prospective**  
6,472 Units

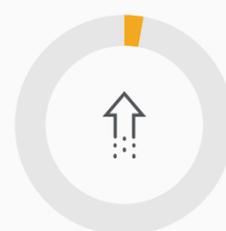


ID	PROPERTY	UNITS
1	Aspen at Melford Town Center	388
<b>Total Lease-Up</b>		<b>388</b>
2	Fairmont at South Lake	325
3	Melford Mansions	435
4	Schultz Road Senior	90
5	Willows at Upper Marlboro	60
6	Marlboro Gateway	265
7	Villages of Marlboro	206
8	Mill Branch Crossing	408
9	Bowie Town Center	600
<b>Total Planned</b>		<b>2,389</b>

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	Meridian Bay Phase II	2900 Fox Lair Drive	Woodbridge	VA	22191	Under Construction	274	Prince William County	10/31/2023		
2	The Landing at Mason's Bridge	13105 Mason's Bridge Road	Woodbridge	VA	22191	Under Construction	342	Prince William County	08/31/2024		
3	Lake Pointe	Caton Hill Road & Killarney Drive	Woodbridge	VA	22192	Planned	355	Prince William County	04/01/2025	05/01/2024	07/01/2024
4	Orchard Bridge Phase II	7101 Royal Fern Circle	Manassas	VA	20111	Planned	368	Prince William County		09/01/2014	
5	Riverside Station	13408 Jefferson Davis Hwy	Woodbridge	VA	22191	Planned	970	Prince William County			
6	The Reserve at Woodbridge	14500 Darbydale Avenue	Woodbridge	VA	22193	Planned	165	Prince William County			
7	University Village at Innovation	11100 University Blvd	Manassas	VA	20110	Planned	100	Prince William County			
8	Quartz District	Minnieville Road & Prince William Pkwy	Dale City	VA	22193	Planned	100	Prince William County			
9	Downtown Manassas Park Phase IV	8220 Conner Drive	Manassas Park	VA	20111	Planned	200	Prince William County			
<b>TOTAL LEASE-UP AND PLANNED</b>							<b>2,777</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
388 Units



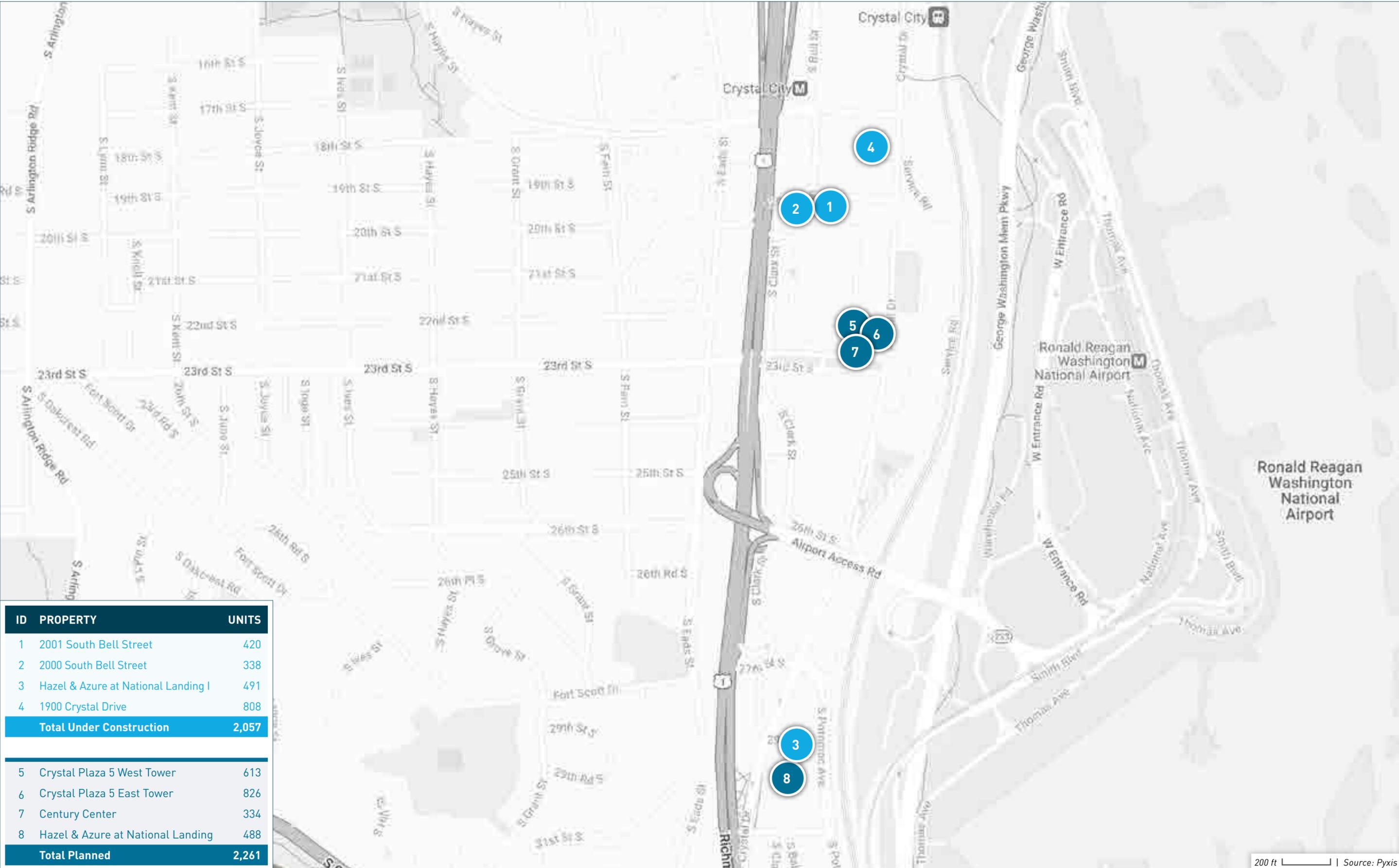
**Under Construction**  
0 Units



**Planned**  
2,389 Units



**Prospective**  
7,858 Units



200 ft | Source: Pyxis

# PENTAGON CITY / CRYSTAL CITY SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	2001 South Bell Street	2001 South Bell Street	Arlington	VA	22202	Under Construction	420	Pentagon City / Crystal City	12/31/2024	08/01/2024	10/01/2024
2	2000 South Bell Street	2000 South Bell Street	Arlington	VA	22202	Under Construction	338	Pentagon City / Crystal City	06/30/2025	08/01/2024	10/01/2024
3	Hazel & Azure at National Landing I	29th St & S Potomac Ave	Arlington	VA	22202	Under Construction	491	Pentagon City / Crystal City	12/01/2024	03/01/2024	04/01/2024
4	1900 Crystal Drive	1900 Crystal Drive	Arlington	VA	22202	Under Construction	808	Pentagon City / Crystal City	01/31/2024	10/01/2023	12/01/2023
5	Crystal Plaza 5 West Tower	223 23rd Street South	Arlington	VA	22202	Planned	613	Pentagon City / Crystal City	06/01/2026	08/01/2025	10/01/2025
6	Crystal Plaza 5 East Tower	2250 Crystal Drive	Arlington	VA	22202	Planned	826	Pentagon City / Crystal City			
7	Century Center	2351 Richmond Hwy	Arlington	VA	22202	Planned	334	Pentagon City / Crystal City			
8	Hazel & Azure at National Landing	33rd Street & South Potomac Avenue	Arlington	VA	22202	Planned	488	Pentagon City / Crystal City			
<b>TOTAL UNDER CONSTRUCTION AND PLANNED</b>							<b>4,318</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
0 Units



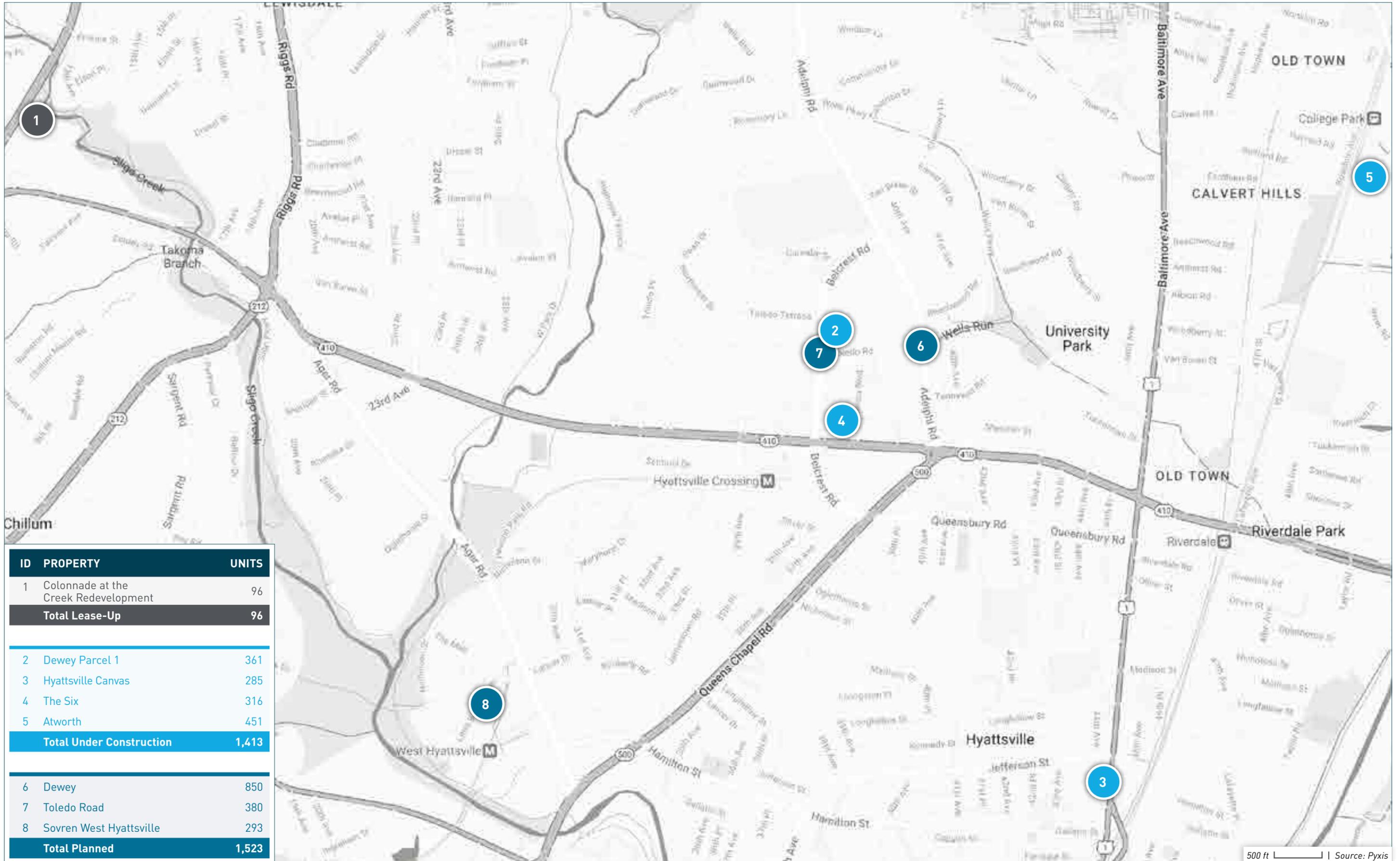
**Under Construction**  
2,057 Units



**Planned**  
2,261 Units



**Prospective**  
4,539 Units

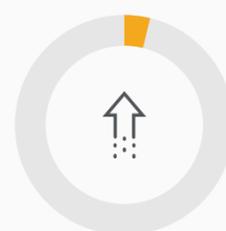


ID	PROPERTY	UNITS
1	Colonnade at the Creek Redevelopment	96
<b>Total Lease-Up</b>		<b>96</b>
2	Dewey Parcel 1	361
3	Hyattsville Canvas	285
4	The Six	316
5	Atworth	451
<b>Total Under Construction</b>		<b>1,413</b>
6	Dewey	850
7	Toledo Road	380
8	Sovren West Hyattsville	293
<b>Total Planned</b>		<b>1,523</b>

500 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	2001 South Bell Street	2001 South Bell Street	Arlington	VA	22202	Under Construction	420	Pentagon City / Crystal City	12/31/2024	08/01/2024	10/01/2024
2	2000 South Bell Street	2000 South Bell Street	Arlington	VA	22202	Under Construction	338	Pentagon City / Crystal City	06/30/2025	08/01/2024	10/01/2024
3	Hazel & Azure at National Landing I	29th St & S Potomac Ave	Arlington	VA	22202	Under Construction	491	Pentagon City / Crystal City	12/01/2024	03/01/2024	04/01/2024
4	1900 Crystal Drive	1900 Crystal Drive	Arlington	VA	22202	Under Construction	808	Pentagon City / Crystal City	01/31/2024	10/01/2023	12/01/2023
5	Crystal Plaza 5 West Tower	223 23rd Street South	Arlington	VA	22202	Planned	613	Pentagon City / Crystal City	06/01/2026	08/01/2025	10/01/2025
6	Crystal Plaza 5 East Tower	2250 Crystal Drive	Arlington	VA	22202	Planned	826	Pentagon City / Crystal City			
7	Century Center	2351 Richmond Hwy	Arlington	VA	22202	Planned	334	Pentagon City / Crystal City			
8	Hazel & Azure at National Landing	33rd Street & South Potomac Avenue	Arlington	VA	22202	Planned	488	Pentagon City / Crystal City			
<b>TOTAL LEASE UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>3,032</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
96 Units



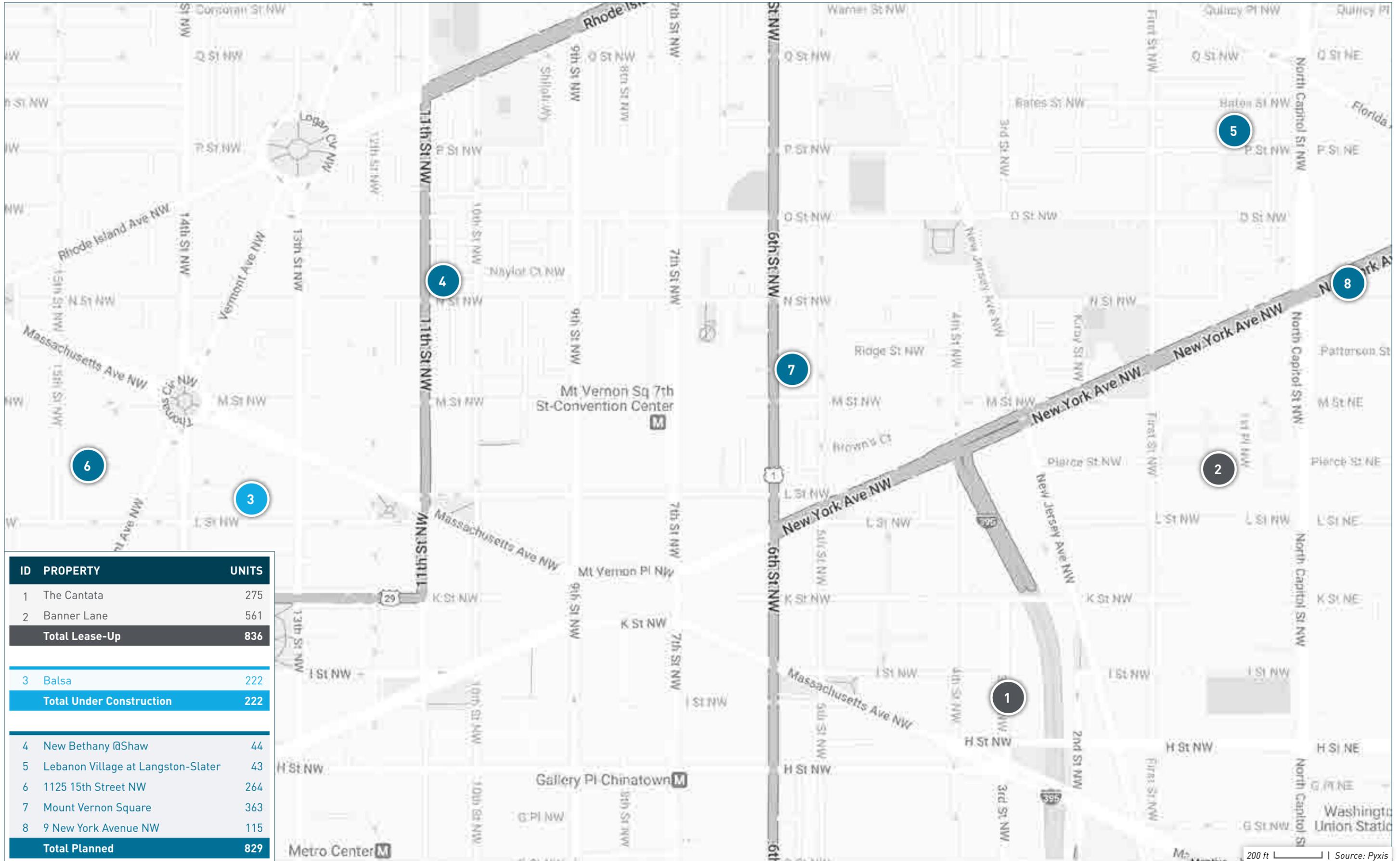
**Under Construction**  
1,413 Units



**Planned**  
1,523 Units



**Prospective**  
2,756 Units

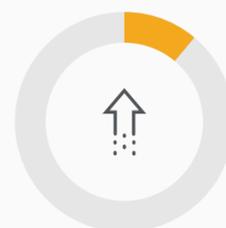


ID	PROPERTY	UNITS
1	The Cantata	275
2	Banner Lane	561
<b>Total Lease-Up</b>		<b>836</b>
<hr/>		
3	Balsa	222
<b>Total Under Construction</b>		<b>222</b>
<hr/>		
4	New Bethany @Shaw	44
5	Lebanon Village at Langston-Slater	43
6	1125 15th Street NW	264
7	Mount Vernon Square	363
8	9 New York Avenue NW	115
<b>Total Planned</b>		<b>829</b>

# DOWNTOWN / LOGAN CIRCLE SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Cantata	811 3rd Street NW	Washington	DC	20001	Lease-Up	275	Downtown / Logan Circle	01/31/2024	06/01/2023	08/01/2023
2	Banner Lane	44 Banner Lane NW	Washington	DC	20001	Lease-Up	561	Downtown / Logan Circle	10/31/2023	09/16/2022	06/01/2023
3	Balsa	1313 L Street NW	Washington	DC	20005	Under Construction	222	Downtown / Logan Circle	12/31/2023	01/01/2024	02/01/2024
4	New Bethany @Shaw	1301 11th St NW	Washington	DC	20001	Planned	44	Downtown / Logan Circle	03/01/2025	12/01/2024	02/01/2025
5	Lebanon Village at Langston-Slater	43 P St NW	Washington	DC	20001	Planned	43	Downtown / Logan Circle	03/01/2025	09/01/2024	11/01/2024
6	1125 15th Street NW	1125 15th Street NW	Washington	DC	20005	Planned	264	Downtown / Logan Circle	02/01/2025	08/01/2024	10/01/2024
7	Mount Vernon Square	1200 5th Street NW	Washington	DC	20001	Planned	363	Downtown / Logan Circle	08/01/2024		
8	9 New York Avenue NW	9 New York Avenue NW	Washington	DC	20001	Planned	115	Downtown / Logan Circle			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>1,887</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
836 Units



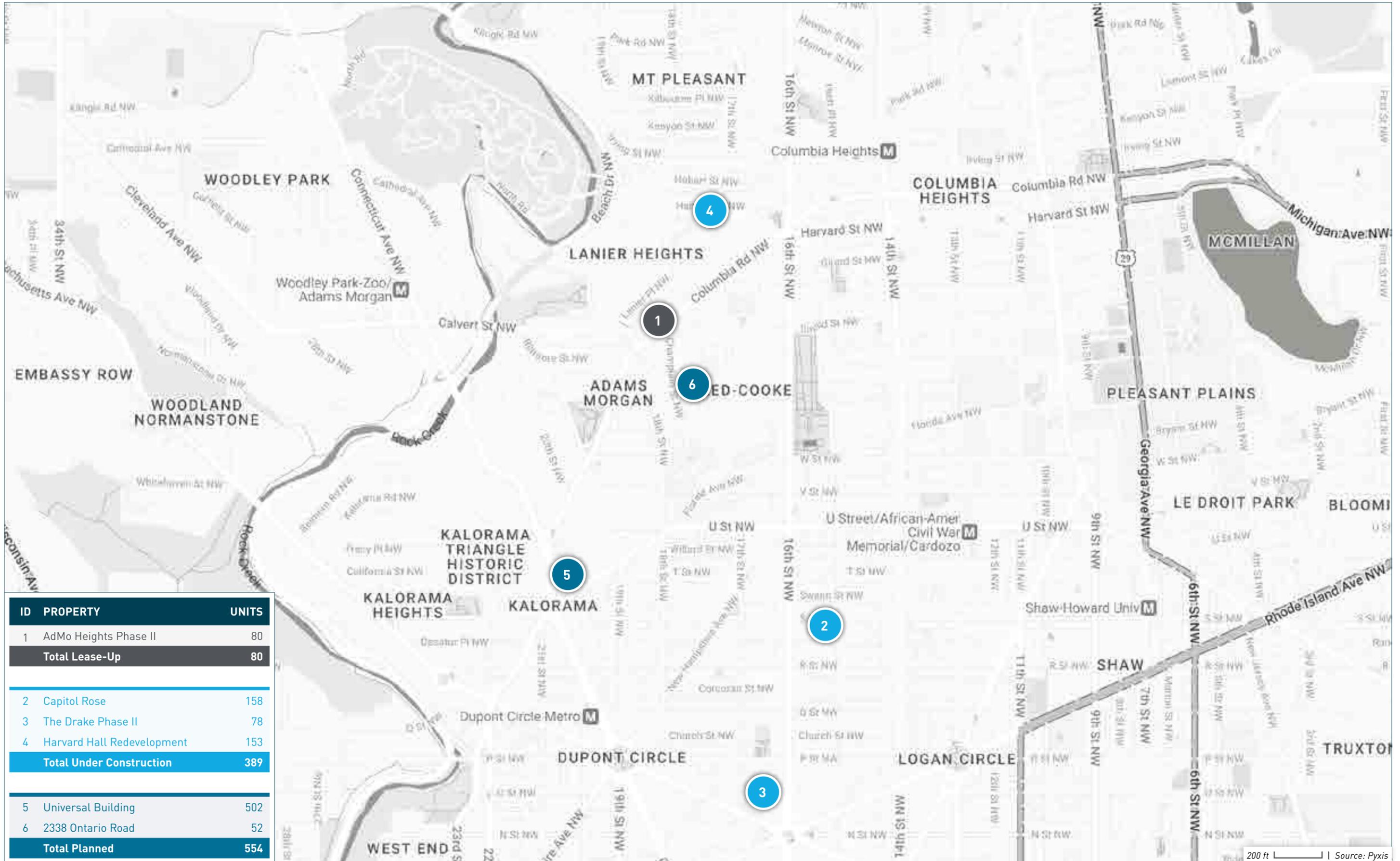
**Under Construction**  
222 Units



**Planned**  
829 Units



**Prospective**  
5,539 Units



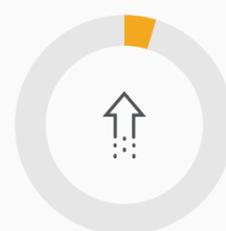
ID	PROPERTY	UNITS
1	AdMo Heights Phase II	80
<b>Total Lease-Up</b>		<b>80</b>
2	Capitol Rose	158
3	The Drake Phase II	78
4	Harvard Hall Redevelopment	153
<b>Total Under Construction</b>		<b>389</b>
5	Universal Building	502
6	2338 Ontario Road	52
<b>Total Planned</b>		<b>554</b>

200 ft | Source: Pyxis

# DUPONT CIRCLE / ADAMS MORGAN SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	AdMo Heights Phase II	1777 Columbia Road NW	Washington	DC	20009	Lease-Up	80	Dupont Circle / Adams Morgan	12/31/2023	12/18/2018	01/01/2024
2	Capitol Rose	1732 15th Street NW	Washington	DC	20009	Under Construction	158	Dupont Circle / Adams Morgan	10/31/2023	11/01/2023	01/01/2024
3	The Drake Phase II	1355 17th Street NW	Washington	DC	20036	Under Construction	78	Dupont Circle / Adams Morgan	10/31/2023	11/01/2023	01/01/2024
4	Harvard Hall Redevelopment	1650 Harvard Street NW	Washington	DC	20009	Under Construction	153	Dupont Circle / Adams Morgan	01/31/2024		
5	Universal Building	1825 & 1875 Connecticut Ave NW	Washington	DC	20009	Planned	502	Dupont Circle / Adams Morgan	01/01/2027	03/01/2026	05/01/2026
6	2338 Ontario Road	2338 Ontario Road NW	Washington	DC	20009	Planned	52	Dupont Circle / Adams Morgan			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>1,023</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
80 Units



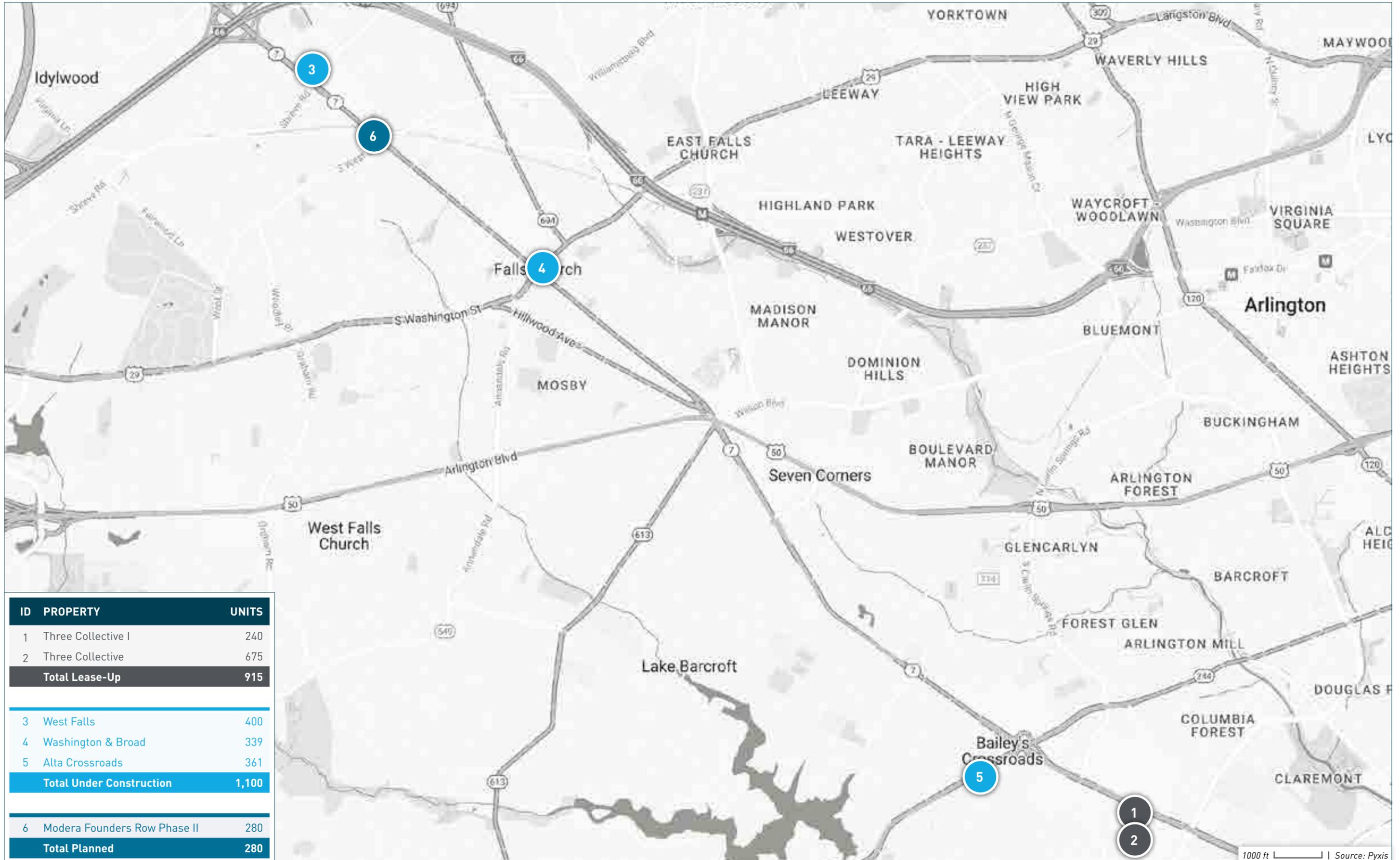
**Under Construction**  
389 Units



**Planned**  
554 Units



**Prospective**  
1,113 Units



ID	PROPERTY	UNITS
1	Three Collective I	240
2	Three Collective	675
<b>Total Lease-Up</b>		<b>915</b>
3	West Falls	400
4	Washington & Broad	339
5	Alta Crossroads	361
<b>Total Under Construction</b>		<b>1,100</b>
6	Modera Founders Row Phase II	280
<b>Total Planned</b>		<b>280</b>

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	Three Collective I	5201 Leesburg Pike	Falls Church	VA	22041	Lease-Up	240	Falls Church / Annandale	11/01/2023	04/01/2023	09/01/2023
2	Three Collective	5203 Leesburg Pike	Falls Church	VA	22041	Lease-Up	675	Falls Church / Annandale	12/31/2024	04/01/2023	10/01/2023
3	West Falls	Haycock Road & Leesburg Pike	Falls Church	VA	22043	Under Construction	400	Falls Church / Annandale	11/30/2024	07/01/2024	09/01/2024
4	Washington & Broad	100 North Washington Street	Falls Church	VA	22046	Under Construction	339	Falls Church / Annandale	10/31/2024	03/01/2024	04/01/2024
5	Alta Crossroads	Columbia Pike & Moncure Avenue	Falls Church	VA	22041	Under Construction	361	Falls Church / Annandale	09/30/2025		
6	Modera Founders Row Phase II	110 Founders Avenue	Falls Church	VA	22046	Planned	280	Falls Church / Annandale	05/01/2025	01/01/2025	02/01/2025

**TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED      2,295**

## SUBMARKET AT A GLANCE



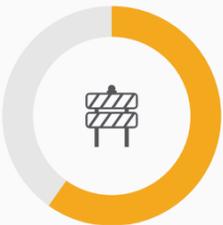
**Lease-Up**  
915 Units



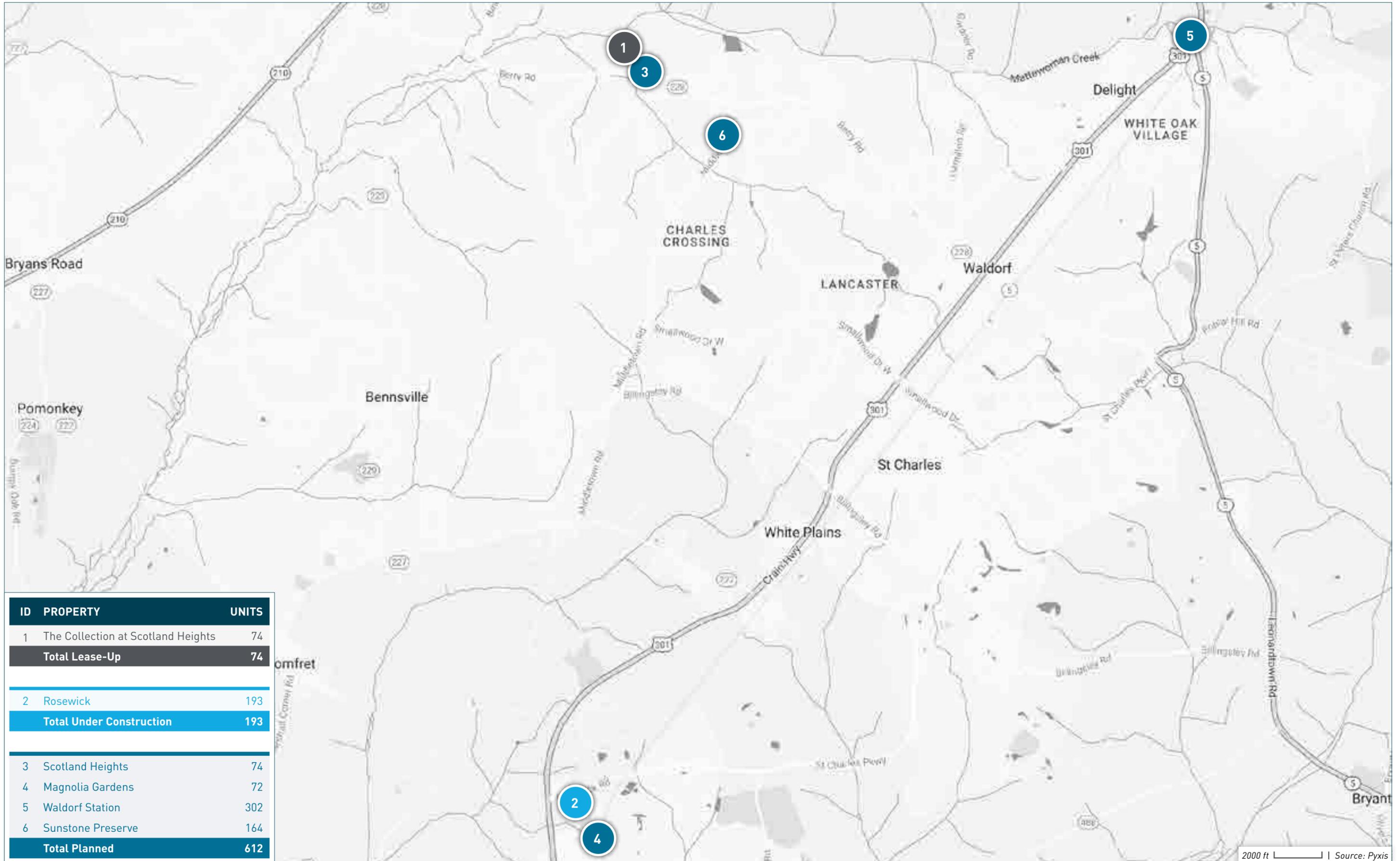
**Under Construction**  
1,100 Units



**Planned**  
280 Units



**Prospective**  
3,570 Units

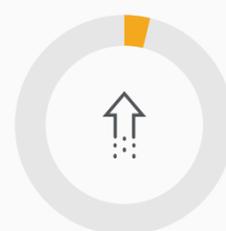


ID	PROPERTY	UNITS
1	The Collection at Scotland Heights	74
<b>Total Lease-Up</b>		<b>74</b>
2	Rosewick	193
<b>Total Under Construction</b>		<b>193</b>
3	Scotland Heights	74
4	Magnolia Gardens	72
5	Waldorf Station	302
6	Sunstone Preserve	164
<b>Total Planned</b>		<b>612</b>

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 Collection at Scotland Heights	9553 Rutherglen Pl	Waldorf	DC	20603	Lease-Up	74	Charles County	11/01/2023	12/01/2022	02/01/2023
2	Rosewick	Crain Hwy & Rosewick Road	La Plata	MD	20646	Under Construction	193	Charles County	12/31/2024		
3	Scotland Heights	Berry Road & Shetland Drive	Waldorf	MD	20603	Planned	74	Charles County	11/01/2023		
4	Magnolia Gardens	Heritage Green Pkwy & Washington Avenue	La Plata	MD	20646	Planned	72	Charles County			
5	Waldorf Station	Crain Hwy & Mattawoman Beantown Road	Waldorf	MD	20601	Planned	302	Charles County			
6	Sunstone Preserve	McDaniel Road & Middletown Road	Waldorf	MD	20603	Planned	164	Charles County			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>879</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
74 Units



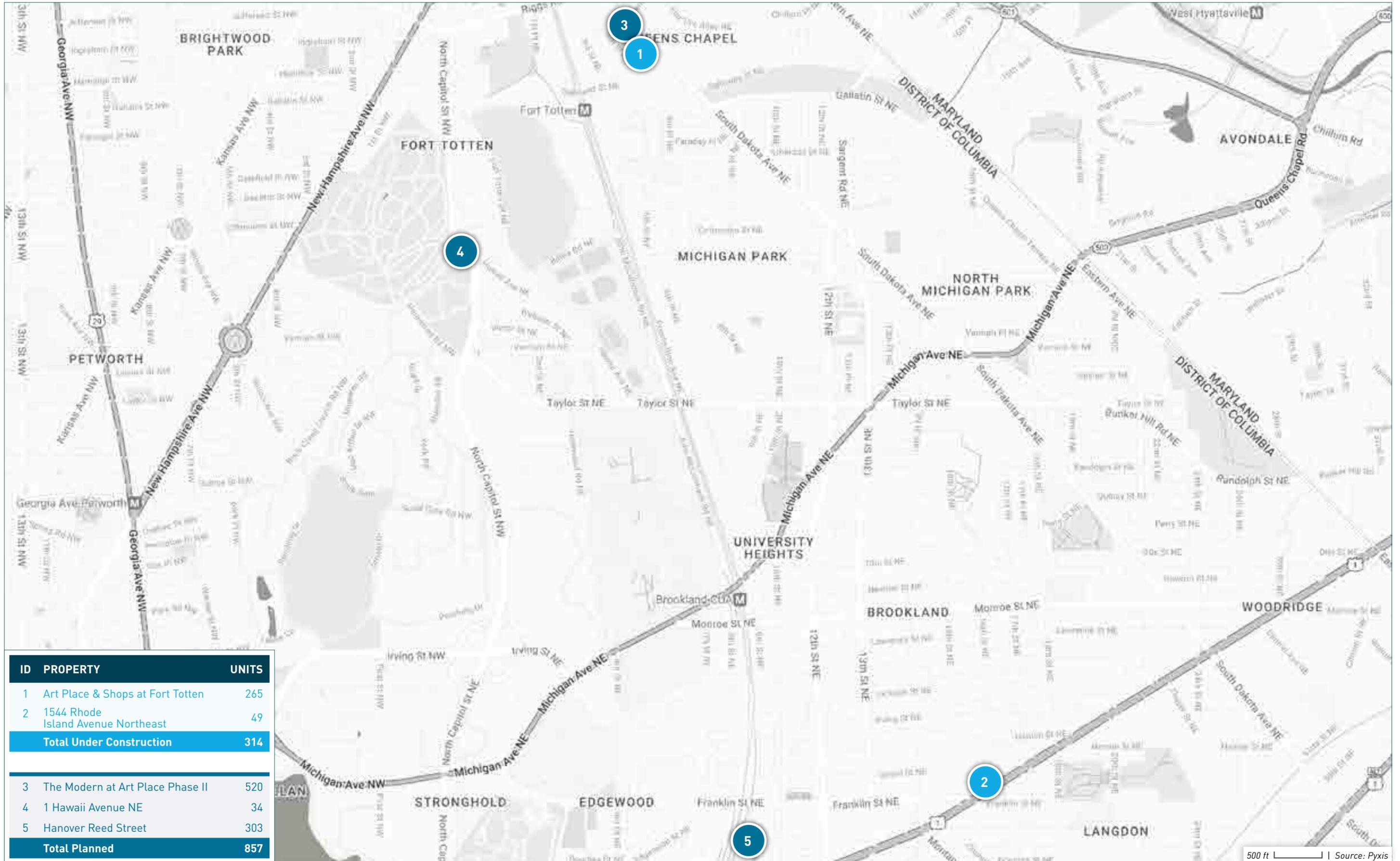
**Under Construction**  
193 Units



**Planned**  
612 Units



**Prospective**  
1,656 Units



ID	PROPERTY	UNITS
1	Art Place & Shops at Fort Totten	265
2	1544 Rhode Island Avenue Northeast	49
<b>Total Under Construction</b>		<b>314</b>
3	The Modern at Art Place Phase II	520
4	1 Hawaii Avenue NE	34
5	Hanover Reed Street	303
<b>Total Planned</b>		<b>857</b>

500 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	Art Place & Shops at Fort Totten	5180 S Dakota Ave NE	Washington	DC	20011	Under Construction	265	Brookland / Ft. Totten	03/01/2025	08/01/2024	09/01/2024
2	1544 Rhode Island Avenue Northeast	1544 Rhode Island Ave NE	Washington	DC	20018	Under Construction	49	Brookland / Ft. Totten	12/01/2023	10/01/2023	11/01/2023
3	The Modern at Art Place Phase II	400 Galloway Street NE	Washington	DC	20011	Planned	520	Brookland / Ft. Totten		04/01/2017	
4	1 Hawaii Avenue NE	1 Hawaii Avenue NE	Washington	DC	20011	Planned	34	Brookland / Ft. Totten			
5	Hanover Reed Street	Evarts Street NE & Reed Street NE	Washington	DC	20018	Planned	303	Brookland / Ft. Totten			
<b>TOTAL UNDER CONSTRUCTION AND PLANNED</b>							<b>1,171</b>				

## SUBMARKET AT A GLANCE



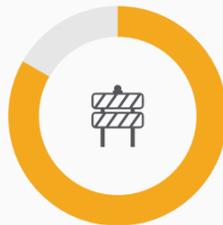
**Lease-Up**  
0 Units



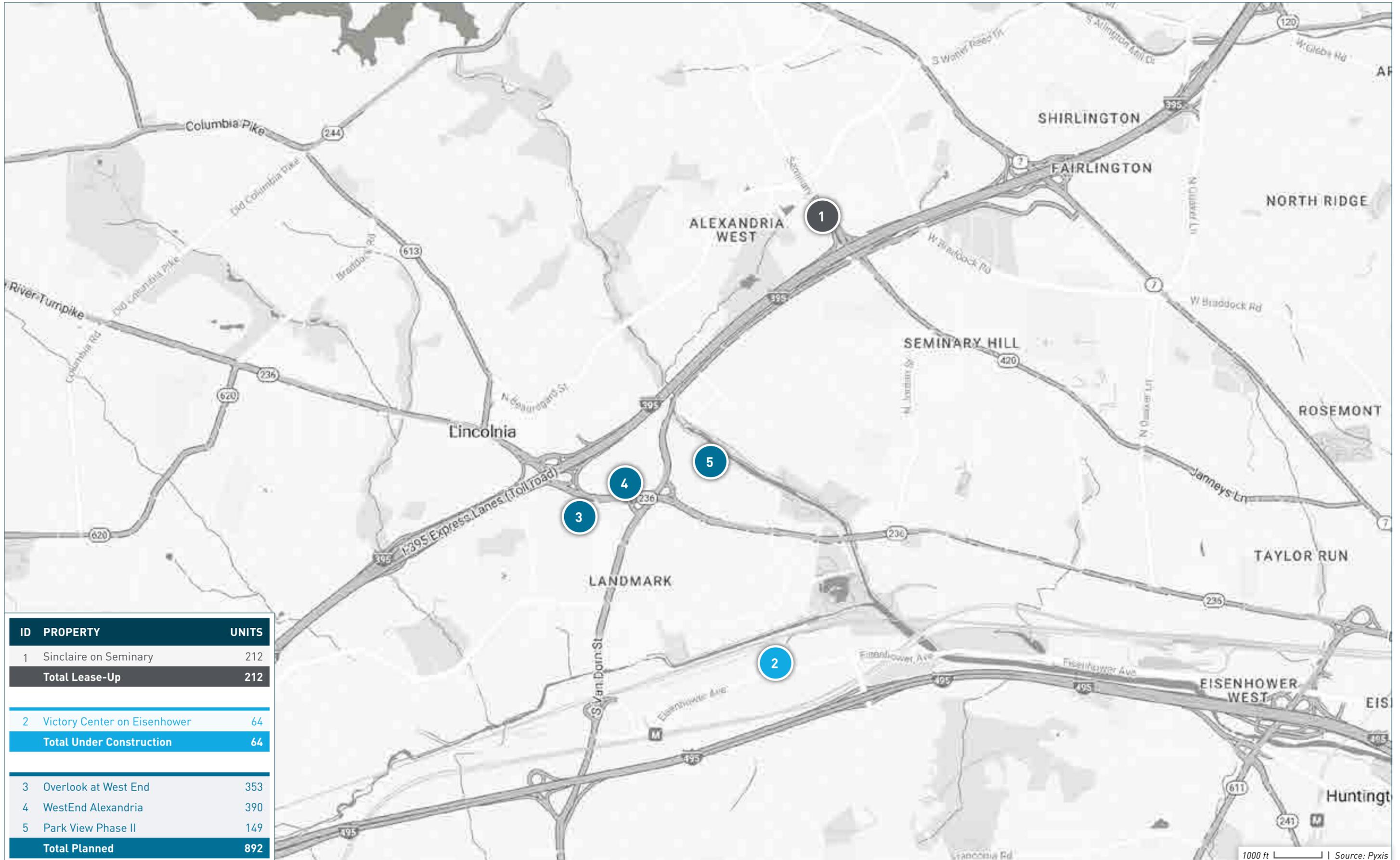
**Under Construction**  
314 Units



**Planned**  
857 Units



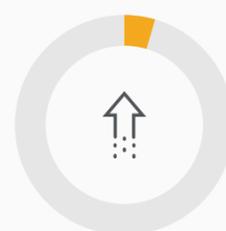
**Prospective**  
5,636 Units



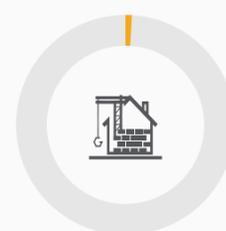
# SEMINARY ROAD / LANDMARK SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Sinclair on Seminary	4900 Seminary Road	Alexandria	VA	22311	Lease-Up	212	Seminary Road / Landmark	10/31/2023	09/29/2022	12/01/2022
2	Victory Center on Eisenhower	4901 Eisenhower Avenue	Alexandria	VA	22304	Under Construction	64	Seminary Road / Landmark	07/31/2024		
3	Overlook at West End	5901 Stevenson Ave	Alexandria	VA	22304	Planned	353	Seminary Road / Landmark	11/01/2025	03/01/2025	05/01/2025
4	WestEnd Alexandria	5801 Duke Street	Alexandria	VA	22304	Planned	390	Seminary Road / Landmark	03/01/2026	12/01/2024	02/01/2025
5	Park View Phase II	5380 Holmes Run Pkwy	Alexandria	VA	22304	Planned	149	Seminary Road / Landmark			
<b>TOTAL UNDER CONSTRUCTION AND PLANNED</b>							<b>1,168</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
212 Units



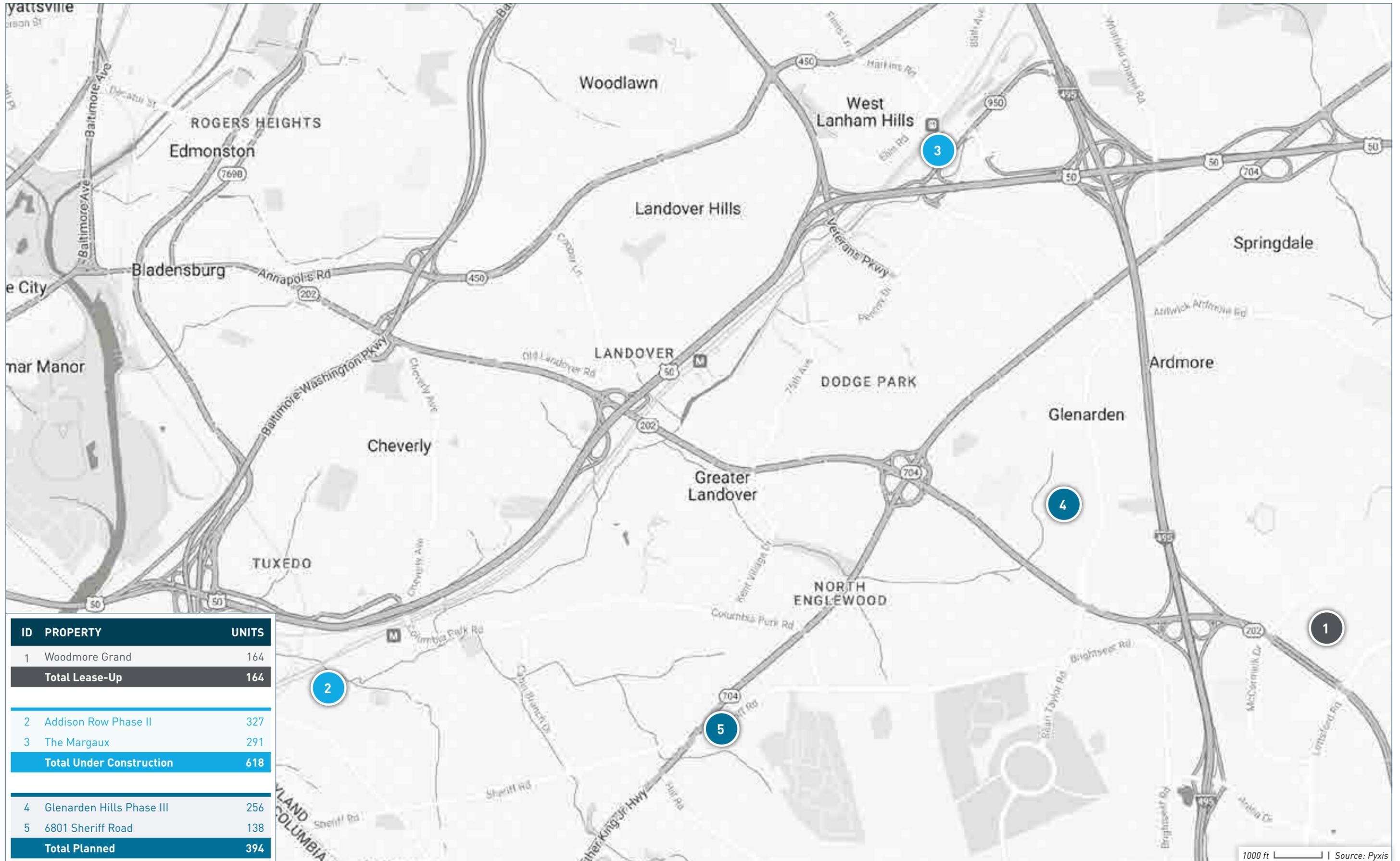
**Under Construction**  
64 Units



**Planned**  
892 Units



**Prospective**  
4,787 Units

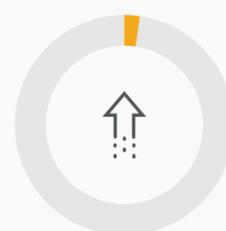


ID	PROPERTY	UNITS
1	Woodmore Grand	164
<b>Total Lease-Up</b>		<b>164</b>
2	Addison Row Phase II	327
3	The Margaux	291
<b>Total Under Construction</b>		<b>618</b>
4	Glenarden Hills Phase III	256
5	6801 Sheriff Road	138
<b>Total Planned</b>		<b>394</b>

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	Woodmore Grand	1931 Grand Way Blvd	Bowie	MD	20721	Lease-Up	164	Landover	12/31/2023	02/20/2023	04/01/2023
2	Addison Row Phase II	4800 Addison Road	Capitol Heights	MD	20743	Under Construction	327	Landover	06/30/2025	11/01/2023	01/01/2024
3	The Margaux	Corporate Drive & Pennsy Drive	New Carrollton	MD	20785	Under Construction	291	Landover	12/31/2023		
4	Glenarden Hills Phase III	8441 Marvin Wilson Way	Glenarden	MD	20706	Planned	256	Landover			
5	6801 Sheriff Road	6801 Sheriff Road	Hyattsville	MD	20785	Planned	138	Landover			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>1,176</b>				

## SUBMARKET AT A GLANCE



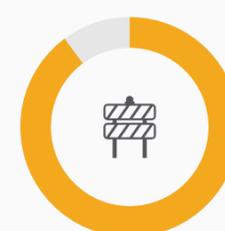
**Lease-Up**  
164 Units



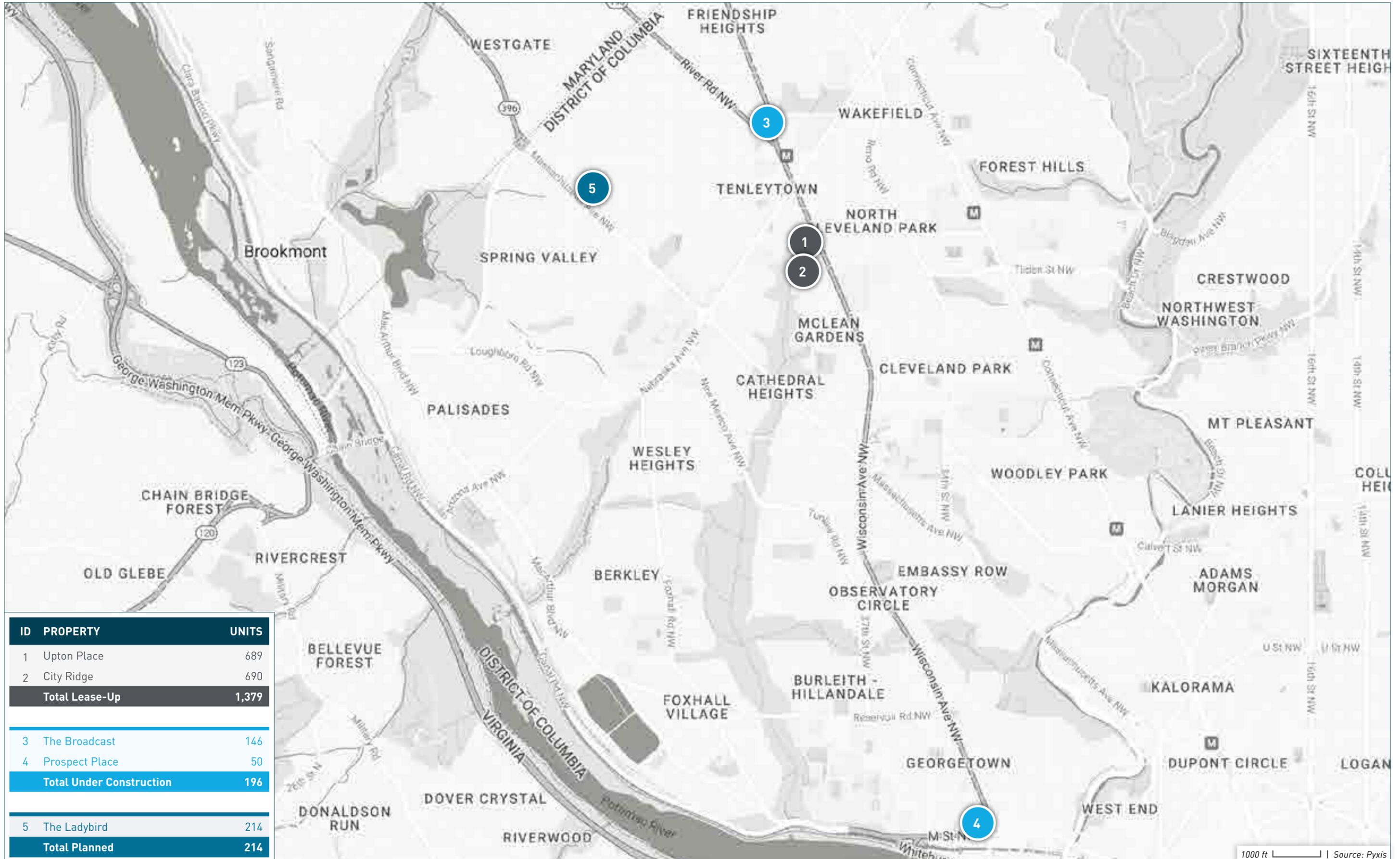
**Under Construction**  
618 Units



**Planned**  
394 Units



**Prospective**  
8,562 Units



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	Upton Place	4000 Wisconsin Avenue NW	Washington	DC	20016	Lease-Up	689	Northwest D.C. / Georgetown	03/31/2024	07/19/2023	12/01/2023
2	City Ridge	20 Ridge Square NW	Washington	DC	20016	Lease-Up	690	Northwest D.C. / Georgetown	10/31/2023	07/08/2022	09/01/2022
3	The Broadcast	4620 Wisconsin Avenue NW	Washington	DC	20016	Under Construction	146	Northwest D.C. / Georgetown	12/31/2023	05/01/2024	06/01/2024
4	Prospect Place	3220 Prospect St NW	Washington	DC	20007	Under Construction	50	Northwest D.C. / Georgetown	02/01/2024	11/01/2023	01/01/2024
5	The Ladybird	4330 48th Street NW	Washington	DC	20016	Planned	214	Northwest D.C. / Georgetown	12/01/2024		
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>1,789</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
1,379 Units



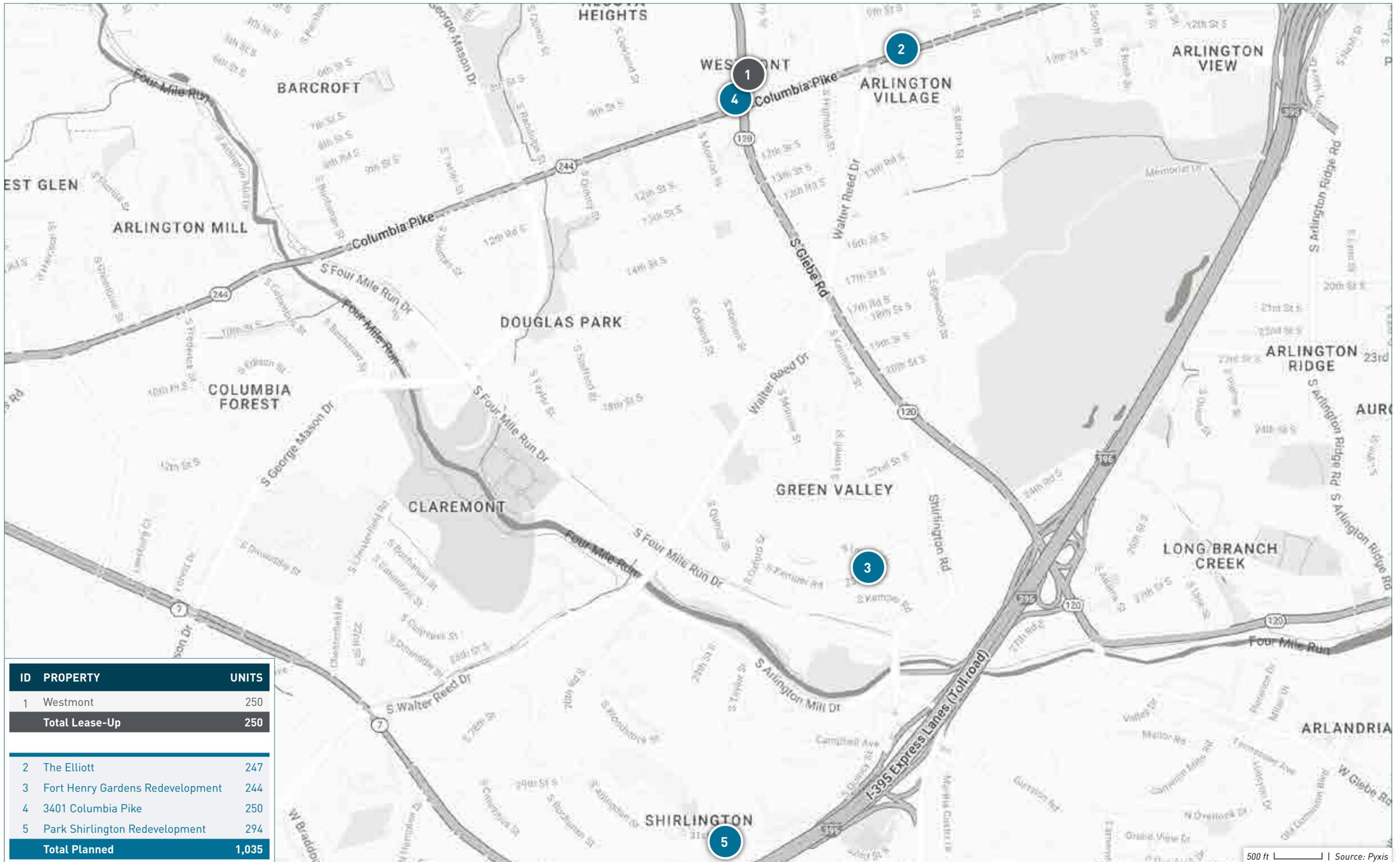
**Under Construction**  
196 Units



**Planned**  
214 Units



**Prospective**  
747 Units



ID	PROPERTY	UNITS
1	Westmont	250
<b>Total Lease-Up</b>		<b>250</b>
2	The Elliott	247
3	Fort Henry Gardens Redevelopment	244
4	3401 Columbia Pike	250
5	Park Shirlington Redevelopment	294
<b>Total Planned</b>		<b>1,035</b>

500 ft | Source: Pyxis

# COLUMBIA PIKE / SHIRLINGTON SUBMARKET

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Westmont	925 South Glebe Road	Arlington	VA	22204	Lease-Up	250	Columbia Pike / Shirlington	02/28/2024	07/24/2023	07/02/2023
2	The Elliott	2607 Columbia Pike	Arlington	VA	22204	Planned	247	Columbia Pike / Shirlington			
3	Fort Henry Gardens Redevelopment	2470 South Lowell Street	Arlington	VA	22206	Planned	244	Columbia Pike / Shirlington			
4	3401 Columbia Pike	3401 Columbia Pike	Arlington	VA	22204	Planned	250	Columbia Pike / Shirlington			
5	Park Shirlington Redevelopment	4510 31st Street South	Arlington	VA	22206	Planned	294	Columbia Pike / Shirlington			
<b>TOTAL LEASE-UP AND PLANNED</b>							<b>1,285</b>				

## SUBMARKET AT A GLANCE



**Lease-Up**  
250 Units



**Under Construction**  
0 Units



**Planned**  
1,035 Units



**Prospective**  
3,174 Units



# OTHER SUBMARKETS

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Residences at North Hill	7250 Nightingale Hill Lane	Alexandria	VA	22306	Lease-Up	279	SE Fairfax County	10/31/2023	10/07/2022	
2	The Heights at Jackson Village	4811 Wildroot Lane	Fredericksburg	VA	22407	Lease-Up	187	Spotsylvania County	10/31/2023	09/01/2022	
3	Oakville Triangle Building A	Swann Ave & Oakville St	Alexandria	VA	22301	Under Construction	247	NE Alexandria / Glebe Road	09/01/2025	04/01/2025	07/01/2025
4	Oakville Triangle Block B	Swann Ave & Oakville St	Alexandria	VA	22301	Under Construction	235	NE Alexandria / Glebe Road	06/01/2024	01/01/2024	03/01/2024
5	Oakville Triangle Block A1	Swann Ave & Oakville St	Alexandria	VA	22301	Under Construction	235	NE Alexandria / Glebe Road	08/01/2024	01/01/2024	03/01/2024
6	Palmer's Creek Phase II	5111 High Rock Road	Fredericksburg	VA	22407	Under Construction	200	Spotsylvania County	12/31/2023	10/01/2023	01/01/2024
7	Attain at Towne Centre	3102 Plank Road	Fredericksburg	VA	22407	Under Construction	271	Spotsylvania County	03/31/2025	10/01/2023	12/01/2023
8	Union on Knox	4410 Knox Road	College Park	MD	20740	Under Construction	341	College Park / Greenbelt	12/31/2024		
9	Elle	1111 20th Street NW	Washington	DC	20526	Under Construction	163	Foggy Bottom	03/31/2024	03/01/2024	06/01/2024
10	2660 Woodley Road NW	2660 Woodley Road NW	Washington	DC	20008	Planned	900	Woodley Pk. / Cleveland Pk. / Van Ness	06/01/2026	08/01/2025	10/01/2025
11	Mazza Gallerie Redevelopment	5300 Wisconsin Avenue NW	Washington	DC	20015	Planned	320	Woodley Pk. / Cleveland Pk. / Van Ness	12/01/2025	05/01/2025	07/01/2025
12	5151 Wisconsin Avenue NW	5151 Wisconsin Avenue NW	Washington	DC	20016	Planned	210	Woodley Pk. / Cleveland Pk. / Van Ness	10/01/2025	04/01/2025	06/01/2025
13	Friendship Center Redevelopment	5333 Wisconsin Avenue NW	Washington	DC	20015	Planned	310	Woodley Pk. / Cleveland Pk. / Van Ness			
14	Mount Vernon - Glebe	221 West Glebe Road	Alexandria	VA	22305	Planned	417	NE Alexandria / Glebe Road			
15	Bowman Center Redevelopment	11800 Main Street	Fredericksburg	VA	22408	Planned	525	Spotsylvania County			
16	Ecograds	8429 Baltimore Avenue	College Park	MD	20740	Planned	123	College Park / Greenbelt			
17	Beltway Plaza	6000 Greenbelt Road	Greenbelt	MD	20770	Planned	750	College Park / Greenbelt			
18	Flats at College Park	9113 Baltimore Avenue	College Park	MD	20740	Planned	317	College Park / Greenbelt			
19	Elms Mount Vernon	Buckman Road & Rolling Hills Avenue	Alexandria	VA	22306	Planned	137	SE Fairfax County			
20	Springfield Town Center	6500 Springfield Mall	Springfield	VA	22150	Planned	460	SE Fairfax County			
21	The Garrison	425 Garrisonville Road	Stafford	VA	22554	Planned	136	Stafford County	06/01/2025	02/01/2025	04/01/2025
22	Fountain Park	2107 Jefferson Davis Hwy	Stafford	VA	22554	Planned	309	Stafford County			
23	1133 19th Street NW	1133 19th Street NW	Washington	DC	20036	Planned	180	Foggy Bottom			
24	Hampton Park	9171 Central Avenue	Capitol Heights	MD	20743	Planned	200	District Heights			
25	Park Place at Addison Road Metro	6301 Central Avenue	Capitol Heights	MD	20743	Planned	193	District Heights			
26	850 South Capitol Street SE	850 South Capitol Street SE	Washington	DC	20003	Planned	520	United States Capitol / The White House			
27	Cremen Road & St Barnabas Road	Cremen Road & St. Barnabas Road	Marlow Heights	MD	20748	Planned	310	ForeSt.Heights / Oxon Hill			

**TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 8,475**

## OTHER SUBMARKETS AT A GLANCE



**Lease-Up**  
466 Units



**Under Construction**  
1,692 Units



**Planned**  
6,317 Units



**Prospective**  
21,556 Units