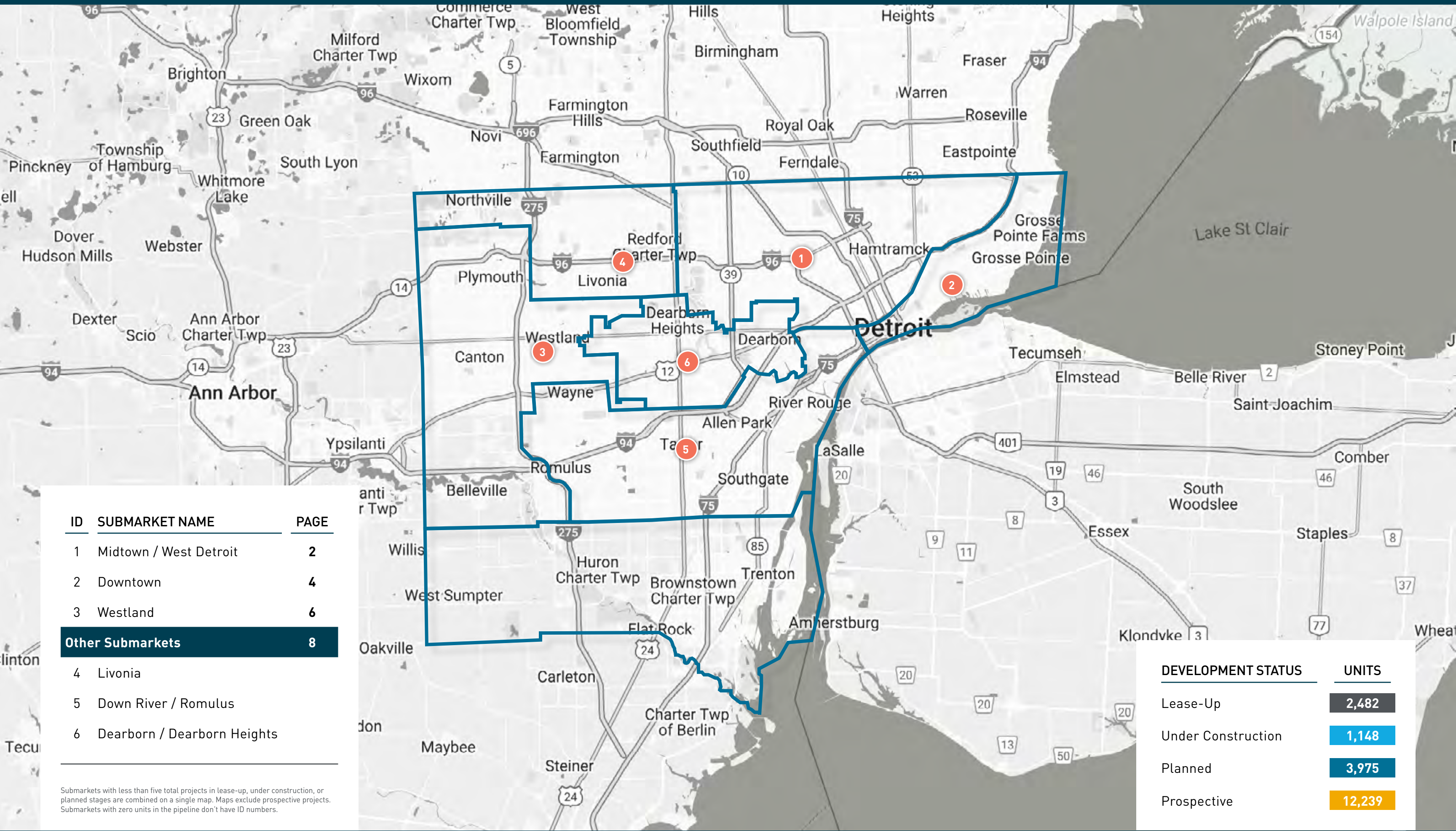


DETROIT | MULTIFAMILY QUARTERLY PIPELINE MAP

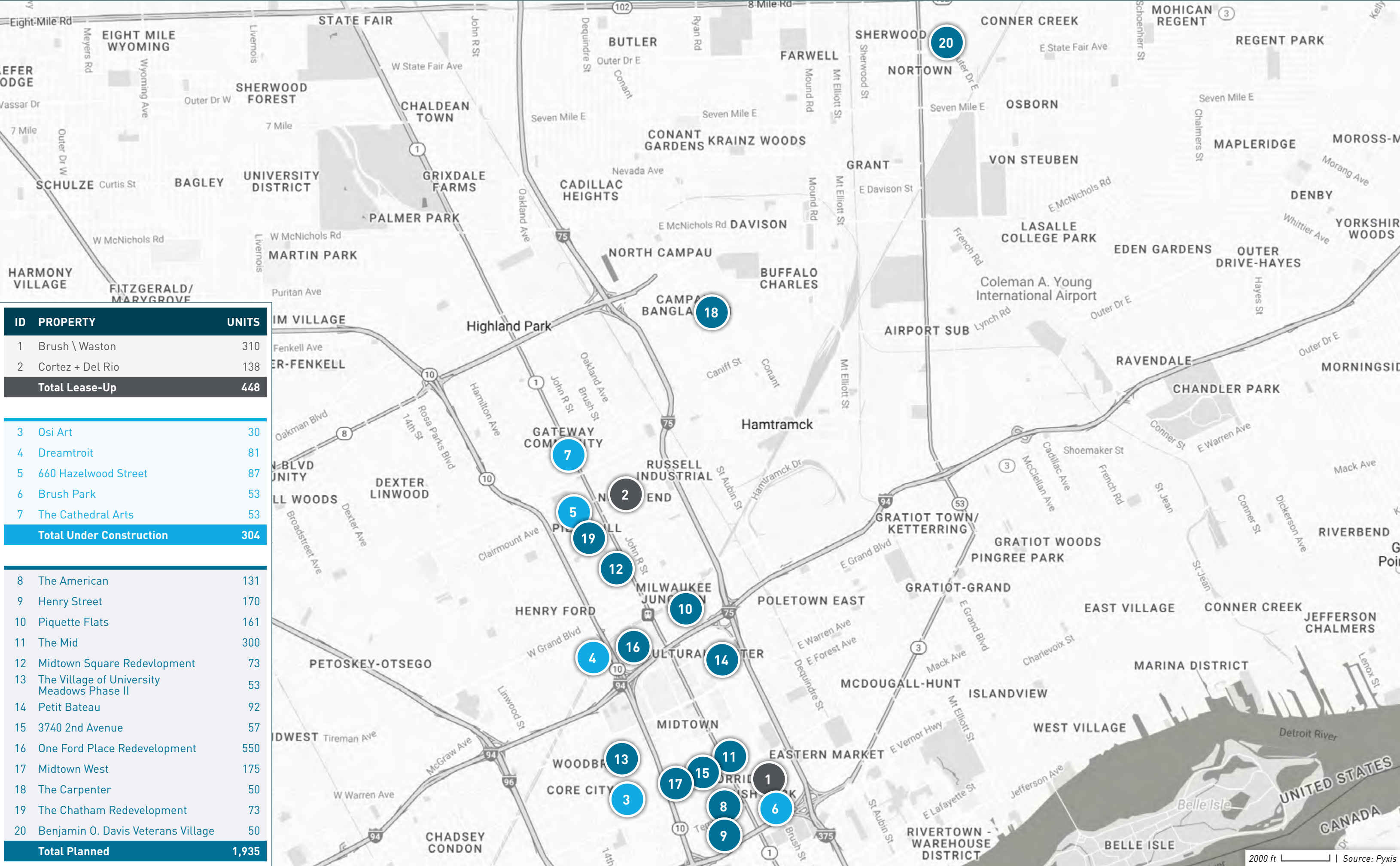
4Q23



ID	SUBMARKET NAME	PAGE
1	Midtown / West Detroit	2
2	Downtown	4
3	Westland	6
Other Submarkets		8
4	Livonia	
5	Down River / Romulus	
6	Dearborn / Dearborn Heights	

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	2,482
Under Construction	1,148
Planned	3,975
Prospective	12,239



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Brush \ Waston	444 Watson Street	Detroit	MI	48201	Lease-Up	310	Midtown / West Detroit	04/30/2024	07/01/2023	
2	Cortez + Del Rio	329 Holbrook Street	Detroit	MI	48202	Lease-Up	138	Midtown / West Detroit	11/30/2023	02/01/2022	
3	Osi Art	3820 Grand River Ave	Detroit	MI	48208	Under Construction	30	Midtown / West Detroit	07/01/2024	03/01/2024	04/01/2024
4	Dreamtroit	1331 Holden Street	Detroit	MI	48202	Under Construction	81	Midtown / West Detroit	11/30/2023		
5	660 Hazelwood Street	660 Hazelwood Street	Detroit	MI	48202	Under Construction	87	Midtown / West Detroit	12/31/2023		
6	Brush Park	269 Winder Street	Detroit	MI	48201	Under Construction	53	Midtown / West Detroit	01/31/2025		
7	The Cathedral Arts	10201 Woodward Avenue	Detroit	MI	48202	Under Construction	53	Midtown / West Detroit	04/30/2025		
8	The American	408 Temple Street	Detroit	MI	48201	Planned	131	Midtown / West Detroit	10/01/2025	06/01/2025	08/01/2025
9	Henry Street	2467 Cass Ave	Detroit	MI	48201	Planned	170	Midtown / West Detroit	08/01/2025	11/01/2024	01/01/2025
10	Piquette Flats	411 Piquette Avenue	Detroit	MI	48202	Planned	161	Midtown / West Detroit	12/01/2023		
11	The Mid	3750 Woodward Avenue	Detroit	MI	48201	Planned	300	Midtown / West Detroit	09/01/2024		
12	Midtown Square Redevelopment	93 Seward Avenue	Detroit	MI	48202	Planned	73	Midtown / West Detroit			
13	The Village of University Meadows Phase II	4500 Trumbull Street	Detroit	MI	48208	Planned	53	Midtown / West Detroit			
14	Petit Bateau	5300 Beaubien Blvd	Detroit	MI	48202	Planned	92	Midtown / West Detroit			
15	3740 2nd Avenue	3740 2nd Avenue	Detroit	MI	48201	Planned	57	Midtown / West Detroit			
16	One Ford Place Redevelopment	1 Ford Place	Detroit	MI	48202	Planned	550	Midtown / West Detroit			
17	Midtown West	901 Selden Street	Detroit	MI	48201	Planned	175	Midtown / West Detroit			
18	The Carpenter	NE Carpenter Avenue & Charest Street	Hamtramck	MI	48212	Planned	50	Midtown / West Detroit			
19	The Chatham Redevelopment	600 Pingree Avenue	Detroit	MI	48202	Planned	73	Midtown / West Detroit			
20	Benjamin O. Davis Veterans Village	4777 Outer Drive East	Detroit	MI	48234	Planned	50	Midtown / West Detroit			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							2,687				

SUBMARKET AT A GLANCE



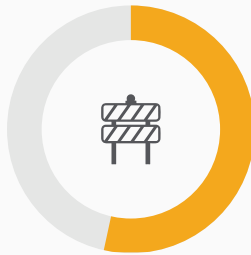
Lease-Up
448 Units



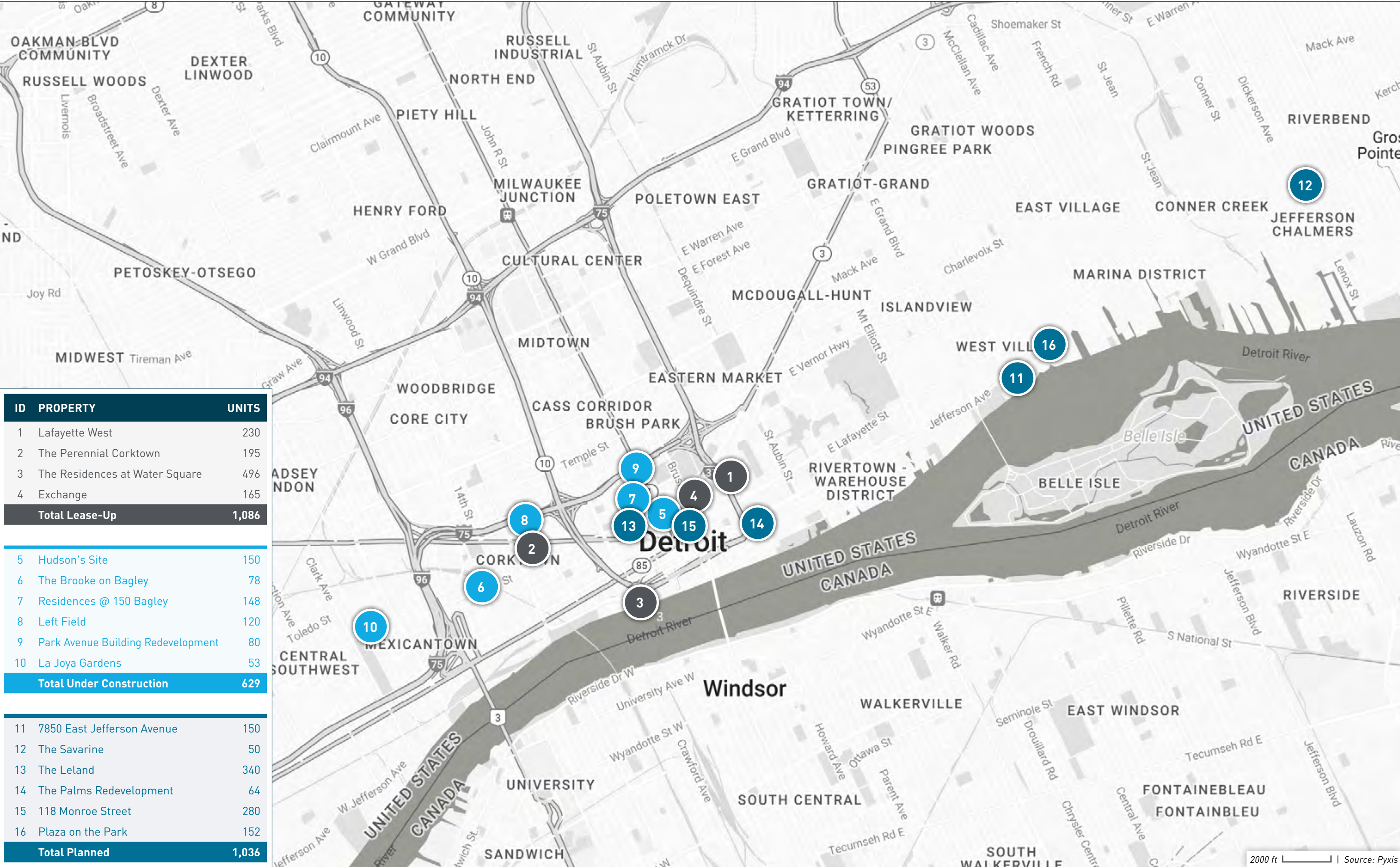
Under Construction
304 Units



Planned
1,935 Units



Prospective
5,013 Units

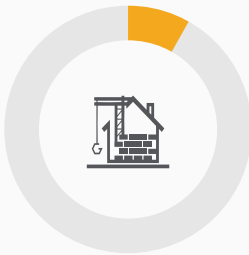


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Lafayette West	1401 Rivard Street	Detroit	MI	48207	Lease-Up	230	Downtown	06/30/2024	08/15/2023	08/01/2023
2	The Perennial Corktown	1611 Michigan Avenue	Detroit	MI	48216	Lease-Up	195	Downtown	01/31/2024	08/01/2023	12/01/2023
3	The Residences at Water Square	222 3rd Street	Detroit	MI	48226	Lease-Up	496	Downtown	02/29/2024	07/27/2023	02/01/2024
4	Exchange	310 Gratiot Avenue	Detroit	MI	48226	Lease-Up	165	Downtown	12/31/2023	01/18/2023	07/01/2023
5	Hudson's Site	1208 Woodward Avenue	Detroit	MI	48226	Under Construction	150	Downtown	06/30/2024	04/01/2024	06/01/2024
6	The Brooke on Bagley	2420 Bagley Street	Detroit	MI	48216	Under Construction	78	Downtown	11/30/2024	02/01/2024	04/01/2024
7	Residences @ 150 Bagley	150 Bagley Street	Detroit	MI	48226	Under Construction	148	Downtown	03/31/2024	12/01/2023	02/01/2024
8	Left Field	2610 Cochrane Street	Detroit	MI	48216	Under Construction	120	Downtown	06/30/2024		
9	Park Avenue Building Redevelopment	2001 Park Avenue	Detroit	MI	48226	Under Construction	80	Downtown	11/30/2024		
10	La Joya Gardens	4060 Vernor Hwy	Detroit	MI	48209	Under Construction	53	Downtown	03/31/2025		
11	7850 East Jefferson Avenue	7850 East Jefferson Avenue	Detroit	MI	48214	Planned	150	Downtown			
12	The Savarine	13101 East Jefferson Avenue	Detroit	MI	48215	Planned	50	Downtown			
13	The Leland	400 Bagley Street	Detroit	MI	48226	Planned	340	Downtown			
14	The Palms Redevelopment	1001 East Jefferson Avenue	Detroit	MI	48207	Planned	64	Downtown			
15	118 Monroe Street	118 Monroe Street	Detroit	MI	48226	Planned	280	Downtown			
16	Plaza on the Park	8430 East Jefferson Avenue	Detroit	MI	48214	Planned	152	Downtown			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							2,751				

SUBMARKET AT A GLANCE



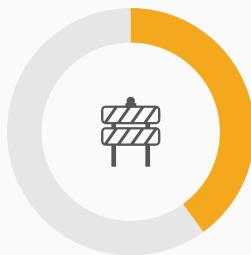
Lease-Up
1,086 Units



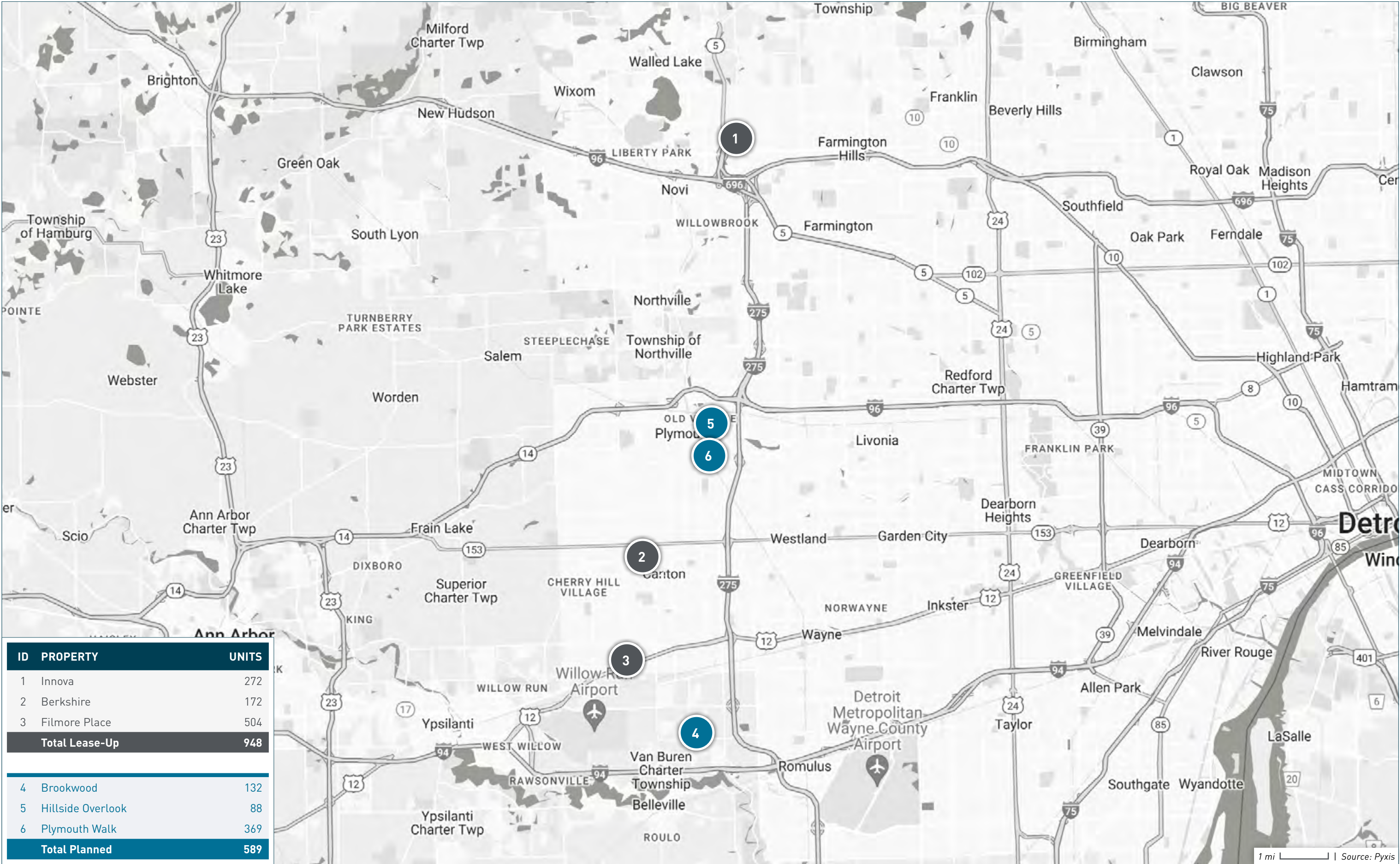
Under Construction
629 Units



Planned
1,036 Units



Prospective
3,912 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Innova	39500 Champion Cir	Novi	MI	48377	Lease-Up	272	Westland	01/01/2024	08/01/2023	09/01/2023
2	Berkshire	1315 Waterside Road	Canton	MI	48187	Lease-Up	172	Westland	10/31/2024	05/31/2023	06/01/2023
3	Filmore Place	47517 Sleeping Bear Blvd	Canton	MI	48188	Lease-Up	504	Westland	11/30/2023	11/04/2022	03/01/2023
4	Brookwood	Springwood Blvd & Tyler Road	Van Buren Charter Township	MI	48111	Planned	132	Westland			
5	Hillside Overlook	41661 Plymouth Road	Plymouth	MI	48170	Planned	88	Westland			
6	Plymouth Walk	Ann Arbor Road & North Haggerty Road	Plymouth Charter Twp	MI	48170	Planned	369	Westland			
TOTAL LEASE-UP AND PLANNED							1,537				

SUBMARKET AT A GLANCE



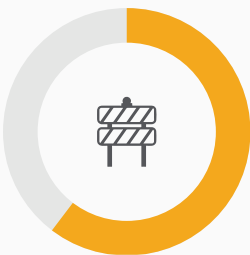
Lease-Up
948 Units



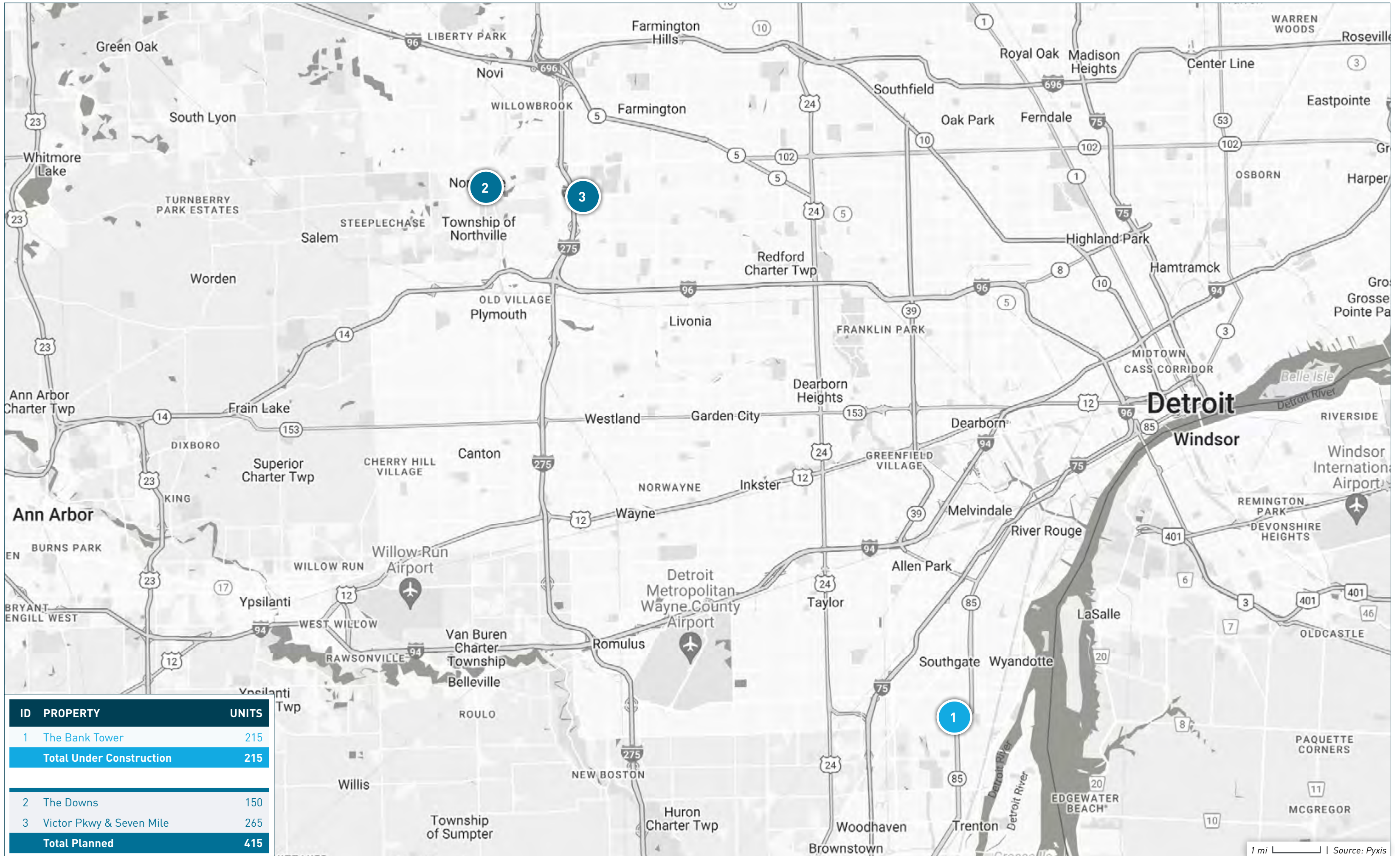
Under Construction
0 Units



Planned
589 Units



Prospective
2,255 Units



OTHER SUBMARKETS

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 Bank Tower	16333 Trenton Road	Southgate	MI	48195	Under Construction	215	Down River / Romulus	06/30/2025	10/01/2024	12/01/2024
2	The Downs	301 S Center St	Northville	MI	48167	Planned	150	Livonia	10/01/2026	11/01/2025	02/01/2026
3	Victor Pkwy & Seven Mile	Seven Mile & Victor Pkwy	Livonia	MI	48152	Planned	265	Livonia			
TOTAL UNDER CONSTRUCTION AND PLANNED							630				

OTHER SUBMARKETS AT A GLANCE



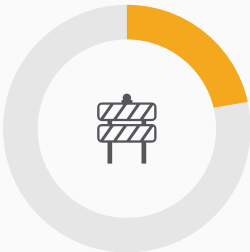
Lease-Up
0 Units



Under Construction
215 Units



Planned
415 Units



Prospective
1,059 Units