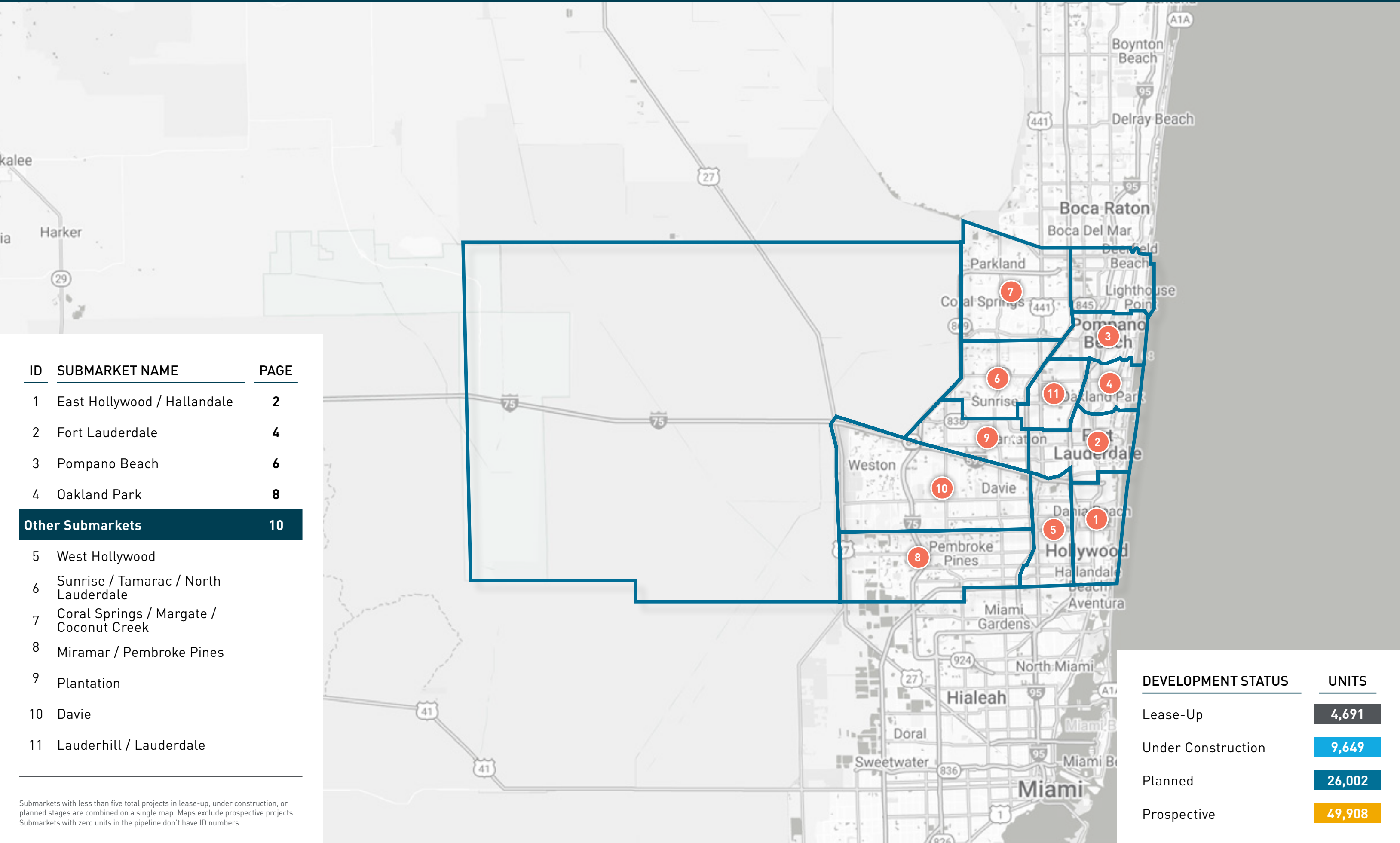
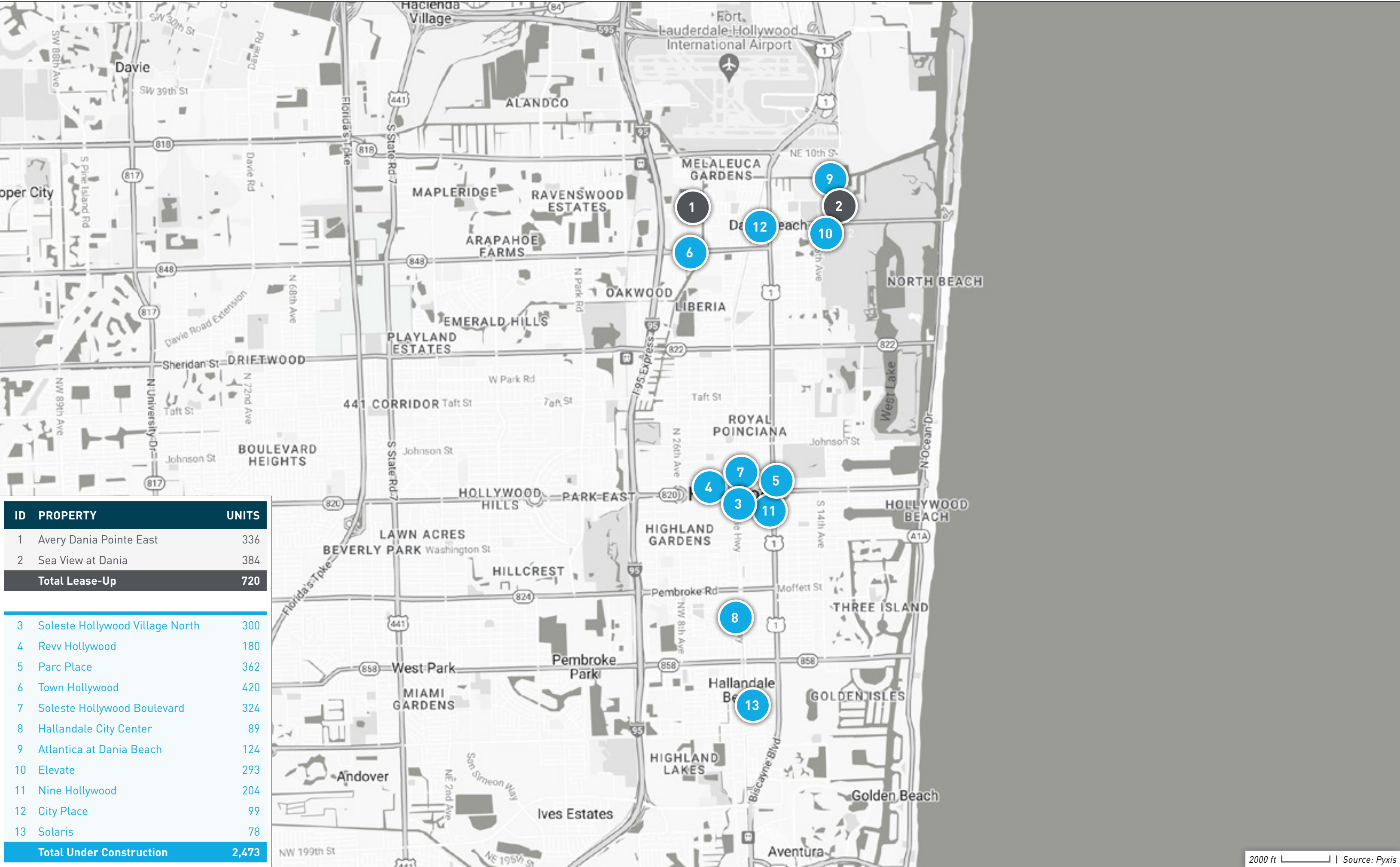


FORT LAUDERDALE | MULTIFAMILY QUARTERLY PIPELINE MAP 4Q23



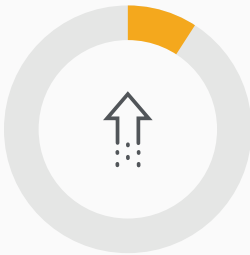


EAST HOLLYWOOD / HALLANDALE SUBMARKET

Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Avery Dania Pointe East	120 North Compass Way	Dania Beach	FL	33004	Lease-Up	336	East Hollywood / Hallandale	12/31/2023	08/01/2023	12/01/2023
2	Sea View at Dania	601 East Dania Beach Blvd	Dania Beach	FL	33004	Lease-Up	384	East Hollywood / Hallandale	12/31/2023	03/02/2023	05/01/2023
3	Soleste Hollywood Village North	2001 Van Buren St	Hollywood	FL	33020	Under Construction	300	East Hollywood / Hallandale	08/01/2025	05/01/2025	06/01/2025
4	Revv Hollywood	2233 Hollywood Blvd	Hollywood	FL	33020	Under Construction	180	East Hollywood / Hallandale	12/31/2024	11/01/2024	12/01/2024
5	Parc Place	1745 Van Buren Street	Hollywood	FL	33020	Under Construction	362	East Hollywood / Hallandale	06/30/2025	07/01/2024	09/01/2024
6	Town Hollywood	SEC South Compass Way & Stirling Road	Hollywood	FL	33020	Under Construction	420	East Hollywood / Hallandale	06/30/2025	05/01/2024	07/01/2024
7	Soleste Hollywood Boulevard	2001 Hollywood Blvd	Hollywood	FL	33020	Under Construction	324	East Hollywood / Hallandale	01/31/2025	04/01/2024	06/01/2024
8	Hallandale City Center	505 NW 1st Avenue	Hallandale Beach	FL	33009	Under Construction	89	East Hollywood / Hallandale	03/31/2024	03/01/2024	05/01/2024
9	Atlantica at Dania Beach	624 NE 2nd Street	Dania Beach	FL	33004	Under Construction	124	East Hollywood / Hallandale	06/30/2024	02/01/2024	03/01/2024
10	Elevate	600 East Dania Beach Blvd	Dania Beach	FL	33004	Under Construction	293	East Hollywood / Hallandale	05/31/2024	01/01/2024	03/01/2024
11	Nine Hollywood	1809 Jackson Street	Hollywood	FL	33020	Under Construction	204	East Hollywood / Hallandale	12/31/2023	11/01/2023	01/01/2024
12	City Place	59 SW 3rd Avenue	Dania Beach	FL	33004	Under Construction	99	East Hollywood / Hallandale	05/31/2024		
13	Solaris	118 SE 7th Street	Hallandale Beach	FL	33009	Under Construction	78	East Hollywood / Hallandale	11/30/2023		
TOTAL LEASE-UP AND UNDER CONSTRUCTION							3,193				

SUBMARKET AT A GLANCE



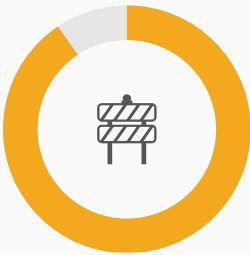
Lease-Up
720 Units



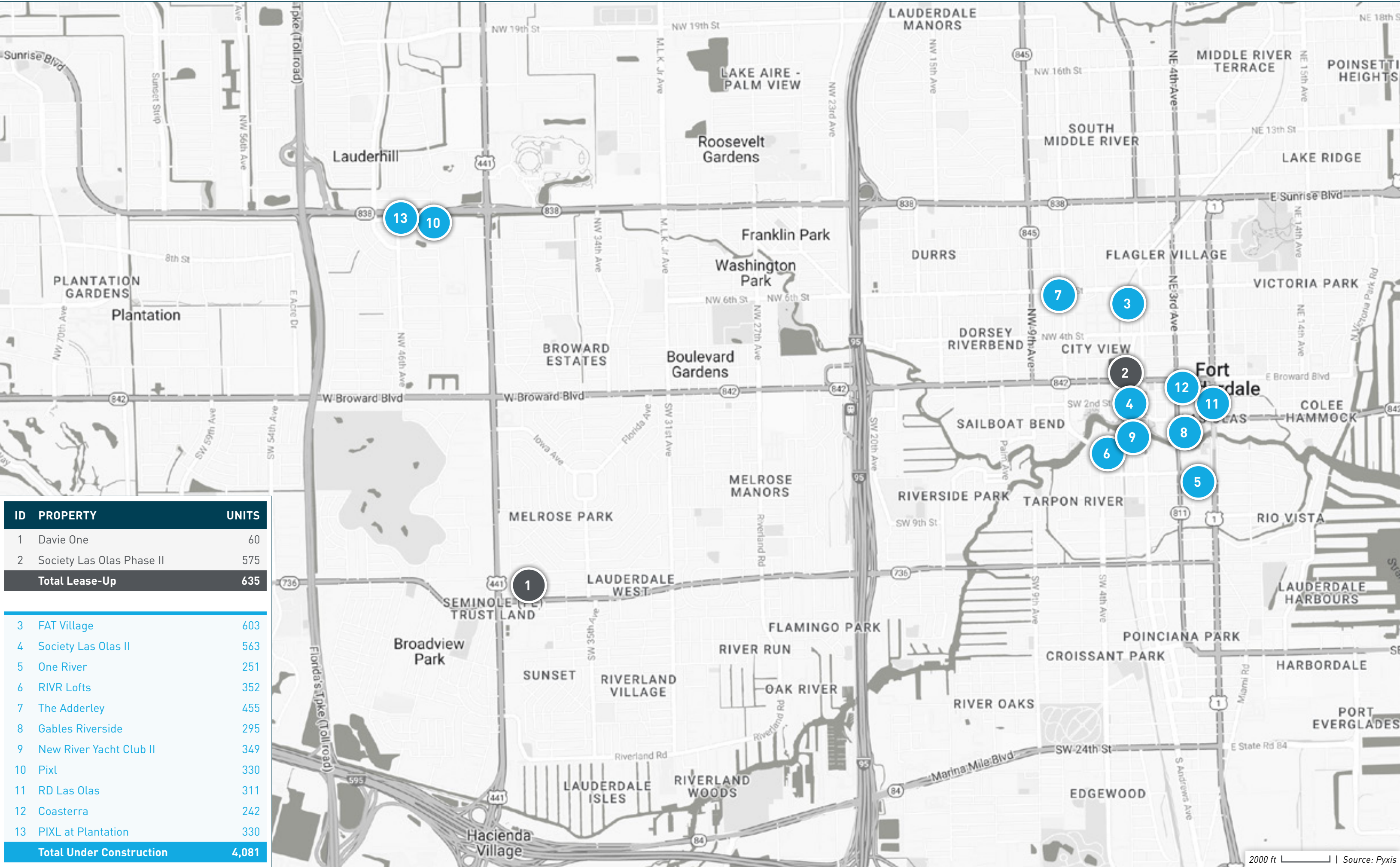
Under Construction
2,473 Units



Planned
5,829 Units



Prospective
11,030 Units



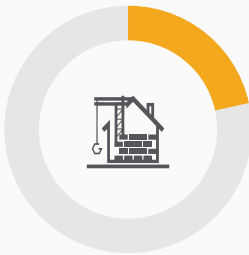
ID	PROPERTY	UNITS
1	Davie One	60
2	Society Las Olas Phase II	575
Total Lease-Up		635
3	FAT Village	603
4	Society Las Olas II	563
5	One River	251
6	RIVR Lofts	352
7	The Adderley	455
8	Gables Riverside	295
9	New River Yacht Club II	349
10	Pixl	330
11	RD Las Olas	311
12	Coasterra	242
13	PIXL at Plantation	330
Total Under Construction		4,081

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Davie One	3801 Davie Blvd	Fort Lauderdale	FL	33312	Lease-Up	60	Fort Lauderdale	12/31/2023	02/13/2023	
2	Society Las Olas Phase II	301 SW 1st Avenue	Fort Lauderdale	FL	33301	Lease-Up	575	Fort Lauderdale	10/31/2025	03/01/2020	05/01/2020
3	FAT Village	501 NW 1st Ave	Fort Lauderdale	FL	33301	Under Construction	603	Fort Lauderdale	05/01/2026	01/01/2026	02/01/2026
4	Society Las Olas II	140 SW 2nd St	Fort Lauderdale	FL	33301	Under Construction	563	Fort Lauderdale	10/01/2025	04/01/2025	06/01/2025
5	One River	629 SE 5th Avenue	Fort Lauderdale	FL	33301	Under Construction	251	Fort Lauderdale	09/30/2025	02/01/2025	04/01/2025
6	RIVR Lofts	307 SW 5th Street	Fort Lauderdale	FL	33315	Under Construction	352	Fort Lauderdale	01/31/2025	05/01/2024	07/01/2024
7	The Adderley	501 NW 7th Avenue	Fort Lauderdale	FL	33311	Under Construction	455	Fort Lauderdale	05/31/2026	05/01/2024	08/01/2024
8	Gables Riverside	333 North New River Drive East	Fort Lauderdale	FL	33301	Under Construction	295	Fort Lauderdale	01/31/2025	03/01/2024	05/01/2024
9	New River Yacht Club II	401 SW 1st Avenue	Fort Lauderdale	FL	33301	Under Construction	349	Fort Lauderdale	06/30/2024	02/01/2024	03/01/2024
10	Pixl	4400 W Sunrise Blvd	Plantation	FL	33317	Under Construction	330	Fort Lauderdale	06/01/2024	01/01/2024	03/01/2024
11	RD Las Olas	227 South Federal Hwy	Fort Lauderdale	FL	33301	Under Construction	311	Fort Lauderdale	01/31/2024	12/01/2023	02/01/2024
12	Coasterra	150 SE 3rd Avenue	Fort Lauderdale	FL	33301	Under Construction	242	Fort Lauderdale	01/31/2024	12/01/2023	02/01/2024
13	PIXL at Plantation	4300 NW 9th Court	Plantation	FL	33317	Under Construction	330	Fort Lauderdale	02/29/2024		
TOTAL LEASE-UP AND UNDER CONSTRUCTION							4,716				

SUBMARKET AT A GLANCE



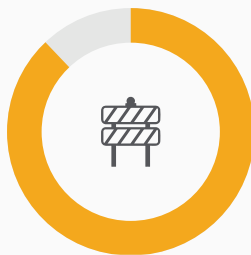
Lease-Up
635 Units



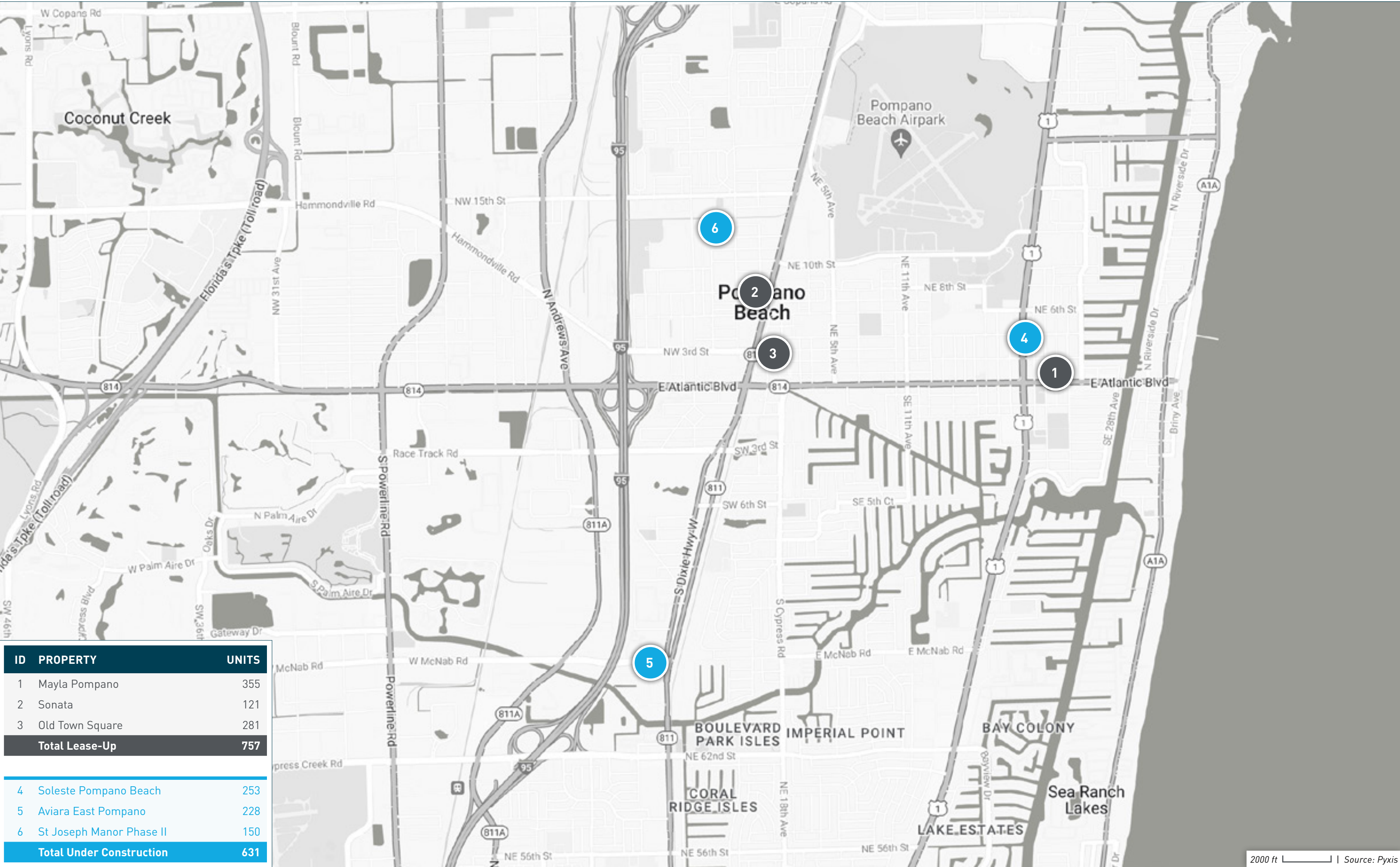
Under Construction
4,081 Units



Planned
9,679 Units

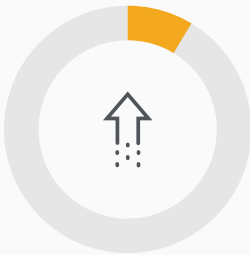


Prospective
17,089 Units

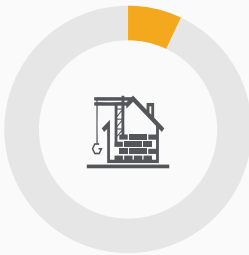


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Mayla Pompano	11 NE 24th Avenue	Pompano Beach	FL	33062	Lease-Up	355	Pompano Beach	04/30/2024	07/31/2023	10/01/2023
2	Sonata	100 NW 8th Street	Pompano Beach	FL	33060	Lease-Up	121	Pompano Beach	11/30/2023	06/30/2023	
3	Old Town Square	200 NE 1st Avenue	Pompano Beach	FL	33060	Lease-Up	281	Pompano Beach	04/30/2024	03/01/2023	04/01/2023
4	Soleste Pompano Beach	208 North Federal Hwy	Pompano Beach	FL	33062	Under Construction	253	Pompano Beach	08/31/2024	05/01/2024	07/01/2024
5	Aviara East Pompano	1621 South Dixie Hwy	Pompano Beach	FL	33460	Under Construction	228	Pompano Beach	09/30/2024	01/01/2024	03/01/2024
6	St Joseph Manor Phase II	1220 NW 6th Avenue	Pompano Beach	FL	33060	Under Construction	150	Pompano Beach	07/31/2024		
TOTAL LEASE-UP AND UNDER CONSTRUCTION							1,388				

SUBMARKET AT A GLANCE



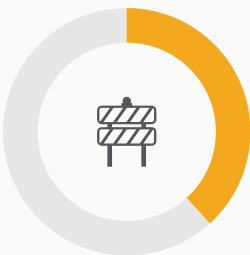
Lease-Up
757 Units



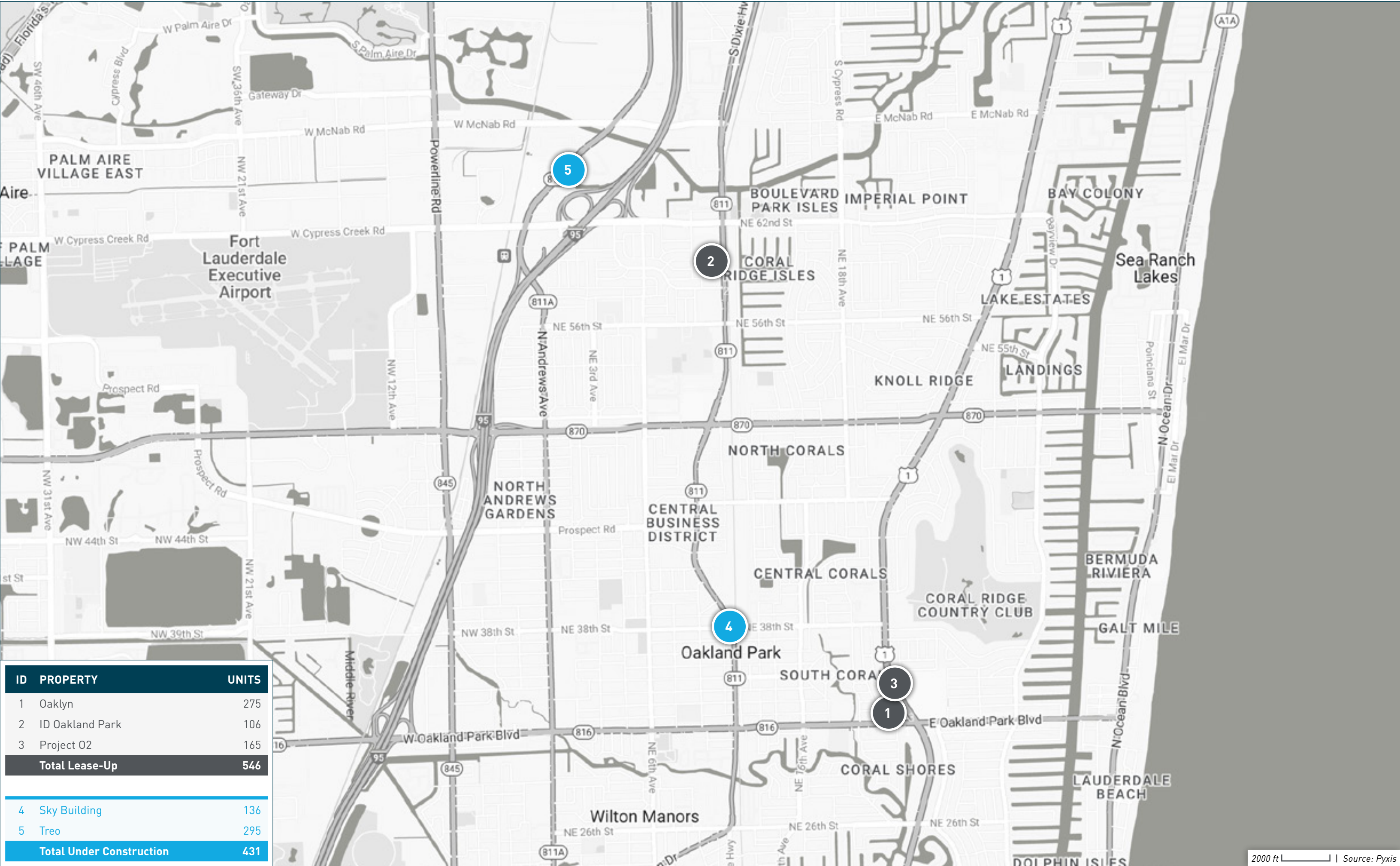
Under Construction
631 Units



Planned
1,513 Units

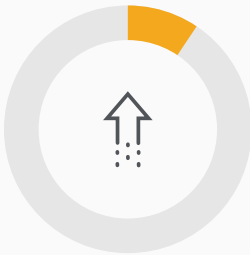


Prospective
3,849 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Oaklyn	3333 North Federal Hwy	Oakland Park	FL	33306	Lease-Up	275	Oakland Park	12/31/2023	06/15/2023	09/01/2023
2	ID Oakland Park	1001 NE 58th Street	Oakland Park	FL	33334	Lease-Up	106	Oakland Park	01/31/2024	05/01/2023	11/01/2023
3	Project O2	3339-3347 N Federal Hwy	Oakland Park	FL	33306	Lease-Up	165	Oakland Park	12/01/2023		
4	Sky Building	3701 North Dixie Hwy	Oakland Park	FL	33334	Under Construction	136	Oakland Park	12/31/2024	09/01/2024	11/01/2024
5	Treo	6500 North Andrews Avenue	Fort Lauderdale	FL	33309	Under Construction	295	Oakland Park	12/31/2023	02/01/2024	03/01/2024
TOTAL LEASE-UP AND UNDER CONSTRUCTION							977				

SUBMARKET AT A GLANCE



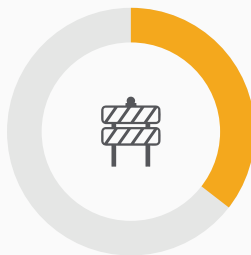
Lease-Up
546 Units



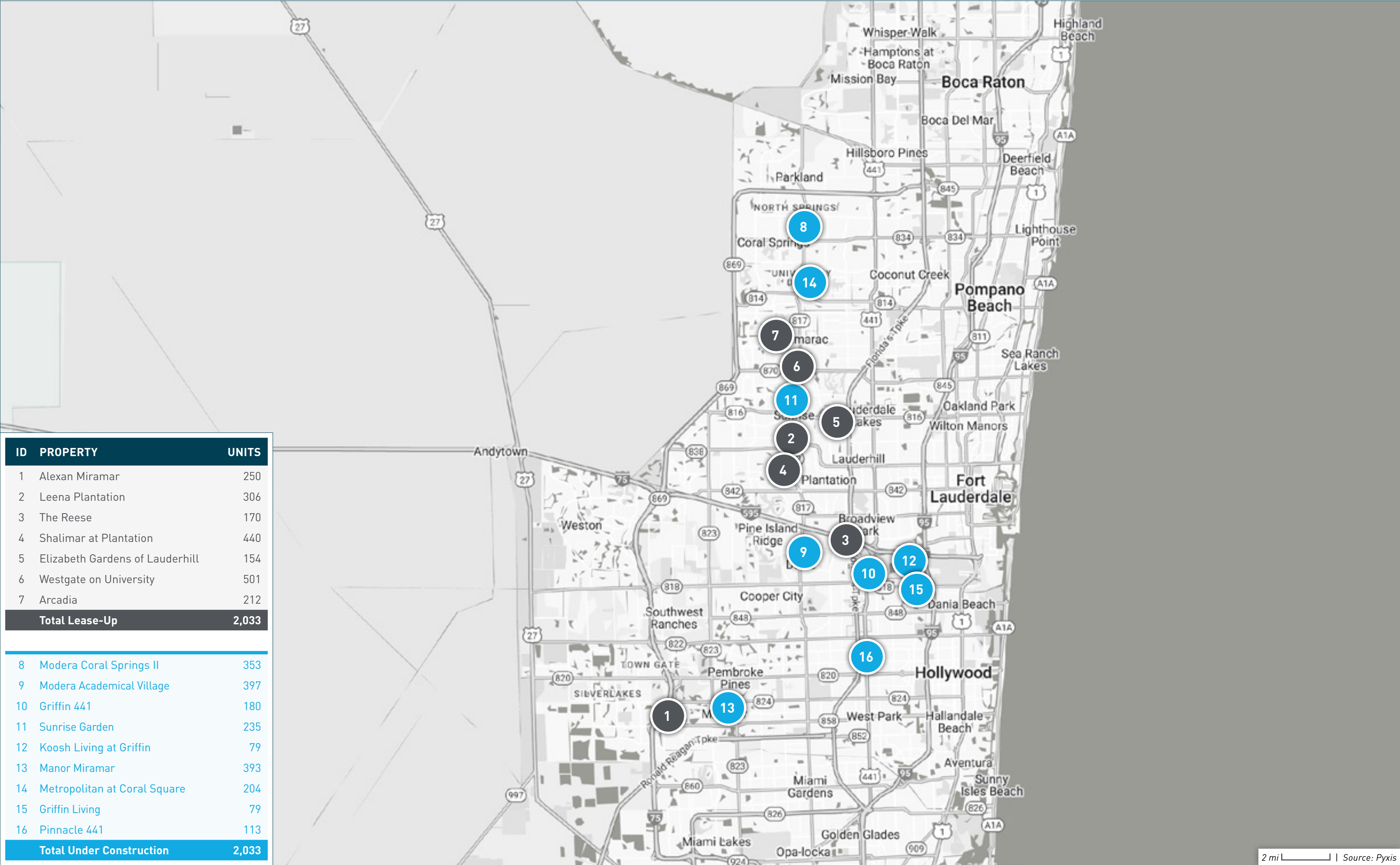
Under Construction
431 Units



Planned
1,230 Units



Prospective
2,974 Units

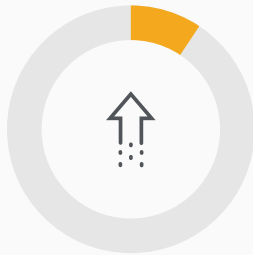


OTHER SUBMARKETS

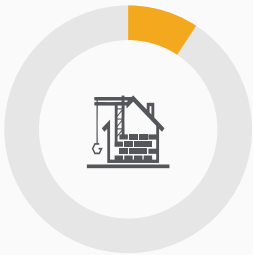
Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Alexan Miramar	3155 SW 147th Terrace	Miramar	FL	33027	Lease-Up	250	Miramar / Pembroke Pines	06/30/2024	08/17/2023	11/01/2023
2	Leena Plantation	1711 North University Drive	Plantation	FL	33322	Lease-Up	306	Plantation	12/31/2023	07/15/2023	7/1/2023
3	The Reese	5800 Reese Road	Davie	FL	33314	Lease-Up	170	Davie	12/31/2023	07/06/2023	7/1/2023
4	Shalimar at Plantation	8500 Cleary Blvd	Plantation	FL	33324	Lease-Up	440	Plantation	12/31/2024	06/15/2023	5/1/2024
5	Elizabeth Gardens of Lauderhill	2601 NW 56th Avenue	Lauderhill	FL	33313	Lease-Up	154	Lauderhill / Lauderdale	12/31/2023	05/23/2023	
6	Westgate on University	5475 North University Drive	Lauderhill	FL	33351	Lease-Up	501	Sunrise / Tamarac / North Lauderdale	01/31/2024	04/18/2023	02/01/2024
7	Arcadia	8601 W McNab Rd	Tamarac	FL	33321	Lease-Up	212	Sunrise / Tamarac / North Lauderdale	11/01/2023	10/24/2022	4/1/2023
8	Modera Coral Springs II	3300 N University Dr	Coral Springs	FL	33065	Under Construction	353	Coral Springs / Margate / Coconut Creek	10/01/2025	05/01/2025	07/01/2025
9	Modera Academical Village	3440 SW 76th Terrace	Davie	FL	33328	Under Construction	397	Davie	02/28/2025	07/01/2024	9/1/2024
10	Griffin 441	4465 Griffin Road	Fort Lauderdale	FL	33314	Under Construction	180	West Hollywood	12/31/2024	03/01/2024	6/1/2024
11	Sunrise Garden	8083 West Oakland Park Blvd	Sunrise	FL	33351	Under Construction	235	Sunrise / Tamarac / North Lauderdale	11/30/2024	02/01/2024	04/01/2024
12	Koosh Living at Griffin	2750 Griffin Rd	Fort Lauderdale	FL	33312	Under Construction	79	West Hollywood	03/01/2024	11/01/2023	12/1/2023
13	Manor Miramar	1 Main Street	Miramar	FL	33025	Under Construction	393	Miramar / Pembroke Pines	12/31/2023	11/01/2023	1/1/2024
14	Metropolitan at Coral Square	9000 Ramblewood Drive	Coral Springs	FL	33071	Under Construction	204	Coral Springs / Margate / Coconut Creek	06/30/2024	11/01/2023	1/1/2024
15	Griffin Living	2730 Griffin Road	Fort Lauderdale	FL	33312	Under Construction	79	West Hollywood	12/31/2023		
16	Pinnacle 441	890 North State Road 7	Hollywood	FL	33021	Under Construction	113	West Hollywood	11/30/2023		
TOTAL LEASE-UP AND UNDER CONSTRUCTION							4,066				

OTHER SUBMARKETS AT A GLANCE



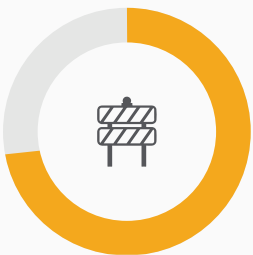
Lease-Up
2,033 Units



Under Construction
2,033 Units



Planned
7,751 Units



Prospective
14,966 Units