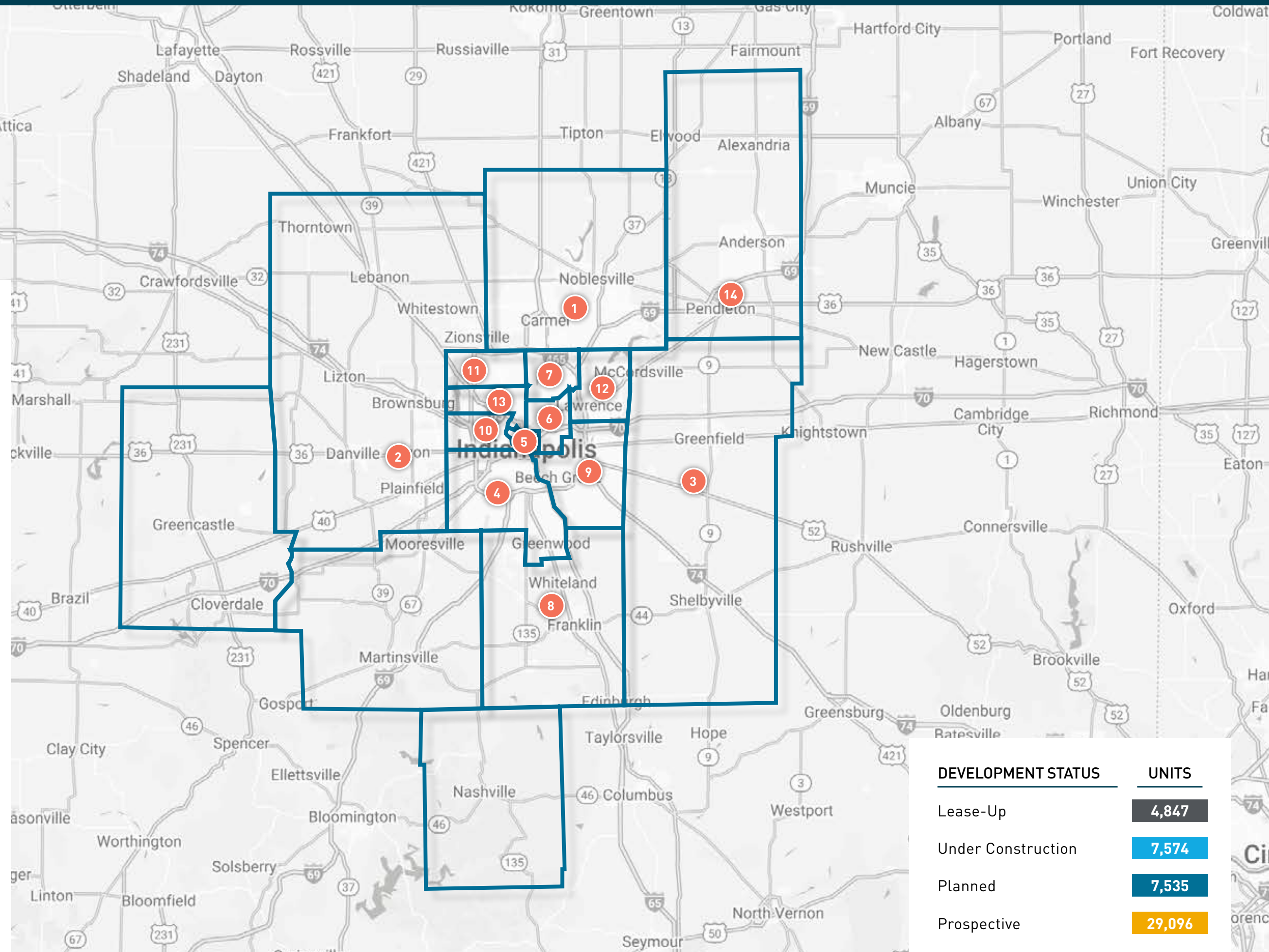


# INDIANAPOLIS | MULTIFAMILY QUARTERLY PIPELINE MAP

# 4Q23

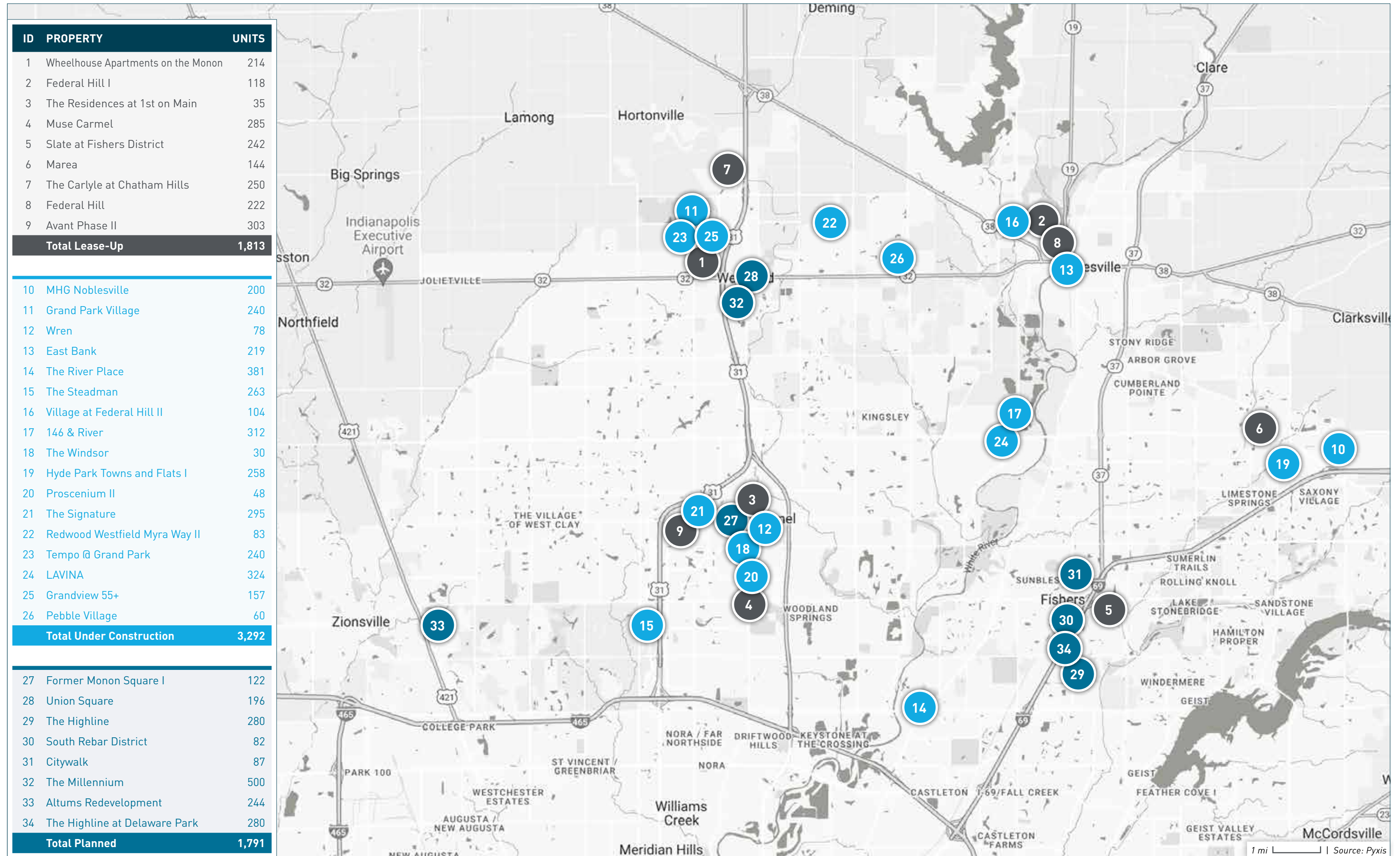


ID	SUBMARKET NAME	PAGE
1	Hamilton County	2
2	Boone/Hendricks	5
3	Hancock/Shelby	7
4	Southwest / Johnson	9
5	Central	11
6	East	13
<b>Other Submarkets</b>		<b>15</b>

7	Castleton
8	Johnson County / Other
9	Southeast
10	West
11	Far Northwest
12	Far Northeast
13	Near Northwest
14	Anderson

DEVELOPMENT STATUS	UNITS
Lease-Up	4,847
Under Construction	7,574
Planned	7,535
Prospective	29,096

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	Wheelhouse Apartments on the Monon	214
2	Federal Hill I	118
3	The Residences at 1st on Main	35
4	Muse Carmel	285
5	Slate at Fishers District	242
6	Marea	144
7	The Carlyle at Chatham Hills	250
8	Federal Hill	222
9	Avant Phase II	303
<b>Total Lease-Up</b>		<b>1,813</b>
<hr/>		
10	MHG Noblesville	200
11	Grand Park Village	240
12	Wren	78
13	East Bank	219
14	The River Place	381
15	The Steadman	263
16	Village at Federal Hill II	104
17	146 & River	312
18	The Windsor	30
19	Hyde Park Towns and Flats I	258
20	Proscenium II	48
21	The Signature	295
22	Redwood Westfield Myra Way II	83
23	Tempo @ Grand Park	240
24	LAVINA	324
25	Grandview 55+	157
26	Pebble Village	60
<b>Total Under Construction</b>		<b>3,292</b>
<hr/>		
27	Former Monon Square I	122
28	Union Square	196
29	The Highline	280
30	South Rebar District	82
31	Citywalk	87
32	The Millennium	500
33	Altums Redevelopment	244
34	The Highline at Delaware Park	280
<b>Total Planned</b>		<b>1,791</b>

# HAMILTON 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	Wheelhouse Apartments on the Monon	Grand Park Blvd & Virginia Rose Avenue	Westfield	IN	46074	Lease-Up	214	Hamilton County	06/30/2024	10/03/2023	10/01/2023
2	Federal Hill I	193 Logan St	Noblesville	IN	46060	Lease-Up	118	Hamilton County	02/01/2024	09/01/2023	11/01/2023
3	The Residences at 1st on Main	41 N Rangeline Rd	Carmel	IN	46032	Lease-Up	35	Hamilton County	02/01/2024	09/01/2023	12/01/2023
4	Muse Carmel	1685 East 116th Street	Carmel	IN	46032	Lease-Up	285	Hamilton County	12/31/2023	08/16/2023	11/01/2023
5	Slate at Fishers District	11255 Slate Stone Drive	Fishers	IN	46037	Lease-Up	242	Hamilton County	03/31/2024	08/01/2023	05/01/2023
6	Marea	12230 Cordelia Ave	Noblesville	IN	46060	Lease-Up	144	Hamilton County	03/01/2024	08/01/2023	09/01/2023
7	The Carlyle at Chatham Hills	19530 Chad Hittle Drive	Westfield	IN	46074	Lease-Up	250	Hamilton County	02/29/2024	07/17/2023	12/01/2023
8	Federal Hill	175 Logan Street	Noblesville	IN	46060	Lease-Up	222	Hamilton County	03/31/2024	06/01/2023	
9	Avant Phase II	12890 Old Meridian Street	Carmel	IN	46032	Lease-Up	303	Hamilton County	12/31/2023	12/15/2016	05/01/2023
10	MHG Noblesville	Bergen Blvd & Tegler Dr	Noblesville	IN	46060	Under Construction	200	Hamilton County	06/01/2025	12/01/2024	02/01/2025
11	Grand Park Village	Grand Park Blvd & Wheeler Rd	Westfield	IN	46074	Under Construction	240	Hamilton County	12/01/2024	09/01/2024	10/01/2024
12	Wren	750 S Veterans Way	Carmel	IN	46032	Under Construction	78	Hamilton County	10/01/2024	06/01/2024	07/01/2024
13	East Bank	599 Conner Street	Noblesville	IN	46060	Under Construction	219	Hamilton County	04/30/2024	06/01/2024	07/01/2024
14	The River Place	East 96th Street & Allisonville Road	Fishers	IN	46038	Under Construction	381	Hamilton County	12/31/2025	05/01/2024	06/01/2024
15	The Steadman	11325 Spring Mill Road	Carmel	IN	46032	Under Construction	263	Hamilton County	05/31/2025	05/01/2024	07/01/2024
16	Village at Federal Hill II	Nixon St & Osborn St	Noblesville	IN	46060	Under Construction	104	Hamilton County	11/01/2024	05/01/2024	07/01/2024
17	146 & River	7300-7700 E 146th St	Noblesville	IN	46062	Under Construction	312	Hamilton County	10/01/2024	05/01/2024	06/01/2024
18	The Windsor	Winona Dr & S Veterans Way	Carmel	IN	46032	Under Construction	30	Hamilton County	09/01/2024	05/01/2024	06/01/2024
19	Hyde Park Towns and Flats I	E 141st St & Brooks School Rd	Noblesville	IN	46060	Under Construction	258	Hamilton County	02/01/2025	04/01/2024	06/01/2024
20	Proscenium II	1215 S Rangeline Rd	Carmel	IN	46032	Under Construction	48	Hamilton County	06/01/2024	03/01/2024	04/01/2024
21	The Signature	13111 Old Meridian Street	Carmel	IN	46032	Under Construction	295	Hamilton County	02/29/2024	01/01/2024	02/01/2024
22	Redwood Westfield Myra Way II	4001 Myra Way	Westfield	IN	46062	Under Construction	83	Hamilton County	05/01/2024	12/01/2023	01/01/2024
23	Tempo @ Grand Park	18160 Grand Park Blvd	Westfield	IN	46074	Under Construction	240	Hamilton County	02/28/2025		
24	LAVINA	7520 Alluvium Street	Noblesville	IN	46062	Under Construction	324	Hamilton County	09/30/2024		
25	Grandview 55+	East 181st Street & Wheeler Road	Westfield	IN	46074	Under Construction	157	Hamilton County	08/31/2024		
26	Pebble Village	Pebble Center Drive & Pebble Village Lane	Noblesville	IN	46062	Under Construction	60	Hamilton County	04/30/2024		
27	Former Monon Square I	620 S Rangeline Rd	Carmel	IN	46032	Planned	122	Hamilton County	12/01/2025	06/01/2025	08/01/2025
28	Union Square	West Main Street & North Union Street	Westfield	IN	46074	Planned	196	Hamilton County	11/01/2025	05/01/2025	06/01/2025

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
29	The Highline	Lantern Rd & E 106th St	Fishers	IN	46037	Planned	280	Hamilton County	11/01/2025	01/01/2025	03/01/2025
30	South Rebar District	Nickel Plate Trl & Fishers Pointe Blvd	Fishers	IN	46038	Planned	82	Hamilton County	10/01/2025	01/01/2025	03/01/2025
31	Citywalk	E 121st St & Lantern Rd	Fishers	IN	46038	Planned	87	Hamilton County	07/01/2025	10/01/2024	12/01/2024
32	The Millennium	East 169th Street & Westfield Blvd	Westfield	IN	46074	Planned	500	Hamilton County			
33	Altums Redevelopment	11335 North Michigan Road	Carmel	IN	46077	Planned	244	Hamilton County			
34	The Highline at Delaware Park	East 106th Street & Lantern Road	Fishers	IN	46037	Planned	280	Hamilton County			

**TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED      6,896**

## SUBMARKET AT A GLANCE



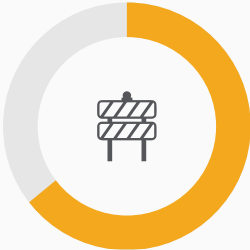
**Lease-Up**  
1,813 Units



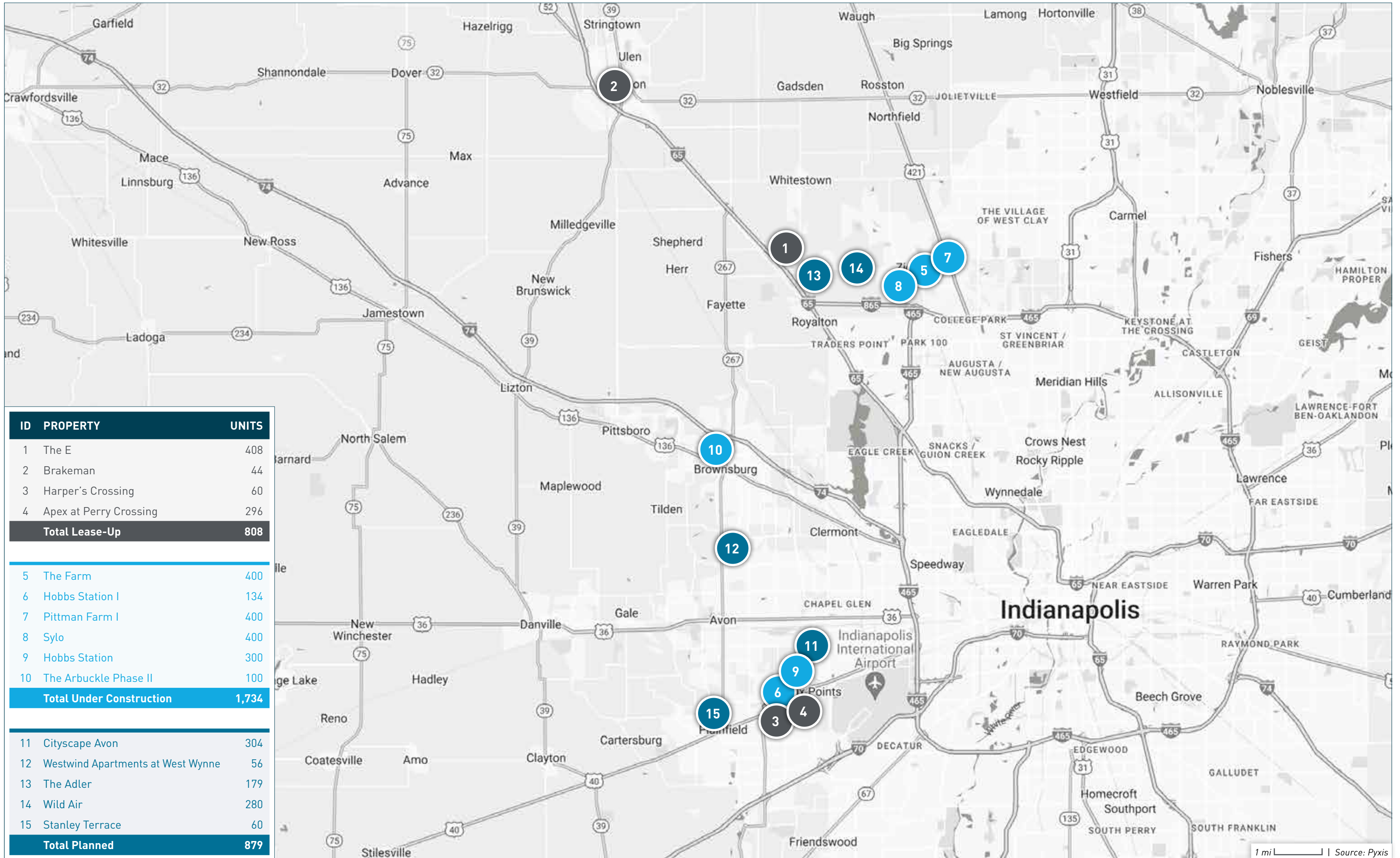
**Under Construction**  
3,292 Units



**Planned**  
1,791 Units



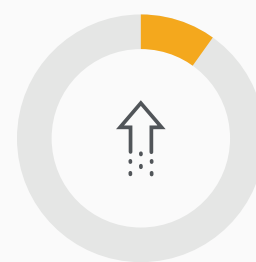
**Prospective**  
10,031 Units



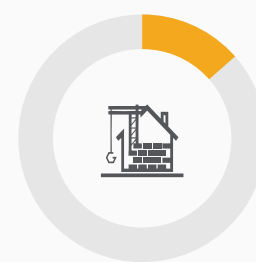
ID	PROPERTY	UNITS
1	The E	408
2	Brakeman	44
3	Harper's Crossing	60
4	Apex at Perry Crossing	296
<b>Total Lease-Up</b>		<b>808</b>
5	The Farm	400
6	Hobbs Station I	134
7	Pittman Farm I	400
8	Sylo	400
9	Hobbs Station	300
10	The Ar buckle Phase II	100
<b>Total Under Construction</b>		<b>1,734</b>
11	Cityscape Avon	304
12	Westwind Apartments at West Wynne	56
13	The Adler	179
14	Wild Air	280
15	Stanley Terrace	60
<b>Total Planned</b>		<b>879</b>

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The E	5821 Elevated Way	Whitestown	IN	46075	Lease-Up	408	Boone / Hendricks	06/30/2024	05/22/2023	
2	Brakeman	230 S Lebanon St	Lebanon	IN	46052	Lease-Up	44	Boone / Hendricks	12/01/2023	03/01/2023	04/01/2023
3	Harper's Crossing	311 Harpers Crossing	Plainfield	IN	46168	Lease-Up	60	Boone / Hendricks	11/30/2023	10/01/2022	
4	Apex at Perry Crossing	2673 Appalachian Way	Plainfield	IN	46168	Lease-Up	296	Boone / Hendricks	12/31/2023	06/01/2022	12/01/2022
5	The Farm	11819 Sycamore St	Zionsville	IN	46077	Under Construction	400	Boone / Hendricks	10/01/2025	04/01/2025	05/01/2025
6	Hobbs Station I	Smith Rd & Perry Rd	Plainfield	IN	46168	Under Construction	134	Boone / Hendricks	12/01/2024	09/01/2024	10/01/2024
7	Pittman Farm I	US 24 & Sycamore St	Zionsville	IN	46077	Under Construction	400	Boone / Hendricks	08/01/2025	05/01/2024	07/01/2024
8	Sylo	11550 Pittman Farms Drive	Zionsville	IN	46077	Under Construction	400	Boone / Hendricks	12/31/2025		
9	Hobbs Station	Perry Road & Smith Road	Plainfield	IN	46168	Under Construction	300	Boone / Hendricks	02/28/2025		
10	The Arbuckle Phase II	7249 Arbuckle Commons	Brownsburg	IN	46112	Under Construction	100	Boone / Hendricks	11/30/2024		
11	Cityscape Avon	Ronald Reagan Pkwy & Veterans Drive	Avon	IN	46123	Planned	304	Boone / Hendricks			
12	Westwind Apartments at West Wynne	South Green Street & Northfield Drive	Brownsburg	IN	46112	Planned	56	Boone / Hendricks			
13	The Adler	SEC South 700 East & Grove Pass	Zionsville	IN	46077	Planned	179	Boone / Hendricks			
14	Wild Air	Marysville Road & West Oak Street	Zionsville	IN	46077	Planned	280	Boone / Hendricks			
15	Stanley Terrace	422 North East Street	Plainfield	IN	46168	Planned	60	Boone / Hendricks			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>3,421</b>				

## SUBMARKET AT A GLANCE



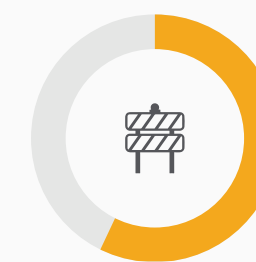
**Lease-Up**  
808 Units



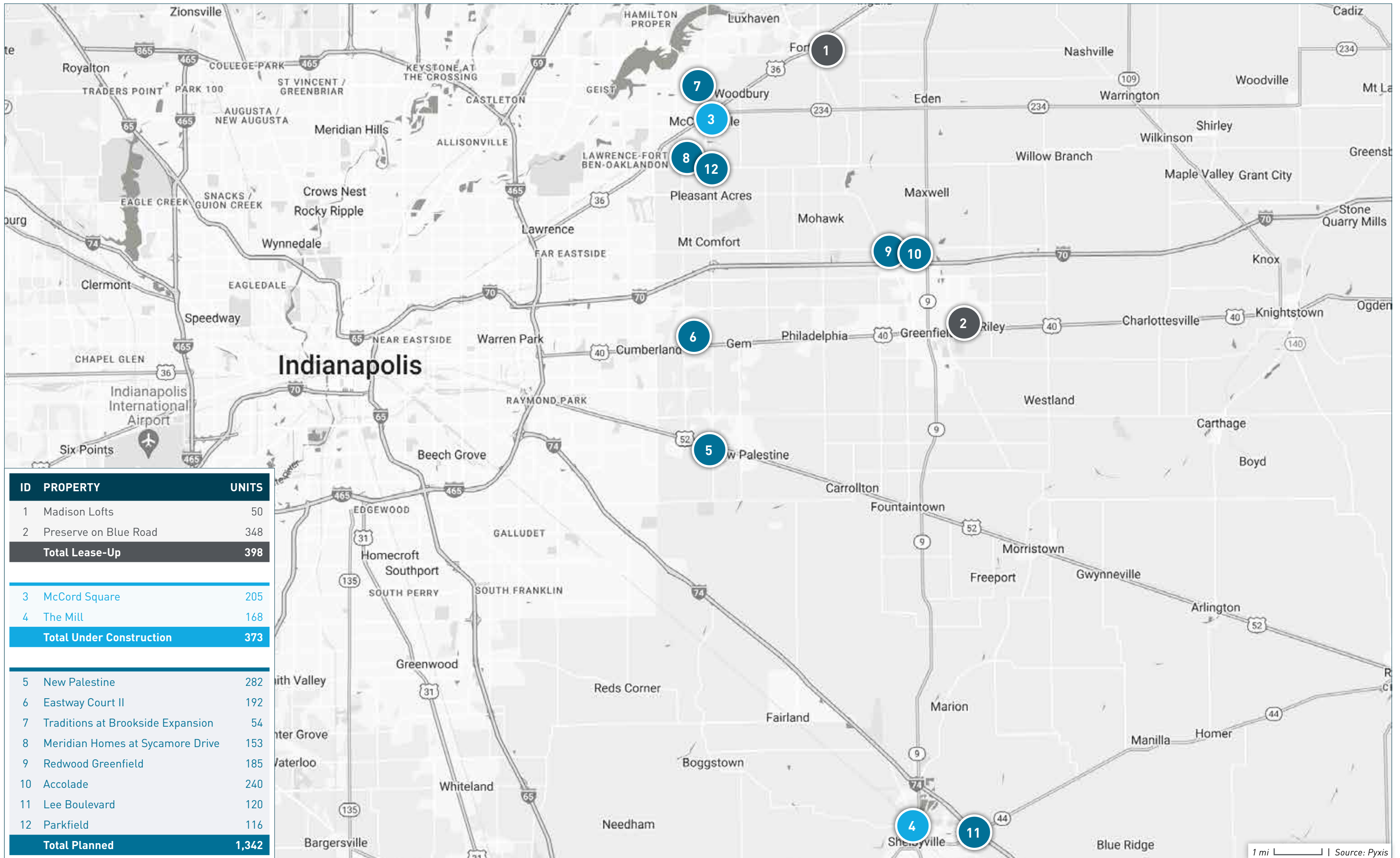
**Under Construction**  
1,734 Units



**Planned**  
879 Units

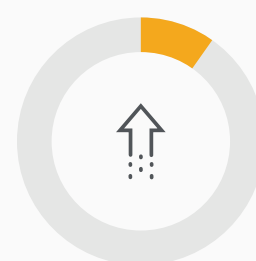


**Prospective**  
4,615 Units

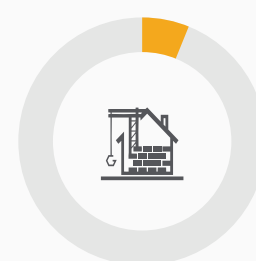


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE	
1	Madison Lofts	215 South Madison Street	Fortville	IN	46040	Lease-Up	50	Hancock / Shelby	11/30/2023	10/01/2023		
2	Preserve on Blue Road	502 Ginny Trace	Greenfield	IN	46140	Lease-Up	348	Hancock / Shelby	02/29/2024	05/01/2022	10/02/2022	
3	McCord Square	North 600 West & West Broadway	McCordsville	IN	46055	Under Construction	205	Hancock / Shelby	05/31/2024	01/01/2024	02/01/2024	
4	The Mill	405 North Harrison Street	Shelbyville	IN	46176	Under Construction	168	Hancock / Shelby	12/31/2024			
5	New Palestine	US-52 & S 600 W	New Palestine	IN	46163	Planned	282	Hancock / Shelby	04/01/2026	04/01/2025	06/01/2025	
6	Eastway Court II	42 Manor Dr	Greenfield	IN	46140	Planned	192	Hancock / Shelby	12/01/2025	03/01/2025	05/01/2025	
7	Traditions at Brookside Expansion	Elise Lane & Juliet Lane	McCordsville	IN	46055	Planned	54	Hancock / Shelby				
8	Meridian Homes at Sycamore Drive	6579 West 650 North	McCordsville	IN	46055	Planned	153	Hancock / Shelby				
9	Redwood Greenfield	East 300 North & North Franklin Street	Greenfield	IN	46140	Planned	185	Hancock / Shelby				
10	Accolade	East 300 North & Progress Pkwy	Greenfield	IN	46140	Planned	240	Hancock / Shelby				
11	Lee Boulevard	Lee Blvd & Progress Pkwy	Shelbyville	IN	46176	Planned	120	Hancock / Shelby				
12	Parkfield	West 600 North & North Short Road	McCordsville	IN	46055	Planned	116	Hancock / Shelby				
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>2,113</b>					

## SUBMARKET AT A GLANCE



**Lease-Up**  
398 Units



**Under Construction**  
373 Units



**Planned**  
1,342 Units

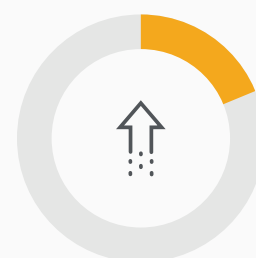


**Prospective**  
1,763 Units

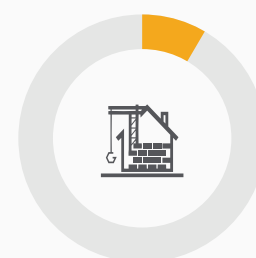


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Madison at Greenwood	523 South Madison Avenue	Greenwood	IN	46142	Lease-Up	320	Southwest / Johnson	11/30/2023	07/06/2023	06/01/2023
2	The Leo at LaGrotte Square	748 Bates Street	Indianapolis	IN	46202	Lease-Up	138	Southwest / Johnson	04/30/2024	07/01/2023	01/01/2024
3	The Hangar on Emerson	1140 Emerson Pointe Drive	Greenwood	IN	46143	Lease-Up	218	Southwest / Johnson	03/31/2024	05/01/2023	07/01/2023
4	Flats at Stones Crossing	1490 Saint Clare Way	Greenwood	IN	46143	Lease-Up	292	Southwest / Johnson	02/29/2024	11/01/2022	04/01/2023
5	Rise on Meridian	915 South Meridian Street	Indianapolis	IN	46225	Under Construction	269	Southwest / Johnson	12/31/2023	04/01/2024	05/01/2024
6	Oliver Springs	374 North Emerson Avenue	Greenwood	IN	46143	Under Construction	226	Southwest / Johnson	05/01/2025	03/01/2024	05/01/2024
7	Hanna Commons	2910 East Hanna Avenue	Indianapolis	IN	46227	Under Construction	55	Southwest / Johnson	11/30/2023		
8	Greenwood Springs	764 Greenwood Springs Dr	Greenwood	IN	46143	Planned	180	Southwest / Johnson	09/01/2025	05/01/2020	01/01/2025
9	City Heights	Bixler Road & South East Street	Indianapolis	IN	46227	Planned	200	Southwest / Johnson			
10	1202	1202 South Meridian Street	Indianapolis	IN	46225	Planned	105	Southwest / Johnson			
11	Greenwood Luxury	948 Greenwood Springs Drive	Greenwood	IN	46143	Planned	202	Southwest / Johnson			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>2,205</b>				

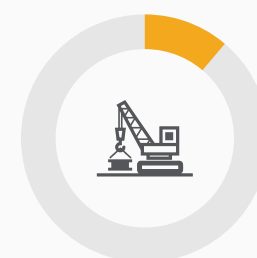
## SUBMARKET AT A GLANCE



**Lease-Up**  
968 Units



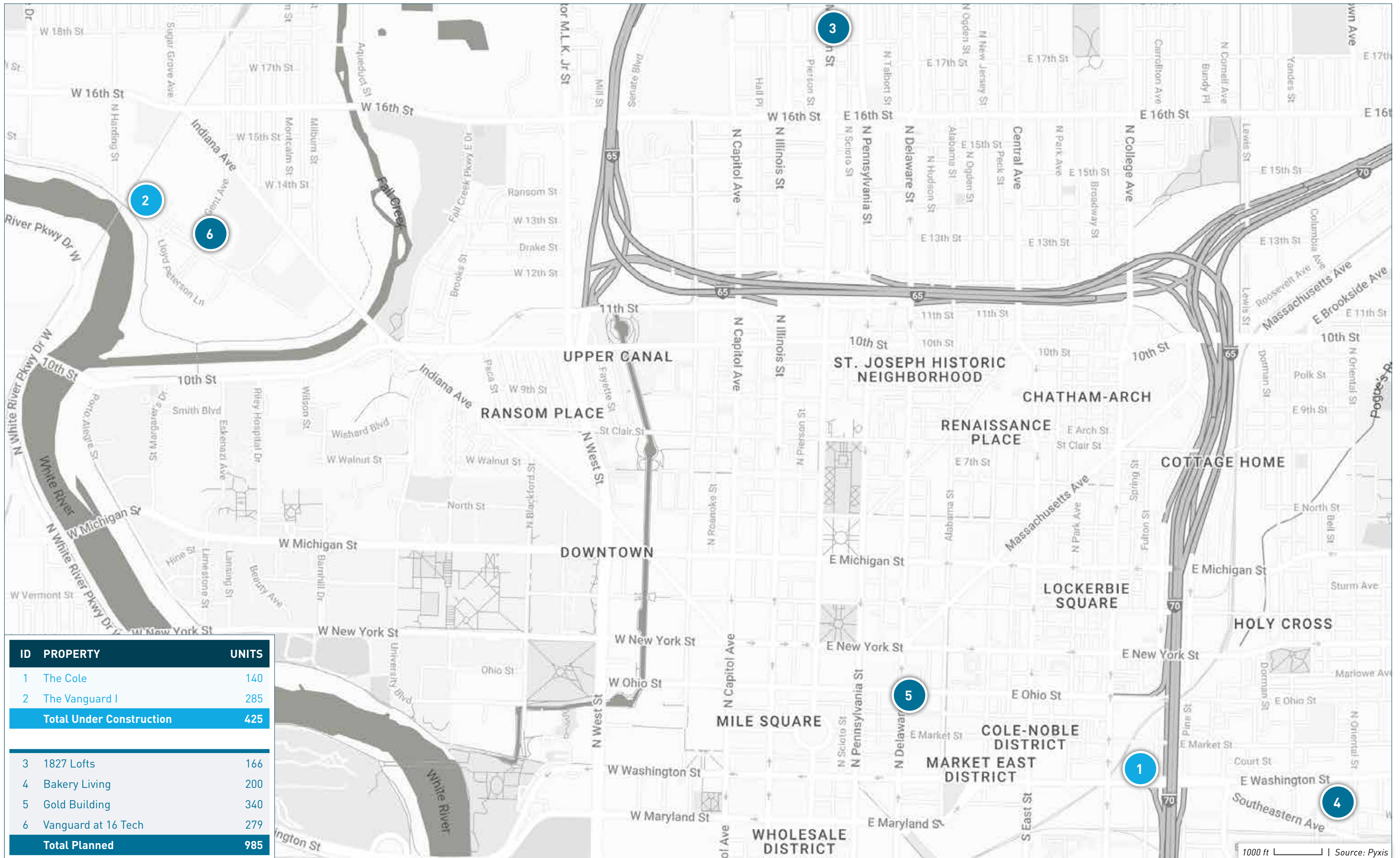
**Under Construction**  
550 Units



**Planned**  
687 Units



**Prospective**  
2,323 Units



ID	PROPERTY	UNITS
1	The Cole	140
2	The Vanguard I	285
<b>Total Under Construction</b>		<b>425</b>
3	1827 Lofts	166
4	Bakery Living	200
5	Gold Building	340
6	Vanguard at 16 Tech	279
<b>Total Planned</b>		<b>985</b>

1000 ft | Source: Pyxis

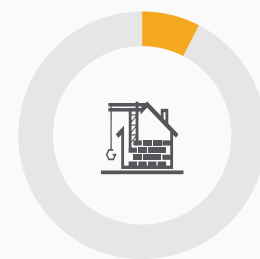
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Cole	730 E Washington St	Indianapolis	IN	46202	Under Construction	140	Central	02/01/2025	10/01/2024	11/01/2024
2	The Vanguard I	1220 Waterway Blvd	Indianapolis	IN	46202	Under Construction	285	Central	10/01/2024	06/01/2024	07/01/2024
3	1827 Lofts	1815 North Meridian Street	Indianapolis	IN	46202	Planned	166	Central	05/01/2025	10/01/2024	01/01/2025
4	Bakery Living	1331 East Washington Street	Indianapolis	IN	46202	Planned	200	Central			
5	Gold Building	151 East Ohio Street	Indianapolis	IN	46204	Planned	340	Central			
6	Vanguard at 16 Tech	1210 Waterway Blvd	Indianapolis	IN	46202	Planned	279	Central			

**TOTAL UNDER CONSTRUCTION, AND PLANNED 1,410**

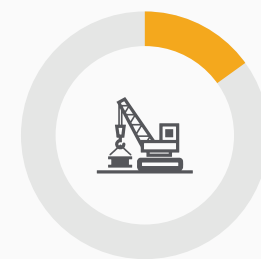
## SUBMARKET AT A GLANCE



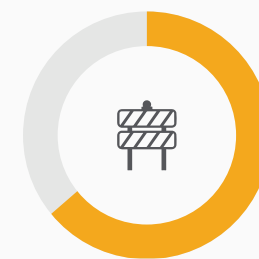
**Lease-Up**  
0 Units



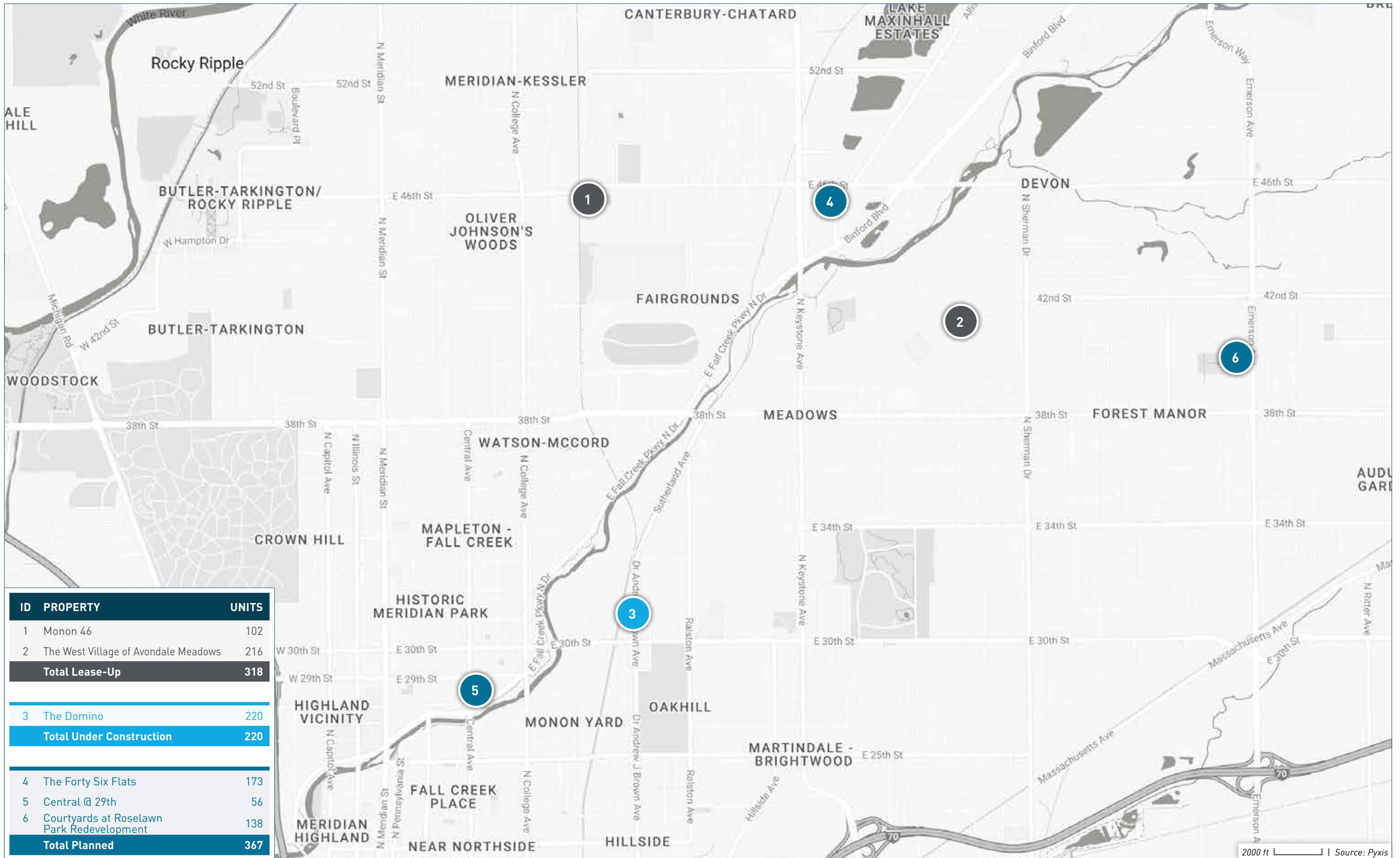
**Under Construction**  
425 Units



**Planned**  
985 Units



**Prospective**  
3,604 Units

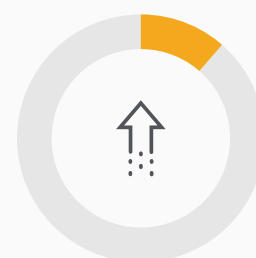


ID	PROPERTY	UNITS
1	Monon 46	102
2	The West Village of Avondale Meadows	216
<b>Total Lease-Up</b>		<b>318</b>
<hr/>		
3	The Domino	220
<b>Total Under Construction</b>		<b>220</b>
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4	The Forty Six Flats	173
5	Central @ 29th	56
6	Courtyards at Roselawn Park Redevelopment	138
<b>Total Planned</b>		<b>367</b>

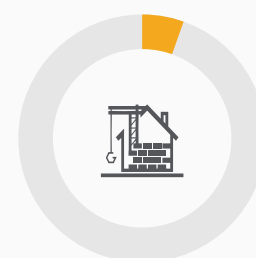
2000 ft | Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE	
1	Monon 46	4560 Ocean Street	Indianapolis	IN	46205	Lease-Up	102	East	01/31/2024	09/01/2023		
2	The West Village of Avondale Meadows	4010 Meadows Way	Indianapolis	IN	46205	Lease-Up	216	East	12/31/2024	08/01/2023	01/01/2024	
3	The Domino	3122 Dr. Andrew J. Brown Avenue	Indianapolis	IN	46205	Under Construction	220	East	05/31/2025	07/01/2024	08/01/2024	
4	The Forty Six Flats	2511 East 46th Street	Indianapolis	IN	46205	Planned	173	East				
5	Central @ 29th	2825 Central Avenue	Indianapolis	IN	46205	Planned	56	East				
6	Courtyards at Roselawn Park Redevelopment	5070 Roselawn Drive	Indianapolis	IN	46226	Planned	138	East				
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>905</b>					

## SUBMARKET AT A GLANCE



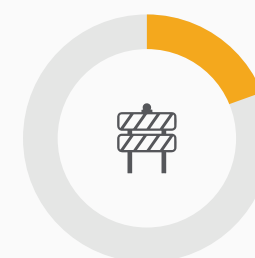
**Lease-Up**  
318 Units



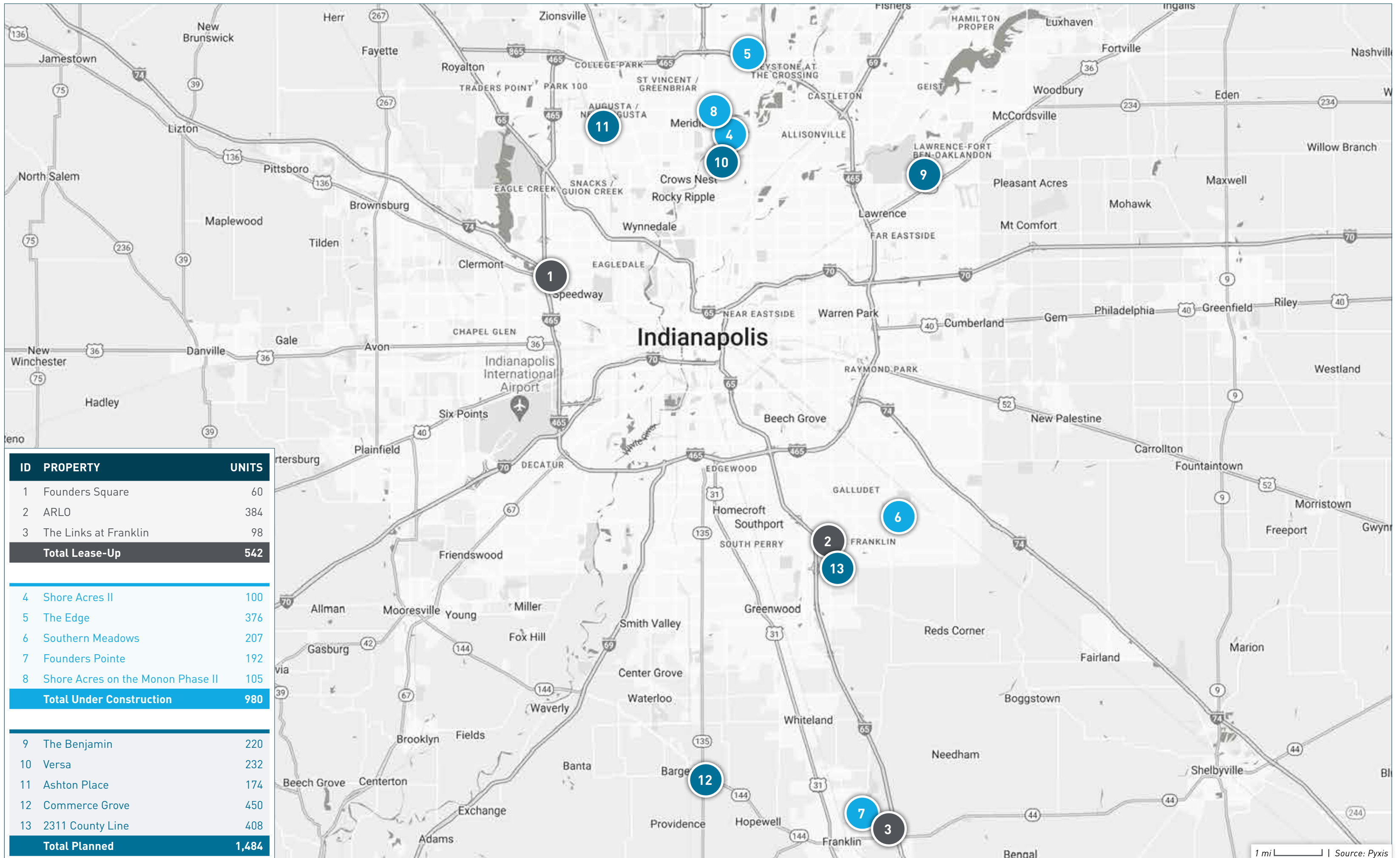
**Under Construction**  
220 Units



**Planned**  
367 Units



**Prospective**  
937 Units



ID	PROPERTY	UNITS
1	Founders Square	60
2	ARLO	384
3	The Links at Franklin	98
<b>Total Lease-Up</b>		<b>542</b>
4	Shore Acres II	100
5	The Edge	376
6	Southern Meadows	207
7	Founders Pointe	192
8	Shore Acres on the Monon Phase II	105
<b>Total Under Construction</b>		<b>980</b>
9	The Benjamin	220
10	Versa	232
11	Ashton Place	174
12	Commerce Grove	450
13	2311 County Line	408
<b>Total Planned</b>		<b>1,484</b>

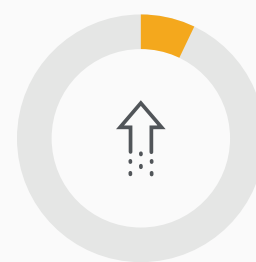
1 mi | Source: Pyxis

# OTHER SUBMARKETS

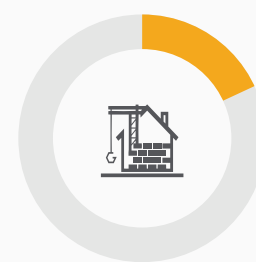
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Founders Square	2500 Founders Square Drive	Indianapolis	IN	46224	Lease-Up	60	West	31/12/2023	30/09/2023	
2	ARLO	5945 Arlo Drive	Indianapolis	IN	46237	Lease-Up	384	Southeast	31/08/2024	23/06/2023	
3	The Links at Franklin	1902 Sawgrass Drive	Franklin	IN	46131	Lease-Up	98	Johnson County / Other	30/04/2024	01/12/2022	01/01/2023
4	Shore Acres II	7002 Westfield Blvd	Indianapolis	IN	46220	Under Construction	100	Castleton	01/04/2024	01/12/2023	01/01/2024
5	The Edge	9530 Kerwood Drive	Indianapolis	IN	46240	Under Construction	376	Castleton	29/02/2024	01/11/2023	01/12/2023
6	Southern Meadows	8701 East Southport Road	Indianapolis	IN	46259	Under Construction	207	Southeast	31/12/2024		
7	Founders Pointe	1255 Upper Shelbyville Road	Franklin	IN	46131	Under Construction	192	Johnson County / Other	31/12/2023		
8	Shore Acres on the Monon Phase II	1105 Westfield Court West	Indianapolis	IN	46220	Under Construction	105	Castleton	31/12/2023		
9	The Benjamin	East 56th Street & Lawrence Village Pkwy	Lawrence	IN	46216	Planned	220	Far Northeast	01/12/2025	01/06/2025	01/08/2025
10	Versa	6220 Guilford Avenue	Indianapolis	IN	46220	Planned	232	Castleton		01/11/2024	01/01/2025
11	Ashton Place	7511 New Augusta Road	Indianapolis	IN	46268	Planned	174	Far Northwest			
12	Commerce Grove	State Route 135 & East Two Cent Road	Bargersville	IN	46131	Planned	450	Johnson County / Other			
13	2311 County Line	2311 East County Line Road	Greenwood	IN	46143	Planned	408	Johnson County / Other			

**TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 3,006**

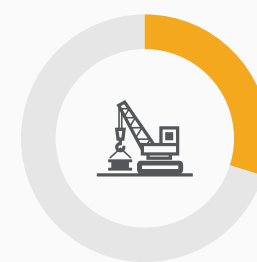
## OTHER SUBMARKETS AT A GLANCE



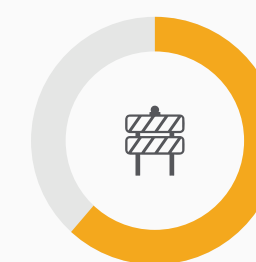
**Lease-Up**  
542 Units



**Under Construction**  
980 Units



**Planned**  
1,484 Units



**Prospective**  
5,138 Units