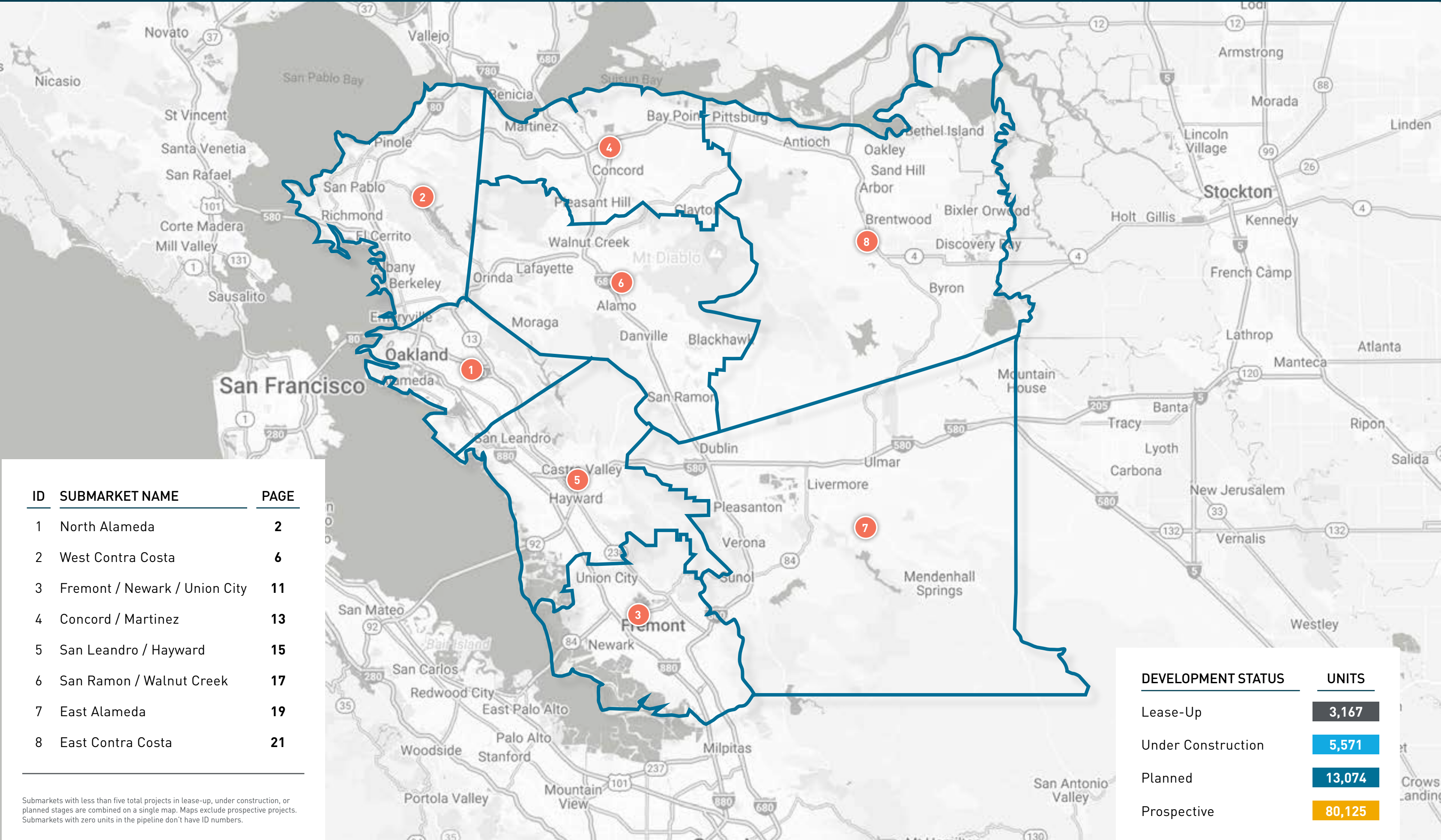
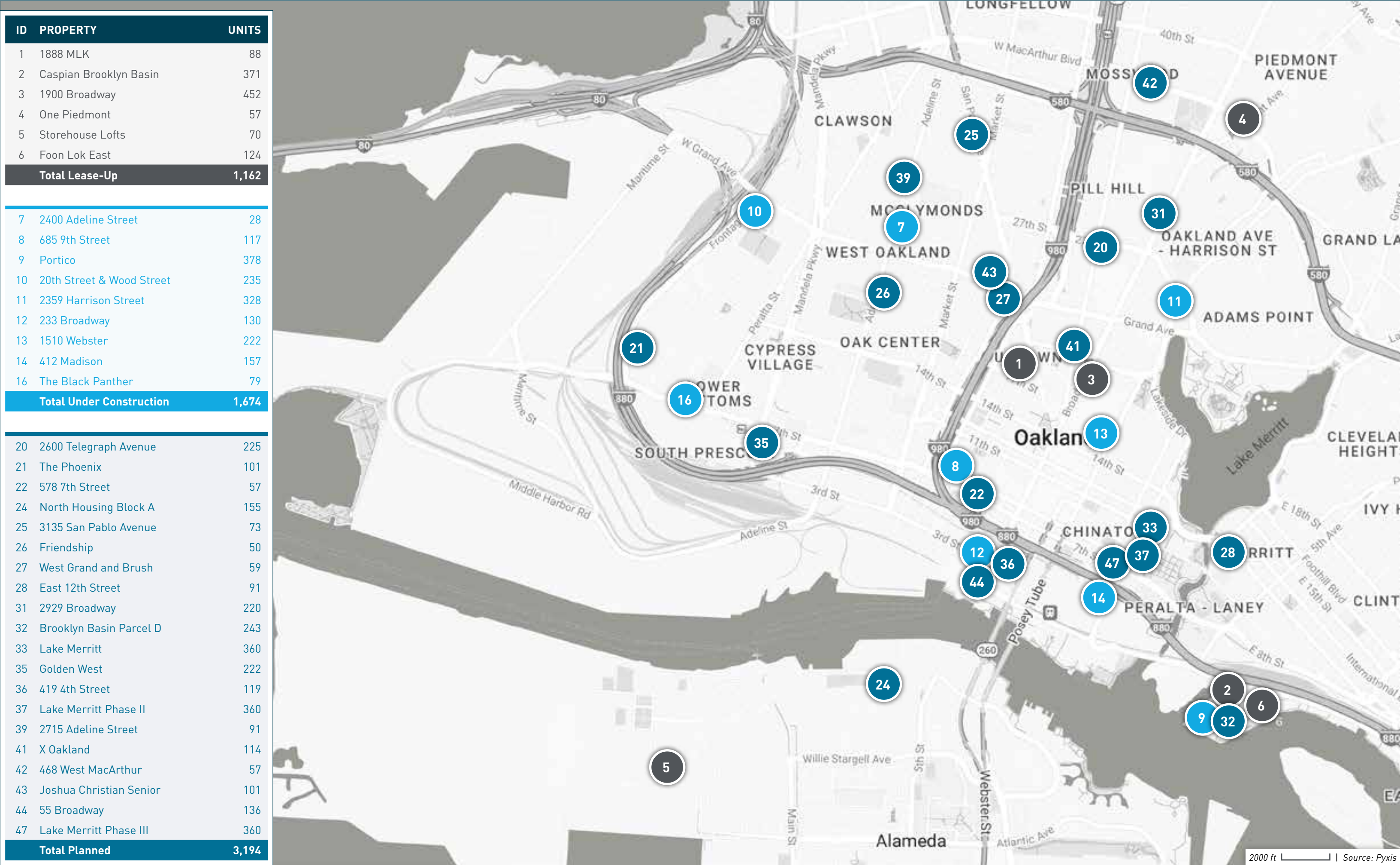


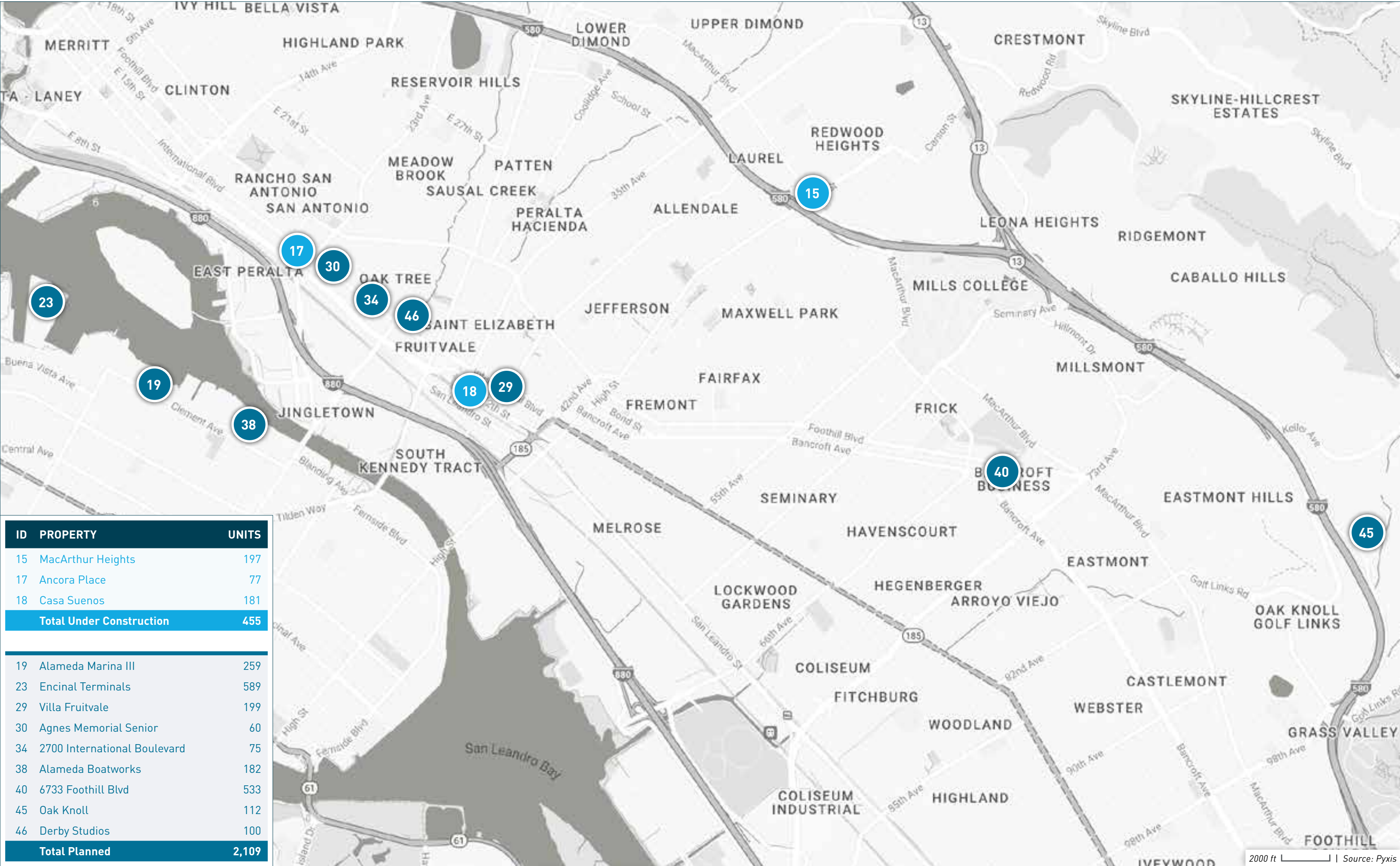


ID	SUBMARKET NAME	PAGE
1	North Alameda	2
2	West Contra Costa	6
3	Fremont / Newark / Union City	11
4	Concord / Martinez	13
5	San Leandro / Hayward	15
6	San Ramon / Walnut Creek	17
7	East Alameda	19
8	East Contra Costa	21

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	3,167
Under Construction	5,571
Planned	13,074
Prospective	80,125

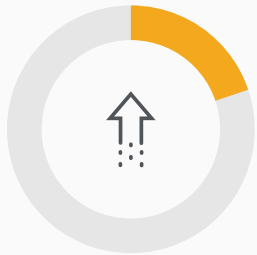




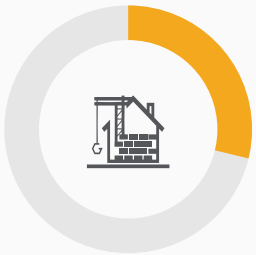
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	1888 MLK	1888 Martin Luther King Jr. Way	Oakland	CA	94612	Lease-Up	88	North Alameda	12/31/2023	10/30/2023	12/01/2023
2	Caspian Brooklyn Basin	260 Brooklyn Basin Way	Oakland	CA	94606	Lease-Up	371	North Alameda	12/31/2023	09/01/2023	09/01/2023
3	1900 Broadway	1900 Broadway	Oakland	CA	94612	Lease-Up	452	North Alameda	01/31/2024	08/01/2023	02/01/2024
4	One Piedmont	230 West MacArthur Blvd	Oakland	CA	94611	Lease-Up	57	North Alameda	12/31/2023	02/13/2023	01/01/2024
5	Storehouse Lofts	2350 Saratoga Street	Alameda	CA	94501	Lease-Up	70	North Alameda	12/31/2023	05/01/2022	
6	Foon Lok East	389 9th Avenue	Oakland	CA	94606	Lease-Up	124	North Alameda	04/30/2024	11/05/2021	
7	2400 Adeline Street	2400 Adeline St	Oakland	CA	94607	Under Construction	28	North Alameda	10/01/2024	07/01/2024	09/01/2024
8	685 9th Street	685 9th Street	Oakland	CA	94607	Under Construction	117	North Alameda	08/31/2025	06/01/2024	08/01/2024
9	Portico	37 8th Avenue	Oakland	CA	94606	Under Construction	378	North Alameda	11/30/2023	05/01/2024	07/01/2024
10	20th Street & Wood Street	2011 Wood Street	Oakland	CA	94607	Under Construction	235	North Alameda	10/31/2025	04/01/2024	06/01/2024
11	2359 Harrison Street	2359 Harrison Street	Oakland	CA	94612	Under Construction	328	North Alameda	06/30/2024	04/01/2024	06/01/2024
12	233 Broadway	233 Broadway	Oakland	CA	94607	Under Construction	130	North Alameda	11/30/2023	04/01/2024	06/01/2024
13	1510 Webster	1510 Webster Street	Oakland	CA	94612	Under Construction	222	North Alameda	04/30/2024	02/01/2024	04/01/2024
14	412 Madison	412 Madison Street	Oakland	CA	94607	Under Construction	157	North Alameda	03/31/2024	11/01/2023	12/01/2023
15	MacArthur Heights	4311 MacArthur Blvd	Oakland	CA	94619	Under Construction	197	North Alameda	05/31/2025		
16	The Black Panther	1662 7th Street	Oakland	CA	94607	Under Construction	79	North Alameda	06/30/2024		
17	Ancora Place	2227 International Blvd	Oakland	CA	94606	Under Construction	77	North Alameda	12/31/2023		
18	Casa Suenos	3511 East 12th Street	Oakland	CA	94601	Under Construction	181	North Alameda	12/31/2023		
19	Alameda Marina III	1815 Clement Ave	Alameda	CA	94501	Planned	259	North Alameda	04/01/2026	09/01/2025	11/01/2025
20	2600 Telegraph Avenue	2600 Telegraph Avenue	Oakland	CA	94612	Planned	225	North Alameda	12/01/2025	06/01/2025	08/01/2025
21	The Phoenix	801 Pine Street	Oakland	CA	94607	Planned	101	North Alameda		01/01/2025	03/01/2025
22	578 7th Street	578 7th Street	Oakland	CA	94607	Planned	57	North Alameda	03/01/2025		
23	Encinal Terminals	1521 Buena Vista Avenue	Alameda	CA	94501	Planned	589	North Alameda			
24	North Housing Block A	501 Mosley Avenue	Alameda	CA	94501	Planned	155	North Alameda			
25	3135 San Pablo Avenue	3135 San Pablo Avenue	Oakland	CA	94608	Planned	73	North Alameda			
26	Friendship	1904 Adeline Street	Oakland	CA	94607	Planned	50	North Alameda			
27	West Grand and Brush	2201 Brush Street	Oakland	CA	94612	Planned	59	North Alameda			
28	East 12th Street	121 East 12th Street	Oakland	CA	94606	Planned	91	North Alameda			
29	Villa Fruitvale	3751 International Blvd	Oakland	CA	94601	Planned	199	North Alameda			
30	Agnes Memorial Senior	2372 International Blvd	Oakland	CA	94601	Planned	60	North Alameda			
31	2929 Broadway	2929 Broadway	Oakland	CA	94611	Planned	220	North Alameda			
32	Brooklyn Basin Parcel D	181 Brooklyn Basin Way	Oakland	CA	94606	Planned	243	North Alameda			
33	Lake Merritt	51 9th Street	Oakland	CA	94607	Planned	360	North Alameda			

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
34	2700 International Boulevard	2700 International Blvd	Oakland	CA	94601	Planned	75	North Alameda			
35	Golden West	1396 5th Street	Oakland	CA	94607	Planned	222	North Alameda			
36	419 4th Street	419 4th Street	Oakland	CA	94607	Planned	119	North Alameda			
37	Lake Merritt Phase II	51 9th Street	Oakland	CA	94607	Planned	360	North Alameda			
38	Alameda Boatworks	2229 Clement Street	Alameda	CA	94501	Planned	182	North Alameda			
39	2715 Adeline Street	2715 Adeline Street	Oakland	CA	94607	Planned	91	North Alameda			
40	6733 Foothill Blvd	6733 Foothill Blvd	Oakland	CA	94605	Planned	533	North Alameda			
41	X Oakland	2015 Telegraph Avenue	Oakland	CA	94612	Planned	114	North Alameda			
42	468 West MacArthur	468 West MacArthur Blvd	Oakland	CA	94609	Planned	57	North Alameda			
43	Joshua Christian Senior	793 West Grand Avenue	Oakland	CA	94612	Planned	101	North Alameda			
44	55 Broadway	55 Broadway	Oakland	CA	94607	Planned	136	North Alameda			
45	Oak Knoll	8750 Mountain Blvd	Oakland	CA	94605	Planned	112	North Alameda			
46	Derby Studios	2956 International Blvd	Oakland	CA	94601	Planned	100	North Alameda			
47	Lake Merritt Phase III	51 9th Street	Oakland	CA	94607	Planned	360	North Alameda			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							8,594				

SUBMARKET AT A GLANCE



Lease-Up
1,162 Units



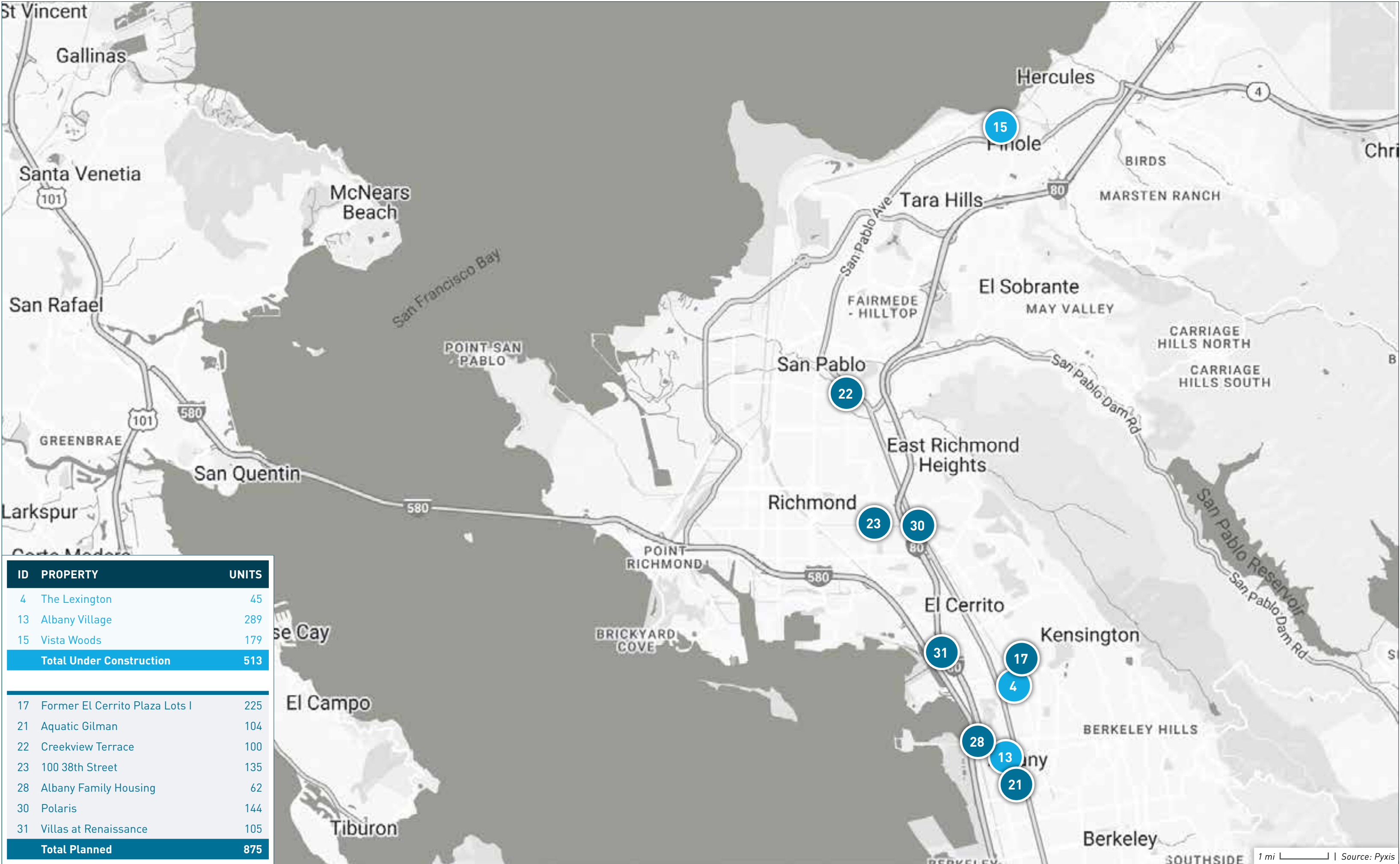
Under Construction
2,129 Units

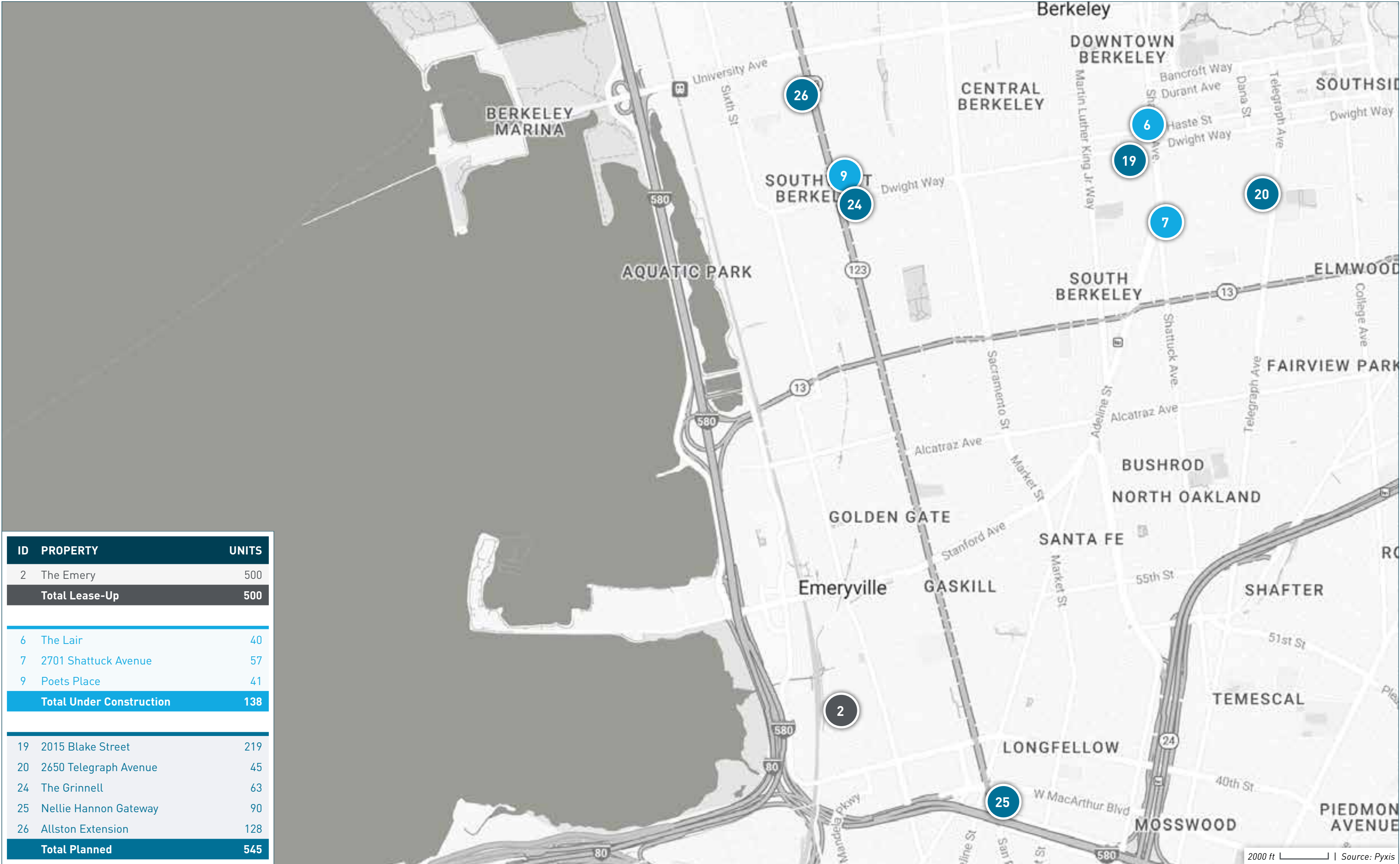


Planned
5,303 Units

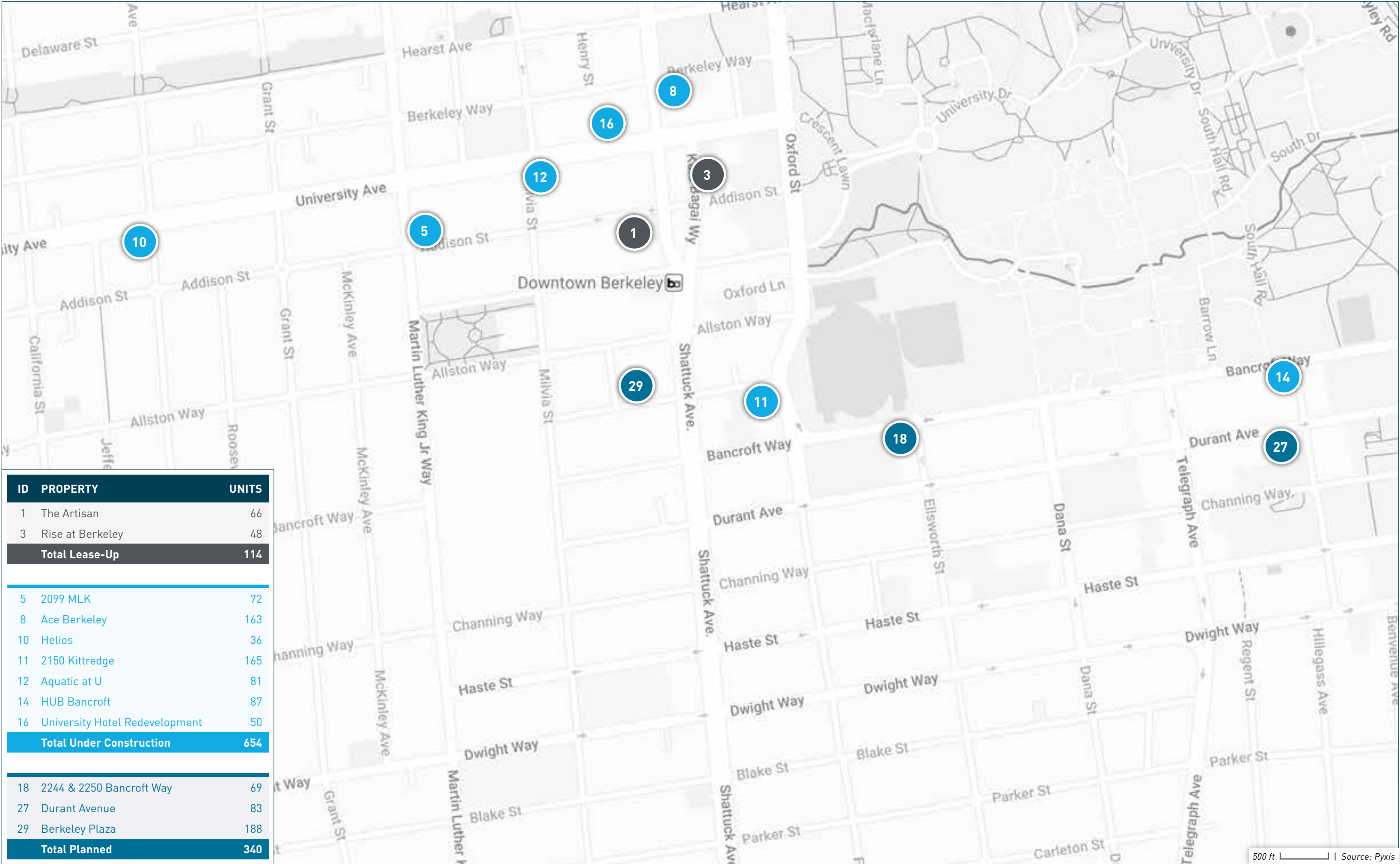


Prospective
24,788 Units





ID	PROPERTY	UNITS
2	The Emery	500
Total Lease-Up		500
6	The Lair	40
7	2701 Shattuck Avenue	57
9	Poets Place	41
Total Under Construction		138
19	2015 Blake Street	219
20	2650 Telegraph Avenue	45
24	The Grinnell	63
25	Nellie Hannon Gateway	90
26	Allston Extension	128
Total Planned		545

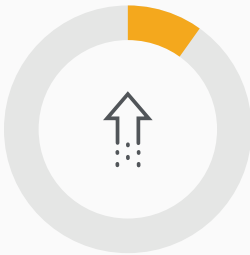


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Artisan	2072 Addison Street	Berkeley	CA	94704	Lease-Up	66	West Contra Costa	12/31/2023	07/01/2023	10/01/2023
2	The Emery	4510 Hubbard St	Emeryville	CA	94608	Lease-Up	500	West Contra Costa	11/30/2023	05/30/2022	07/01/2022
3	Rise at Berkeley	2025 Kala Bagai Way	Berkeley	CA	94704	Lease-Up	48	West Contra Costa	11/01/2023		
4	The Lexington	6501 Fairmount Ave	El Cerrito	CA	94530	Under Construction	45	West Contra Costa	12/01/2024	09/01/2024	11/01/2024
5	2099 MLK	2099 Martin Luther King Jr. Way	Berkeley	CA	94704	Under Construction	72	West Contra Costa	01/31/2024	04/01/2024	06/01/2024
6	The Lair	2440 Shattuck Ave	Berkeley	CA	94704	Under Construction	40	West Contra Costa	06/01/2024	03/01/2024	05/01/2024
7	2701 Shattuck Avenue	2701 Shattuck Avenue	Berkeley	CA	94705	Under Construction	57	West Contra Costa	04/30/2024	03/01/2024	05/01/2024
8	Ace Berkeley	2108 Berkeley Way	Berkeley	CA	94704	Under Construction	163	West Contra Costa	05/31/2024	02/01/2024	05/01/2024
9	Poets Place	2435 San Pablo Ave	Berkeley	CA	94702	Under Construction	41	West Contra Costa	05/01/2024	02/01/2024	04/01/2024
10	Helios	1698 University Ave	Berkeley	CA	94703	Under Construction	36	West Contra Costa	04/01/2024	12/01/2023	01/01/2024
11	2150 Kittredge	2176 Kittredge Street	Berkeley	CA	94704	Under Construction	165	West Contra Costa	08/31/2024	11/01/2023	
12	Aquatic at U	2000 University Avenue	Berkeley	CA	94704	Under Construction	81	West Contra Costa	03/30/2024	11/01/2023	01/01/2024
13	Albany Village	NEC Jackson Street & Monroe Street	Albany	CA	94706	Under Construction	289	West Contra Costa	09/30/2024		
14	HUB Bancroft	2300 Bowditch Street	Berkeley	CA	94704	Under Construction	87	West Contra Costa	01/31/2024		
15	Vista Woods	600 Roble Avenue	Pinole	CA	94564	Under Construction	179	West Contra Costa	12/31/2023		
16	University Hotel Redevelopment	2057 University Avenue	Berkeley	CA	94704	Under Construction	50	West Contra Costa	11/30/2023		
17	Former El Cerrito Plaza Lots I	6699 Fairmount Ave	El Cerrito	CA	94530	Planned	225	West Contra Costa	01/01/2026	12/01/2026	01/01/2027
18	2244 & 2250 Bancroft Way	2244 & 2250 Bancroft Way	Berkeley	CA	94704	Planned	69	West Contra Costa	05/01/2026	02/01/2026	04/01/2026
19	2015 Blake Street	2015 Blake Street	Berkeley	CA	94704	Planned	219	West Contra Costa	12/01/2025	06/01/2025	08/01/2025
20	2650 Telegraph Avenue	2650 Telegraph Ave	Berkeley	CA	94704	Planned	45	West Contra Costa	06/01/2025	03/01/2025	05/01/2025
21	Aquatic Gilman	1200 San Pablo Avenue	Berkeley	CA	94706	Planned	104	West Contra Costa			
22	Creekview Terrace	13717 San Pablo Avenue	San Pablo	CA	94806	Planned	100	West Contra Costa			
23	100 38th Street	100 38th Street	Richmond	CA	94805	Planned	135	West Contra Costa			
24	The Grinnell	2527 San Pablo Avenue	Berkeley	CA	94702	Planned	63	West Contra Costa			

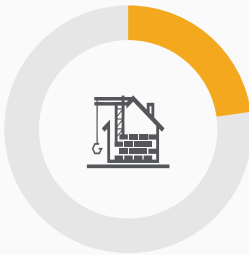
Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
25	Nellie Hannon Gateway	3610 San Pablo Avenue	Emeryville	CA	94608	Planned	90	West Contra Costa			
26	Allston Extension	2136 San Pablo Avenue	Berkeley	CA	94702	Planned	128	West Contra Costa			
27	Durant Avenue	2538 Durant Avenue	Berkeley	CA	94704	Planned	83	West Contra Costa			
28	Albany Family Housing	755 Cleveland Avenue	Albany	CA	94706	Planned	62	West Contra Costa			
29	Berkeley Plaza	2065 Kittredge Street	Berkeley	CA	94704	Planned	188	West Contra Costa			
30	Polaris	11965 San Pablo Avenue	El Cerrito	CA	94530	Planned	144	West Contra Costa			
31	Villas at Renaissance	Modoc Avenue & San Joaquin Street	Richmond	CA	94804	Planned	105	West Contra Costa			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							3,679				

SUBMARKET AT A GLANCE



Lease-Up
614 Units



Under Construction
1,305 Units



Planned
1,760 Units



Prospective
17,906 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Bay Rock	39150 Fremont Blvd	Fremont	CA	94538	Under Construction	248	Fremont / Newark / Union City	03/31/2025	06/01/2024	08/01/2024
2	Retreat at Warm Springs	3301 Innovation Way	Fremont	CA	94539	Under Construction	328	Fremont / Newark / Union City	04/30/2025	03/01/2024	05/01/2024
3	Bell Street Gardens	38889 Bell Street	Fremont	CA	94536	Under Construction	128	Fremont / Newark / Union City	05/31/2025		
4	Osgood	41829 Osgood Road	Fremont	CA	94539	Under Construction	100	Fremont / Newark / Union City	02/28/2025		
5	Mission Hills Square	2501 Cormack Road	Fremont	CA	94539	Under Construction	158	Fremont / Newark / Union City	12/31/2023		
6	Fremont Family	34320 Fremont Blvd	Fremont	CA	94555	Under Construction	54	Fremont / Newark / Union City	11/30/2023		
7	Serra	42000 Osgood Road	Fremont	CA	94539	Planned	179	Fremont / Newark / Union City	02/01/2025	09/01/2024	12/01/2024
8	3411 Capitol Avenue	3411 Capitol Avenue	Fremont	CA	94538	Planned	90	Fremont / Newark / Union City			
9	Timber Senior	37660 Timber Street	Newark	CA	94560	Planned	79	Fremont / Newark / Union City			
10	NewPark Place	2086 Newpark Mall Road	Newark	CA	94560	Planned	319	Fremont / Newark / Union City			
TOTAL UNDER CONSTRUCTION AND PLANNED							1,683				

SUBMARKET AT A GLANCE



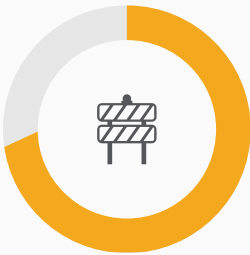
Lease-Up
0 Units



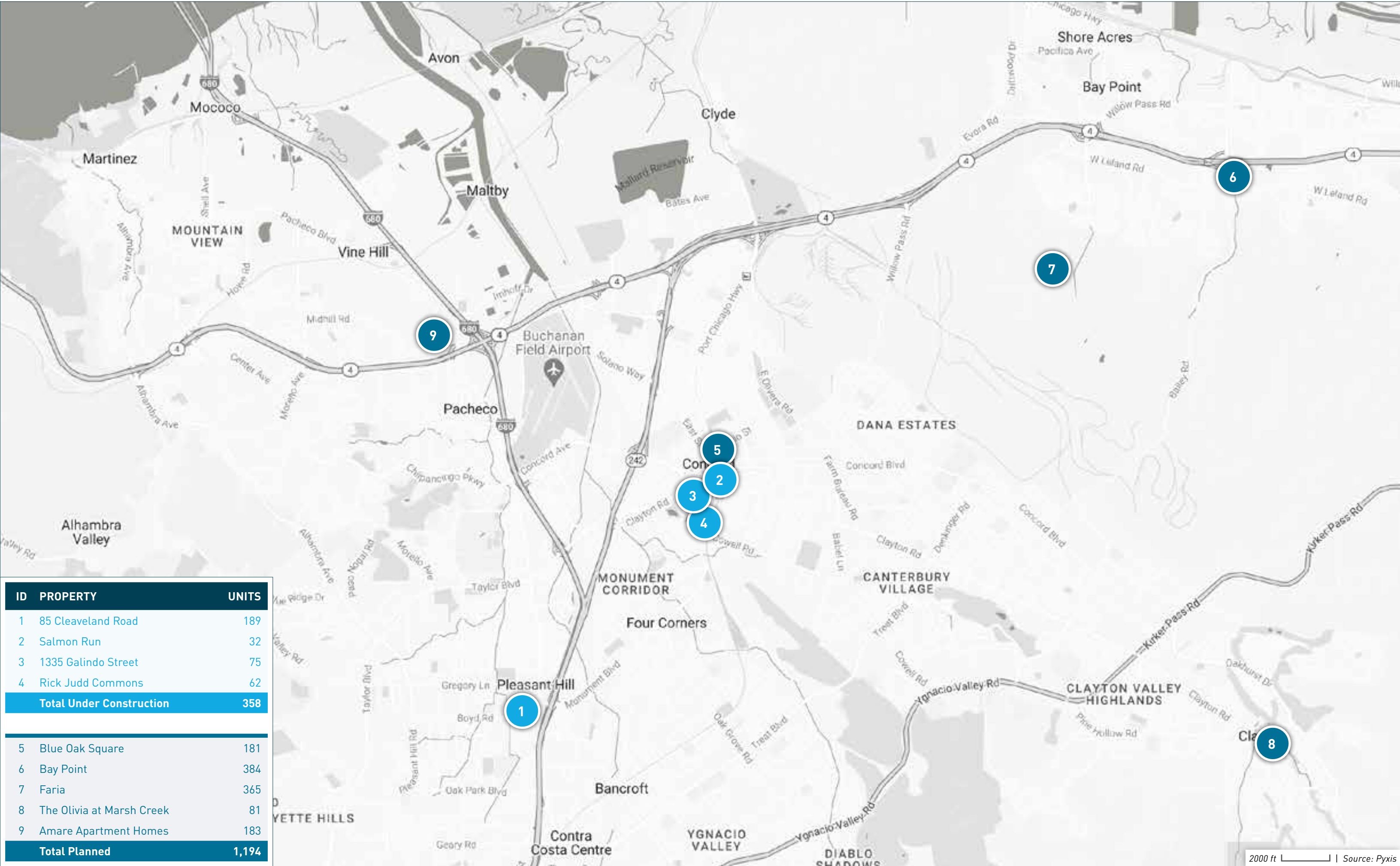
Under Construction
1,016 Units



Planned
667 Units



Prospective
6,244 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	85 Cleaveland Road	85 Cleaveland Road	Pleasant Hill	CA	94523	Under Construction	189	Concord / Martinez	10/31/2024	06/01/2024	09/01/2024
2	Salmon Run	2325 Clayton Rd	Concord	CA	94520	Under Construction	32	Concord / Martinez	03/01/2024	12/01/2023	02/01/2024
3	1335 Galindo Street	1335 Galindo Street	Concord	CA	94520	Under Construction	75	Concord / Martinez	03/31/2025		
4	Rick Judd Commons	1315 Galindo Street	Concord	CA	94520	Under Construction	62	Concord / Martinez	07/31/2024		
5	Blue Oak Square	2400 Willow Pass Road	Concord	CA	94519	Planned	181	Concord / Martinez	01/01/2025		
6	Bay Point	Bailey Road & West Leland Road	Pittsburg	CA	94565	Planned	384	Concord / Martinez			
7	Faria	Rio Verde Circle & San Marco Blvd	Bay Point	CA	94565	Planned	365	Concord / Martinez			
8	The Olivia at Marsh Creek	6170 High Street	Clayton	CA	94517	Planned	81	Concord / Martinez			
9	Amare Apartment Homes	Arnold Drive & Starflower Drive	Martinez	CA	94553	Planned	183	Concord / Martinez			
TOTAL UNDER CONSTRUCTION AND PLANNED							1,194				

SUBMARKET AT A GLANCE



Lease-Up
0 Units



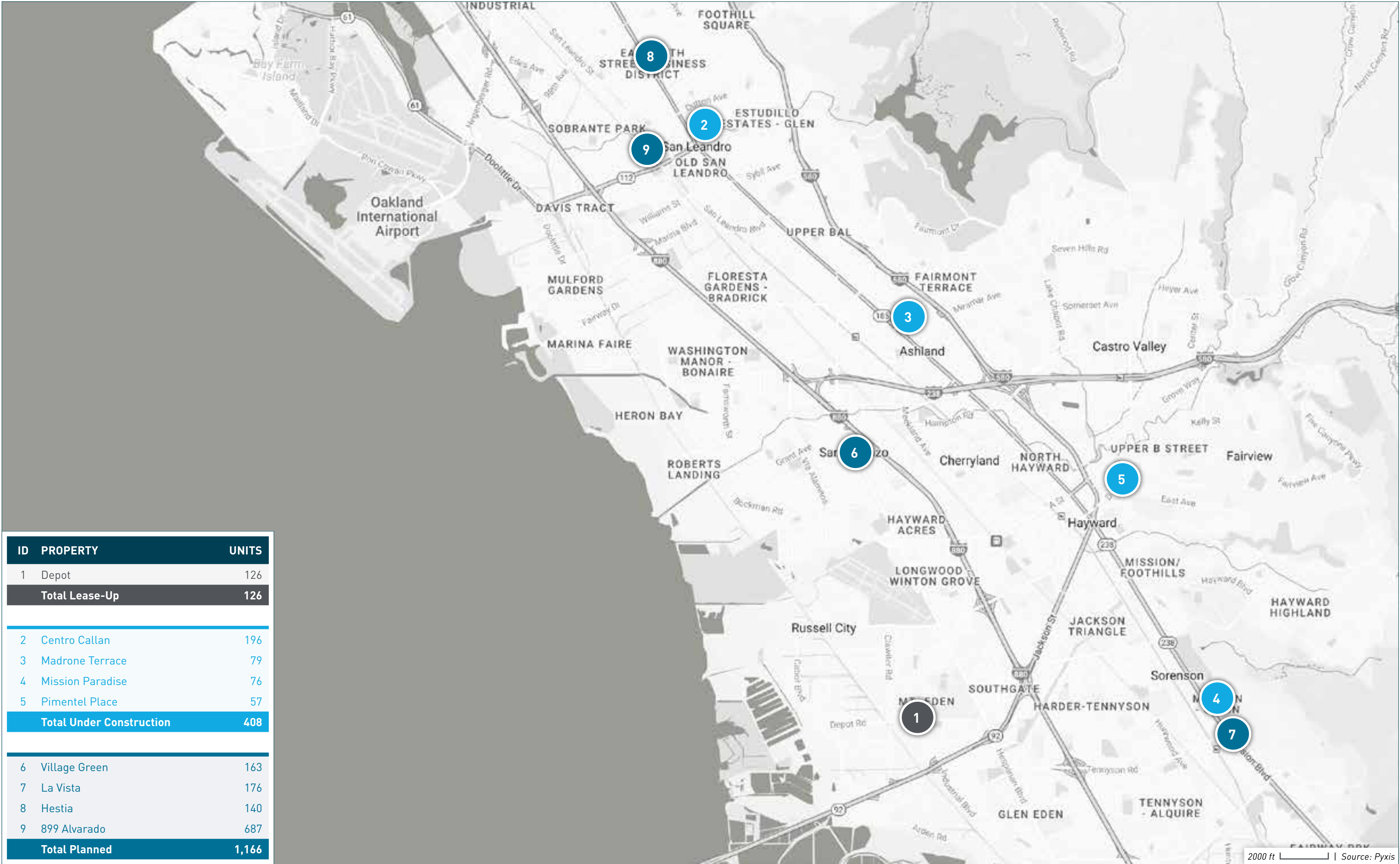
Under Construction
358 Units



Planned
1,194 Units



Prospective
10,561 Units



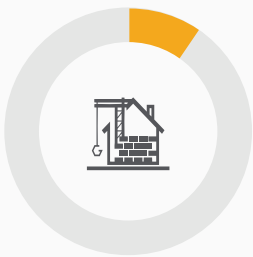
ID	PROPERTY	UNITS
1	Depot	126
Total Lease-Up		126
2	Centro Callan	196
3	Madrone Terrace	79
4	Mission Paradise	76
5	Pimentel Place	57
Total Under Construction		408
6	Village Green	163
7	La Vista	176
8	Hestia	140
9	899 Alvarado	687
Total Planned		1,166

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Depot	2595 Depot Road	Hayward	CA	94545	Lease-Up	126	San Leandro / Hayward	11/30/2023	05/30/2023	
2	Centro Callan	1188 East 14th Street	San Leandro	CA	94577	Under Construction	196	San Leandro / Hayward	05/30/2025	06/01/2024	09/01/2024
3	Madrone Terrace	16060 East 14th Street	San Leandro	CA	94578	Under Construction	79	San Leandro / Hayward	01/31/2025		
4	Mission Paradise	28000 Mission Blvd	Hayward	CA	94544	Under Construction	76	San Leandro / Hayward	12/31/2024		
5	Pimentel Place	22648 2nd Street	Hayward	CA	94541	Under Construction	57	San Leandro / Hayward	12/31/2024		
6	Village Green	Hesperian Blvd & Paseo Grande	San Lorenzo	CA	94580	Planned	163	San Leandro / Hayward	12/01/2024		
7	La Vista	Mission Blvd & Tennyson Road	Hayward	CA	94544	Planned	176	San Leandro / Hayward			
8	Hestia	10550 International Blvd	Oakland	CA	94603	Planned	140	San Leandro / Hayward			
9	899 Alvarado	899 Alvarado Street	San Leandro	CA	94577	Planned	687	San Leandro / Hayward			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,700				

SUBMARKET AT A GLANCE



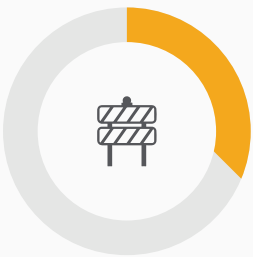
Lease-Up
126 Units



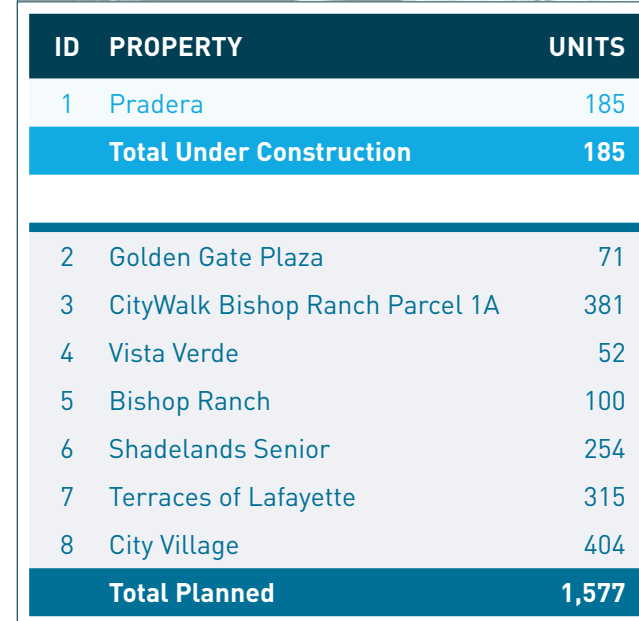
Under Construction
408 Units



Planned
1,166 Units



Prospective
2,950 Units



SAN RAMON / WALNUT CREEK 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	Pradera	Bollinger Canyon Road & Old Dougherty Road	San Ramon	CA	94582	Under Construction	185	San Ramon / Walnut Creek	10/31/2024		
2	Golden Gate Plaza	3483 Golden Gate Way	Lafayette	CA	94549	Planned	71	San Ramon / Walnut Creek	06/01/2025	03/01/2025	05/01/2025
3	CityWalk Bishop Ranch Parcel 1A	6131 Bollinger Canyon Road	San Ramon	CA	94583	Planned	381	San Ramon / Walnut Creek	04/01/2025	11/01/2024	02/01/2025
4	Vista Verde	10 Irwin Way	Orinda	CA	94563	Planned	52	San Ramon / Walnut Creek			
5	Bishop Ranch	Camino Ramon & Executive Pkwy	San Ramon	CA	94583	Planned	100	San Ramon / Walnut Creek			
6	Shadelands Senior	2800 Mitchell Drive	Walnut Creek	CA	94598	Planned	254	San Ramon / Walnut Creek			
7	Terraces of Lafayette	SWC Deer Hill Road & Pleasant Hill Road	Lafayette	CA	94549	Planned	315	San Ramon / Walnut Creek			
8	City Village	2400 Camino Ramon	San Ramon	CA	94583	Planned	404	San Ramon / Walnut Creek			
TOTAL UNDER CONSTRUCTION AND PLANNED							1,762				

SUBMARKET AT A GLANCE



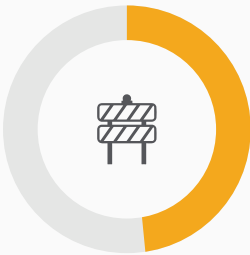
Lease-Up
0 Units



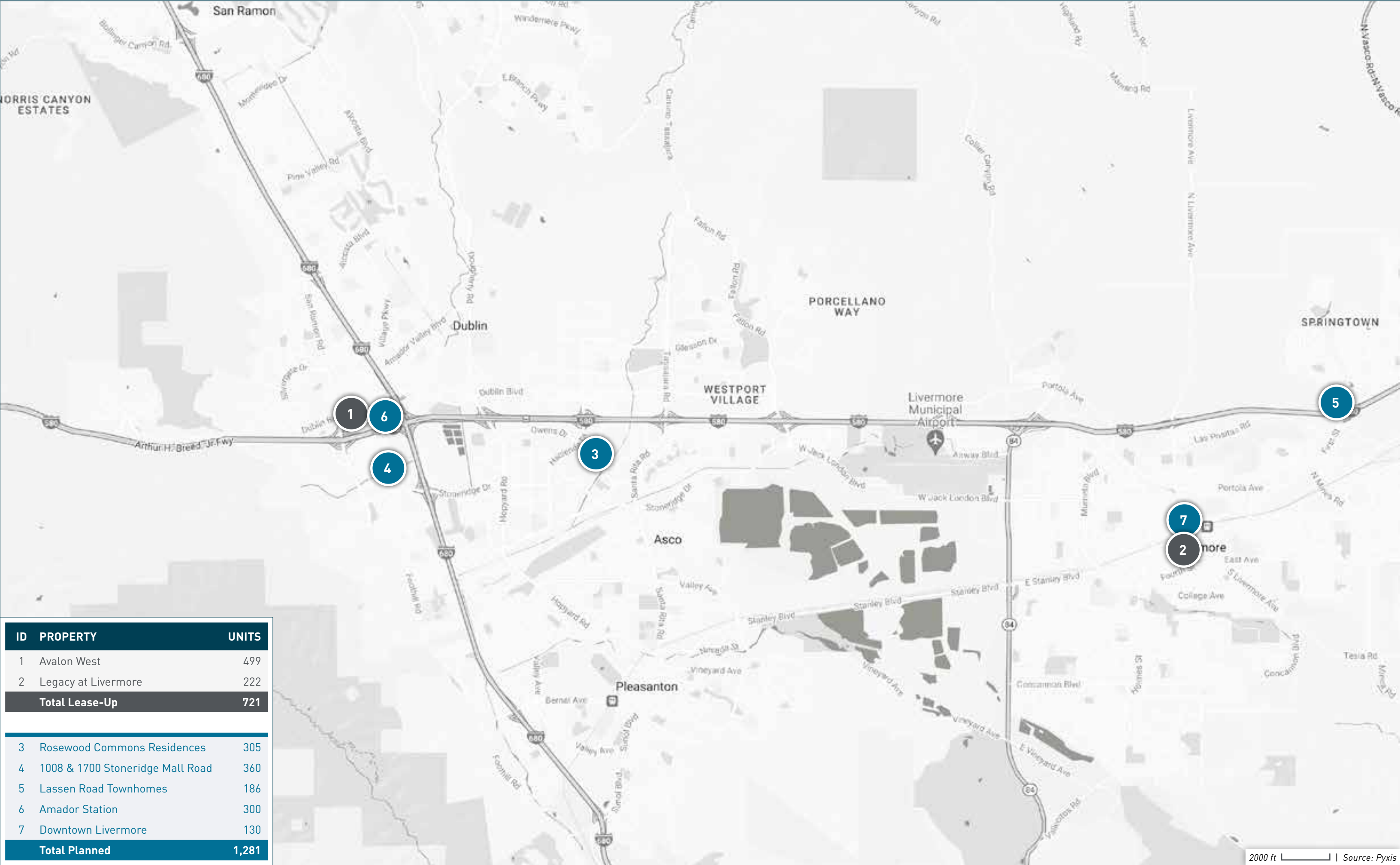
Under Construction
185 Units



Planned
1,577 Units



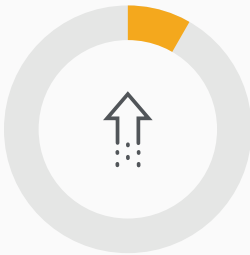
Prospective
4,349 Units



ID	PROPERTY	UNITS
1	Avalon West	499
2	Legacy at Livermore	222
Total Lease-Up		721
3	Rosewood Commons Residences	305
4	1008 & 1700 Stoneridge Mall Road	360
5	Lassen Road Townhomes	186
6	Amador Station	300
7	Downtown Livermore	130
Total Planned		1,281

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Avalon West	6700 Golden Gate Drive	Dublin	CA	94568	Lease-Up	499	EaSt.Alameda	03/31/2024	08/01/2023	10/01/2023
2	Legacy at Livermore	57 S L St	Livermore	CA	94550	Lease-Up	222	EaSt.Alameda	11/01/2023	08/01/2023	06/01/2023
3	Rosewood Commons Residences	4400-4460 Rosewood Dr	Pleasanton	CA	94588	Planned	305	EaSt.Alameda	02/01/2026	07/01/2025	09/01/2025
4	1008 & 1700 Stoneridge Mall Road	1008 & 1700 Stoneridge Mall Rd	Pleasanton	CA	94588	Planned	360	EaSt.Alameda	01/01/2026	05/01/2025	07/01/2025
5	Lassen Road Townhomes	Lassen Road & Springtown Blvd	Livermore	CA	94551	Planned	186	EaSt.Alameda	05/01/2024		
6	Amador Station	6501 Golden Gate Drive	Dublin	CA	94568	Planned	300	EaSt.Alameda			
7	Downtown Livermore	South L Street & Railroad Avenue	Livermore	CA	94550	Planned	130	EaSt.Alameda			
TOTAL LEASE-UP AND PLANNED							2,002				

SUBMARKET AT A GLANCE



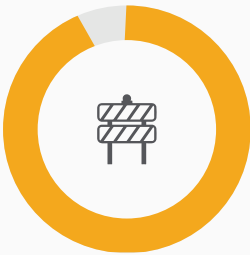
Lease-Up
721 Units



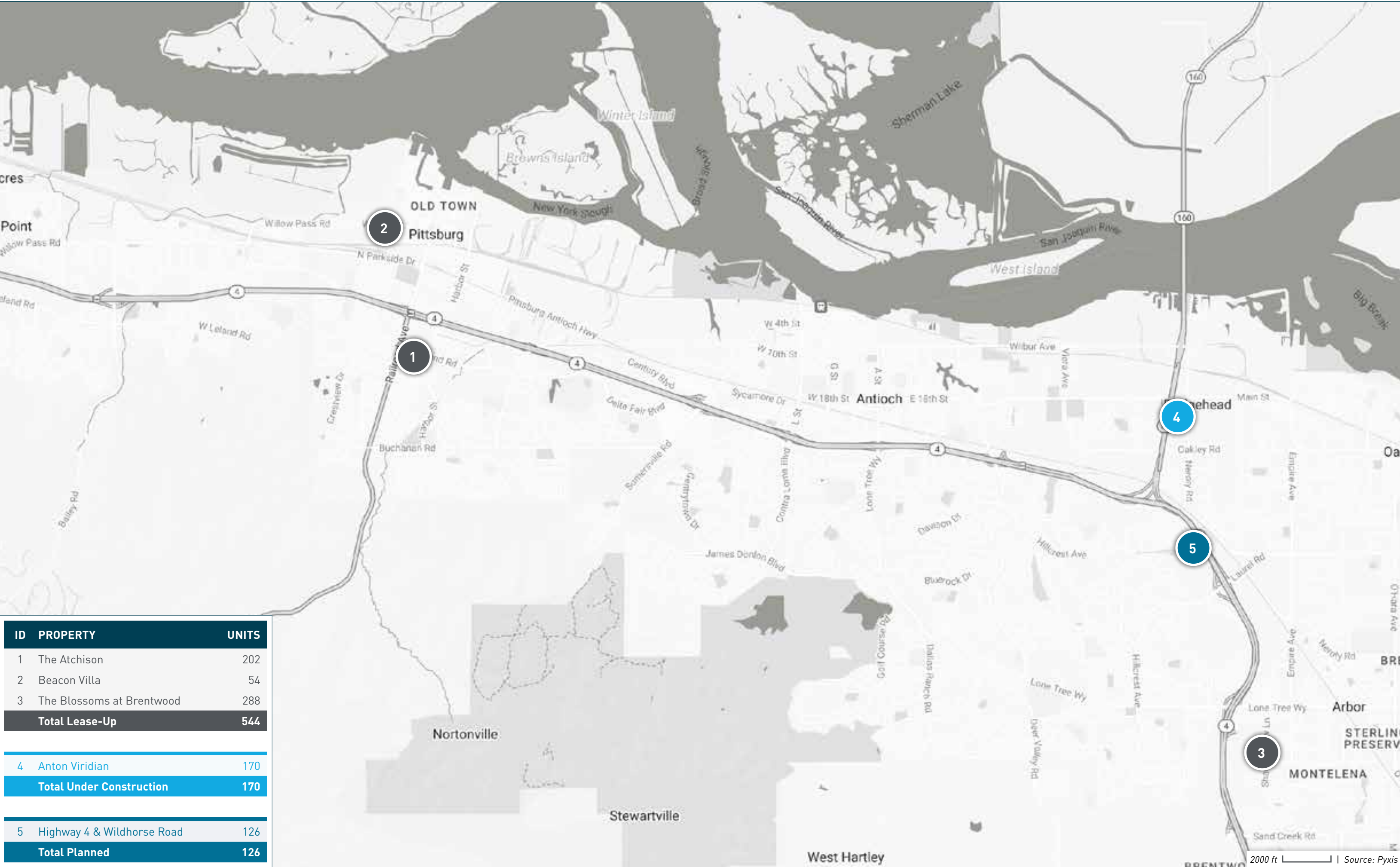
Under Construction
0 Units



Planned
1,281 Units



Prospective
9,814 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Atchison	2575 Railroad Avenue	Pittsburg	CA	94565	Lease-Up	202	East Contra Costa	11/30/2023	05/10/2023	
2	Beacon Villa	505 West 10th Street	Pittsburg	CA	94565	Lease-Up	54	East Contra Costa	12/31/2023	12/01/2022	
3	The Blossoms at Brentwood	2255 Amber Lane	Brentwood	CA	94513	Lease-Up	288	East Contra Costa	12/31/2023	09/26/2022	07/01/2022
4	Anton Viridian	5301 Elm Lane	Oakley	CA	94561	Under Construction	170	East Contra Costa	05/31/2024		
5	Highway 4 & Wildhorse Road	Le Conte Circle & Wild Horse Road	Antioch	CA	94531	Planned	126	East Contra Costa			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							840				

SUBMARKET AT A GLANCE



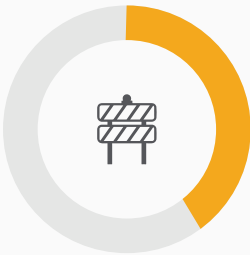
Lease-Up
544 Units



Under Construction
170 Units



Planned
126 Units



Prospective
3,513 Units