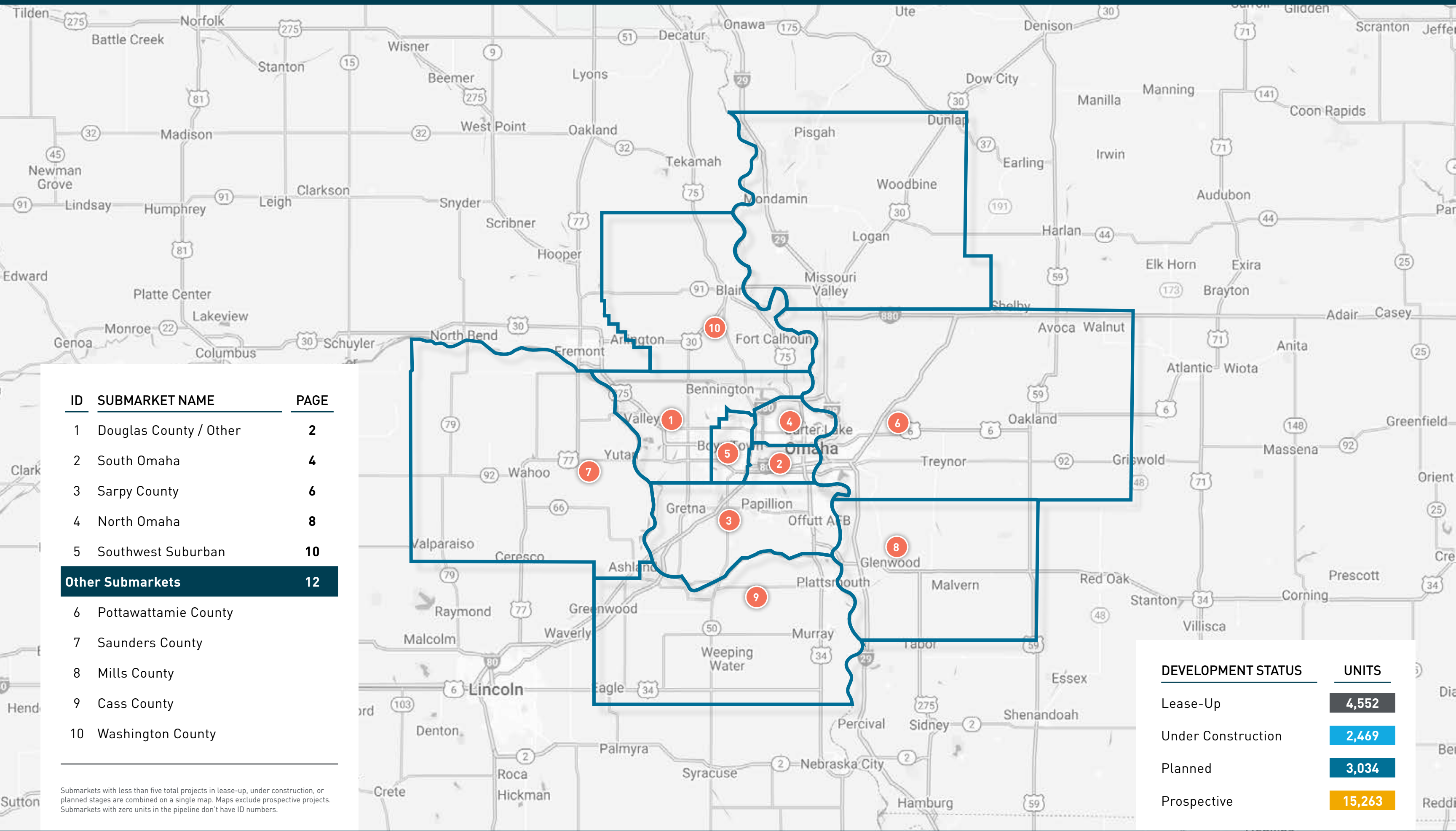


OMAHA | MULTIFAMILY QUARTERLY PIPELINE MAP

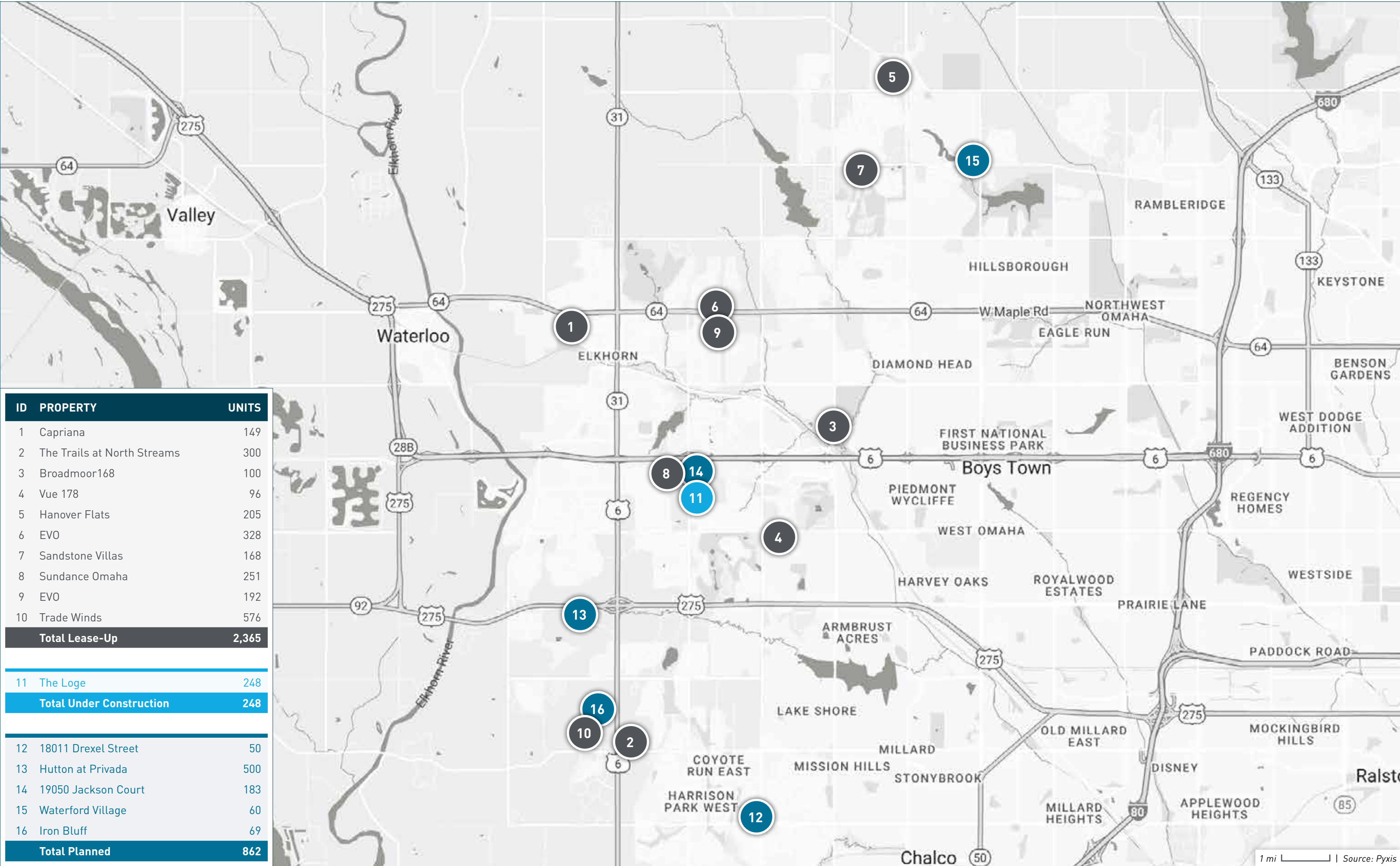
4Q23



ID	SUBMARKET NAME	PAGE
1	Douglas County / Other	2
2	South Omaha	4
3	Sarpy County	6
4	North Omaha	8
5	Southwest Suburban	10
Other Submarkets		12
6	Pottawattamie County	
7	Saunders County	
8	Mills County	
9	Cass County	
10	Washington County	

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	4,552
Under Construction	2,469
Planned	3,034
Prospective	15,263



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Capriana	3333 North 212th Avenue Plaza	Elkhorn	NE	68022	Lease-Up	149	Douglas County / Other	07/31/2024	10/01/2023	12/01/2023
2	The Trails at North Streams	5002 202nd Court	Omaha	NE	68135	Lease-Up	300	Douglas County / Other	10/31/2024	09/14/2023	04/01/2024
3	Broadmoor168	1221 North 170th Street	Omaha	NE	68118	Lease-Up	100	Douglas County / Other	01/31/2024	08/01/2023	
4	Vue 178	1101 South 178th Street	Omaha	NE	68130	Lease-Up	96	Douglas County / Other	12/31/2023	07/28/2023	09/01/2023
5	Hanover Flats	15840 Clay Plaza	Bennington	NE	68007	Lease-Up	205	Douglas County / Other	01/31/2024	05/10/2023	07/01/2023
6	EVO	18749 Emmet Ct #111	Elkhorn	NE	68022	Lease-Up	328	Douglas County / Other	01/01/2024	02/01/2023	03/01/2023
7	Sandstone Villas	16201 Ida Street	Omaha	NE	68116	Lease-Up	168	Douglas County / Other	04/30/2024	02/01/2023	
8	Sundance Omaha	19551 Molly Street	Omaha	NE	68022	Lease-Up	251	Douglas County / Other	03/31/2024	06/10/2022	04/01/2023
9	EVO	18749 Emmet Court	Elkhorn	NE	68022	Lease-Up	192	Douglas County / Other	12/31/2023	05/01/2022	
10	Trade Winds	4910 South 209th Court	Elkhorn	NE	68022	Lease-Up	576	Douglas County / Other	12/31/2026	08/28/2020	10/02/2020
11	The Loge	S 192nd St. & N 188th St	Omaha	NE	68022	Under Construction	248	Douglas County / Other	11/01/2024	04/01/2024	05/01/2024
12	18011 Drexel Street	18011 Drexel Street	Omaha	NE	68135	Planned	50	Douglas County / Other			
13	Hutton at Privada	West Center Road & Blue Sage Drive	Elkhorn	NE	68022	Planned	500	Douglas County / Other			
14	19050 Jackson Court	19050 Jackson Court	Omaha	NE	68022	Planned	183	Douglas County / Other			
15	Waterford Village	North 145th Street & Ida Street	Bennington	NE	68007	Planned	60	Douglas County / Other			
16	Iron Bluff	4521 South 209th Plaza	Elkhorn	NE	68022	Planned	69	Douglas County / Other			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							3,475				

SUBMARKET AT A GLANCE



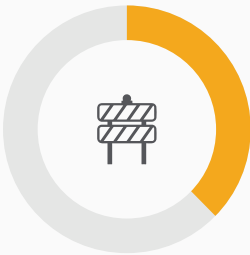
Lease-Up
2,365 Units



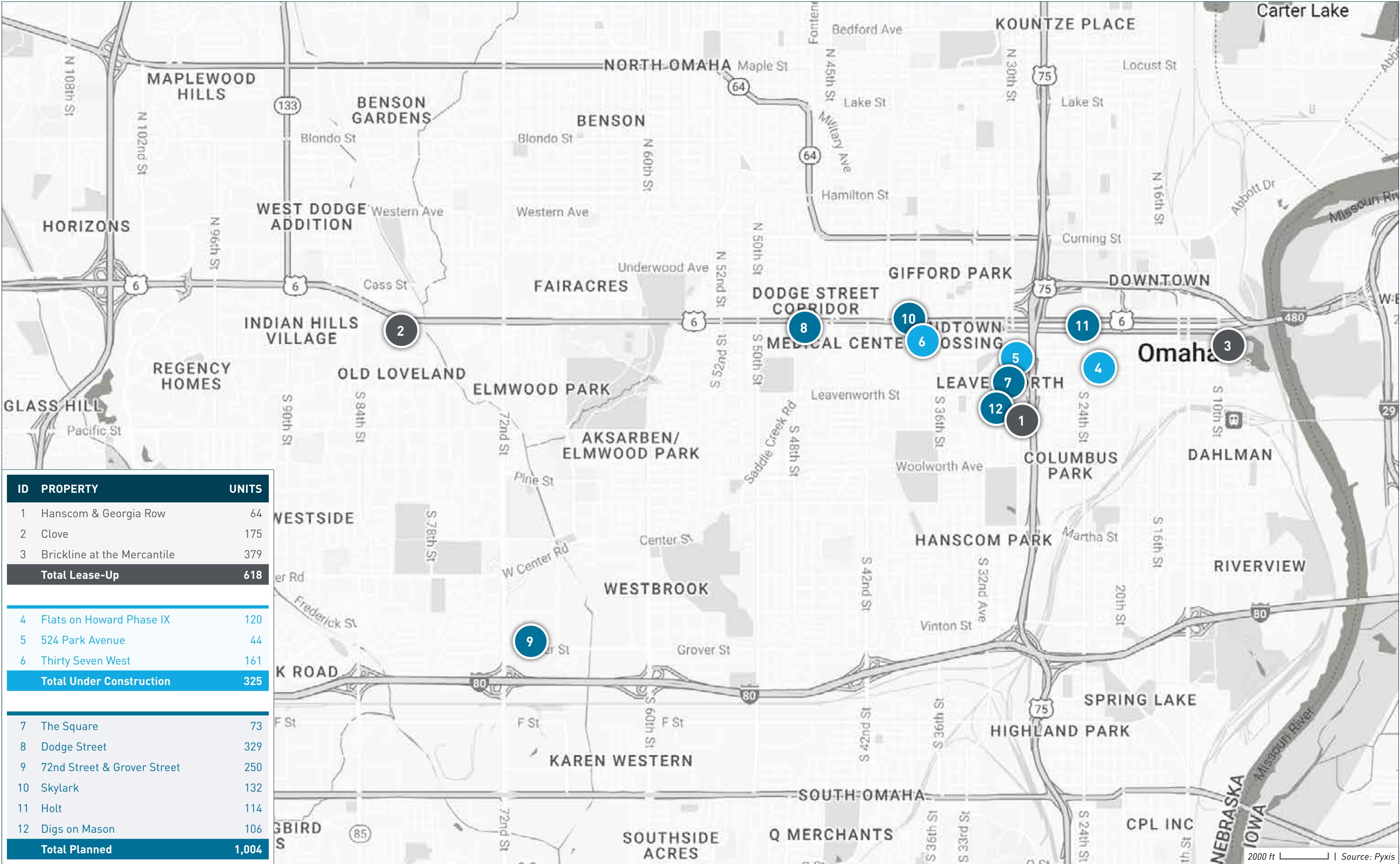
Under Construction
248 Units



Planned
862 Units

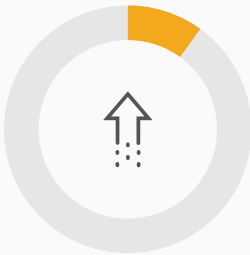


Prospective
2,260 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Hanscom & Georgia Row	1029 Park Avenue	Omaha	NE	68105	Lease-Up	64	South Omaha	11/30/2023	08/01/2023	
2	Clove	8004 Farnam Drive	Omaha	NE	68114	Lease-Up	175	South Omaha	04/30/2024	06/19/2023	09/01/2023
3	Brickline at the Mercantile	901 Farnam Street	Omaha	NE	68102	Lease-Up	379	South Omaha	12/31/2023	07/11/2022	02/01/2023
4	Flats on Howard Phase IX	2211 Howard Street	Omaha	NE	68102	Under Construction	120	South Omaha	05/31/2024	05/01/2024	06/01/2024
5	524 Park Avenue	524 Park Ave	Omaha	NE	68105	Under Construction	44	South Omaha	07/01/2024	03/01/2024	04/01/2024
6	Thirty Seven West	South 38th Street & Farnam Street	Omaha	NE	68131	Under Construction	161	South Omaha	12/31/2024	03/01/2024	04/01/2024
7	The Square	3001 Leavenworth Street	Omaha	NE	68105	Planned	73	South Omaha	10/01/2025	07/01/2025	08/01/2025
8	Dodge Street	4629 Dodge Street	Omaha	NE	68132	Planned	329	South Omaha	11/01/2025	05/01/2025	06/01/2025
9	72nd Street & Grover Street	NEC 72nd Street & Grover Street	Omaha	NE	68124	Planned	250	South Omaha			
10	Skylark	101 South 38th Avenue	Omaha	NE	68131	Planned	132	South Omaha			
11	Holt	124 South 24th Street	Omaha	NE	68131	Planned	114	South Omaha			
12	Digs on Mason	3066 Mason Street	Omaha	NE	68105	Planned	106	South Omaha			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,947				

SUBMARKET AT A GLANCE



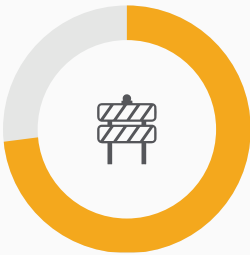
Lease-Up
618 Units



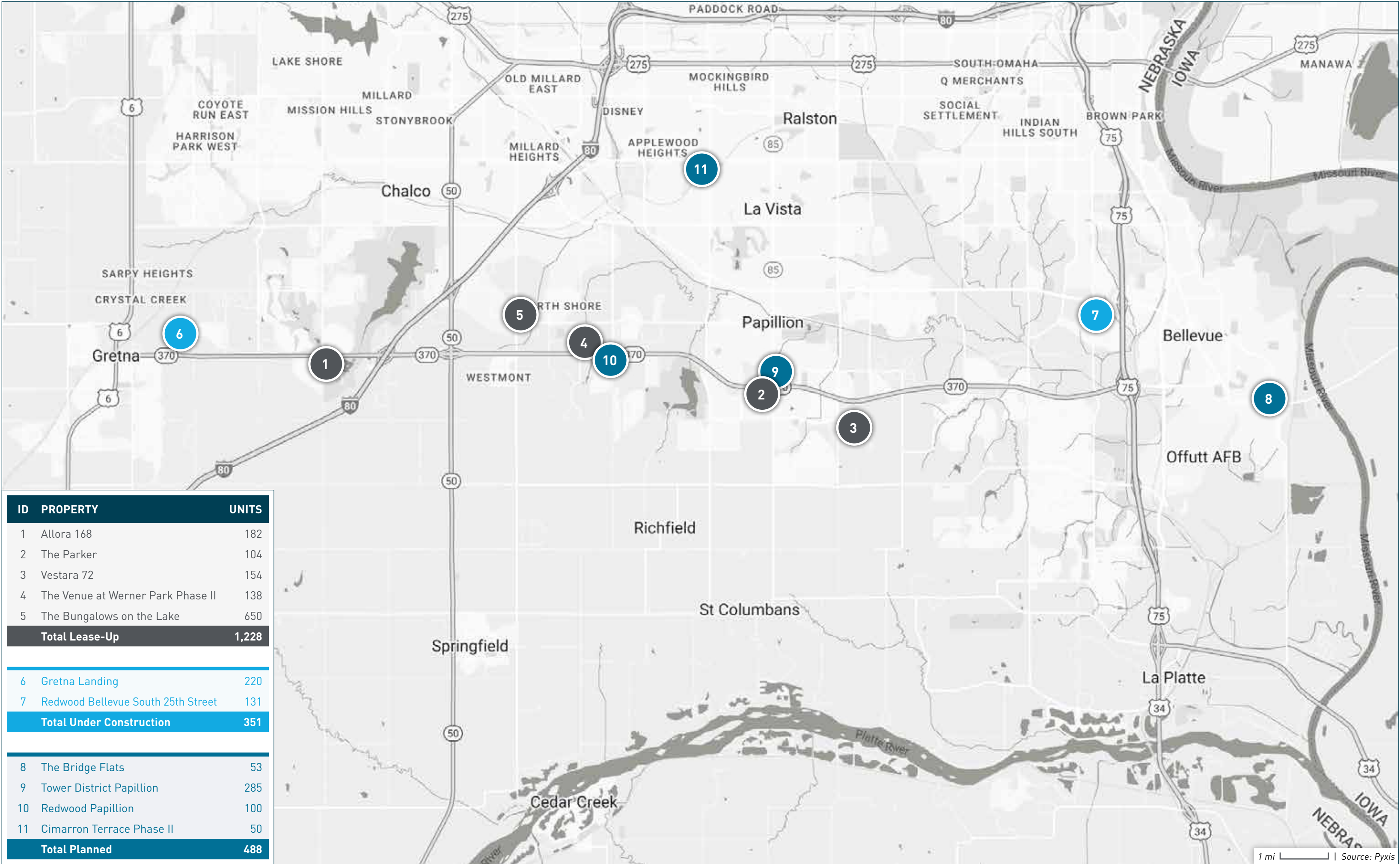
Under Construction
325 Units



Planned
1,004 Units

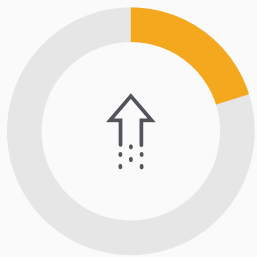


Prospective
5,668 Units

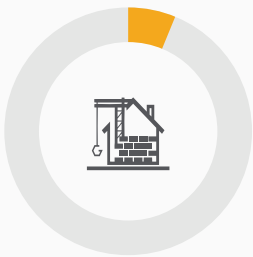


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Allora 168	16751 Morgan Avenue	Gretna	NE	68028	Lease-Up	182	Sarpy County	12/31/2024	09/01/2023	09/01/2023
2	The Parker	1512 Bristol Street	Papillion	NE	68046	Lease-Up	104	Sarpy County	01/31/2024	06/01/2023	09/01/2023
3	Vestara 72	7088 Flint Drive	Papillion	NE	68133	Lease-Up	154	Sarpy County	10/31/2024	05/15/2023	06/01/2023
4	The Venue at Werner Park Phase II	11951 Ballpark Way	Papillion	NE	68046	Lease-Up	138	Sarpy County	05/31/2024	01/01/2023	04/01/2023
5	The Bungalows on the Lake	13178 Lincoln Road	Papillion	NE	68138	Lease-Up	650	Sarpy County	05/31/2025	04/01/2020	
6	Gretna Landing	NE-370 & 192nd St.	Gretna	NE	68136	Under Construction	220	Sarpy County	02/01/2025	07/01/2024	09/01/2024
7	Redwood Bellevue South 25th Street	10530 South 24th Plaza	Bellevue	NE	68123	Under Construction	131	Sarpy County	08/31/2024	12/01/2023	01/01/2024
8	The Bridge Flats	Jefferson Street & West Mission Avenue	Bellevue	NE	68005	Planned	53	Sarpy County	09/01/2024	06/01/2024	07/01/2024
9	Tower District Papillion	South 84th Street & State Route 370	Papillion	NE	68046	Planned	285	Sarpy County	01/01/2024		
10	Redwood Papillion	South 114th Street & NE-370	Papillion	NE	68046	Planned	100	Sarpy County			
11	Cimarron Terrace Phase II	9852 Josephine Court	La Vista	NE	68128	Planned	50	Sarpy County			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							2,067				

SUBMARKET AT A GLANCE



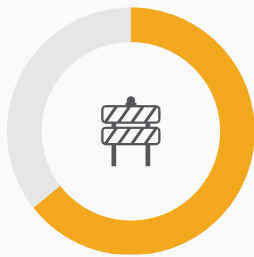
Lease-Up
1,228 Units



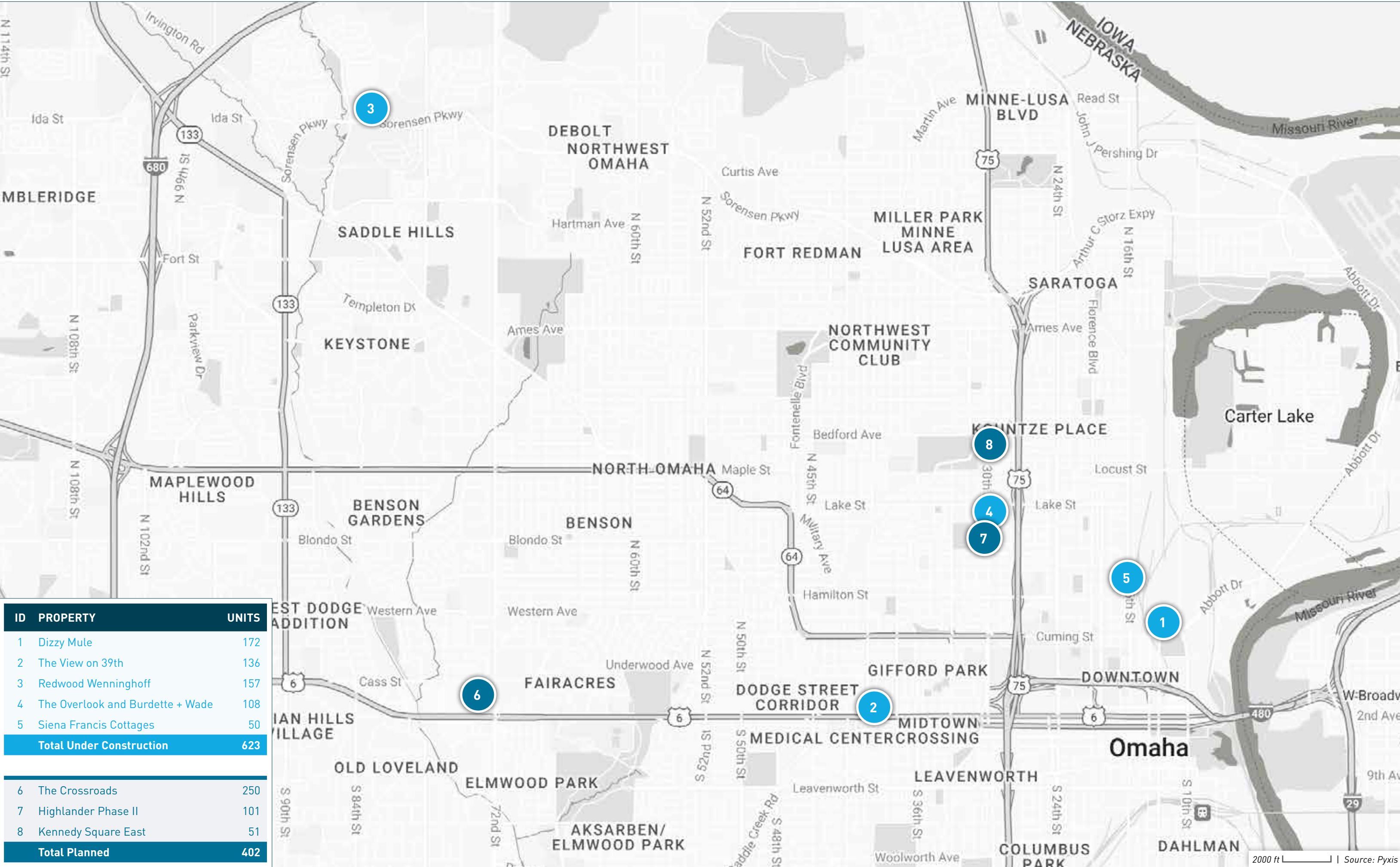
Under Construction
351 Units



Planned
488 Units



Prospective
3,835 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Dizzy Mule	1218 Iazard Street	Omaha	NE	68102	Under Construction	172	North Omaha	07/31/2025	11/01/2024	12/01/2024
2	The View on 39th	3902 Dodge Street	Omaha	NE	68131	Under Construction	136	North Omaha	11/30/2024	06/01/2024	07/01/2024
3	Redwood Wenninghoff	Sorensen Pkwy & Wenninghoff Rd.	Omaha	NE	68122	Under Construction	157	North Omaha	09/01/2024	03/01/2024	04/01/2024
4	The Overlook and Burdette + Wade	North 30th Street & Burdette Street	Omaha	NE	68111	Under Construction	108	North Omaha	12/31/2023	11/01/2023	12/01/2023
5	Siena Francis Cottages	1528 North 16th Street	Omaha	NE	68110	Under Construction	50	North Omaha	12/31/2023		
6	The Crossroads	7400 Dodge St.	Omaha	NE	68114	Planned	250	North Omaha	01/01/2026	07/01/2025	09/01/2025
7	Highlander Phase II	3003 Patrick Avenue	Omaha	NE	68111	Planned	101	North Omaha		04/01/2018	
8	Kennedy Square East	North 30th Street & Spencer Street	Omaha	NE	68111	Planned	51	North Omaha			
TOTAL UNDER CONSTRUCTION AND PLANNED							1,025				

SUBMARKET AT A GLANCE



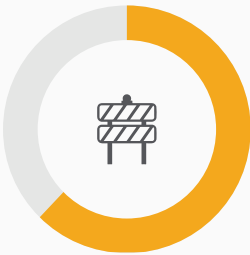
Lease-Up
0 Units



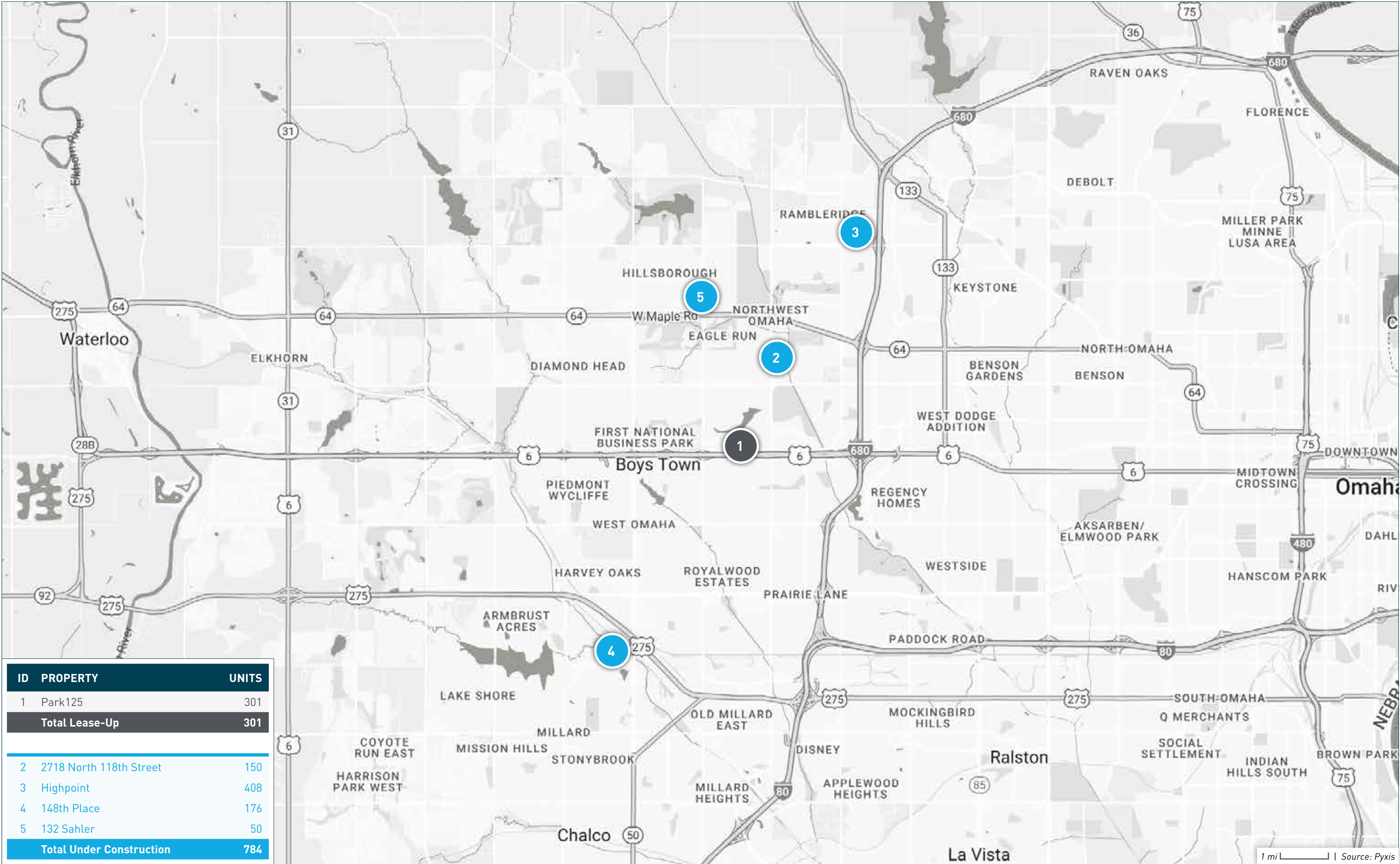
Under Construction
623 Units



Planned
402 Units

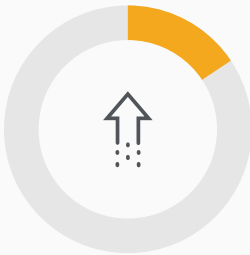


Prospective
1,748 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Park125	12500 W Dodge Rd.	Omaha	NE	68154	Lease-Up	301	Southwest Suburban	11/02/2023	04/16/2021	
2	2718 North 118th Street	2718 North 118th Street	Omaha	NE	68164	Under Construction	150	Southwest Suburban	10/31/2024	02/01/2025	03/01/2025
3	Highpoint	10535 Ellison Plaza	Omaha	NE	68134	Under Construction	408	Southwest Suburban	02/29/2024		
4	148th Place	3820 South 148th Street	Omaha	NE	68144	Under Construction	176	Southwest Suburban	03/31/2024		
5	132 Sahler	4150 North 132nd Street	Omaha	NE	68164	Under Construction	50	Southwest Suburban	06/30/2024		
TOTAL LEASE-UP AND UNDER CONSTRUCTION							1,085				

SUBMARKET AT A GLANCE



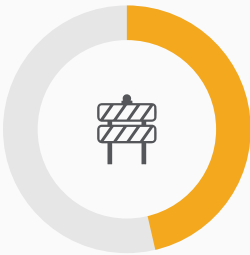
Lease-Up
301 Units



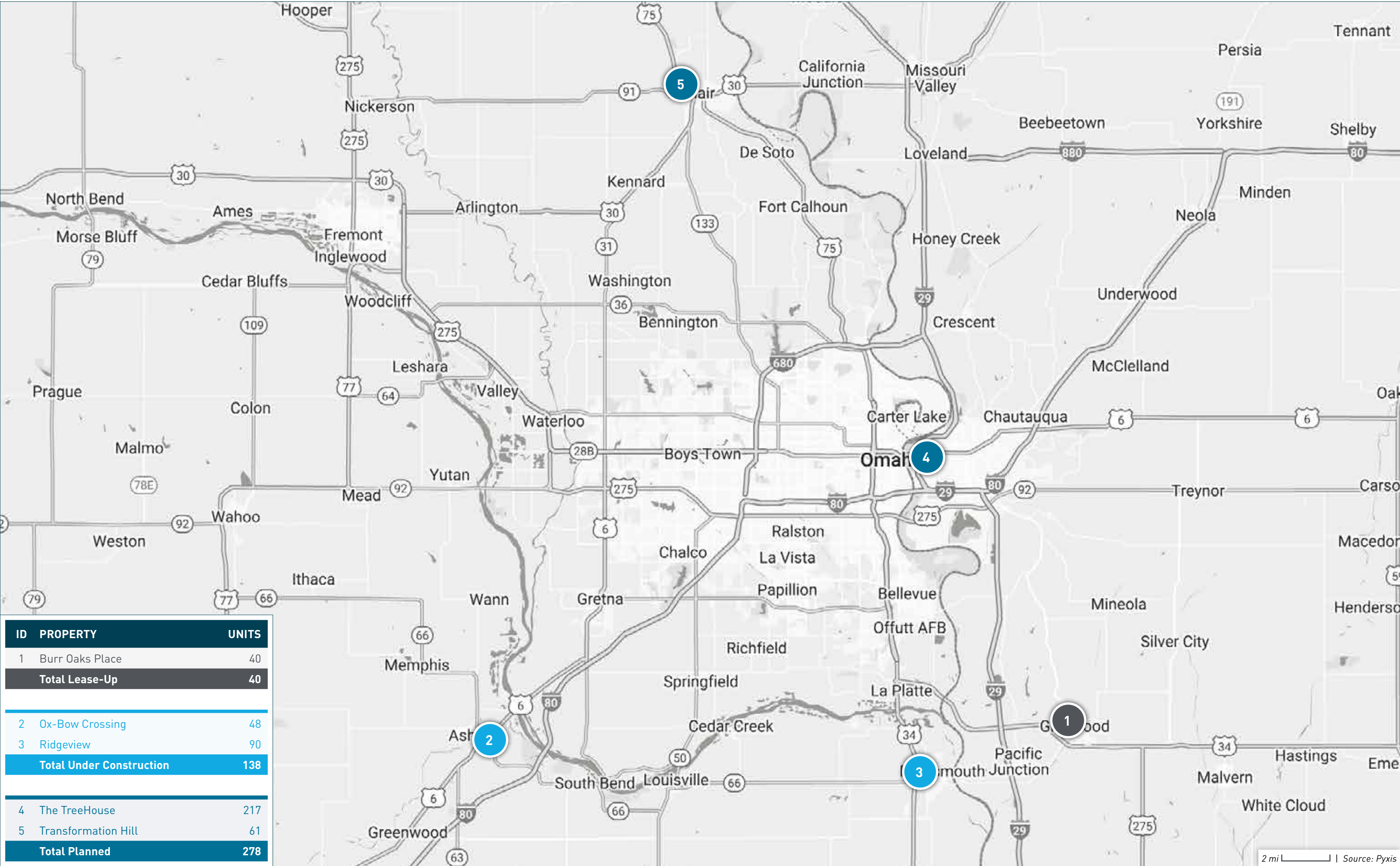
Under Construction
784 Units



Planned
0 Units



Prospective
981 Units



OTHER SUBMARKETS

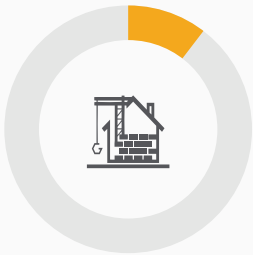
Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Burr Oaks Place	306 N Grove St.	Glenwood	IA	51534	Lease-Up	40	Mills County	03/01/2024	10/01/2023	11/01/2023
2	Ox-Bow Crossing	NE-66 & Silver St.	Ashland	NE	68003	Under Construction	48	Saunders County	04/01/2024	02/01/2024	03/01/2024
3	Ridgeview	2209 1st Avenue	Plattsmouth	NE	68048	Under Construction	90	Cass County	05/31/2024		
4	The TreeHouse	1st Avenue & South 34th Street	Council Bluffs	IA	51501	Planned	217	Pottawattamie County	04/30/2024		
5	Transformation Hill	2848 College Drive	Blair	NE	68008	Planned	61	Washington County			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							456				

OTHER SUBMARKETS AT A GLANCE



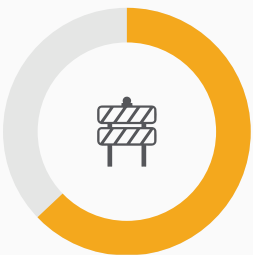
Lease-Up
40 Units



Under Construction
138 Units



Planned
278 Units



Prospective
771 Units