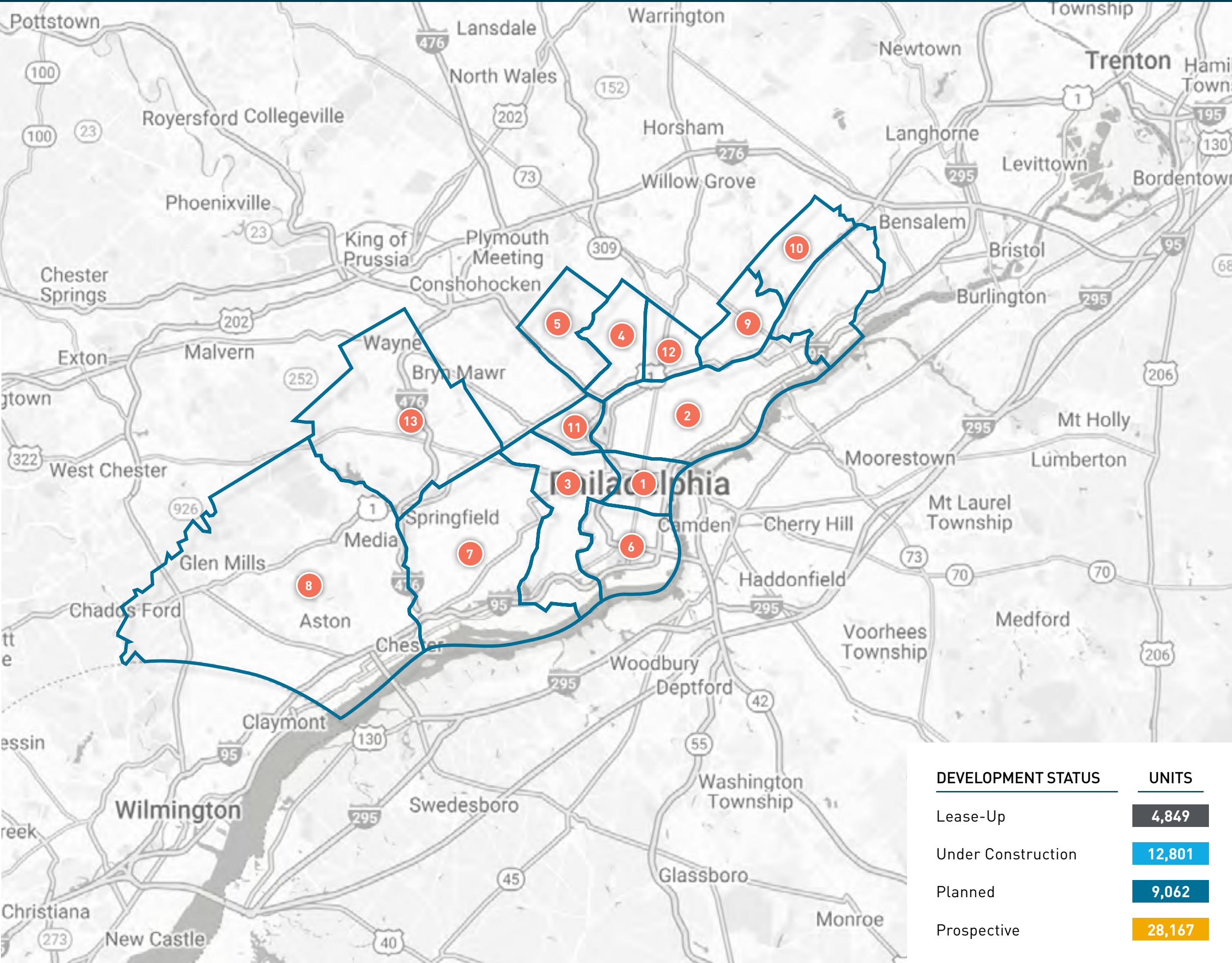
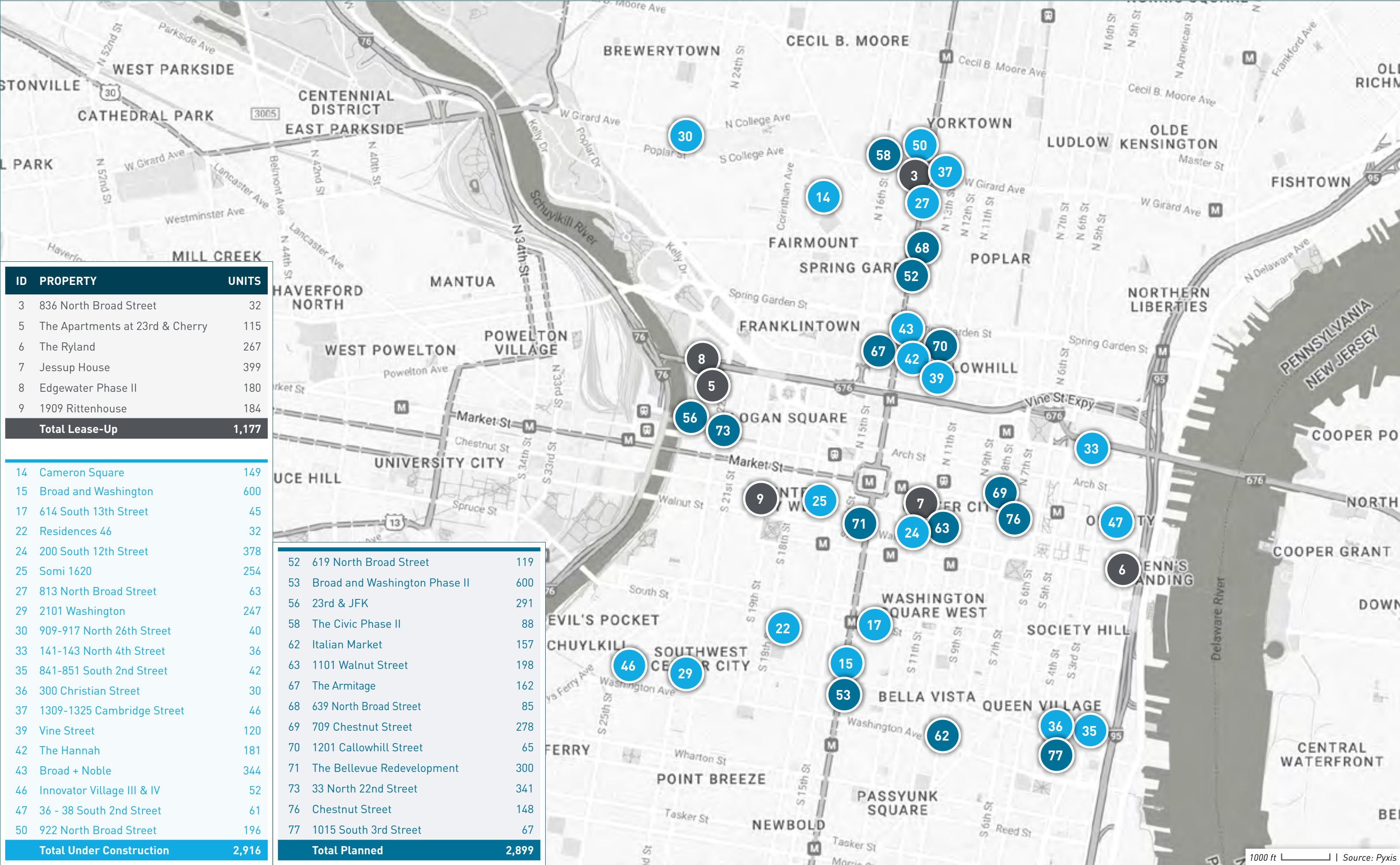


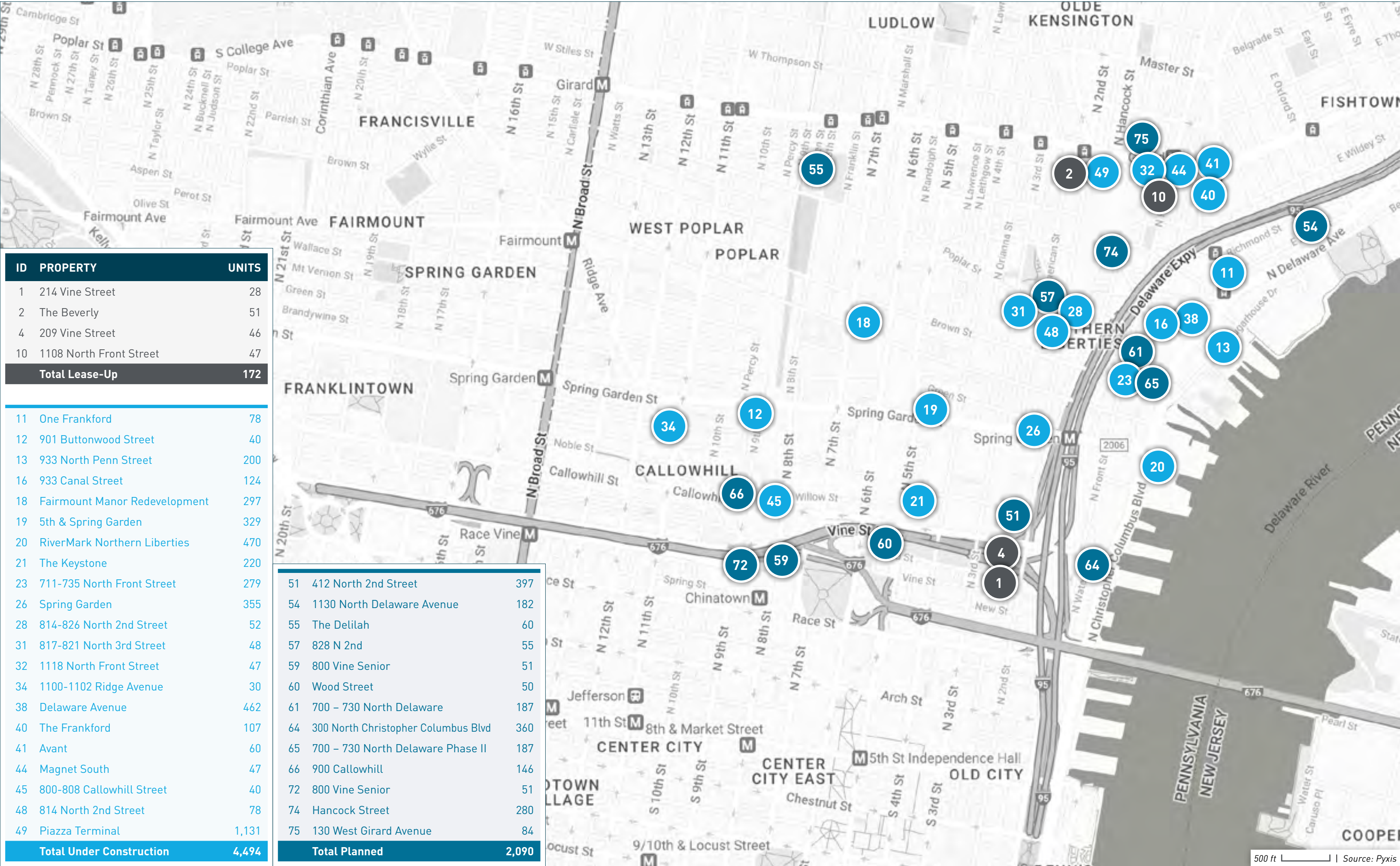
ID	SUBMARKET NAME	PAGE
1	Center City	2
2	North / Frankford / Holmesburg	7
3	West Philadelphia	11
4	Germantown	13
5	Roxboro / Chestnut Hill	15
Other Submarkets		17



DEVELOPMENT STATUS	UNITS
Lease-Up	4,849
Under Construction	12,801
Planned	9,062
Prospective	28,167

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.



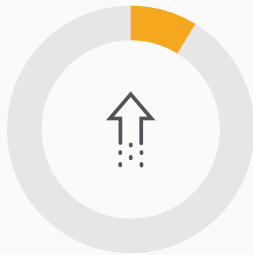


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	214 Vine Street	214 Vine St	Philadelphia	PA	19106	Lease-Up	28	Center City	01/01/2024	10/01/2023	12/01/2023
2	The Beverly	1102 Germantown Avenue	Philadelphia	PA	19123	Lease-Up	51	Center City	12/31/2023	09/01/2023	12/01/2023
3	836 North Broad Street	836 N Broad St	Philadelphia	PA	19130	Lease-Up	32	Center City	01/01/2024	09/01/2023	11/01/2023
4	209 Vine Street	209 Vine St	Philadelphia	PA	19106	Lease-Up	46	Center City	02/01/2024	09/01/2023	12/01/2023
5	The Apartments at 23rd & Cherry	139 North 23rd Street	Philadelphia	PA	19103	Lease-Up	115	Center City	12/31/2023	08/31/2023	10/01/2023
6	The Ryland	1 Dock Street	Philadelphia	PA	19106	Lease-Up	267	Center City	06/30/2024	05/23/2023	08/01/2023
7	Jessup House	1134 Sansom Street	Philadelphia	PA	19107	Lease-Up	399	Center City	12/31/2023	05/05/2023	09/01/2023
8	Edgewater Phase II	2323 Race Street	Philadelphia	PA	19103	Lease-Up	180	Center City	12/31/2023	03/21/2023	07/01/2023
9	1909 Rittenhouse	1909 Walnut Street	Philadelphia	PA	19103	Lease-Up	184	Center City	12/31/2023	08/01/2022	11/01/2022
10	1108 North Front Street	1108 N Front St	Philadelphia	PA	19123	Lease-Up	47	Center City	12/01/2023		
11	One Frankford	945 Frankford Ave	Philadelphia	PA	19125	Under Construction	78	Center City	07/01/2025	01/01/2025	03/01/2025
12	901 Buttonwood Street	901 Buttonwood St	Philadelphia	PA	19123	Under Construction	40	Center City	03/01/2025	12/01/2024	02/01/2025
13	933 North Penn Street	933 N Penn St	Philadelphia	PA	19123	Under Construction	200	Center City	04/01/2025	12/01/2024	02/01/2025
14	Cameron Square	801 North 19th Street	Philadelphia	PA	19130	Under Construction	149	Center City	12/31/2024	11/01/2024	02/01/2025
15	Broad and Washington	1001 South Broad Street	Philadelphia	PA	19147	Under Construction	600	Center City	10/31/2024	10/01/2024	12/01/2024
16	933 Canal Street	933 Canal St	Philadelphia	PA	19123	Under Construction	124	Center City	03/01/2025	10/01/2024	12/01/2024
17	614 South 13th Street	614 S 13th St	Philadelphia	PA	19147	Under Construction	45	Center City	12/01/2024	09/01/2024	11/01/2024
18	Fairmount Manor Redevelopment	650 Fairmount Avenue	Philadelphia	PA	19123	Under Construction	297	Center City	12/31/2024	07/01/2024	09/01/2024
19	5th & Spring Garden	418 Spring Garden Street	Philadelphia	PA	19123	Under Construction	329	Center City	02/28/2025	07/01/2024	09/01/2024
20	RiverMark Northern Liberties	501 North Christopher Columbus Blvd	Philadelphia	PA	19123	Under Construction	470	Center City	04/30/2024	06/01/2024	08/01/2024
21	The Keystone	417 Callowhill Street	Philadelphia	PA	19123	Under Construction	220	Center City	08/31/2024	06/01/2024	08/01/2024
22	Residences 46	S Colorado St & Fitzwater St	Philadelphia	PA	19146	Under Construction	32	Center City	10/01/2024	06/01/2024	08/01/2024
23	711-735 North Front Street	711-735 N Front St	Philadelphia	PA	19123	Under Construction	279	Center City	11/01/2024	06/01/2024	08/01/2024
24	200 South 12th Street	200 South 12th Street	Philadelphia	PA	19107	Under Construction	378	Center City	01/31/2025	05/01/2024	07/01/2024
25	Somi 1620	1620 Sansom Street	Philadelphia	PA	19103	Under Construction	254	Center City	12/31/2023	04/01/2024	06/01/2024
26	Spring Garden	200 Spring Garden Street	Philadelphia	PA	19123	Under Construction	355	Center City	03/31/2024	04/01/2024	06/01/2024
27	813 North Broad Street	813 N Broad St	Philadelphia	PA	19123	Under Construction	63	Center City	07/01/2024	04/01/2024	06/01/2024
28	814-826 North 2nd Street	814-826 N 2nd St	Philadelphia	PA	19123	Under Construction	52	Center City	08/01/2024	04/01/2024	06/01/2024
29	2101 Washington	2101 Washington Avenue	Philadelphia	PA	19146	Under Construction	247	Center City	05/31/2025	04/01/2024	06/01/2024
30	909-917 North 26th Street	909-917 N 26th St	Philadelphia	PA	19130	Under Construction	40	Center City	08/01/2024	03/01/2024	05/01/2024
31	817-821 North 3rd Street	817-821 N 3rd St	Philadelphia	PA	19123	Under Construction	48	Center City	05/01/2024	02/01/2024	04/01/2024
32	1118 North Front Street	1118 N Front St	Philadelphia	PA	19123	Under Construction	47	Center City	05/01/2024	02/01/2024	04/01/2024
33	141-143 North 4th Street	141-143 N 4th St	Philadelphia	PA	19106	Under Construction	36	Center City	06/01/2024	02/01/2024	04/01/2024
34	1100-1102 Ridge Avenue	1100-1102 Ridge Ave	Philadelphia	PA	19123	Under Construction	30	Center City	04/01/2024	01/01/2024	02/01/2024
35	841-851 South 2nd Street	841-851 S 2nd St	Philadelphia	PA	19147	Under Construction	42	Center City	04/01/2024	01/01/2024	03/01/2024
36	300 Christian Street	300 Christian St	Philadelphia	PA	19147	Under Construction	30	Center City	05/01/2024	01/01/2024	03/01/2024

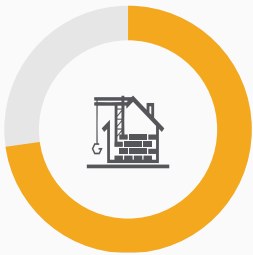
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
37	1309-1325 Cambridge Street	1309-1325 Cambridge St	Philadelphia	PA	19123	Under Construction	46	Center City	05/01/2024	01/01/2024	03/01/2024
38	Delaware Avenue	918 North Delaware Avenue	Philadelphia	PA	19123	Under Construction	462	Center City	06/30/2024	01/01/2024	03/01/2024
39	Vine Street	1201 Vine Street	Philadelphia	PA	19107	Under Construction	120	Center City	12/31/2023	12/01/2023	02/01/2024
40	The Frankford	1120 Frankford Avenue	Philadelphia	PA	19125	Under Construction	107	Center City	09/30/2024	12/01/2023	02/01/2024
41	Avant	1148 Frankford Avenue	Philadelphia	PA	19125	Under Construction	60	Center City	12/31/2023	11/06/2023	11/01/2023
42	The Hannah	1306 Callowhill Street	Philadelphia	PA	19123	Under Construction	181	Center City	12/31/2023	11/01/2023	12/01/2023
43	Broad + Noble	435 North Broad Street	Philadelphia	PA	19123	Under Construction	344	Center City	12/31/2023	11/01/2023	12/01/2023
44	Magnet South	1131 N Front St	Philadelphia	PA	19123	Under Construction	47	Center City	02/01/2024	11/01/2023	01/01/2024
45	800-808 Callowhill Street	800-808 Callowhill St	Philadelphia	PA	19123	Under Construction	40	Center City	02/01/2024	11/01/2023	01/01/2024
46	Innovator Village III & IV	2401 Washington Ave	Philadelphia	PA	19146	Under Construction	52	Center City	02/01/2024	11/01/2023	01/01/2024
47	36 - 38 South 2nd Street	36 South 2nd Street	Philadelphia	PA	19106	Under Construction	61	Center City	11/30/2023		
48	814 North 2nd Street	814 North 2nd Street	Philadelphia	PA	19123	Under Construction	78	Center City	10/31/2024		
49	Piazza Terminal	1101 North 2nd Street	Philadelphia	PA	19123	Under Construction	1,131	Center City	12/31/2024		
50	922 North Broad Street	922 North Broad Street	Philadelphia	PA	19130	Under Construction	196	Center City	04/30/2025		
51	412 North 2nd Street	412 North 2nd Street	Philadelphia	PA	19123	Planned	397	Center City	11/01/2025	05/01/2025	07/01/2025
52	619 North Broad Street	619 North Broad Street	Philadelphia	PA	19123	Planned	119	Center City	05/01/2025	01/01/2025	03/01/2025
53	Broad and Washington Phase II	1001 South Broad Street	Philadelphia	PA	19147	Planned	600	Center City		10/01/2024	12/01/2024
54	1130 North Delaware Avenue	1130 North Delaware Avenue	Philadelphia	PA	19125	Planned	182	Center City	02/01/2025	09/01/2024	11/01/2024
55	The Delilah	900 North 8th Street	Philadelphia	PA	19123	Planned	60	Center City	12/01/2024	07/01/2024	09/01/2024
56	23rd & JFK	2301 John F. Kennedy Blvd	Philadelphia	PA	19103	Planned	291	Center City	12/01/2024	06/01/2024	08/01/2024
57	828 N 2nd	828 North 2nd Street	Philadelphia	PA	19123	Planned	55	Center City	08/01/2024	05/01/2024	07/01/2024
58	The Civic Phase II	1600 West Girard Avenue	Philadelphia	PA	19130	Planned	88	Center City		06/03/2019	
59	800 Vine Senior	800 Vine Street	Philadelphia	PA	19107	Planned	51	Center City	01/01/2024		
60	Wood Street	502 Wood Street	Philadelphia	PA	19106	Planned	50	Center City	02/01/2024		
61	700 – 730 North Delaware	700 North Delaware Avenue	Philadelphia	PA	19123	Planned	187	Center City	11/01/2024		
62	Italian Market	1101 South 9th Street	Philadelphia	PA	19147	Planned	157	Center City	11/01/2024		
63	1101 Walnut Street	1101 Walnut Street	Philadelphia	PA	19107	Planned	198	Center City	12/01/2024		
64	300 North Christopher Columbus Blvd	300 North Christopher Columbus Blvd	Philadelphia	PA	19106	Planned	360	Center City	06/01/2025		
65	700 – 730 North Delaware Phase II	700 North Delaware Avenue	Philadelphia	PA	19123	Planned	187	Center City			
66	900 Callowhill	900 Callowhill Street	Philadelphia	PA	19123	Planned	146	Center City			
67	The Armitage	1428 Callowhill Street	Philadelphia	PA	19130	Planned	162	Center City			
68	639 North Broad Street	639 North Broad Street	Philadelphia	PA	19123	Planned	85	Center City			
69	709 Chestnut Street	709 Chestnut Street	Philadelphia	PA	19106	Planned	278	Center City			
70	1201 Callowhill Street	1201 Callowhill Street	Philadelphia	PA	19123	Planned	65	Center City			
71	The Bellevue Redevelopment	200 South Broad Street	Philadelphia	PA	19102	Planned	300	Center City			
72	800 Vine Senior	217 North 9th Street	Philadelphia	PA	19107	Planned	51	Center City			

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
73	33 North 22nd Street	33 North 22nd Street	Philadelphia	PA	19103	Planned	341	Center City			
74	Hancock Street	1021 North Hancock Street	Philadelphia	PA	19123	Planned	280	Center City			
75	130 West Girard Avenue	130 West Girard Avenue	Philadelphia	PA	19123	Planned	84	Center City			
76	Chestnut Street	700 Chestnut Street	Philadelphia	PA	19106	Planned	148	Center City			
77	1015 South 3rd Street	1015 South 3rd Street	Philadelphia	PA	19147	Planned	67	Center City			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							13,748				

SUBMARKET AT A GLANCE



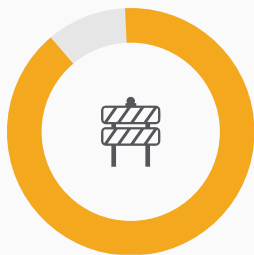
Lease-Up
1,349 Units



Under Construction
7,410 Units

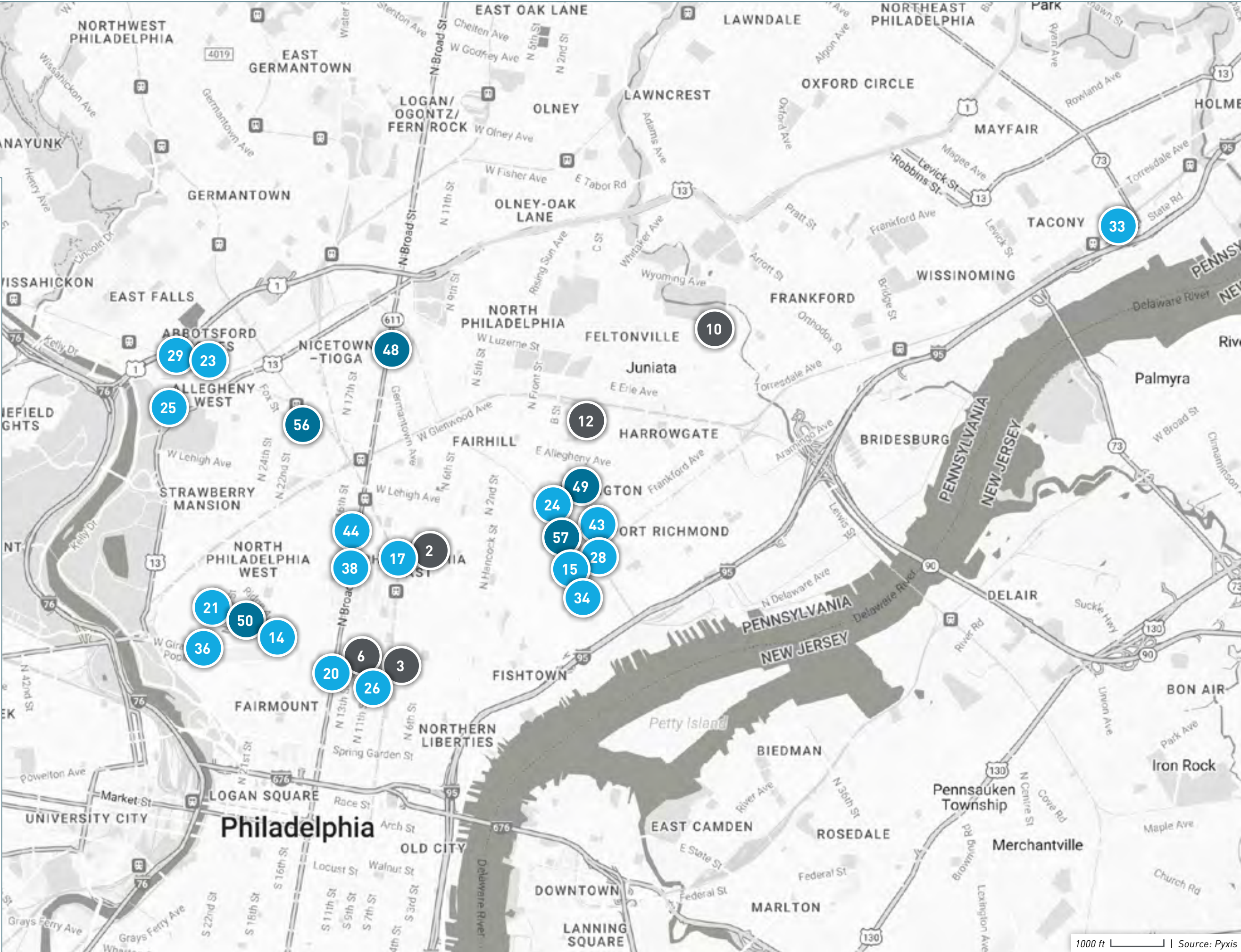


Planned
4,989 Units



Prospective
9,323 Units

ID	PROPERTY	UNITS
2	The Washington	72
3	The Weston	80
6	1201 W Girard Ave	166
10	Carl Mackley Redevelopment	184
12	500 - 15 East Tioga Street	69
Total Lease-Up		571
14	2000 Ridge Avenue	40
15	2151 East Albert Street	26
17	2132-2138 North 10th Street	35
20	922-938 North Broad Street	160
21	Jefferson Quarters	27
23	The Apartments at Henry Avenue	175
24	Coral House	41
25	3417 West Indiana Avenue	302
26	Veranda II	115
28	Lehigh Avenue	278
29	The Peak at Scotts Lane	221
33	7165 Keystone Street	96
34	2400 East Huntingdon Street	150
36	The Gio	160
38	2008 North Broad Street	40
43	Rush Street	72
44	Dauphin House	52
Total Under Construction		1,990
48	Residences at the Beury	113
49	Orinoka Mills Civic House Phase II	51
50	Sharswood Phase 6a	63
56	3031 N 21st Street	56
57	Woods Square	453
Total Planned		736





ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Norris Park Flats	2155 N 2nd St	Philadelphia	PA	19122	Lease-Up	31	North / Frankford / Holmesburg	02/01/2024	10/01/2023	12/01/2023
2	The Washington	2233 North 7th Street	Philadelphia	PA	19133	Lease-Up	72	North / Frankford / Holmesburg	12/31/2023	09/01/2023	09/01/2023
3	The Weston	720 W Thompson St	Philadelphia	PA	19122	Lease-Up	80	North / Frankford / Holmesburg	12/01/2023	08/01/2023	09/01/2023
4	The Rally	1701 North 2nd Street	Philadelphia	PA	19122	Lease-Up	88	North / Frankford / Holmesburg	01/31/2024	06/22/2023	10/01/2023
5	The Luxe	1705 North American Street	Philadelphia	PA	19122	Lease-Up	96	North / Frankford / Holmesburg	06/30/2024	05/22/2023	07/01/2024
6	1201 W Girard Ave	1201 West Girard Avenue	Philadelphia	PA	19123	Lease-Up	166	North / Frankford / Holmesburg	01/31/2024	05/01/2023	06/01/2023
7	Hagert & York	1999 Boston Street	Philadelphia	PA	19125	Lease-Up	297	North / Frankford / Holmesburg	12/31/2023	04/21/2023	06/01/2023
8	Jasper House	1835 East Boston Street	Philadelphia	PA	19125	Lease-Up	149	North / Frankford / Holmesburg	12/31/2023	02/01/2023	04/01/2023
9	Avenue V	408 Cecil B. Moore Avenue	Philadelphia	PA	19122	Lease-Up	147	North / Frankford / Holmesburg	12/31/2023	12/05/2022	09/01/2021
10	Carl Mackley Redevelopment	1401 East Bristol Street	Philadelphia	PA	19124	Lease-Up	184	North / Frankford / Holmesburg	12/31/2023	10/01/2022	
11	Corner 2nd	1245 North American Street	Philadelphia	PA	19122	Lease-Up	201	North / Frankford / Holmesburg	12/31/2023	10/01/2018	
12	500 - 15 East Tioga Street	500 E Tioga St	Philadelphia	PA	19134	Lease-Up	69	North / Frankford / Holmesburg	12/01/2023		
13	Avenue V II	1625-1635 N 5th St	Philadelphia	PA	19122	Under Construction	200	North / Frankford / Holmesburg	10/01/2025	04/01/2025	06/01/2025
14	2000 Ridge Avenue	2000 Ridge Ave	Philadelphia	PA	19121	Under Construction	40	North / Frankford / Holmesburg	06/01/2025	02/01/2025	04/01/2025
15	2151 East Albert Street	2151 E Albert St	Philadelphia	PA	19125	Under Construction	26	North / Frankford / Holmesburg	04/01/2025	01/01/2025	02/01/2025
16	1952-1958 North Front Street	1952-1958 N Front St	Philadelphia	PA	19122	Under Construction	46	North / Frankford / Holmesburg	04/01/2025	12/01/2024	02/01/2025
17	2132-2138 North 10th Street	2132-2138 N 10th St	Philadelphia	PA	19122	Under Construction	35	North / Frankford / Holmesburg	01/01/2025	10/01/2024	12/01/2024
18	23 West Girard Avenue	23 W Girard Ave	Philadelphia	PA	19123	Under Construction	107	North / Frankford / Holmesburg	12/01/2024	10/01/2024	11/01/2024
19	2112 North Front Street	2112 N Front St	Philadelphia	PA	19122	Under Construction	31	North / Frankford / Holmesburg	12/01/2024	09/01/2024	11/01/2024
20	922-938 North Broad Street	922-938 N Broad St	Philadelphia	PA	19130	Under Construction	160	North / Frankford / Holmesburg	01/01/2025	08/01/2024	10/01/2024
21	Jefferson Quarters	2625-2633 W Jefferson St	Philadelphia	PA	19121	Under Construction	27	North / Frankford / Holmesburg	11/01/2024	08/01/2024	10/01/2024
22	1924-1932 North Front Street	1924-1932 N Front St	Philadelphia	PA	19122	Under Construction	32	North / Frankford / Holmesburg	08/01/2024	05/01/2024	07/01/2024
23	The Apartments at Henry Avenue	3200 Henry Avenue	Philadelphia	PA	19129	Under Construction	175	North / Frankford / Holmesburg	02/29/2024	05/01/2024	07/01/2024
24	Coral House	2654 Coral St	Philadelphia	PA	19125	Under Construction	41	North / Frankford / Holmesburg	12/01/2024	04/01/2024	09/01/2024
25	3417 West Indiana Avenue	3417 West Indiana Avenue	Philadelphia	PA	19132	Under Construction	302	North / Frankford / Holmesburg	09/30/2024	04/01/2024	06/01/2024
26	Veranda II	1030 W Girard Ave	Philadelphia	PA	19123	Under Construction	115	North / Frankford / Holmesburg	09/01/2024	04/01/2024	06/01/2024
27	The Glassworks	1700 North Howard Street	Philadelphia	PA	19122	Under Construction	103	North / Frankford / Holmesburg	12/31/2023	03/01/2024	05/01/2024
28	Lehigh Avenue	2157 East Lehigh Avenue	Philadelphia	PA	19125	Under Construction	278	North / Frankford / Holmesburg	10/31/2024	02/01/2024	04/01/2024
29	The Peak at Scotts Lane	3449 Scotts Lane	Philadelphia	PA	19129	Under Construction	221	North / Frankford / Holmesburg	05/31/2024	02/01/2024	03/01/2024
30	Philadelphia Urby	1700 North Front Street	Philadelphia	PA	19122	Under Construction	204	North / Frankford / Holmesburg	03/31/2025	01/01/2024	03/01/2024
31	1BRKS Building S	1828-1842 N Front St	Philadelphia	PA	19122	Under Construction	70	North / Frankford / Holmesburg	04/01/2024	01/01/2024	03/01/2024
32	1731-1739 Tilghman Street	1731-1739 Tilghman St	Philadelphia	PA	19122	Under Construction	32	North / Frankford / Holmesburg	04/01/2024	01/01/2024	03/01/2024
33	7165 Keystone Street	7165 Keystone Street	Philadelphia	PA	19135	Under Construction	96	North / Frankford / Holmesburg	12/31/2023	01/01/2024	03/01/2024
34	2400 East Huntingdon Street	2400 East Huntingdon Street	Philadelphia	PA	19125	Under Construction	150	North / Frankford / Holmesburg	02/29/2024	12/01/2023	01/01/2024
35	York Arts	1901 East York Street	Philadelphia	PA	19125	Under Construction	127	North / Frankford / Holmesburg	12/31/2023	12/01/2023	02/01/2024
36	The Gio	2630 West Girard Avenue	Philadelphia	PA	19130	Under Construction	160	North / Frankford / Holmesburg	06/30/2024	11/06/2023	06/01/2024

Source: Pyxis

NORTH / FRANKFORD / HOLMESBURG SUBMARKET



Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
37	Box Factory Lofts II	31 E Columbia Ave	Philadelphia	PA	19125	Under Construction	20	North / Frankford / Holmesburg	02/01/2024	11/01/2023	01/01/2024
38	2008 North Broad Street	2008 N Broad St	Philadelphia	PA	19121	Under Construction	40	North / Frankford / Holmesburg	02/01/2024	11/01/2023	01/01/2024
39	1BRKS Building B	1813 N Howard St	Philadelphia	PA	19122	Under Construction	27	North / Frankford / Holmesburg	02/01/2024	11/01/2023	01/01/2024
40	Corner 2nd	1222 N 2nd St	Philadelphia	PA	19122	Under Construction	55	North / Frankford / Holmesburg	02/01/2024	11/01/2023	01/01/2024
41	The Citadelle	1712 N 2nd St	Philadelphia	PA	19122	Under Construction	54	North / Frankford / Holmesburg	01/01/2024	11/01/2023	12/01/2023
42	1801 - 59 North American Street	1801 North American Street	Philadelphia	PA	19122	Under Construction	110	North / Frankford / Holmesburg	10/31/2024		
43	Rush Street	2149 East Rush Street	Philadelphia	PA	19134	Under Construction	72	North / Frankford / Holmesburg	12/31/2023		
44	Dauphin House	1412 West Dauphin Street	Philadelphia	PA	19132	Under Construction	52	North / Frankford / Holmesburg	12/31/2023		
45	1440 North Front Street	1440 N Front St	Philadelphia	PA	19122	Planned	114	North / Frankford / Holmesburg	06/01/2025	02/01/2025	04/01/2025
46	Viking Mill Redevelopment	2019 East Boston Street	Philadelphia	PA	19125	Planned	178	North / Frankford / Holmesburg	06/01/2025	01/01/2025	03/01/2025
47	The Fishtown Collective	1359 Frankford Avenue	Philadelphia	PA	19125	Planned	61	North / Frankford / Holmesburg	09/01/2024	05/01/2024	06/01/2024
48	Residences at the Beury	3709 North Broad Street	Philadelphia	PA	19140	Planned	113	North / Frankford / Holmesburg		10/01/2023	
49	Orinoka Mills Civic House Phase II	2771 Ruth Street	Philadelphia	PA	19134	Planned	51	North / Frankford / Holmesburg		05/01/2017	
50	Sharswood Phase 6a	2301 Sharswood Street	Philadelphia	PA	19121	Planned	63	North / Frankford / Holmesburg			
51	Girard Avenue	715 East Girard Avenue	Philadelphia	PA	19125	Planned	53	North / Frankford / Holmesburg			
52	1700 Germantown	1700 Germantown Avenue	Philadelphia	PA	19122	Planned	92	North / Frankford / Holmesburg			
53	Oakmont	2401 North 2nd Street	Philadelphia	PA	19133	Planned	102	North / Frankford / Holmesburg			
54	1640 North Hancock	1640 North Hancock Street	Philadelphia	PA	19122	Planned	110	North / Frankford / Holmesburg			
55	2213 North Front Street	2213 North Front Street	Philadelphia	PA	19133	Planned	77	North / Frankford / Holmesburg			
56	3031 N 21st Street	3031 North 21st Street	Philadelphia	PA	19132	Planned	56	North / Frankford / Holmesburg			
57	Woods Square	2621 Frankford Avenue	Philadelphia	PA	19125	Planned	453	North / Frankford / Holmesburg			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							6,311				

SUBMARKET AT A GLANCE



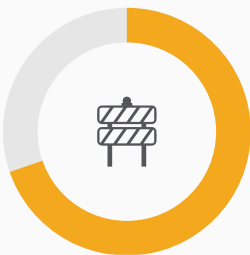
Lease-Up
1,580 Units



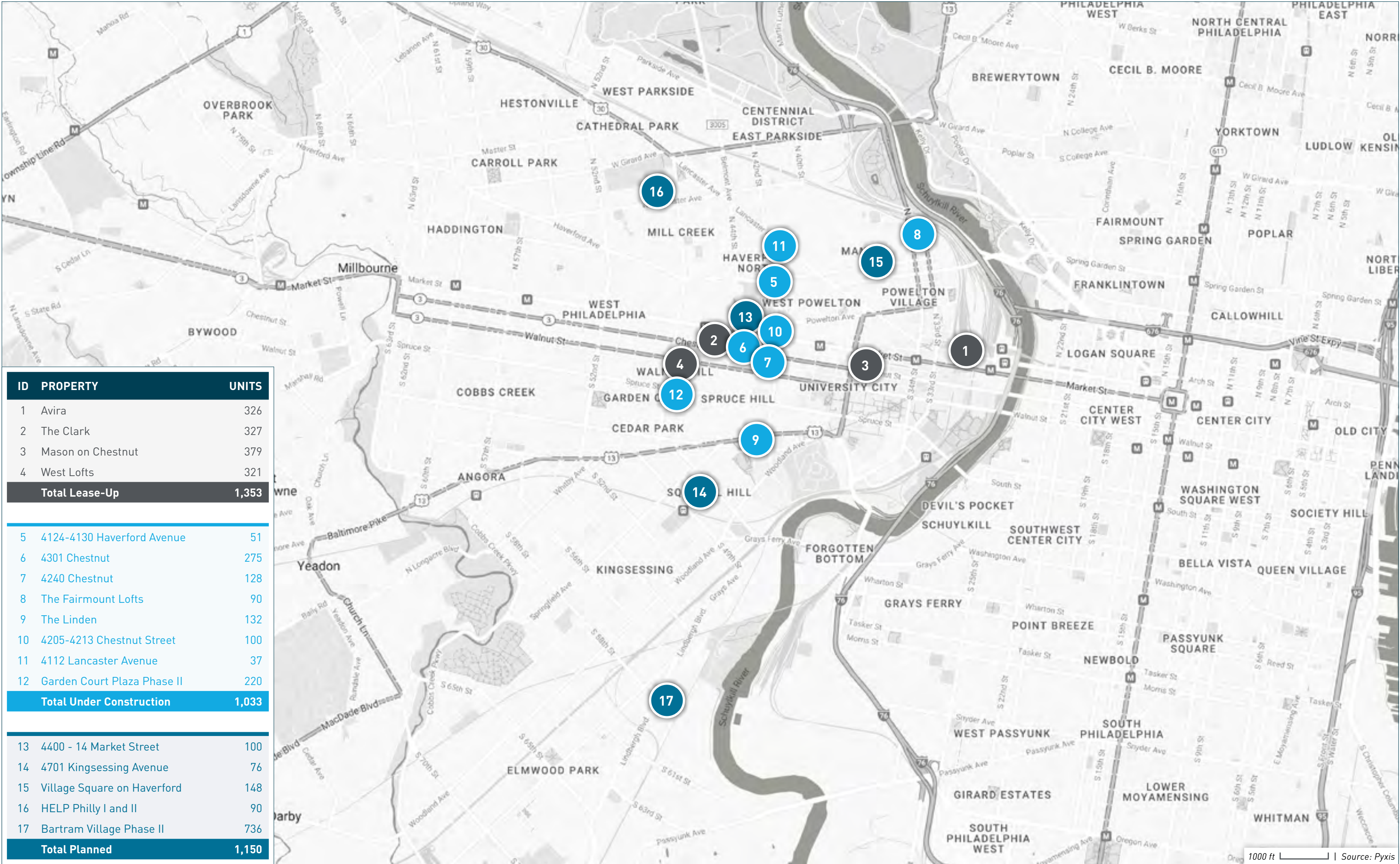
Under Construction
3,208 Units



Planned
1,523 Units



Prospective
7,054 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Avira	3025 JFK Blvd	Philadelphia	PA	19104	Lease-Up	326	West Philadelphia	10/31/2024	06/20/2023	08/01/2023
2	The Clark	4519 Chestnut Street	Philadelphia	PA	19139	Lease-Up	327	West Philadelphia	06/30/2024	05/15/2023	07/01/2023
3	Mason on Chestnut	3701 Chestnut Street	Philadelphia	PA	19104	Lease-Up	379	West Philadelphia	12/31/2023	07/31/2021	
4	West Lofts	220 South 47th Street	Philadelphia	PA	19139	Lease-Up	321	West Philadelphia	12/31/2023	09/10/2017	
5	4124-4130 Haverford Avenue	4124-4130 Haverford Ave	Philadelphia	PA	19104	Under Construction	51	West Philadelphia	12/01/2024	07/01/2024	09/01/2024
6	4301 Chestnut	4301 Chestnut Street	Philadelphia	PA	19104	Under Construction	275	West Philadelphia	12/31/2025	03/01/2024	05/01/2024
7	4240 Chestnut	4240 Chestnut Street	Philadelphia	PA	19104	Under Construction	128	West Philadelphia	08/31/2024	03/01/2024	05/01/2024
8	The Fairmount Lofts	3314 Fairmount Avenue	Philadelphia	PA	19104	Under Construction	90	West Philadelphia	07/31/2024	02/01/2024	04/01/2024
9	The Linden	4224 Baltimore Avenue	Philadelphia	PA	19104	Under Construction	132	West Philadelphia	08/31/2024	01/01/2024	03/01/2024
10	4205-4213 Chestnut Street	4205-4213 Chestnut St	Philadelphia	PA	19104	Under Construction	100	West Philadelphia	05/01/2024	01/01/2024	03/01/2024
11	4112 Lancaster Avenue	4112 Lancaster Ave	Philadelphia	PA	19104	Under Construction	37	West Philadelphia	04/01/2024	01/01/2024	03/01/2024
12	Garden Court Plaza Phase II	4701 Pine Street	Philadelphia	PA	19143	Under Construction	220	West Philadelphia	10/31/2024	12/01/2023	02/01/2024
13	4400 - 14 Market Street	4400 Market Street	Philadelphia	PA	19104	Planned	100	West Philadelphia	12/01/2025	06/01/2025	08/01/2025
14	4701 Kingsessing Avenue	4701 Kingsessing Avenue	Philadelphia	PA	19143	Planned	76	West Philadelphia			
15	Village Square on Haverford	601 North 37th Street	Philadelphia	PA	19104	Planned	148	West Philadelphia			
16	HELP Philly I and II	4910 Wyalusing Avenue	Philadelphia	PA	19131	Planned	90	West Philadelphia			
17	Bartram Village Phase II	2639 South 58th Street	Philadelphia	PA	19143	Planned	736	West Philadelphia			
TOTAL LEASU-UP, UNDER CONSTRUCTION, AND PLANNED							3,536				

SUBMARKET AT A GLANCE



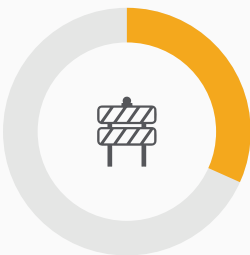
Lease-Up
1,353 Units



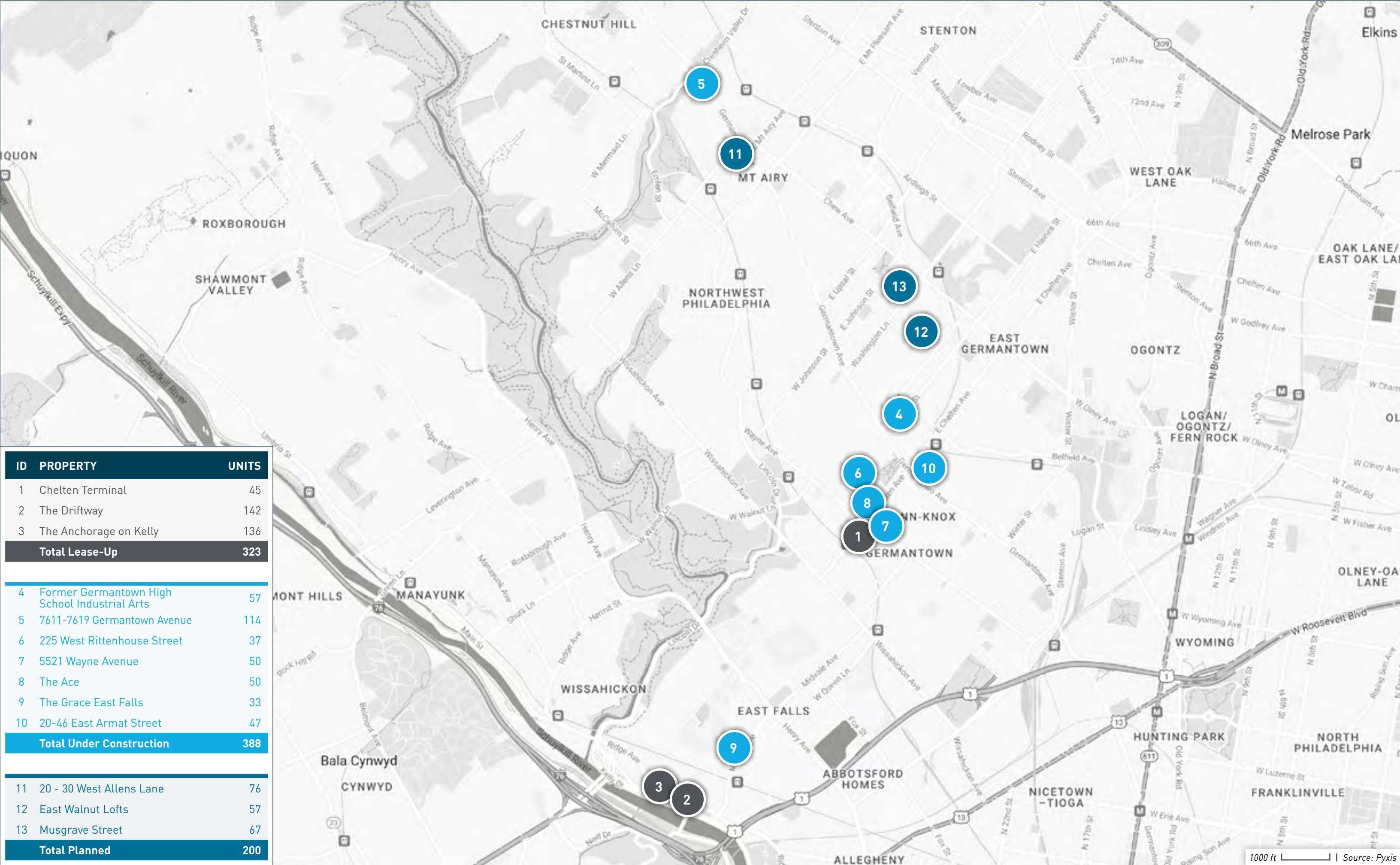
Under Construction
1,033 Units



Planned
1,150 Units



Prospective
3,747 Units

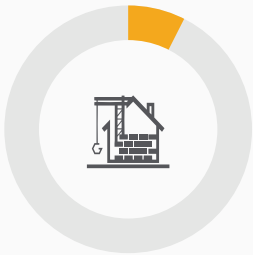


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Chelten Terminal	234 W Chelten Ave	Philadelphia	PA	19144	Lease-Up	45	Germantown	01/01/2024	10/01/2023	11/01/2023
2	The Driftway	4300 Kelly Drive	Philadelphia	PA	19129	Lease-Up	142	Germantown	01/31/2024	08/07/2023	09/01/2023
3	The Anchorage on Kelly	4442 Ridge Avenue	Philadelphia	PA	19129	Lease-Up	136	Germantown	12/31/2023	04/14/2023	08/01/2023
4	Former Germantown High School Industrial Arts	E Haines St & Baynton St	Philadelphia	PA	19144	Under Construction	57	Germantown	04/01/2025	10/01/2024	01/01/2025
5	7611-7619 Germantown Avenue	7611-7619 Germantown Ave	Philadelphia	PA	19119	Under Construction	114	Germantown	03/01/2025	10/01/2024	12/01/2024
6	225 West Rittenhouse Street	225 W Rittenhouse St	Philadelphia	PA	19144	Under Construction	37	Germantown	10/01/2024	07/01/2024	09/01/2024
7	5521 Wayne Avenue	5521 Wayne Ave	Philadelphia	PA	19144	Under Construction	50	Germantown	09/01/2024	06/01/2024	08/01/2024
8	The Ace	139 West Chelten Avenue	Philadelphia	PA	19144	Under Construction	50	Germantown	06/30/2024	01/01/2024	03/01/2024
9	The Grace East Falls	3503 Midvale Ave	Philadelphia	PA	19129	Under Construction	33	Germantown	03/01/2024	11/01/2023	01/01/2024
10	20-46 East Armat Street	20-46 E Armat St	Philadelphia	PA	19144	Under Construction	47	Germantown	02/01/2024	11/01/2023	01/01/2024
11	20 - 30 West Allens Lane	20 West Allens Lane	Philadelphia	PA	19119	Planned	76	Germantown	05/01/2025	02/01/2025	04/01/2025
12	East Walnut Lofts	401 East Walnut Lane	Philadelphia	PA	19144	Planned	57	Germantown	08/01/2024	03/01/2024	05/01/2024
13	Musgrave Street	6327 Musgrave Street	Philadelphia	PA	19144	Planned	67	Germantown			
TOTAL LEASU-UP, UNDER CONSTRUCTION, AND PLANNED							911				

SUBMARKET AT A GLANCE



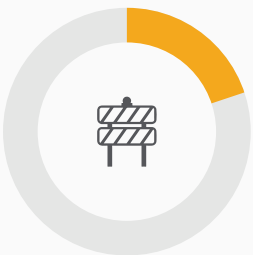
Lease-Up
323 Units



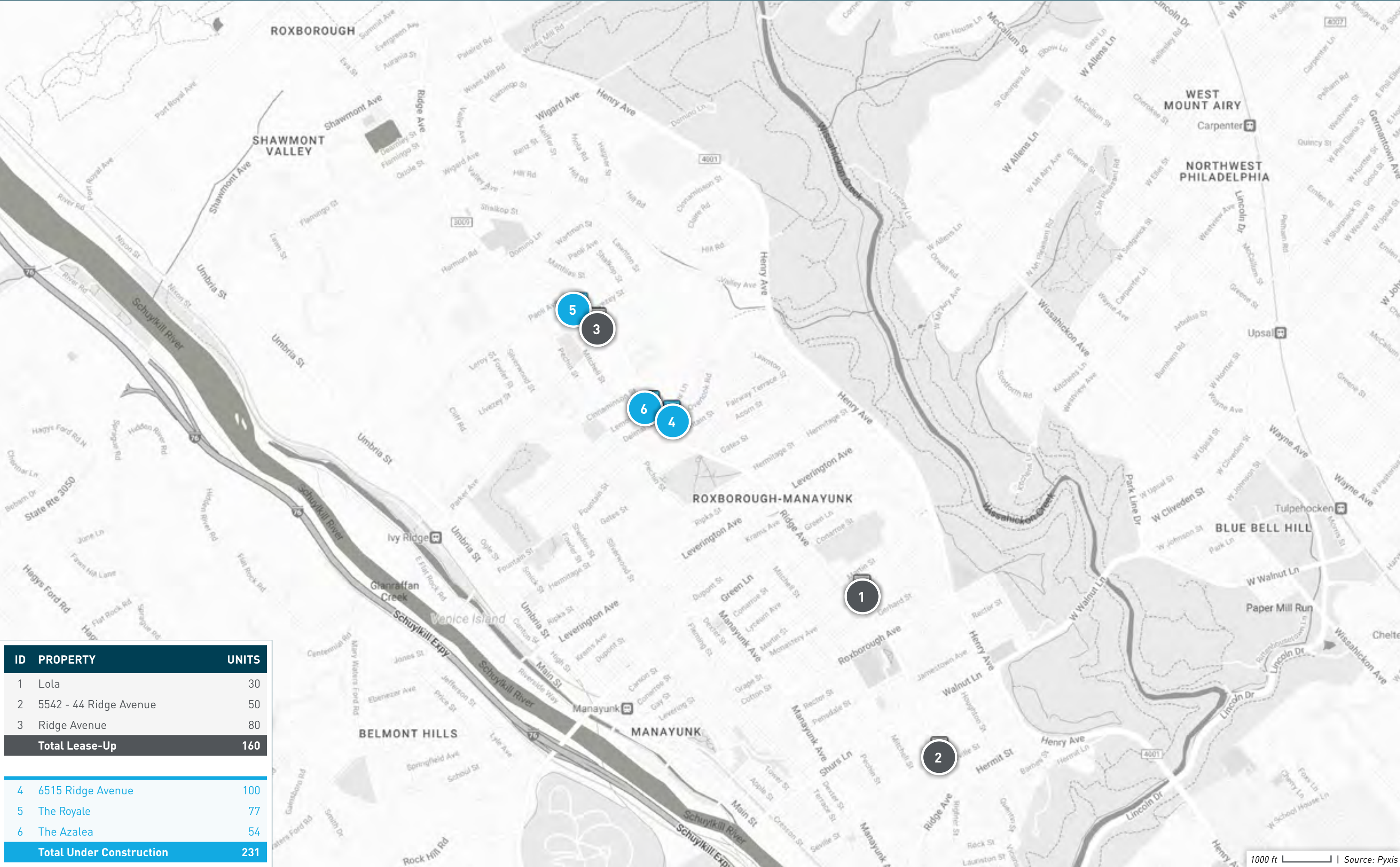
Under Construction
388 Units



Planned
200 Units



Prospective
1,359 Units

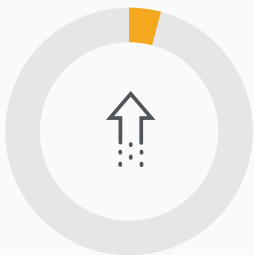


ID	PROPERTY	UNITS
1	Lola	30
2	5542 - 44 Ridge Avenue	50
3	Ridge Avenue	80
Total Lease-Up		160
4	6515 Ridge Avenue	100
5	The Royale	77
6	The Azalea	54
Total Under Construction		231

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Lola	5959 Ridge Ave	Philadelphia	PA	19128	Lease-Up	30	Roxboro / Chestnut Hill	12/01/2023	09/01/2023	10/01/2023
2	5542 - 44 Ridge Avenue	5542 Ridge Avenue	Philadelphia	PA	19128	Lease-Up	50	Roxboro / Chestnut Hill	01/31/2024	09/01/2023	10/01/2023
3	Ridge Avenue	6808 Ridge Avenue	Philadelphia	PA	19128	Lease-Up	80	Roxboro / Chestnut Hill	08/31/2024	09/01/2023	12/01/2023
4	6515 Ridge Avenue	6515 Ridge Ave	Philadelphia	PA	19128	Under Construction	100	Roxboro / Chestnut Hill	04/01/2025	11/01/2024	01/01/2025
5	The Royale	6910 Ridge Avenue	Philadelphia	PA	19128	Under Construction	77	Roxboro / Chestnut Hill	12/31/2024	02/01/2024	04/01/2024
6	The Azalea	6604 Ridge Ave	Philadelphia	PA	19128	Under Construction	54	Roxboro / Chestnut Hill	01/01/2024	11/01/2023	12/01/2023
TOTAL LEASE-UP AND UNDER CONSTRUCTION							391				

Source: Pyxis

SUBMARKET AT A GLANCE



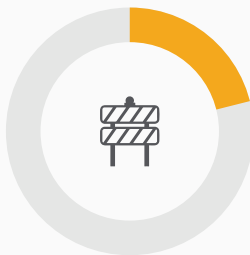
Lease-Up
160 Units



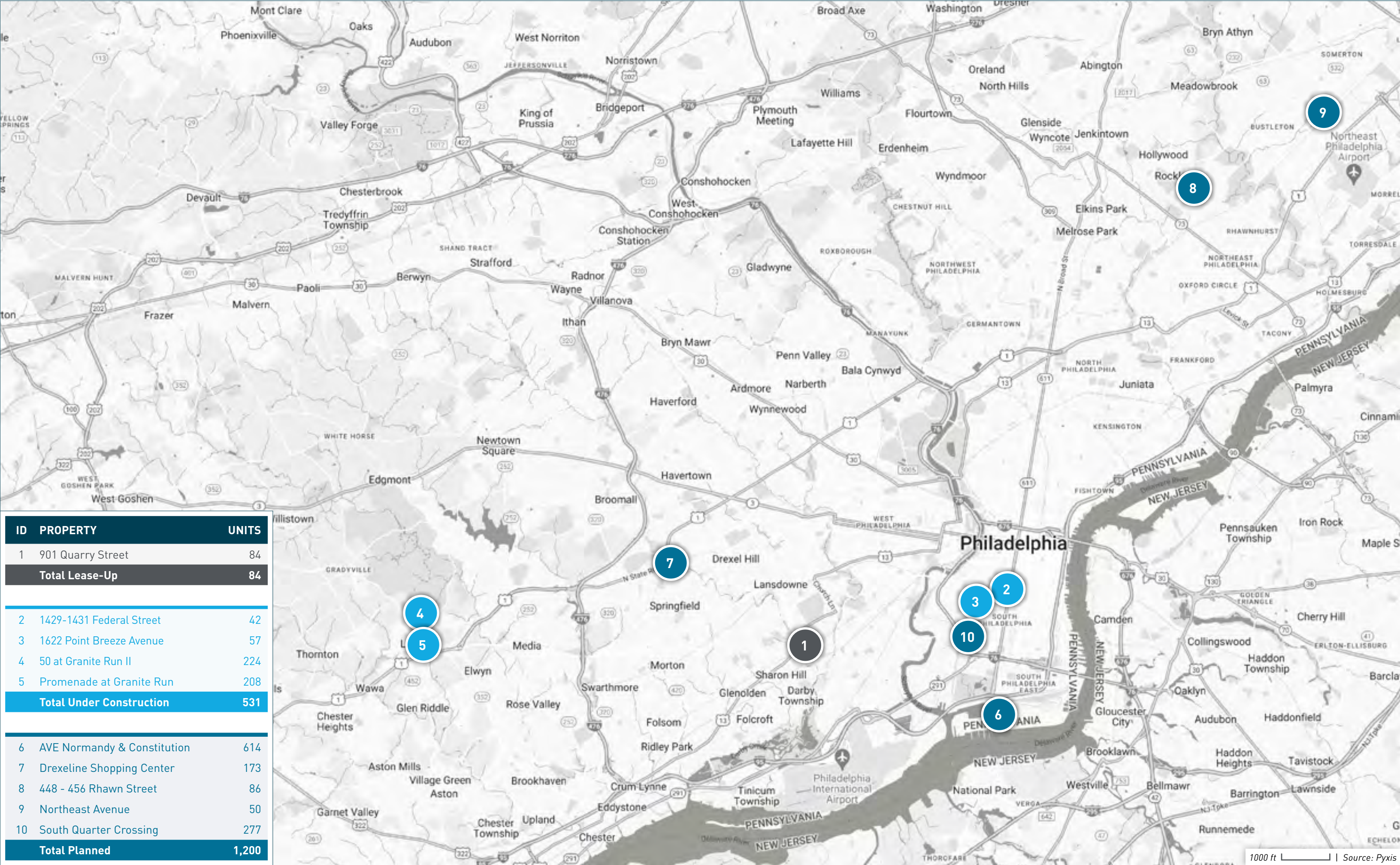
Under Construction
231 Units



Planned
0 Units



Prospective
1,013 Units



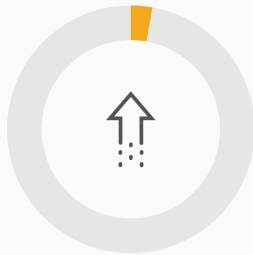
ID	PROPERTY	UNITS
1	901 Quarry Street	84
Total Lease-Up		84
2	1429-1431 Federal Street	42
3	1622 Point Breeze Avenue	57
4	50 at Granite Run II	224
5	Promenade at Granite Run	208
Total Under Construction		531
6	AVE Normandy & Constitution	614
7	Drexline Shopping Center	173
8	448 - 456 Rhawn Street	86
9	Northeast Avenue	50
10	South Quarter Crossing	277
Total Planned		1,200

OTHER SUBMARKETS

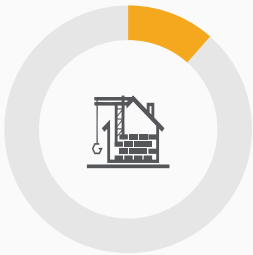
Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	901 Quarry Street	901 Quarry St	Darby	PA	19023	Lease-Up	84	East Delaware County	11/01/2023	08/01/2023	10/01/2023
2	1429-1431 Federal Street	1429-1431 Federal St	Philadelphia	PA	19146	Under Construction	42	South Philadelphia	05/01/2024	01/01/2024	03/01/2024
3	1622 Point Breeze Avenue	1622 Point Breeze Avenue	Philadelphia	PA	19145	Under Construction	57	South Philadelphia	06/30/2024	12/01/2023	02/01/2024
4	50 at Granite Run II	W Baltimore Pike & Oriole Ave	Media	PA	19063	Under Construction	224	West Delaware County	06/01/2024	11/01/2023	01/01/2024
5	Promenade at Granite Run	1067 West Baltimore Pike	Media	PA	19063	Under Construction	208	West Delaware County	07/31/2025		
6	AVE Normandy & Constitution	1200 Normandy Place	Philadelphia	PA	19112	Planned	614	South Philadelphia	09/01/2025	06/01/2025	08/01/2025
7	Drexeline Shopping Center	5100 State Road	Drexel Hill	PA	19026	Planned	173	East Delaware County	10/01/2025	05/01/2025	08/01/2025
8	448 - 456 Rhawn Street	448 Rhawn Street	Philadelphia	PA	19111	Planned	86	Foxchase / Lawndale	10/01/2024	07/01/2024	09/01/2024
9	Northeast Avenue	10175 Northeast Avenue	Philadelphia	PA	19116	Planned	50	Somerton / Bustleton			
10	South Quarter Crossing	2301 West Oregon Avenue	Philadelphia	PA	19145	Planned	277	South Philadelphia			
TOTAL LEASU-UP, UNDER CONSTRUCTION, AND PLANNED							1,815				

OTHER SUBMARKETS AT A GLANCE



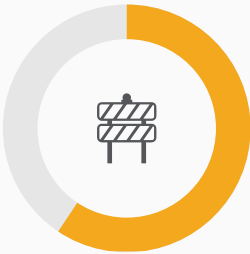
Lease-Up
84 Units



Under Construction
531 Units



Planned
1,200 Units



Prospective
5,671 Units