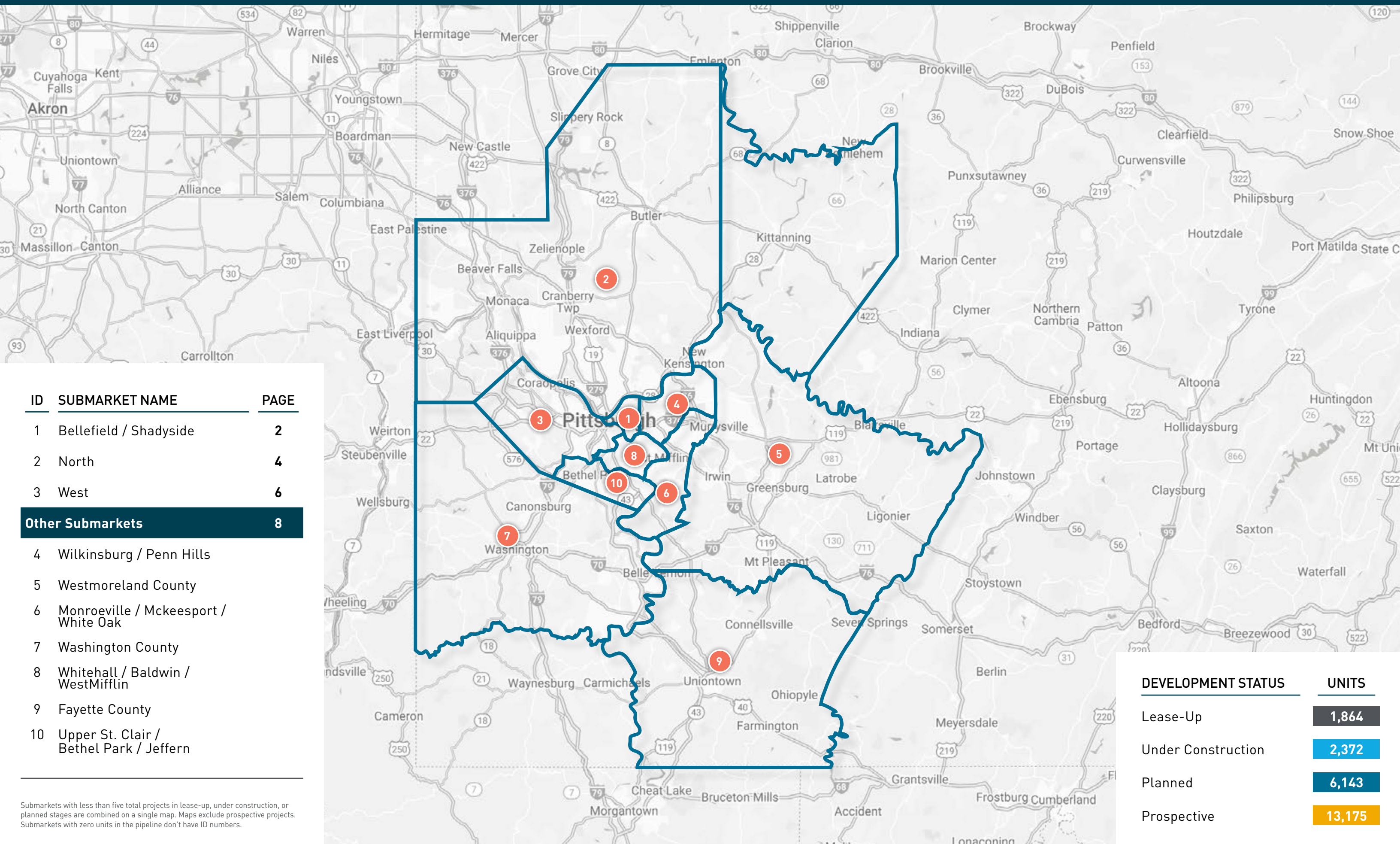




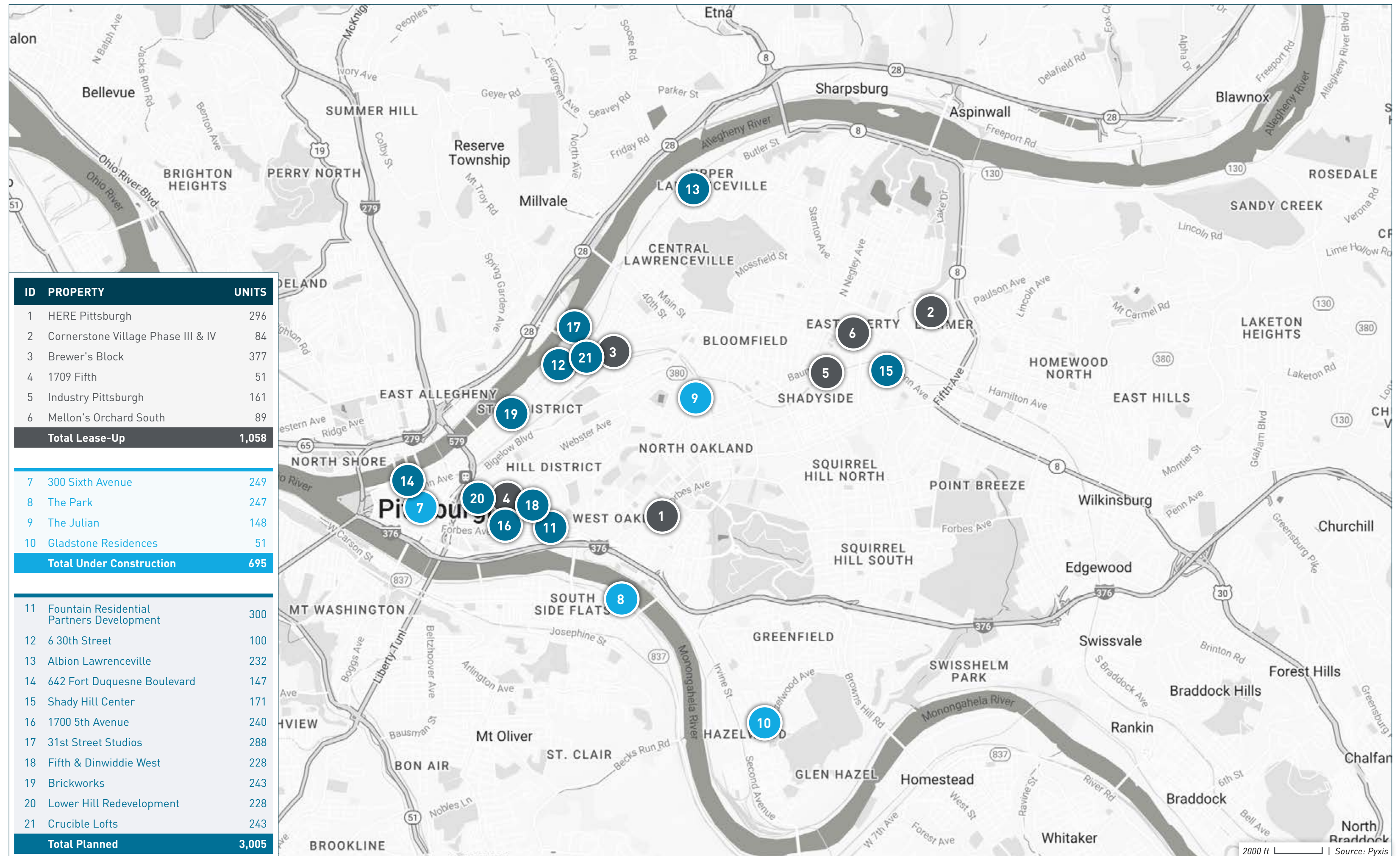
ID	SUBMARKET NAME	PAGE
1	Bellefield / Shadyside	2
2	North	4
3	West	6
Other Submarkets		8
4	Wilkinsburg / Penn Hills	
5	Westmoreland County	
6	Monroeville / McKeesport / White Oak	
7	Washington County	
8	Whitehall / Baldwin / WestMifflin	
9	Fayette County	
10	Upper St. Clair / Bethel Park / Jeffern	

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	1,864
Under Construction	2,372
Planned	6,143
Prospective	13,175

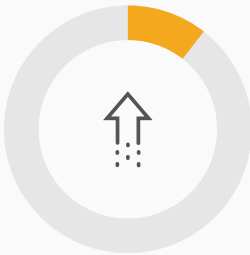
BELLEFIELD - SHADYSIDE SUBMARKET

4Q23



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	HERE Pittsburgh	3506 Forbes Avenue	Pittsburgh	PA	15213	Lease-Up	296	Bellefield / Shadyside	07/31/2024	10/10/2023	
2	Cornerstone Village Phase III & IV	185 Larimer Avenue	Pittsburgh	PA	15206	Lease-Up	84	Bellefield / Shadyside	12/31/2023	09/11/2023	
3	Brewer's Block	3234 Liberty Avenue	Pittsburgh	PA	15201	Lease-Up	377	Bellefield / Shadyside	12/31/2023	04/15/2023	05/01/2023
4	1709 Fifth	1709 5th Avenue	Pittsburgh	PA	15219	Lease-Up	51	Bellefield / Shadyside	12/31/2023	10/01/2022	
5	Industry Pittsburgh	5819 Centre Ave	Pittsburgh	PA	15206	Lease-Up	161	Bellefield / Shadyside	11/01/2023	10/01/2022	04/01/2023
6	Mellon's Orchard South	205 North Beatty Street	Pittsburgh	PA	15206	Lease-Up	89	Bellefield / Shadyside	11/30/2023	04/17/2020	
7	300 Sixth Avenue	300 6th Avenue	Pittsburgh	PA	15222	Under Construction	249	Bellefield / Shadyside	10/31/2024	06/01/2024	08/01/2024
8	The Park	2695 South Water Street	Pittsburgh	PA	15203	Under Construction	247	Bellefield / Shadyside	09/30/2025	02/01/2024	04/01/2024
9	The Julian	419 Melwood Avenue	Pittsburgh	PA	15213	Under Construction	148	Bellefield / Shadyside	09/30/2024	01/01/2024	03/01/2024
10	Gladstone Residences	327 Hazelwood Avenue	Pittsburgh	PA	15207	Under Construction	51	Bellefield / Shadyside	11/30/2023		
11	Fountain Residential Partners Development	5th Ave & Dinwiddie St	Pittsburgh	PA	15219	Planned	277	Bellefield / Shadyside	07/01/2026	01/01/2026	03/01/2026
12	6 30th Street	6 30th St	Pittsburgh	PA	15201	Planned	100	Bellefield / Shadyside	12/01/2025	07/01/2025	10/01/2025
13	Albion Lawrenceville	5255 & 5303 Butler St	Pittsburgh	PA	15201	Planned	267	Bellefield / Shadyside	11/01/2025	05/01/2025	07/01/2025
14	642 Fort Duquesne Boulevard	642 Fort Duquesne Blvd	Pittsburgh	PA	15222	Planned	147	Bellefield / Shadyside	02/01/2025	10/01/2024	12/01/2024
15	Shady Hill Center	6320 Shakespeare Street	Pittsburgh	PA	15206	Planned	232	Bellefield / Shadyside	02/01/2025	09/01/2024	11/01/2024
16	1700 5th Avenue	1700 5th Avenue	Pittsburgh	PA	15219	Planned	240	Bellefield / Shadyside			
17	31st Street Studios	77 31st Street	Pittsburgh	PA	15201	Planned	750	Bellefield / Shadyside			
18	Fifth & Dinwiddie West	113 Dinwiddie Street	Pittsburgh	PA	15219	Planned	171	Bellefield / Shadyside			
19	Brickworks	2121 Smallman Street	Pittsburgh	PA	15222	Planned	228	Bellefield / Shadyside			
20	Lower Hill Redevelopment	66 Mario Lemieux Place	Pittsburgh	PA	15219	Planned	350	Bellefield / Shadyside			
21	Crucible Lofts	31st Street & Smallman Street	Pittsburgh	PA	15222	Planned	243	Bellefield / Shadyside			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							4,758				

SUBMARKET AT A GLANCE



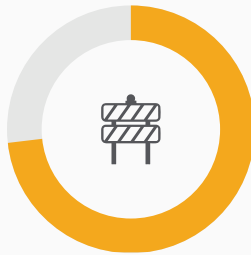
Lease-Up
1,058 Units



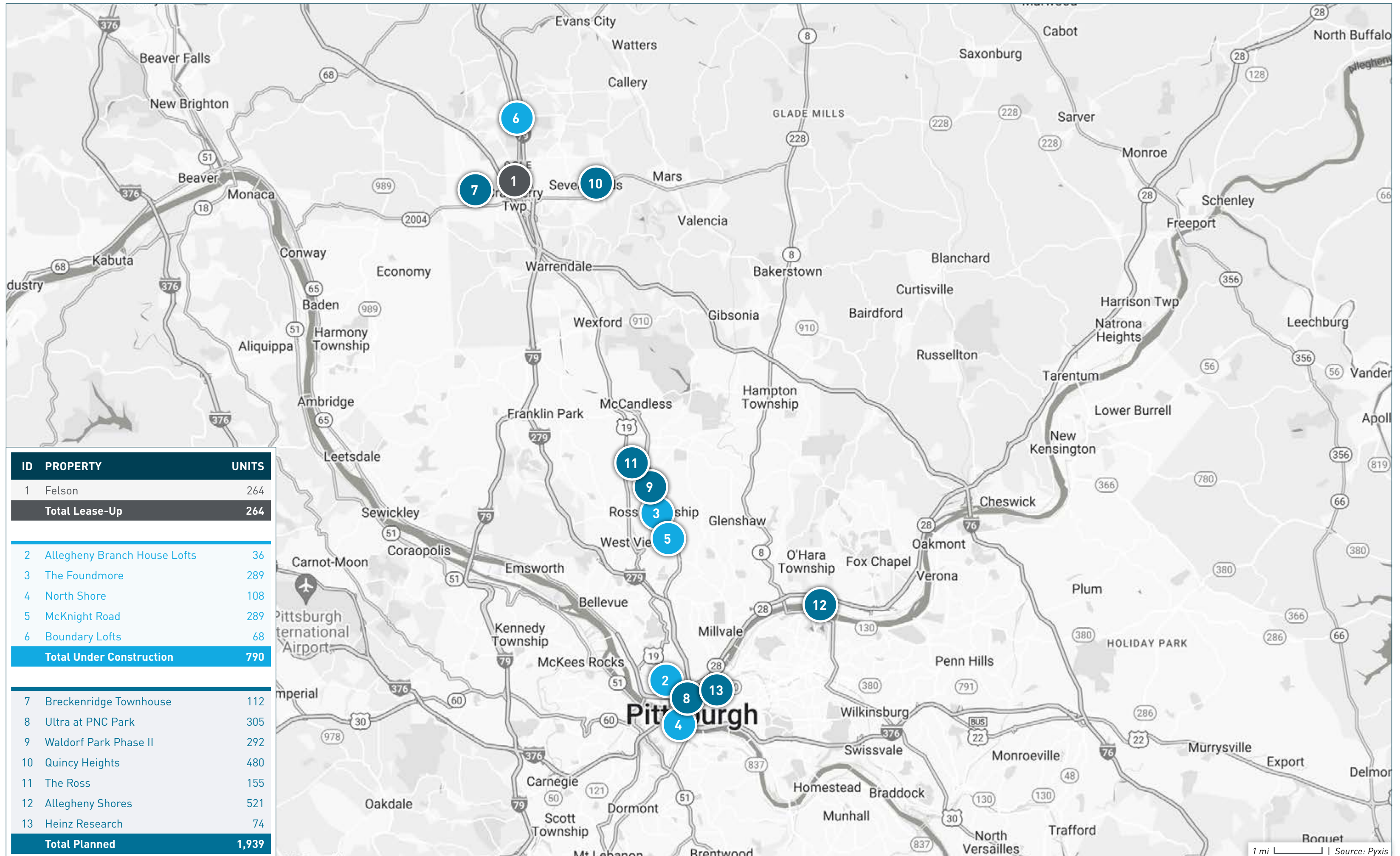
Under Construction
695 Units



Planned
3,005 Units



Prospective
7,383 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Felson	8000 Brandt Drive	Cranberry Township	PA	16066	Lease-Up	264	North	06/30/2024	06/24/2023	03/01/2023
2	Allegheny Branch House Lofts	810 W North Ave	Pittsburgh	PA	15233	Under Construction	36	North	07/01/2024	05/01/2024	06/01/2024
3	The Foundmore	300 Hillview Dr	Pittsburgh	PA	15237	Under Construction	289	North	08/01/2024	01/01/2024	03/01/2024
4	North Shore	220 North Shore Drive	Pittsburgh	PA	15212	Under Construction	108	North	01/31/2024	12/01/2023	02/01/2024
5	McKnight Road	7201 McKnight Road	Pittsburgh	PA	15237	Under Construction	289	North	12/31/2025		
6	Boundary Lofts	1015 North Boundary Road	Cranberry Township	PA	16066	Under Construction	68	North	11/30/2024		
7	Breckenridge Townhouse	1129 Freedom Road	Cranberry Township	PA	16066	Planned	112	North			
8	Ultra at PNC Park	200 West General Robinson Street	Pittsburgh	PA	15212	Planned	305	North			
9	Waldorf Park Phase II	103 McKnight Circle	Pittsburgh	PA	15237	Planned	292	North			
10	Quincy Heights	Seven Fields Blvd & State Road 228	Mars	PA	16046	Planned	480	North			
11	The Ross	7920 Perry Hwy	Pittsburgh	PA	15237	Planned	155	North			
12	Allegheny Shores	19th Street & Main Street	Sharpsburg	PA	15215	Planned	521	North			
13	Heinz Research	1075 Progress Street	Pittsburgh	PA	15212	Planned	74	North			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							2,993				

SUBMARKET AT A GLANCE



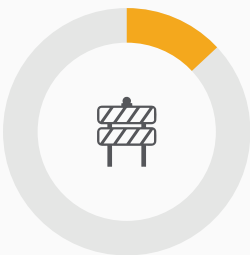
Lease-Up
264 Units



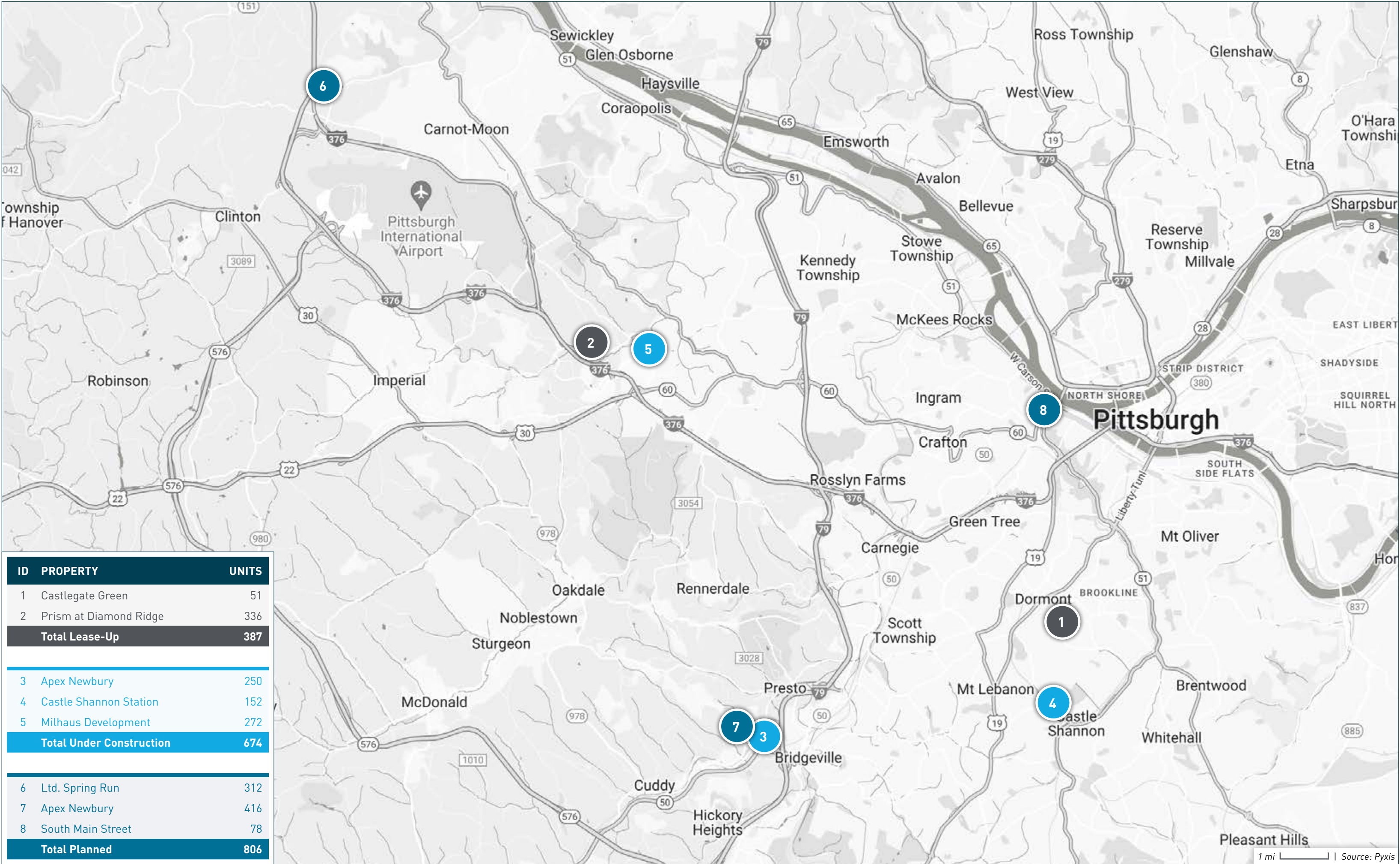
Under Construction
790 Units



Planned
1,939 Units



Prospective
1,468 Units

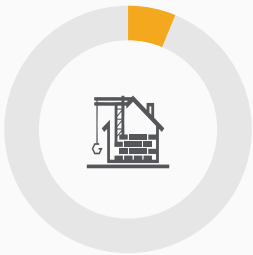


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Castlegate Green	101 Castlegate Court	Pittsburgh	PA	15226	Lease-Up	51	West	12/31/2023	04/03/2023	
2	Prism at Diamond Ridge	1100 Prism Place	Moon Township	PA	15108	Lease-Up	336	West	02/29/2024	10/31/2022	04/01/2023
3	Apex Newbury	Oakridge Rd & Presto-Sygan Rd	South Fayette Township	PA	15017	Under Construction	250	West	12/01/2025	10/01/2024	12/01/2024
4	Castle Shannon Station	Castle Shannon Blvd & Mount Lebanon Blvd	Castle Shannon	PA	15234	Under Construction	152	West	12/01/2024	08/01/2024	10/01/2024
5	Milhaus Development	Urbano Way & Park Manor Blvd	Pittsburgh	PA	15205	Under Construction	272	West	07/01/2024	02/01/2024	04/01/2024
6	Ltd. Spring Run	77 Spring Run Road Ext	Coraopolis	PA	15108	Planned	312	West	05/01/2025	04/01/2024	06/01/2024
7	Apex Newbury	Oakridge Road & Presto - Sygan Road	Bridgeville	PA	15017	Planned	416	West			
8	South Main Street	417 South Main Street	Pittsburgh	PA	15220	Planned	78	West			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,867				

SUBMARKET AT A GLANCE



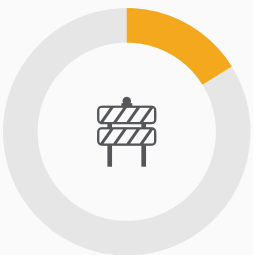
Lease-Up
387 Units



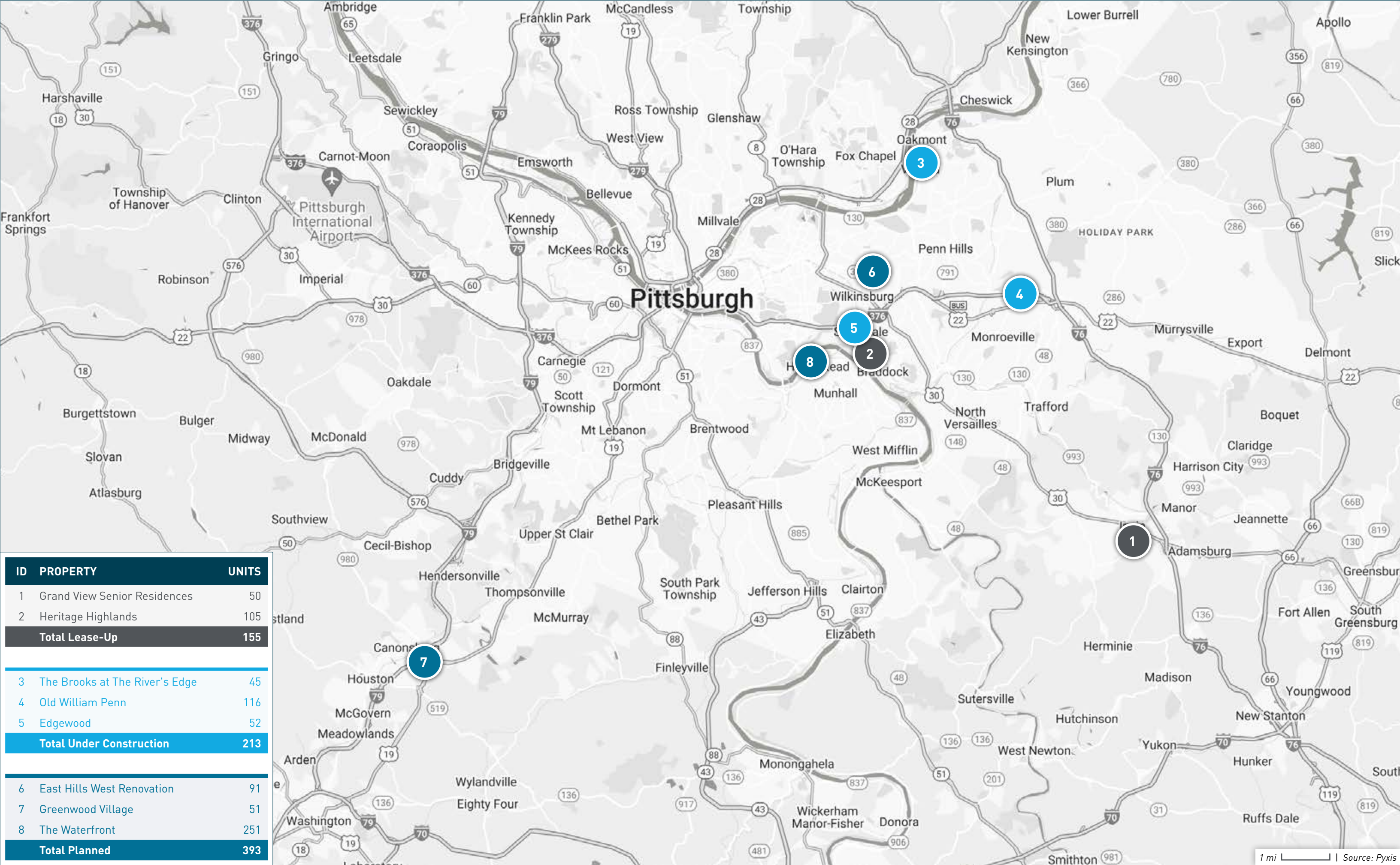
Under Construction
674 Units



Planned
806 Units



Prospective
1,892 Units

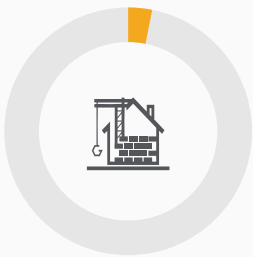


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Grand View Senior Residences	500 Banker Street	Irwin	PA	15642	Lease-Up	50	Westmoreland County	06/30/2024	10/01/2023	
2	Heritage Highlands	500 Kenmawr Avenue	Rankin	PA	15104	Lease-Up	105	Wilkinsburg / Penn Hills	01/31/2024	04/25/2023	
3	The Brooks at The River's Edge	Allegheny Ave & 1st St	Oakmont	PA	15139	Under Construction	45	Wilkinsburg / Penn Hills	05/01/2024	01/01/2024	03/01/2024
4	Old William Penn	4281 Old William Penn Hwy	Monroeville	PA	15146	Under Construction	116	Monroeville / Mckeesport / White Oak	05/31/2024		
5	Edgewood	200 Towne Centre Drive	Pittsburgh	PA	15218	Under Construction	52	Wilkinsburg / Penn Hills	06/30/2024		
6	East Hills West Renovation	2115 Park Hill Drive	Pittsburgh	PA	15221	Planned	91	Wilkinsburg / Penn Hills			
7	Greenwood Village	Greenwood Drive & Victoria Drive	Canonsburg	PA	15317	Planned	51	Washington County			
8	The Waterfront	201 West Waterfront Drive	Homestead	PA	15120	Planned	251	Whitehall / Baldwin / West Mifflin			
TOTAL UNDER CONSTRUCTION AND PLANNED							761				

OTHER SUBMARKETS AT A GLANCE



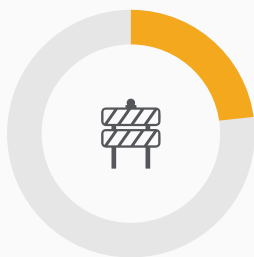
Lease-Up
155 Units



Under Construction
213 Units



Planned
393 Units



Prospective
2,432 Units