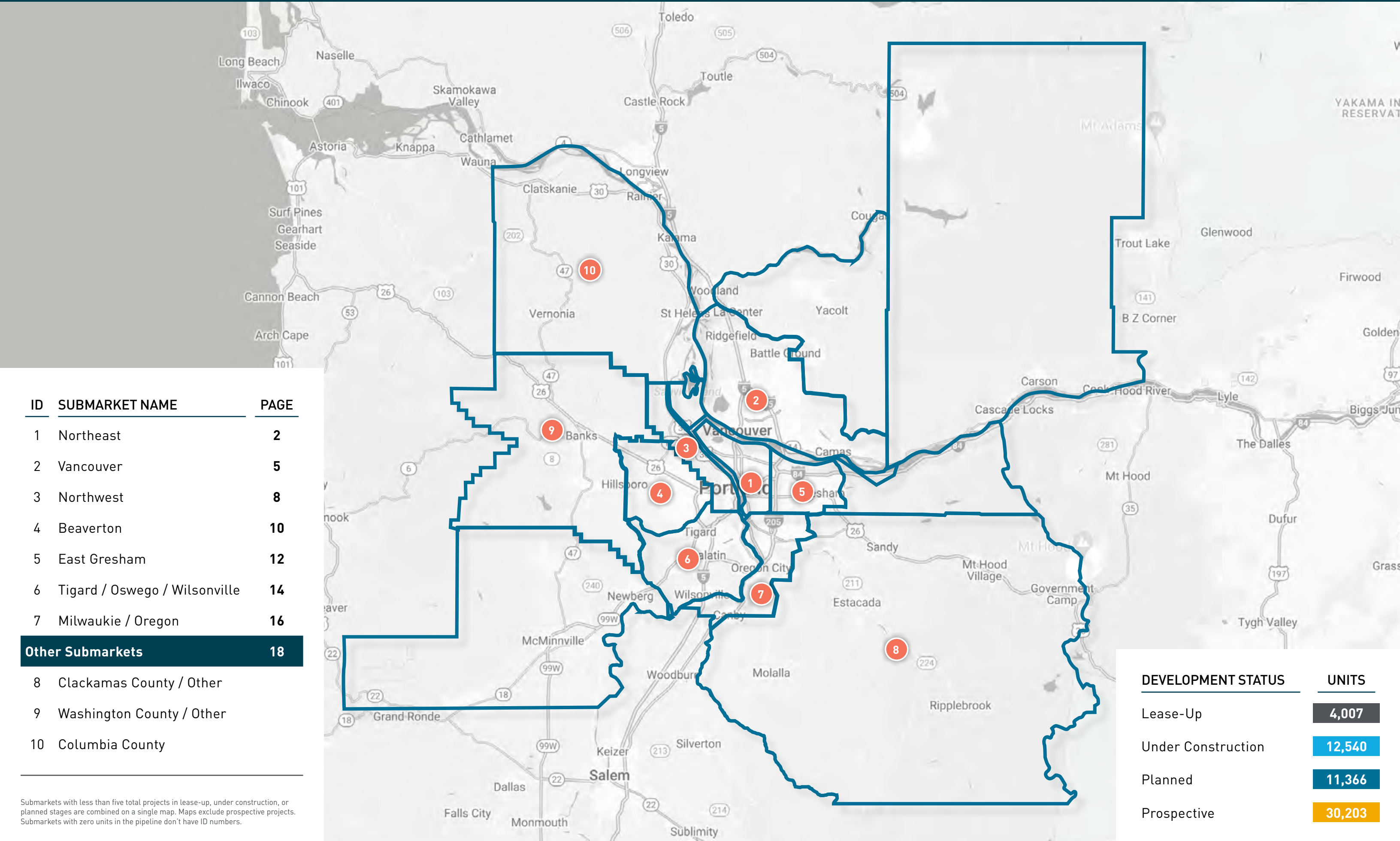


PORTLAND, OREGON | MULTIFAMILY QUARTERLY PIPELINE MAP 4Q23



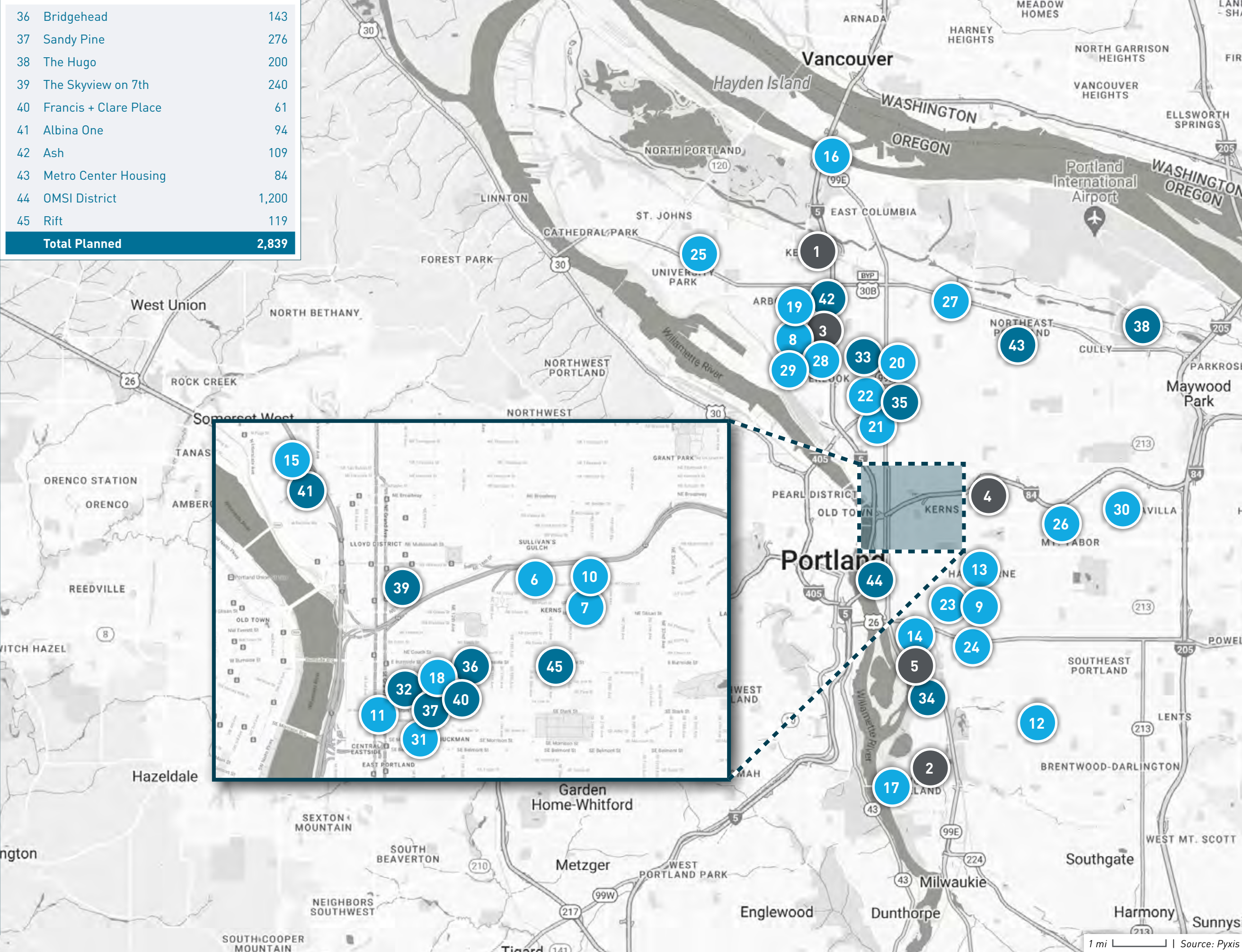
ID	SUBMARKET NAME	PAGE
1	Northeast	2
2	Vancouver	5
3	Northwest	8
4	Beaverton	10
5	East Gresham	12
6	Tigard / Oswego / Wilsonville	14
7	Milwaukie / Oregon	16
Other Submarkets		18
8	Clackamas County / Other	
9	Washington County / Other	
10	Columbia County	

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	4,007
Under Construction	12,540
Planned	11,366
Prospective	30,203

ID	PROPERTY	UNITS
1	1675 North Willis Boulevard	31
2	Steeple Townhomes	86
3	Shift	73
4	Anna Mann	128
5	Brookland	166
Total Lease-Up		484
6	Sunshine Dairy	271
7	Atomic Orchard	50
8	1375 North Killingsworth Street	69
9	27th & Division	52
10	Splash	219
11	550 MLK	132
12	Modera Woodstock	194
13	31st & Hawthorne	62
14	Brooklyn	120
15	Analog	134
16	Harbor Annex	113
17	8120 Southeast 6th Avenue	31
18	Memoir Buckman	132
19	The Kennedy	27
20	Alberta Alive	52
21	Zeal Lofts	215
22	Fargo	100
23	2624 SE Division Street	52
24	The Powell	206
25	Tistilal Village Redevelopment	58
26	Tabor	78
27	Dekum Court Phase I & II	187
28	Killingsworth Street	69
29	Koz on N Killingsworth 2	154
30	Aldea & Beacon at Glisan Landing	137
31	Alder 9	159
Total Under Construction		3,073
32	Pine Street Lofts	144
33	4905 North Vancouver Avenue	35
34	The West Moreland	59
35	MLK Failing	75

36	Bridgehead	143
37	Sandy Pine	276
38	The Hugo	200
39	The Skyview on 7th	240
40	Francis + Clare Place	61
41	Albina One	94
42	Ash	109
43	Metro Center Housing	84
44	OMSI District	1,200
45	Rift	119
Total Planned		2,839



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	1675 North Willis Boulevard	1675 N Willis Blvd	Portland	OR	97217	Lease-Up	31	Northeast	11/01/2023	09/01/2023	10/01/2023
2	Steeple Townhomes	1666 SE Lambert St	Portland	OR	97202	Lease-Up	86	Northeast	01/01/2024	08/01/2023	09/01/2023
3	Shift	5680 North Montana Avenue	Portland	OR	97217	Lease-Up	73	Northeast	01/31/2024	05/01/2023	
4	Anna Mann	1021 NE 33rd Avenue	Portland	OR	97232	Lease-Up	128	Northeast	01/31/2024	04/22/2023	
5	Brookland	4225 SE Milwaukie Avenue	Portland	OR	97202	Lease-Up	166	Northeast	01/31/2024	01/02/2023	04/01/2023
6	Sunshine Dairy	801 NE 21st Avenue	Portland	OR	97232	Under Construction	271	Northeast	08/31/2025	10/01/2024	11/01/2024
7	Atomic Orchard	2510 NE Sandy Blvd	Portland	OR	97232	Under Construction	50	Northeast	12/01/2024	09/01/2024	10/01/2024
8	1375 North Killingsworth Street	1375 N Killingsworth St	Portland	OR	97217	Under Construction	69	Northeast	12/01/2024	08/01/2024	09/01/2024
9	27th & Division	2680 SE Division St	Portland	OR	97202	Under Construction	52	Northeast	10/01/2024	07/01/2024	08/01/2024
10	Splash	2505 NE Pacific Street	Portland	OR	97232	Under Construction	219	Northeast	10/31/2024	07/01/2024	08/01/2024
11	550 MLK	550 SE Martin Luther King Jr. Blvd	Portland	OR	97214	Under Construction	132	Northeast	12/30/2024	07/01/2024	08/01/2024
12	Modera Woodstock	4804 SE Woodstock Blvd	Portland	OR	97206	Under Construction	194	Northeast	11/30/2024	06/01/2024	07/01/2024
13	31st & Hawthorne	3031 SE Hawthorne Blvd	Portland	OR	97214	Under Construction	62	Northeast	05/31/2024	05/01/2024	06/01/2024
14	Brooklyn	3260 SE Milwaukie Avenue	Portland	OR	97202	Under Construction	120	Northeast	12/31/2024	05/01/2024	06/01/2024
15	Analog	1835 North Flint Avenue	Portland	OR	97227	Under Construction	134	Northeast	12/31/2024	03/01/2024	04/01/2024
16	Harbor Annex	1245 North Anchor Way	Portland	OR	97217	Under Construction	113	Northeast	12/31/2023	01/01/2024	02/01/2024
17	8120 Southeast 6th Avenue	8120 SE 6th Ave	Portland	OR	97202	Under Construction	31	Northeast	02/01/2024	12/01/2023	01/01/2024
18	Memoir Buckman	1010 SE Ash Street	Portland	OR	97214	Under Construction	132	Northeast	03/31/2024	12/01/2023	01/01/2024
19	The Kennedy	2111 N Rosa Parks Way	Portland	OR	97217	Under Construction	27	Northeast	04/01/2024	12/01/2023	01/01/2024
20	Alberta Alive	780 NE Alberta Street	Portland	OR	97211	Under Construction	52	Northeast	12/31/2023		
21	Zeal Lofts	3185 North Williams Avenue	Portland	OR	97227	Under Construction	215	Northeast	12/31/2023		
22	Fargo	25 North Fargo Street	Portland	OR	97227	Under Construction	100	Northeast	01/31/2024		
23	2624 SE Division Street	2624 SE Division Street	Portland	OR	97202	Under Construction	52	Northeast	06/30/2024		
24	The Powell	3000 SE Powell Blvd	Portland	OR	97202	Under Construction	206	Northeast	07/31/2024		
25	Tistilal Village Redevelopment	7633 North Hereford Avenue	Portland	OR	97203	Under Construction	58	Northeast	08/31/2024		
26	Tabor	8 SE 56th Avenue	Portland	OR	97215	Under Construction	78	Northeast	09/30/2024		
27	Dekum Court Phase I & II	7003 NE 27th Avenue	Portland	OR	97211	Under Construction	187	Northeast	11/30/2024		
28	Killingsworth Street	1341 North Killingsworth Street	Portland	OR	97217	Under Construction	69	Northeast	11/30/2024		
29	Koz on N Killingsworth 2	5460 North Interstate Avenue	Portland	OR	97217	Under Construction	154	Northeast	12/31/2024		
30	Aldea & Beacon at Glisan Landing	432 NE 74th Avenue	Portland	OR	97213	Under Construction	137	Northeast	05/31/2025		
31	Alder 9	820 SE Alder Street	Portland	OR	97214	Under Construction	159	Northeast	06/30/2025		
32	Pine Street Lofts	306 SE 8th Avenue	Portland	OR	97214	Planned	144	Northeast	06/01/2025	02/01/2025	04/01/2025

Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
33	4905 North Vancouver Avenue	4905 N Vancouver Ave	Portland	OR	97217	Planned	35	Northeast	05/01/2025	11/01/2024	01/01/2025
34	The West Moreland	5205 SE 18th Avenue	Portland	OR	97202	Planned	59	Northeast	04/01/2024		
35	MLK Failing	3802 NE Martin Luther King Jr. Blvd	Portland	OR	97212	Planned	75	Northeast	05/01/2024		
36	Bridgehead	1336 East Burnside Street	Portland	OR	97214	Planned	143	Northeast	12/01/2024		
37	Sandy Pine	900 SE Sandy Blvd	Portland	OR	97214	Planned	276	Northeast	11/01/2025		05/01/2025
38	The Hugo	6221 NE 82nd Avenue	Portland	OR	97220	Planned	200	Northeast			
39	The Skyview on 7th	701 NE 7th Avenue	Portland	OR	97232	Planned	240	Northeast			
40	Francis + Clare Place	1131 SE Oak Street	Portland	OR	97214	Planned	61	Northeast			
41	Albina One	1771 North Flint Avenue	Portland	OR	97227	Planned	94	Northeast			
42	Ash	6940 North Maryland Avenue	Portland	OR	97217	Planned	109	Northeast			
43	Metro Center Housing	5600 NE 42nd Avenue	Portland	OR	97218	Planned	84	Northeast			
44	OMSI District	1945 SE Water Avenue	Portland	OR	97214	Planned	1,200	Northeast			
45	Rift	2202 East Burnside Street	Portland	OR	97214	Planned	119	Northeast			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							6,396				

SUBMARKET AT A GLANCE



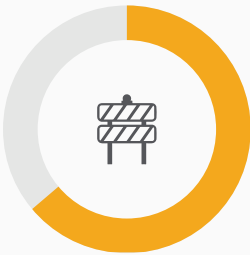
Lease-Up
484 Units



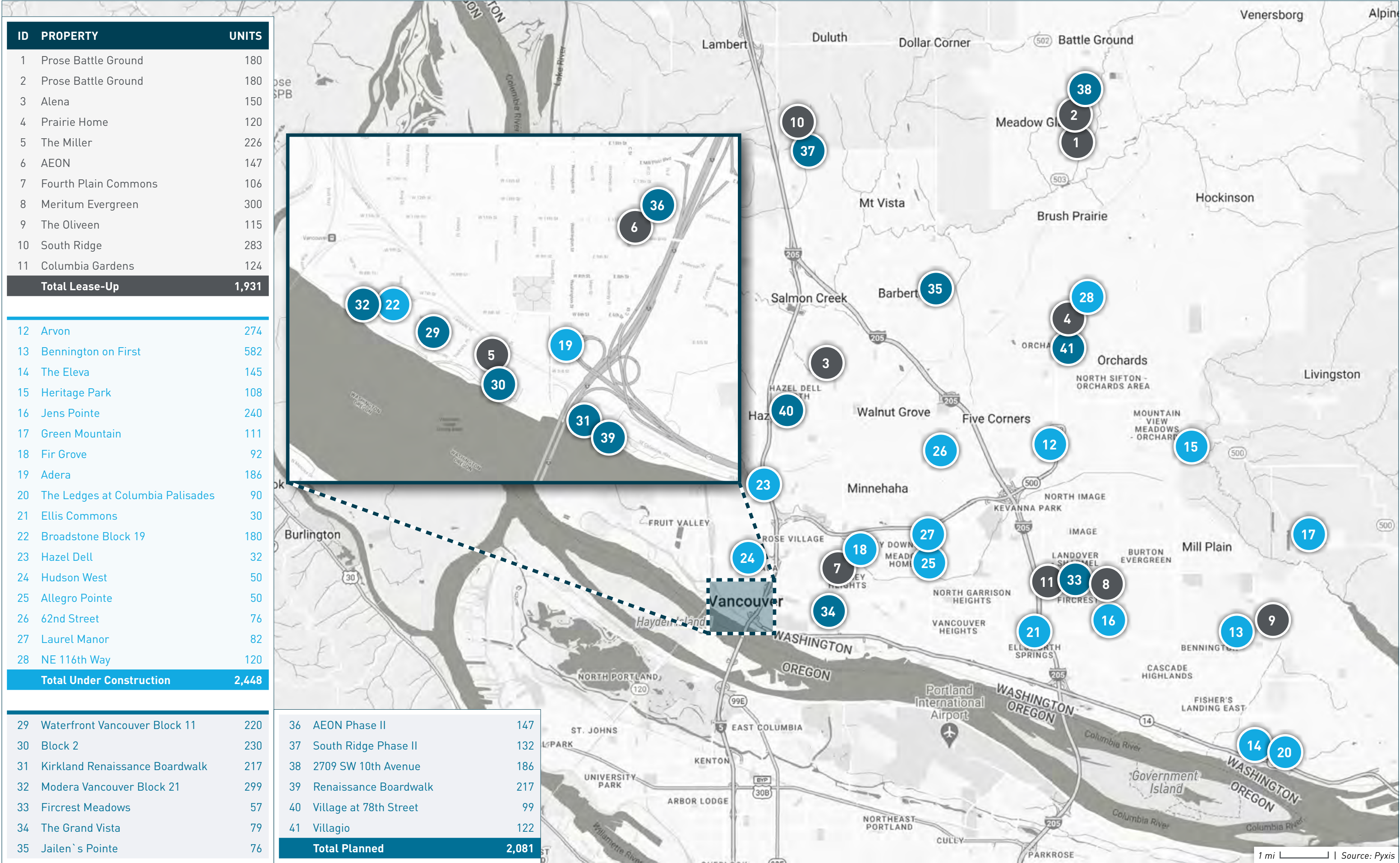
Under Construction
3,073 Units



Planned
2,839 Units



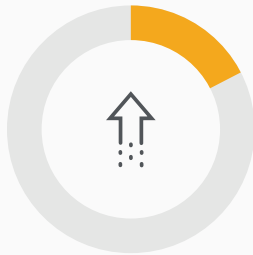
Prospective
7,747 Units



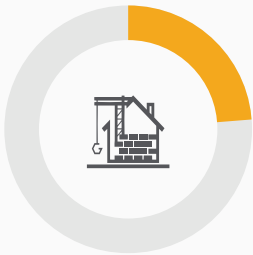
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Prose Battle Ground	917 SW 31st Street	Battle Ground	WA	98604	Lease-Up	180	Vancouver	06/30/2024	10/13/2023	
2	Prose Battle Ground	18717 NE 122nd Ave	Battle Ground	OR	98604	Lease-Up	180	Vancouver	04/01/2024	08/01/2023	10/01/2023
3	Alena	2703 NE 99th St	Vancouver	WA	98665	Lease-Up	150	Vancouver	11/30/2023	07/31/2023	
4	Prairie Home	12101 NE 116th Street	Vancouver	WA	98682	Lease-Up	120	Vancouver	01/31/2024	07/05/2023	
5	The Miller	500 West Columbia Way	Vancouver	WA	98660	Lease-Up	226	Vancouver	01/31/2024	05/10/2023	06/01/2023
6	AEON	1119 C Street	Vancouver	WA	98660	Lease-Up	147	Vancouver	01/31/2024	05/02/2023	04/01/2023
7	Fourth Plain Commons	2200 Norris Road	Vancouver	WA	98661	Lease-Up	106	Vancouver	12/31/2023	03/02/2023	
8	Meritum Evergreen	1441 NE 136th Avenue	Vancouver	WA	98684	Lease-Up	300	Vancouver	01/31/2024	01/13/2023	03/01/2023
9	The Oliveen	19814 SE 1st Street	Camas	WA	98607	Lease-Up	115	Vancouver	06/30/2024	09/15/2022	03/01/2023
10	South Ridge	1920 NE 179th Street	Ridgefield	WA	98642	Lease-Up	283	Vancouver	03/31/2024	09/02/2022	04/01/2023
11	Columbia Gardens	1441 NE 112th Avenue	Vancouver	WA	98684	Lease-Up	124	Vancouver	12/31/2023	06/23/2022	
12	Arvon	NE 66th St & NE 117th Ave	Vancouver	WA	98662	Under Construction	274	Vancouver	10/01/2025	04/01/2025	05/01/2025
13	Bennington on First	505 SE 184th Avenue	Vancouver	WA	98683	Under Construction	582	Vancouver	12/31/2025	01/01/2025	02/01/2025
14	The Eleva	19333 SE Brady Rd	Camas	WA	98683	Under Construction	145	Vancouver	03/01/2025	10/01/2024	11/01/2024
15	Heritage Park	16807 NE Fourth Plain Blvd	Vancouver	WA	98682	Under Construction	108	Vancouver	12/01/2024	08/01/2024	09/01/2024
16	Jens Pointe	13611 NE 4th Street	Vancouver	WA	98684	Under Construction	240	Vancouver	04/30/2025	08/01/2024	09/01/2024
17	Green Mountain	N Dogwood St & N 90th Ave	Camas	WA	98682	Under Construction	111	Vancouver	05/01/2025	08/01/2024	10/01/2024
18	Fir Grove	2920 Falk Rd	Vancouver	WA	98661	Under Construction	92	Vancouver	10/01/2024	07/01/2024	08/01/2024
19	Adera	400 Washington Street	Vancouver	WA	98660	Under Construction	186	Vancouver	10/31/2024	06/01/2024	07/01/2024
20	The Ledges at Columbia Palisades	19801 SE Ascension Loop	Camas	WA	98607	Under Construction	90	Vancouver	03/31/2024	05/01/2024	06/01/2024
21	Ellis Commons	SE Ellsworth Rd & SE 5th St	Vancouver	WA	98664	Under Construction	30	Vancouver	07/01/2024	04/01/2024	05/01/2024
22	Broadstone Block 19	1110 West Columbia Way	Vancouver	WA	98660	Under Construction	180	Vancouver	08/31/2024	04/01/2024	05/01/2024
23	Hazel Dell	5115 NE Hazel Dell Ave	Vancouver	WA	98663	Under Construction	32	Vancouver	03/01/2024	01/01/2024	02/01/2024
24	Hudson West	2411 Broadway Street	Vancouver	WA	98663	Under Construction	50	Vancouver	03/31/2024	11/01/2023	12/01/2023
25	Allegro Pointe	2929 NE 65th Avenue	Vancouver	WA	98661	Under Construction	50	Vancouver	01/31/2024		
26	62nd Street	7309 NE 63rd Street	Vancouver	WA	98662	Under Construction	76	Vancouver	03/31/2024		
27	Laurel Manor	3333 NE 66th Avenue	Vancouver	WA	98661	Under Construction	82	Vancouver	02/28/2025		
28	NE 116th Way	12605 NE 119th Street	Vancouver	WA	98682	Under Construction	120	Vancouver	05/31/2025		
29	Waterfront Vancouver Block 11	800 Waterfront Way	Vancouver	WA	98660	Planned	220	Vancouver	06/01/2026	12/01/2025	02/01/2026
30	Block 2	W Columbia Way & Esther St	Vancouver	WA	98660	Planned	230	Vancouver	03/01/2026	09/01/2025	11/01/2025
31	Kirkland Renaissance Boardwalk	101 SE Columbia Way	Vancouver	WA	98661	Planned	217	Vancouver	03/01/2026	09/01/2025	11/01/2025
32	Modera Vancouver Block 21	600 Boise Pl	Vancouver	WA	98660	Planned	299	Vancouver	01/01/2026	07/01/2025	09/01/2025

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
33	Fircrest Meadows	12301 NE 18th St	Vancouver	WA	98684	Planned	57	Vancouver	08/01/2025	02/01/2025	04/01/2025
34	The Grand Vista	2715 East 6th Street	Vancouver	WA	98661	Planned	79	Vancouver	02/01/2025	10/01/2024	11/01/2024
35	Jailen`s Pointe	NE 72nd Ave & NE 126th St	Vancouver	WA	98686	Planned	76	Vancouver	04/01/2025	10/01/2024	12/01/2024
36	AEON Phase II	1119 C Street	Vancouver	WA	98660	Planned	147	Vancouver		05/02/2023	04/01/2023
37	South Ridge Phase II	1920 NE 179th Street	Ridgefield	WA	98642	Planned	132	Vancouver	02/29/2024		
38	2709 SW 10th Avenue	2709 SW 10th Avenue	Battle Ground	WA	98604	Planned	186	Vancouver			
39	Renaissance Boardwalk	111 SE Columbia Way	Vancouver	WA	98661	Planned	217	Vancouver			
40	Village at 78th Street	1308 NE 78th Street	Vancouver	WA	98665	Planned	99	Vancouver			
41	Villagio	10505 NE 117th Avenue	Vancouver	WA	98662	Planned	122	Vancouver			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							6,460				

SUBMARKET AT A GLANCE



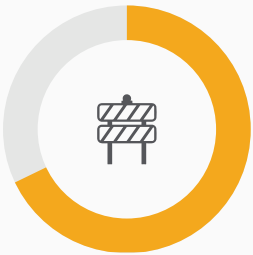
Lease-Up
1,931 Units



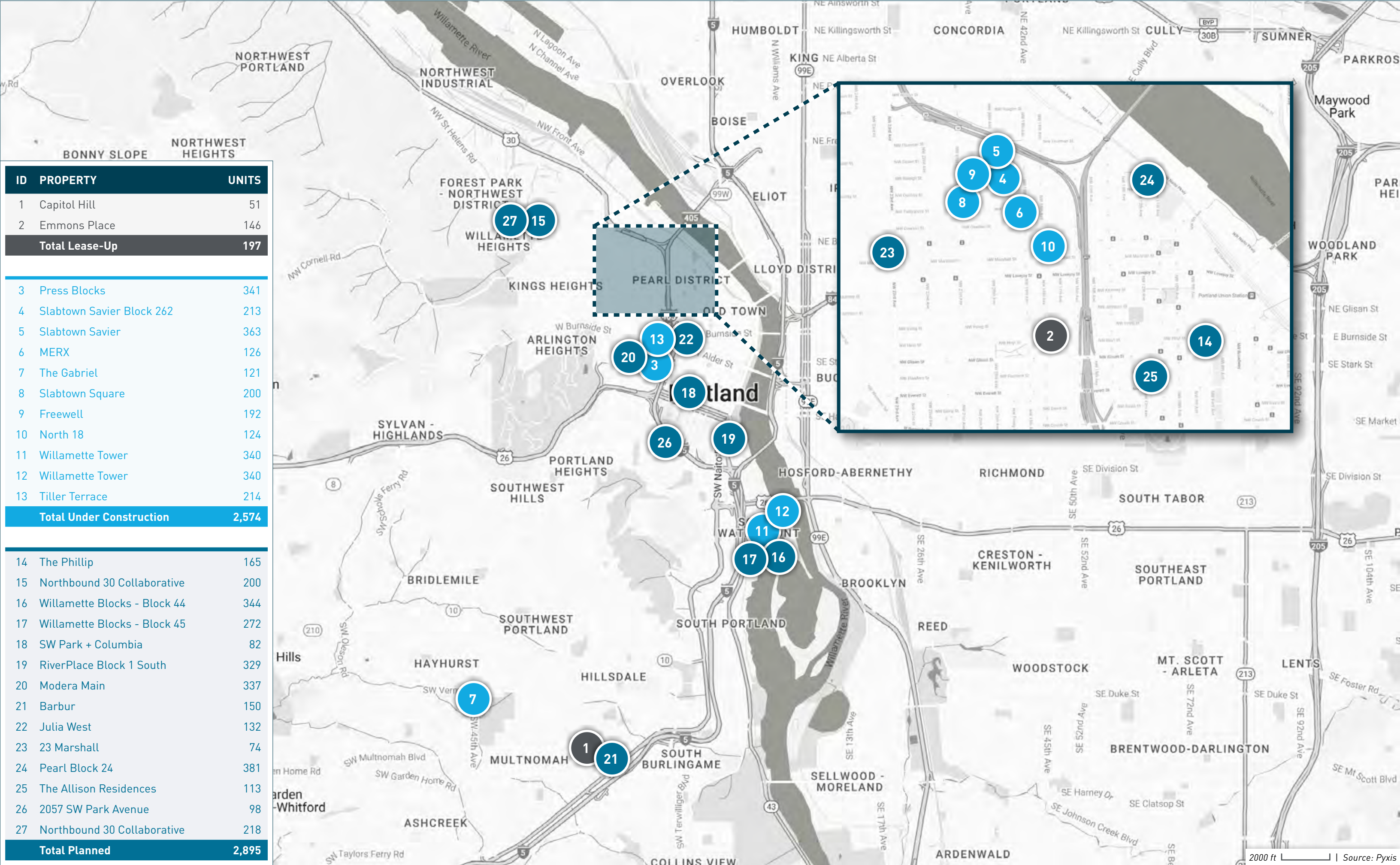
Under Construction
2,448 Units



Planned
2,081 Units



Prospective
6,938 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Capitol Hill	8004 SW Capitol Hill Road	Portland	OR	97219	Lease-Up	51	Northwest	12/31/2023	10/01/2023	12/01/2023
2	Emmons Place	1727 NW Hoyt Street	Portland	OR	97209	Lease-Up	146	Northwest	12/31/2023	08/01/2022	
3	Press Blocks	1621 SW Taylor Street	Portland	OR	97205	Under Construction	341	Northwest	08/31/2025	09/01/2024	10/01/2024
4	Slabtown Xavier Block 262	1988 NW Xavier St	Portland	OR	97209	Under Construction	213	Northwest	12/01/2024	07/01/2024	08/01/2024
5	Slabtown Xavier	1985 NW Xavier Street	Portland	OR	97209	Under Construction	363	Northwest	12/31/2024	05/01/2024	07/01/2024
6	MERX	1339 NW 19th Avenue	Portland	OR	97209	Under Construction	126	Northwest	05/31/2024	04/01/2024	05/01/2024
7	The Gabriel	6825 SW 45th Avenue	Portland	OR	97219	Under Construction	121	Northwest	12/31/2024	03/01/2024	04/01/2024
8	Slabtown Square	2070 NW Quimby Street	Portland	OR	97209	Under Construction	200	Northwest	03/31/2024	01/01/2024	03/01/2024
9	Freewell	2030 NW Raleigh Street	Portland	OR	97209	Under Construction	192	Northwest	01/31/2024	12/01/2023	01/01/2024
10	North 18	1126 NW 18th Avenue	Portland	OR	97209	Under Construction	124	Northwest	04/30/2024	12/01/2023	01/01/2024
11	Willamette Tower	3820 S River Pkwy	Portland	OR	97239	Under Construction	340	Northwest	01/01/2024	11/01/2023	12/01/2023
12	Willamette Tower	3820 South River Pkwy	Portland	OR	97239	Under Construction	340	Northwest	03/31/2024		
13	Tiller Terrace	1670 SW Alder Street	Portland	OR	97205	Under Construction	214	Northwest	05/31/2024		
14	The Phillip	514 NW 9th Avenue	Portland	OR	97209	Planned	165	Northwest	01/01/2026	09/01/2025	11/01/2025
15	Northbound 30 Collaborative	2135 NW 29th Ave	Portland	OR	97210	Planned	200	Northwest	02/01/2026	08/01/2025	10/01/2025
16	Willamette Blocks - Block 44	South Bond Avenue & South Lowell Street	Portland	OR	97239	Planned	344	Northwest	10/01/2025	06/01/2025	07/01/2025
17	Willamette Blocks - Block 45	South Abernathy Street & South Bond Avenue	Portland	OR	97239	Planned	272	Northwest	09/01/2025	05/01/2025	06/01/2025
18	SW Park + Columbia	1414 SW Park Avenue	Portland	OR	97201	Planned	82	Northwest	01/01/2025		
19	RiverPlace Block 1 South	150 South Montgomery Street	Portland	OR	97201	Planned	329	Northwest	12/01/2025		
20	Modera Main	1112 SW 20th Avenue	Portland	OR	97205	Planned	337	Northwest	12/01/2025		
21	Barbur	8205 NW Barbur Blvd	Portland	OR	97219	Planned	150	Northwest			
22	Julia West	523 SW 13th Avenue	Portland	OR	97205	Planned	132	Northwest			
23	23 Marshall	23 NW Marshall Street	Portland	OR	97209	Planned	74	Northwest			
24	Pearl Block 24	NW 11th Avenue & NW Quimby Street	Portland	OR	97209	Planned	381	Northwest			
25	The Allison Residences	350 NW 12th Avenue	Portland	OR	97209	Planned	113	Northwest			
26	2057 SW Park Avenue	2057 SW Park Avenue	Portland	OR	97201	Planned	98	Northwest			
27	Northbound 30 Collaborative	2123 NW 30th Avenue	Portland	OR	97210	Planned	218	Northwest			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							5,666				

SUBMARKET AT A GLANCE



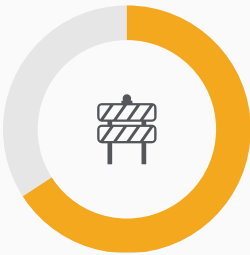
Lease-Up
197 Units



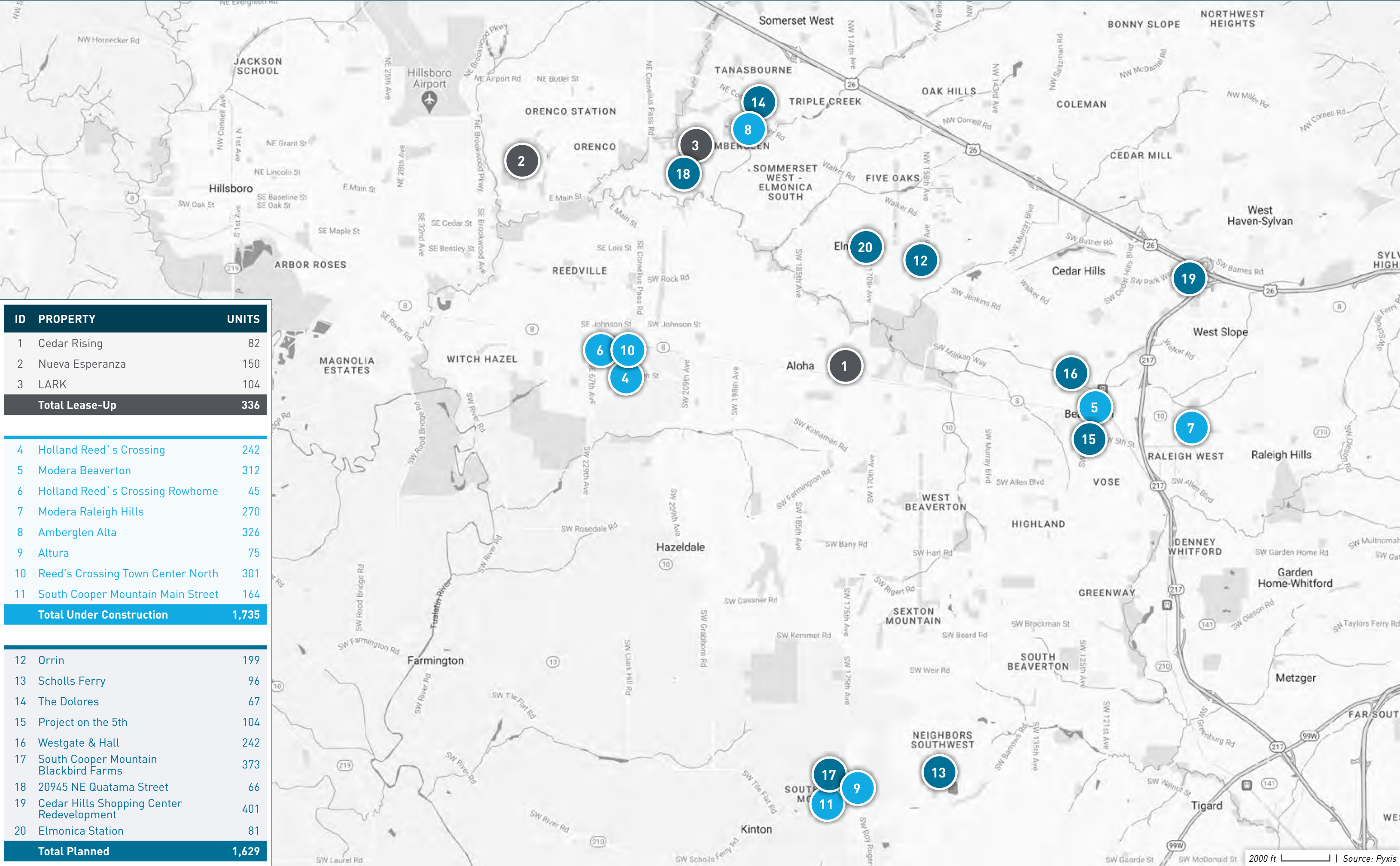
Under Construction
2,574 Units



Planned
2,895 Units



Prospective
7,736 Units



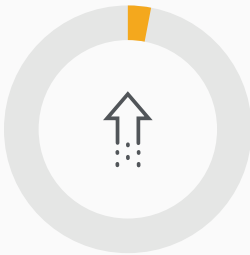
ID	PROPERTY	UNITS
1	Cedar Rising	82
2	Nueva Esperanza	150
3	LARK	104
Total Lease-Up		336

4	Holland Reed`s Crossing	242
5	Modera Beaverton	312
6	Holland Reed`s Crossing Rowhome	45
7	Modera Raleigh Hills	270
8	Amberglen Alta	326
9	Altura	75
10	Reed`s Crossing Town Center North	301
11	South Cooper Mountain Main Street	164
Total Under Construction		1,735

12	Orrin	199
13	Scholls Ferry	96
14	The Dolores	67
15	Project on the 5th	104
16	Westgate & Hall	242
17	South Cooper Mountain Blackbird Farms	373
18	20945 NE Quatama Street	66
19	Cedar Hills Shopping Center Redevelopment	401
20	Elmonica Station	81
Total Planned		1,629

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Cedar Rising	3575 SW 174th Avenue	Beaverton	OR	97006	Lease-Up	82	Beaverton	01/31/2024	10/01/2023	
2	Nueva Esperanza	315 East Main Street	Hillsboro	OR	97123	Lease-Up	150	Beaverton	12/31/2023	02/11/2023	
3	LARK	8775 NE Wilkins Street	Hillsboro	OR	97006	Lease-Up	104	Beaverton	01/31/2024	02/09/2023	09/01/2023
4	Holland Reed`s Crossing	SE Reed Dr & SE Blanton St	Hillsboro	OR	97123	Under Construction	242	Beaverton	03/01/2025	10/01/2024	11/01/2024
5	Modera Beaverton	12230 SW Broadway Street	Beaverton	OR	97005	Under Construction	312	Beaverton	06/30/2025	07/01/2024	08/01/2024
6	Holland Reed`s Crossing Rowhome	SE Blanton St & SE Circuit Dr	Hillsboro	OR	97123	Under Construction	45	Beaverton	08/01/2024	05/01/2024	06/01/2024
7	Modera Raleigh Hills	4822 SW Western Avenue	Beaverton	OR	97005	Under Construction	270	Beaverton	10/31/2024	05/01/2024	06/01/2024
8	Amberglen Alta	19500 NW Gibbs Drive	Hillsboro	OR	97006	Under Construction	326	Beaverton	04/30/2025	12/01/2023	02/01/2024
9	Altura	SW 172nd Terrace & SW Goldcrest Lane	Beaverton	OR	97007	Under Construction	75	Beaverton	05/31/2024		
10	Reed`s Crossing Town Center North	SE Blanton Street & SE Cornelius Pass Road	Hillsboro	OR	97007	Under Construction	301	Beaverton	12/31/2024		
11	South Cooper Mountain Main Street	17811 SW Scholls Ferry Road	Beaverton	OR	97007	Under Construction	164	Beaverton	02/28/2025		
12	Orrin	1340 SW 160th Ave	Beaverton	OR	97006	Planned	199	Beaverton	06/01/2025	01/01/2025	04/01/2025
13	Scholls Ferry	15584 SW Scholls Ferry Road	Beaverton	OR	97007	Planned	96	Beaverton			
14	The Dolores	NW Compton Drive & NE Walker Road	Hillsboro	OR	97006	Planned	67	Beaverton			
15	Project on the 5th	12350 SW 5th Street	Beaverton	OR	97005	Planned	104	Beaverton			
16	Westgate & Hall	3775 SW Hall Blvd	Beaverton	OR	97005	Planned	242	Beaverton			
17	South Cooper Mountain Blackbird Farms	18043 SW Scholls Ferry Road	Beaverton	OR	97007	Planned	373	Beaverton			
18	20945 NE Quatama Street	20945 NE Quatama Street	Hillsboro	OR	97006	Planned	66	Beaverton			
19	Cedar Hills Shopping Center Redevelopment	10180 SW Park Way	Portland	OR	97225	Planned	401	Beaverton			
20	Elmonica Station	17030 SW Baseline Road	Beaverton	OR	97006	Planned	81	Beaverton			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							3,700				

SUBMARKET AT A GLANCE



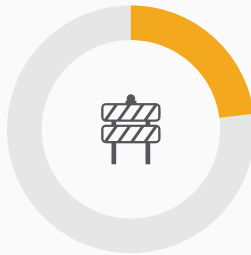
Lease-Up
336 Units



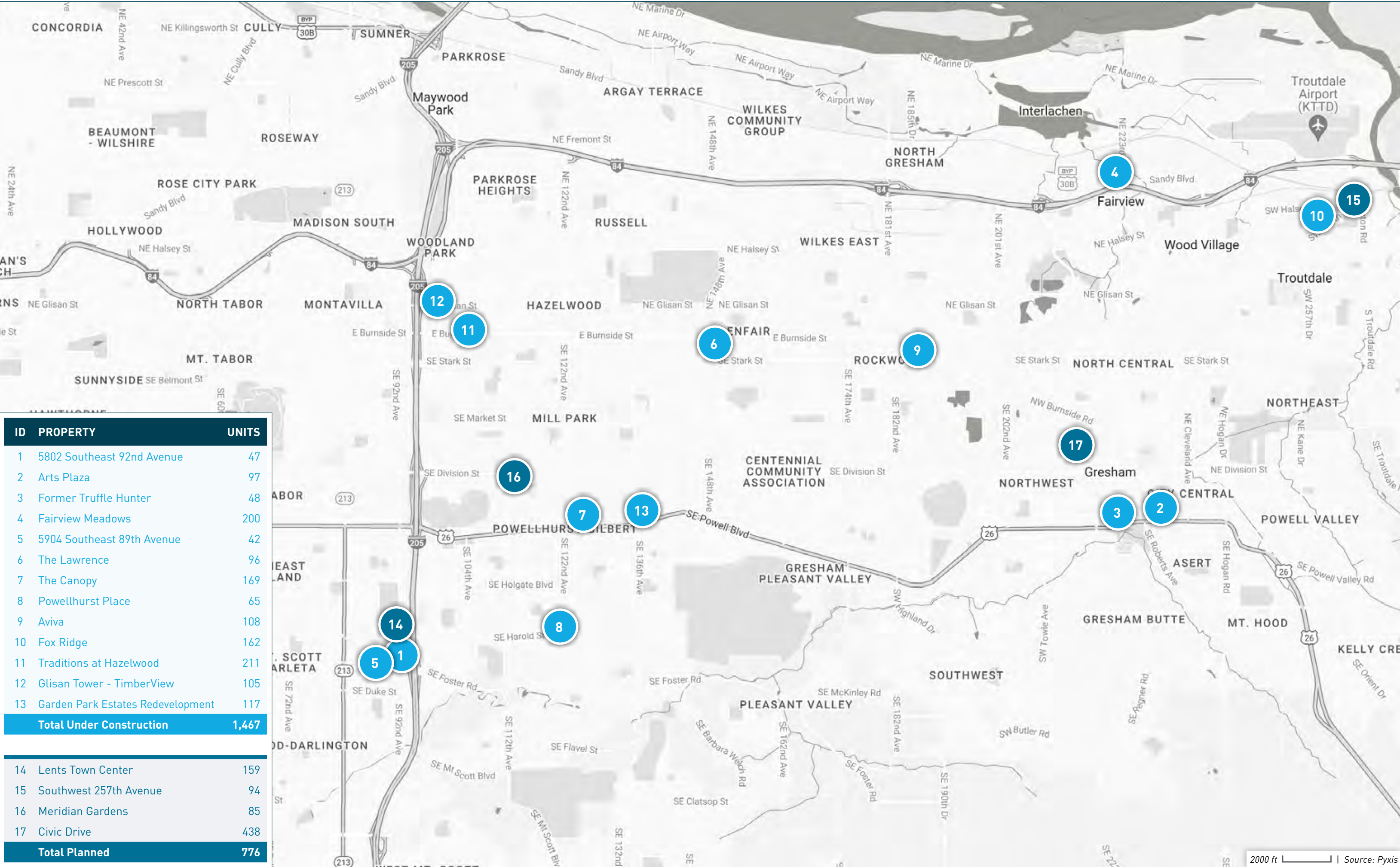
Under Construction
1,735 Units



Planned
1,629 Units



Prospective
2,302 Units



ID	PROPERTY	UNITS
1	5802 Southeast 92nd Avenue	47
2	Arts Plaza	97
3	Former Truffle Hunter	48
4	Fairview Meadows	200
5	5904 Southeast 89th Avenue	42
6	The Lawrence	96
7	The Canopy	169
8	Powellhurst Place	65
9	Aviva	108
10	Fox Ridge	162
11	Traditions at Hazelwood	211
12	Glisan Tower - TimberView	105
13	Garden Park Estates Redevelopment	117
Total Under Construction		1,467
14	Lents Town Center	159
15	Southwest 257th Avenue	94
16	Meridian Gardens	85
17	Civic Drive	438
Total Planned		776

EAST GRESHAM 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	5802 Southeast 92nd Avenue	5802 SE 92nd Ave	Portland	OR	97266	Under Construction	47	East Gresham	08/01/2024	05/01/2024	06/01/2024
2	Arts Plaza	39 NE Kelly Avenue	Gresham	OR	97030	Under Construction	97	East Gresham	08/31/2024	05/01/2024	06/01/2024
3	Former Truffle Hunter	225 W Powell Blvd	Gresham	OR	97030	Under Construction	48	East Gresham	07/01/2024	04/01/2024	05/01/2024
4	Fairview Meadows	22199 NE Sandy Blvd	Fairview	OR	97024	Under Construction	200	East Gresham	03/31/2024	03/01/2024	04/01/2024
5	5904 Southeast 89th Avenue	5904 SE 89th Ave	Portland	OR	97266	Under Construction	42	East Gresham	02/01/2024	11/01/2023	12/01/2023
6	The Lawrence	208 SE 148th Avenue	Portland	OR	97233	Under Construction	96	East Gresham	12/31/2023		
7	The Canopy	12529 SE Powell Blvd	Portland	OR	97236	Under Construction	169	East Gresham	01/31/2024		
8	Powellhurst Place	5415 SE 122nd Avenue	Portland	OR	97236	Under Construction	65	East Gresham	02/29/2024		
9	Aviva	18688 East Burnside Street	Portland	OR	97233	Under Construction	108	East Gresham	03/31/2024		
10	Fox Ridge	910 SW Halsey Street	Troutdale	OR	97060	Under Construction	162	East Gresham	06/30/2024		
11	Traditions at Hazelwood	10413 East Burnside Street	Portland	OR	97216	Under Construction	211	East Gresham	11/30/2024		
12	Glisan Tower - TimberView	540 NE 99th Avenue	Portland	OR	97220	Under Construction	105	East Gresham	12/31/2024		
13	Garden Park Estates Redevelopment	3208 SE 136th Avenue	Portland	OR	97236	Under Construction	117	East Gresham	10/31/2025		
14	Lents Town Center	9300 SE Harold Street	Portland	OR	97266	Planned	159	East Gresham			
15	Southwest 257th Avenue	SW 257th Drive & East Columbia River Hwy	Troutdale	OR	97060	Planned	94	East Gresham			
16	Meridian Gardens	11250 SE Division Street	Portland	OR	97266	Planned	85	East Gresham			
17	Civic Drive	903 NW 13th Street	Gresham	OR	97030	Planned	438	East Gresham			
TOTAL UNDER CONSTRUCTION AND PLANNED							2,243				

SUBMARKET AT A GLANCE



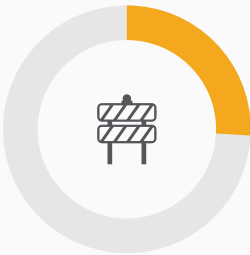
Lease-Up
0 Units



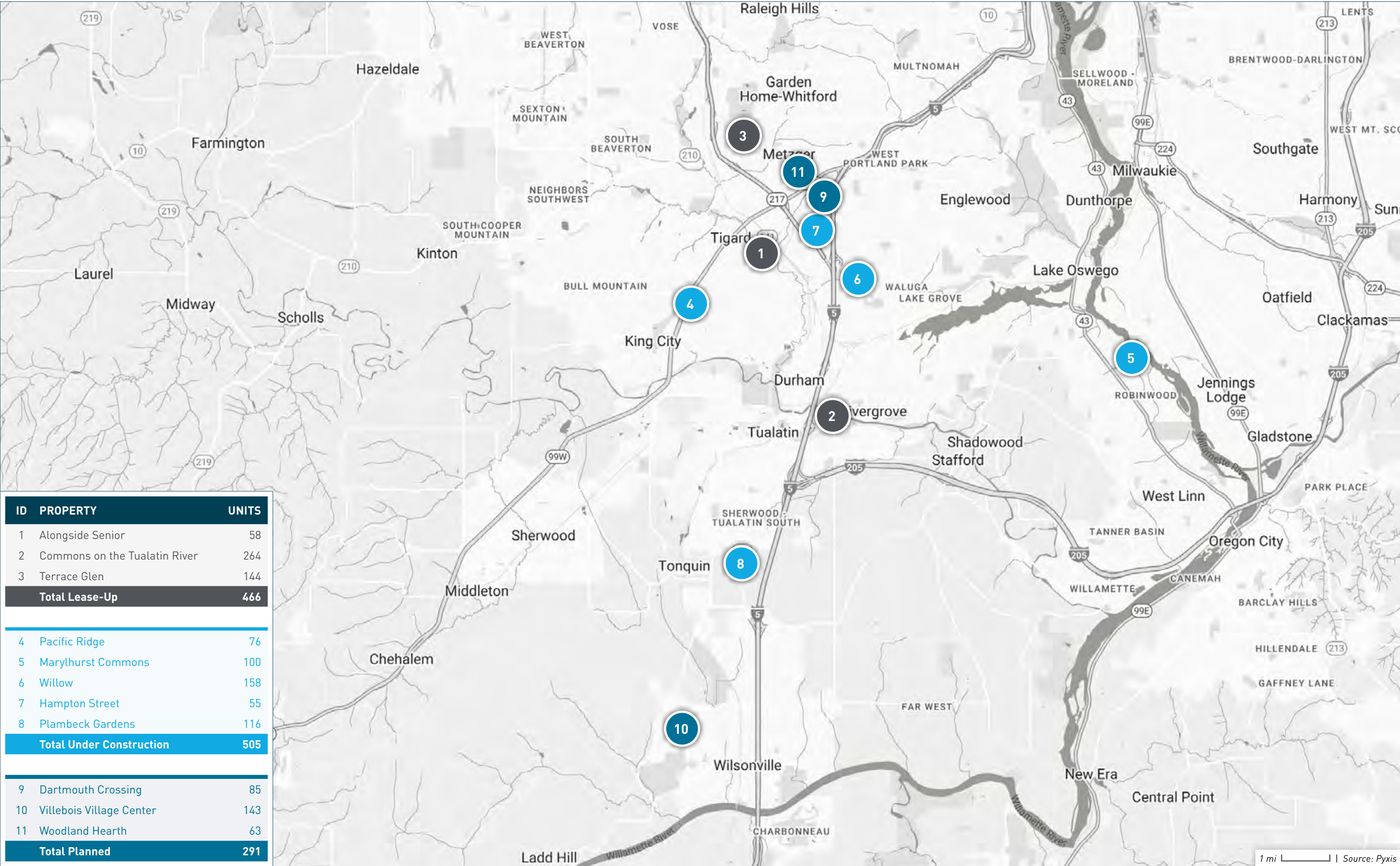
Under Construction
1,467 Units



Planned
776 Units



Prospective
2,896 Units



TIGARD / OSWEGO / WILSONVILLE 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	Alongside Senior	8803 SW Omara Street	Tigard	OR	97223	Lease-Up	58	Tigard / Oswego / Wilsonville	03/31/2024	08/01/2023	
2	Commons on the Tualatin River	6655 SW Nyberg Street	Tualatin	OR	97062	Lease-Up	264	Tigard / Oswego / Wilsonville	04/30/2024	07/10/2023	
3	Terrace Glen	9640 SW Greenburg Road	Tigard	OR	97223	Lease-Up	144	Tigard / Oswego / Wilsonville	12/31/2023	05/01/2023	
4	Pacific Ridge	11375-11380 SW Naeve St	Tigard	OR	97224	Under Construction	76	Tigard / Oswego / Wilsonville	05/01/2024	02/01/2024	03/01/2024
5	Marylhurst Commons	3192 Furman Drive	Lake Oswego	OR	97036	Under Construction	100	Tigard / Oswego / Wilsonville	01/31/2024		
6	Willow	5600 Meadows Road	Lake Oswego	OR	97035	Under Construction	158	Tigard / Oswego / Wilsonville	06/30/2024		
7	Hampton Street	7007 SW Hampton Street	Tigard	OR	97223	Under Construction	55	Tigard / Oswego / Wilsonville	08/31/2024		
8	Plambeck Gardens	23500 SW Boones Ferry Road	Tualatin	OR	97062	Under Construction	116	Tigard / Oswego / Wilsonville	11/30/2024		
9	Dartmouth Crossing	6835 SW Clinton Street	Tigard	OR	97223	Planned	85	Tigard / Oswego / Wilsonville			
10	Villebois Village Center	11417 SW Barber Street	Wilsonville	OR	97070	Planned	143	Tigard / Oswego / Wilsonville			
11	Woodland Hearth	7595 SW Torchwood Street	Tigard	OR	97223	Planned	63	Tigard / Oswego / Wilsonville			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,262				

SUBMARKET AT A GLANCE



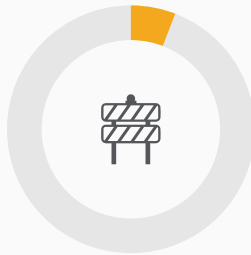
Lease-Up
466 Units



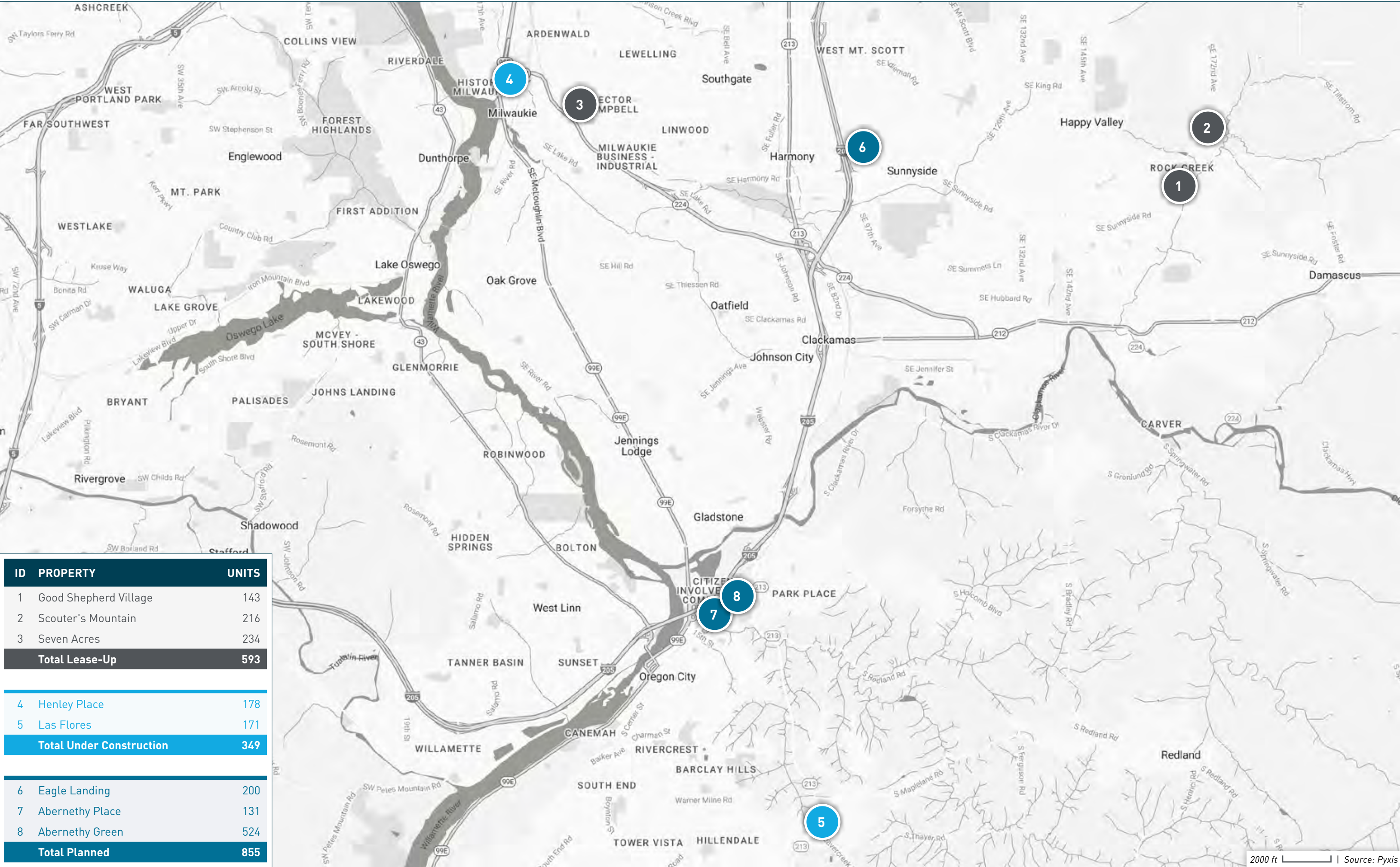
Under Construction
505 Units



Planned
291 Units



Prospective
644 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Good Shepherd Village	12644 SE Skyshow Place	Happy Valley	OR	97086	Lease-Up	143	Milwaukie / Oregon	01/31/2024	07/26/2023	
2	Scouter's Mountain	11386 SE Pleasant Valley Pkwy	Happy Valley	OR	97086	Lease-Up	216	Milwaukie / Oregon	08/31/2024	06/01/2023	
3	Seven Acres	10999 SE 37th Ave	Milwaukie	OR	97222	Lease-Up	234	Milwaukie / Oregon	11/01/2023	04/21/2023	04/01/2023
4	Henley Place	10306 SE Main St	Milwaukie	OR	97222	Under Construction	178	Milwaukie / Oregon	03/01/2024	01/01/2024	02/01/2024
5	Las Flores	14338 South Maple Lane Court	Oregon City	OR	97045	Under Construction	171	Milwaukie / Oregon	05/31/2024		
6	Eagle Landing	11400 SE Stevens Road	Happy Valley	OR	97086	Planned	200	Milwaukie / Oregon			
7	Abernethy Place	1729 Washington Street	Oregon City	OR	97045	Planned	131	Milwaukie / Oregon			
8	Abernethy Green	1105 Abernethy Road	Oregon City	OR	97045	Planned	524	Milwaukie / Oregon			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,797				

SUBMARKET AT A GLANCE



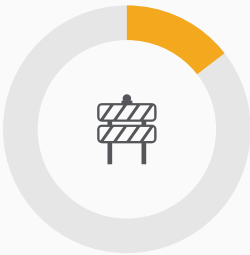
Lease-Up
593 Units



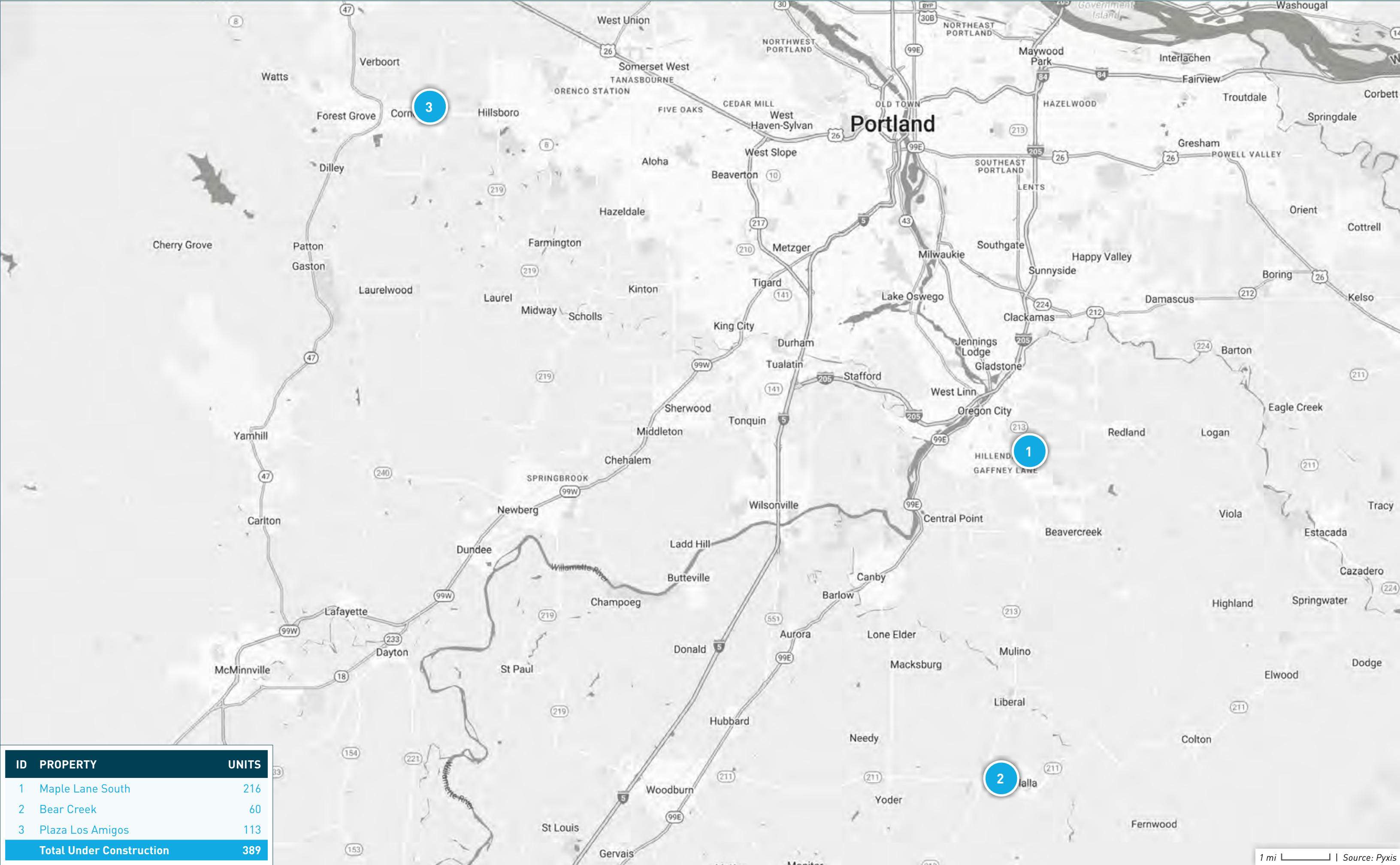
Under Construction
349 Units



Planned
855 Units



Prospective
1,466 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	Maple Lane South	3391 Beavercreek Rd	Oregon City	OR	97045	Under Construction	216	Clackamas County / Other	06/01/2025	12/01/2024	02/01/2025
2	Bear Creek	1000 West Main Street	Molalla	OR	97038	Under Construction	60	Clackamas County / Other	03/31/2024		
3	Plaza Los Amigos	2000 North Davis Street	Cornelius	OR	97113	Under Construction	113	Washington County / Other	12/01/2024		
TOTAL UNDER CONSTRUCTION							389				

OTHER SUBMARKETS AT A GLANCE



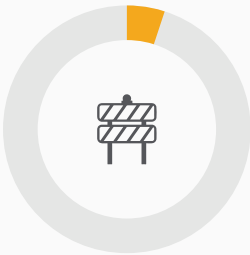
Lease-Up
0 Units



Under Construction
389 Units



Planned
0 Units



Prospective
474 Units