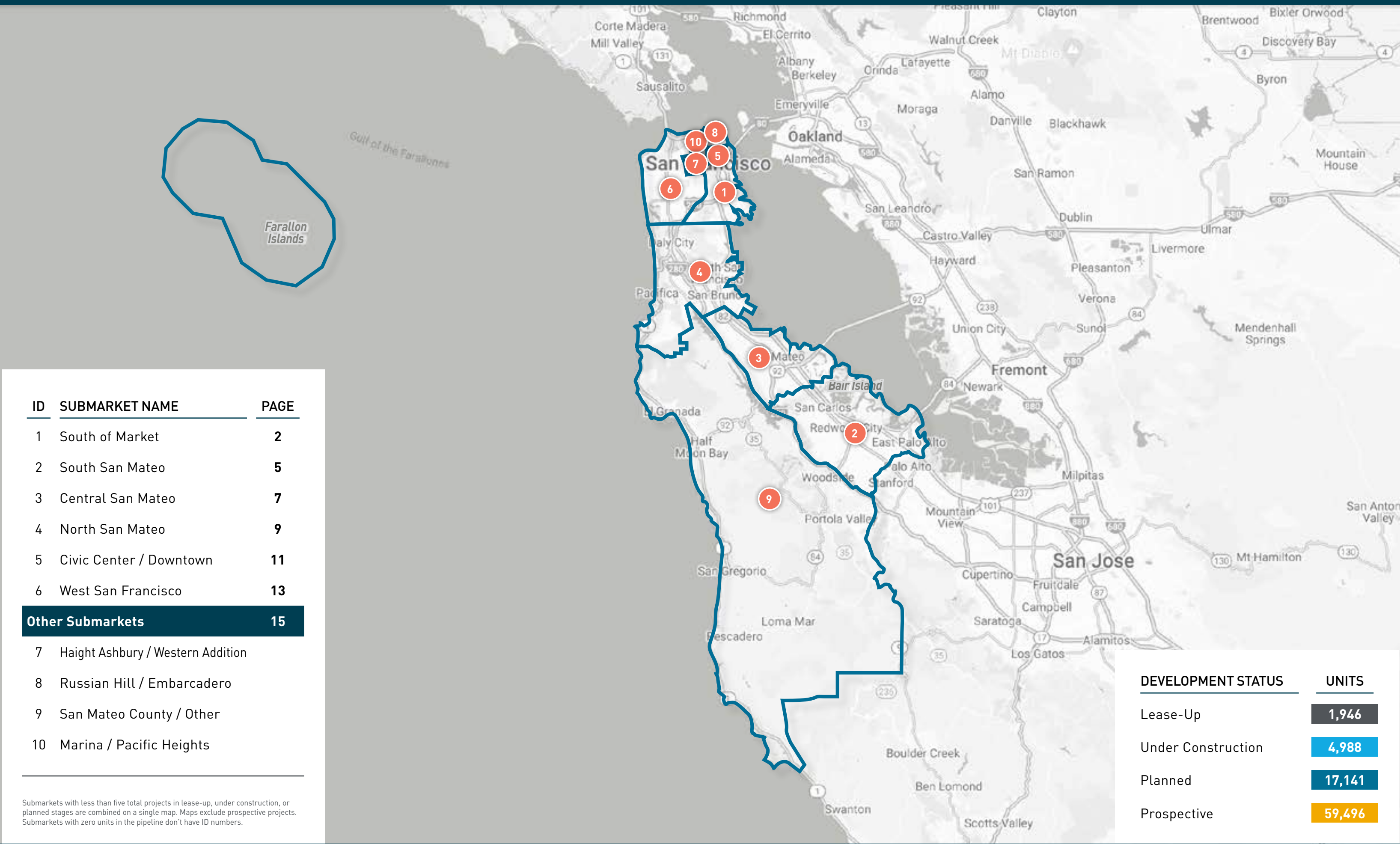


SAN FRANCISCO | MULTIFAMILY QUARTERLY PIPELINE MAP

4Q23



ID	SUBMARKET NAME	PAGE
1	South of Market	2
2	South San Mateo	5
3	Central San Mateo	7
4	North San Mateo	9
5	Civic Center / Downtown	11
6	West San Francisco	13
Other Submarkets		15
7	Haight Ashbury / Western Addition	
8	Russian Hill / Embarcadero	
9	San Mateo County / Other	
10	Marina / Pacific Heights	

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.

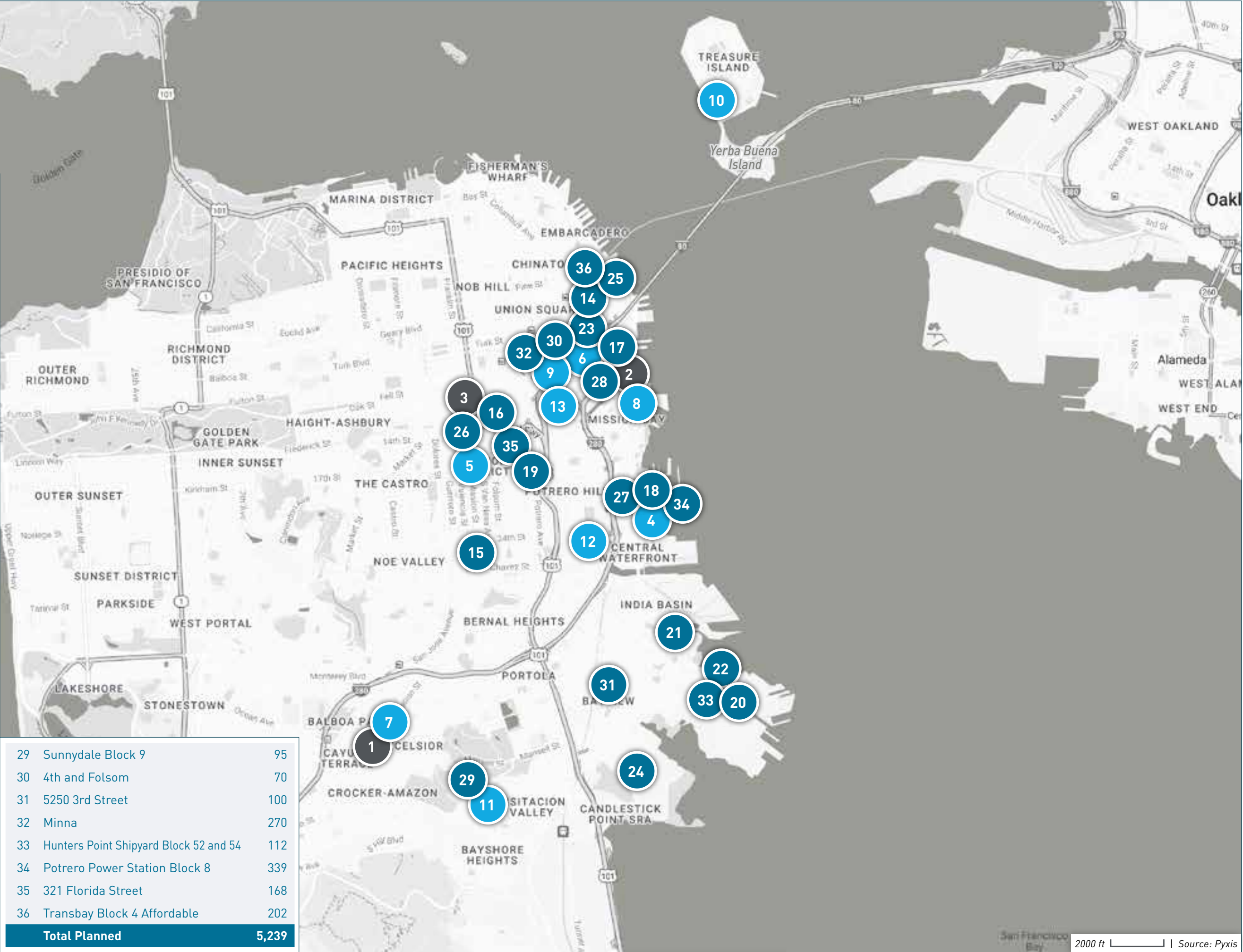
DEVELOPMENT STATUS	UNITS
Lease-Up	1,946
Under Construction	4,988
Planned	17,141
Prospective	59,496

ID	PROPERTY	UNITS
1	Islais Place	137
2	The Canyon	283
3	The Brady	444
Total Lease-Up		864

4	Sophie Maxwell	105
5	2100 Mission Street	29
6	555-585 Bryant Street	501
7	Former Club Tapatio	46
8	Mission Rock Building F	254
9	988 Harrison Street	90
10	Isle House	250
11	Sunnydale HOPE SF Blocks 3A & 3B	170
12	Potrero Block B	157
13	7th & Brannan	221
Total Under Construction		1,823

14	395 Third Street	524
15	Wash Club Lavanderia	75
16	1560 Folsom	244
17	555 Bryant Street	501
18	Power Station Block 7B - Sophie Maxwell	105
19	2530 18th Street	73
20	11 Innes Court	73
21	Hunters View Phase III	118
22	India Basin	100
23	725 Harrison	144
24	Candlestick Point Block 10A	156
25	Transbay Block 4	324
26	344 14th Street	60
27	Pier 70 Parcel E2	281
28	The Creamery	1,105

29	Sunnydale Block 9	95
30	4th and Folsom	70
31	5250 3rd Street	100
32	Minna	270
33	Hunters Point Shipyard Block 52 and 54	112
34	Potrero Power Station Block 8	339
35	321 Florida Street	168
36	Transbay Block 4 Affordable	202
Total Planned		5,239



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Islais Place	4840 Mission Street	San Francisco	CA	94112	Lease-Up	137	South of Market	01/31/2024	09/19/2023	
2	The Canyon	1023 3rd Street	San Francisco	CA	94158	Lease-Up	283	South of Market	12/31/2023	04/30/2023	06/01/2023
3	The Brady	1 Brady Street	San Francisco	CA	94103	Lease-Up	444	South of Market	02/29/2024	07/01/2022	08/02/2022
4	Sophie Maxwell	1212 Maryland St	San Francisco	CA	94107	Under Construction	105	South of Market	05/01/2025	01/01/2025	03/01/2025
5	2100 Mission Street	2100 Mission St	San Francisco	CA	94110	Under Construction	29	South of Market	05/01/2025	11/01/2024	01/01/2025
6	555-585 Bryant Street	555 - 585 Bryant St	San Francisco	CA	94107	Under Construction	501	South of Market	07/01/2025	08/01/2024	10/01/2024
7	Former Club Tapatio	4742 Mission St	San Francisco	CA	94112	Under Construction	46	South of Market	07/01/2024	04/01/2024	06/01/2024
8	Mission Rock Building F	3rd Street & Mission Rock Street	San Francisco	CA	94158	Under Construction	254	South of Market	11/30/2024	04/01/2024	06/01/2024
9	988 Harrison Street	988 Harrison Street	San Francisco	CA	94107	Under Construction	90	South of Market	08/31/2024	03/01/2024	05/01/2024
10	Isle House	55 Bruton St	San Francisco	CA	94130	Under Construction	250	South of Market	09/01/2024	03/01/2024	05/01/2024
11	Sunnydale HOPE SF Blocks 3A & 3B	1654 Sunnydale Avenue	San Francisco	CA	94134	Under Construction	170	South of Market	11/30/2024		
12	Potrero Block B	1801 25th Street	San Francisco	CA	94107	Under Construction	157	South of Market	02/28/2025		
13	7th & Brannan	600 7th Street	San Francisco	CA	94103	Under Construction	221	South of Market	02/28/2025		
14	395 Third Street	395 3rd Street	San Francisco	CA	94107	Planned	524	South of Market	10/01/2026	11/01/2025	01/01/2026
15	Wash Club Lavanderia	2918 Mission Street	San Francisco	CA	94110	Planned	75	South of Market	02/01/2024		
16	1560 Folsom	1560 Folsom Street	San Francisco	CA	94103	Planned	244	South of Market	03/01/2024		
17	555 Bryant Street	555 Bryant Street	San Francisco	CA	94107	Planned	501	South of Market			
18	Power Station Block 7B - Sophie Maxwell	1212 Maryland Street	San Francisco	CA	94124	Planned	105	South of Market			
19	2530 18th Street	2530 18th Street	San Francisco	CA	94110	Planned	73	South of Market			
20	11 Innes Court	11 Innes Court	San Francisco	CA	94124	Planned	73	South of Market			
21	Hunters View Phase III	1101 Fairfax Avenue	San Francisco	CA	94124	Planned	118	South of Market			
22	India Basin	700 Innes Avenue	San Francisco	CA	94124	Planned	100	South of Market			
23	725 Harrison	725 Harrison Street	San Francisco	CA	94107	Planned	144	South of Market			
24	Candlestick Point Block 10A	NWC Ingerson Avenue & Jennings Street	San Francisco	CA	94124	Planned	156	South of Market			
25	Transbay Block 4	200 Main Street	San Francisco	CA	94105	Planned	324	South of Market			
26	344 14th Street	344 14th Street	San Francisco	CA	94103	Planned	60	South of Market			
27	Pier 70 Parcel E2	22nd Street & Illinois Street	San Francisco	CA	94107	Planned	281	South of Market			
28	The Creamery	655 4th Street	San Francisco	CA	94107	Planned	1,105	South of Market			

SOUTH OF MARKET SUBMARKET

Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
29	Sunnydale Block 9	Santos Street & Sunnydale Avenue	San Francisco	CA	94134	Planned	95	South of Market			
30	4th and Folsom	266 4th Street	San Francisco	CA	94103	Planned	70	South of Market			
31	5250 3rd Street	5250 3rd Street	San Francisco	CA	94124	Planned	100	South of Market			
32	Minna	475 Minna Street	San Francisco	CA	94103	Planned	270	South of Market			
33	Hunters Point Shipyard Block 52 and 54	351 Friedell Street	San Francisco	CA	94124	Planned	112	South of Market			
34	Potrero Power Station Block 8	901 20th Street South	San Francisco	CA	94107	Planned	339	South of Market			
35	321 Florida Street	321 Florida Street	San Francisco	CA	94110	Planned	168	South of Market			
36	Transbay Block 4 Affordable	201 Howard Street	San Francisco	CA	94105	Planned	202	South of Market			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							7,926				

SUBMARKET AT A GLANCE



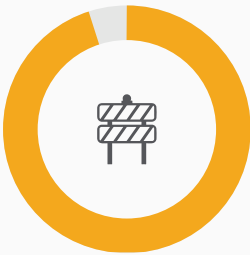
Lease-Up
864 Units



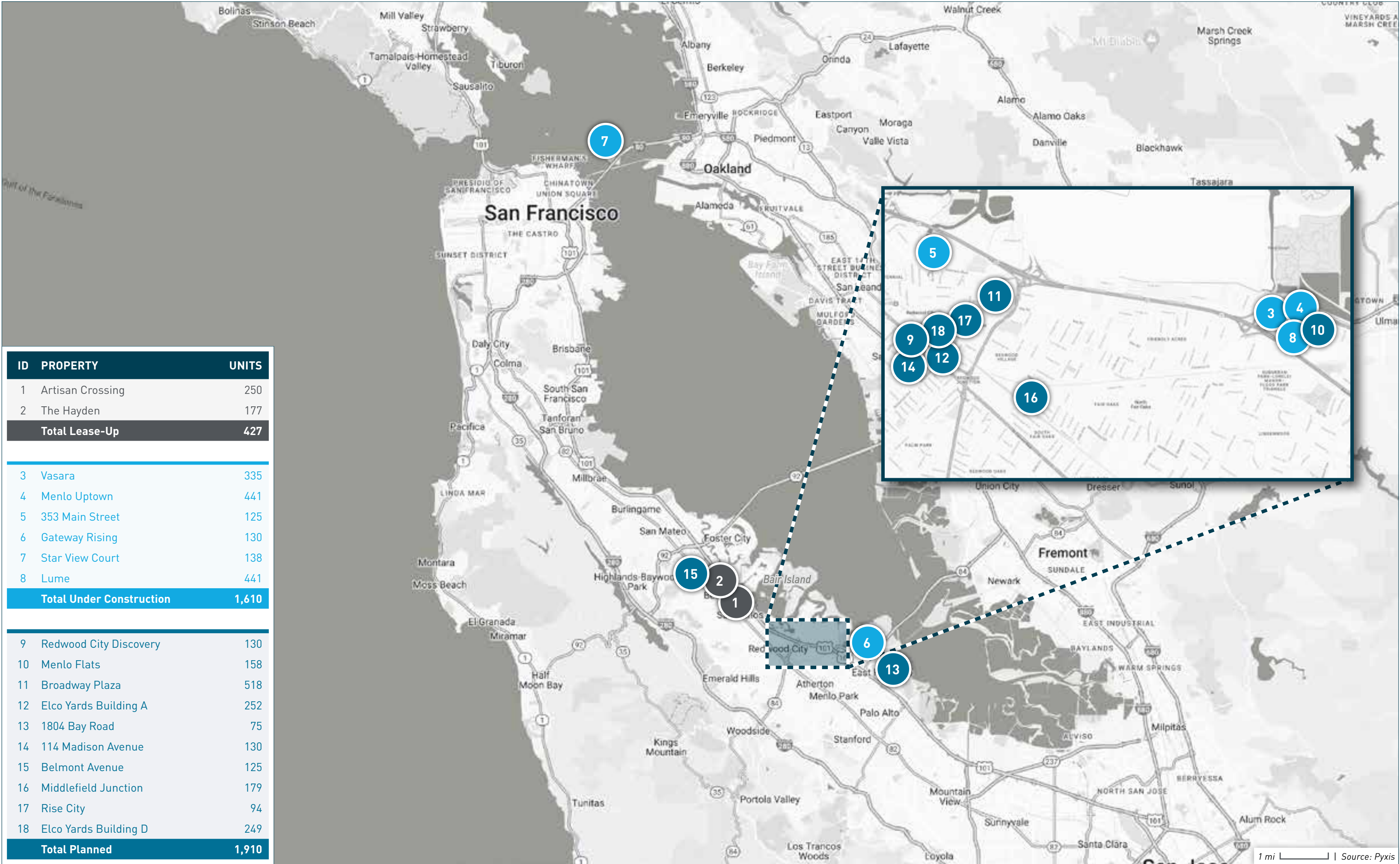
Under Construction
1,823 Units



Planned
5,239 Units



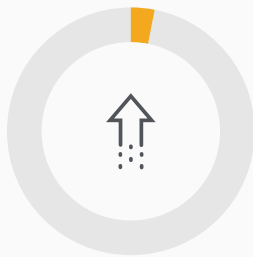
Prospective
21,102 Units



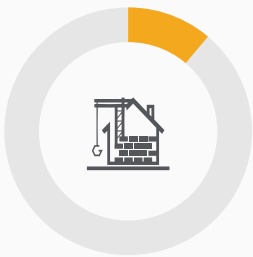
ID	PROPERTY	UNITS
1	Artisan Crossing	250
2	The Hayden	177
Total Lease-Up		427
3	Vasara	335
4	Menlo Uptown	441
5	353 Main Street	125
6	Gateway Rising	130
7	Star View Court	138
8	Lume	441
Total Under Construction		1,610
9	Redwood City Discovery	130
10	Menlo Flats	158
11	Broadway Plaza	518
12	Elco Yards Building A	252
13	1804 Bay Road	75
14	114 Madison Avenue	130
15	Belmont Avenue	125
16	Middlefield Junction	179
17	Rise City	94
18	Elco Yards Building D	249
Total Planned		1,910

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Artisan Crossing	1325 Old County Road	Belmont	CA	94002	Lease-Up	250	South San Mateo	12/31/2023	10/05/2023	11/01/2023
2	The Hayden	815 Old County Road	Belmont	CA	94002	Lease-Up	177	South San Mateo	02/29/2024	08/01/2023	01/01/2024
3	Vasara	110 Constitution Drive	Menlo Park	CA	94025	Under Construction	335	South San Mateo	07/31/2024	01/01/2024	02/01/2024
4	Menlo Uptown	141 Jefferson Dr	Menlo Park	CA	94025	Under Construction	441	South San Mateo	11/01/2024	01/01/2024	03/01/2024
5	353 Main Street	353 Main Street	Redwood City	CA	94063	Under Construction	125	South San Mateo	11/30/2023		
6	Gateway Rising	1345 Willow Road	Menlo Park	CA	94025	Under Construction	130	South San Mateo	01/31/2024		
7	Star View Court	78 Johnson Street	San Francisco	CA	94130	Under Construction	138	South San Mateo	06/30/2024		
8	Lume	172 Constitution Drive	Menlo Park	CA	94025	Under Construction	441	South San Mateo	12/31/2024		
9	Redwood City Discovery	1330 El Camino Real	Redwood City	CA	94063	Planned	130	South San Mateo	02/01/2026	09/01/2025	12/01/2025
10	Menlo Flats	165 Jefferson Drive	Menlo Park	CA	94025	Planned	158	South San Mateo	06/01/2025	04/01/2025	06/01/2025
11	Broadway Plaza	1401 Broadway	Redwood City	CA	94063	Planned	518	South San Mateo	06/01/2025	08/01/2024	10/01/2024
12	Elco Yards Building A	1601 El Camino Real	Redwood City	CA	94063	Planned	252	South San Mateo	02/01/2025	04/01/2024	06/01/2024
13	1804 Bay Road	1804 Bay Road	East Palo Alto	CA	94303	Planned	75	South San Mateo			
14	114 Madison Avenue	114 Madison Avenue	Redwood City	CA	94061	Planned	130	South San Mateo			
15	Belmont Avenue	803 Belmont Avenue	Belmont	CA	94002	Planned	125	South San Mateo			
16	Middlefield Junction	2700 Middlefield Road	Redwood City	CA	94063	Planned	179	South San Mateo			
17	Rise City	1304 Middlefield Road	Redwood City	CA	94063	Planned	94	South San Mateo			
18	Elco Yards Building D	NWC Beech Street & Main Street	Redwood City	CA	94063	Planned	249	South San Mateo			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							3,947				

SUBMARKET AT A GLANCE



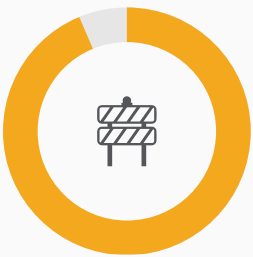
Lease-Up
427 Units



Under Construction
1,610 Units



Planned
1,910 Units



Prospective
12,002 Units



ID	PROPERTY	UNITS
1	One Adrian	265
2	Station 16	320
Total Lease-Up		585
3	Hawthorne	54
4	Village at Burlingame	132
5	Kiku Crossing	225
Total Under Construction		411
6	Hayward Park	189
7	1766 El Camino Real	311
8	18 Ingold	298
9	Passage at San Mateo Phase III	234
10	1855 Rollins Road	420
11	Passage at San Mateo Phase IV	73
12	1820 Ogden Drive	90
13	Serra Station	769
14	Passage at San Mateo	154
15	Anton Millbrae	384
16	Passage at San Mateo Phase II	300
17	Prime Plaza	169
Total Planned		3,391

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	One Adrian	1 Adrian Court	Burlingame	CA	94010	Lease-Up	265	Central San Mateo	07/31/2024	09/11/2023	12/01/2023
2	Station 16	126 North Rollins Road	Millbrae	CA	94030	Lease-Up	320	Central San Mateo	12/31/2023	01/01/2023	12/01/2022
3	Hawthorne	3069 Kyne St	San Mateo	CA	94403	Under Construction	54	Central San Mateo	05/01/2024	01/01/2024	03/01/2024
4	Village at Burlingame	150 Park Road	Burlingame	CA	94010	Under Construction	132	Central San Mateo	01/31/2024		
5	Kiku Crossing	480 East 4th Avenue	San Mateo	CA	94401	Under Construction	225	Central San Mateo	06/30/2024		
6	Hayward Park	401 Concar Drive	San Mateo	CA	94402	Planned	189	Central San Mateo	09/01/2026	04/01/2026	07/01/2026
7	1766 El Camino Real	1766 El Camino Real	Burlingame	CA	94010	Planned	311	Central San Mateo	08/01/2025	05/01/2025	07/01/2025
8	18 Ingold	30 Ingold Road	Burlingame	CA	94010	Planned	298	Central San Mateo	09/01/2025	03/01/2025	05/01/2025
9	Passage at San Mateo Phase III	666 Concar Drive	San Mateo	CA	94402	Planned	234	Central San Mateo			
10	1855 Rollins Road	1855 Rollins Road	Burlingame	CA	94010	Planned	420	Central San Mateo			
11	Passage at San Mateo Phase IV	666 Concar Drive	San Mateo	CA	94402	Planned	73	Central San Mateo			
12	1820 Ogden Drive	1820 Ogden Drive	Burlingame	CA	94010	Planned	90	Central San Mateo			
13	Serra Station	200 El Camino Real	Millbrae	CA	94030	Planned	769	Central San Mateo			
14	Passage at San Mateo	666 Concar Drive	San Mateo	CA	94402	Planned	154	Central San Mateo			
15	Anton Millbrae	1100 El Camino Real	Millbrae	CA	94030	Planned	384	Central San Mateo			
16	Passage at San Mateo Phase II	666 Concar Drive	San Mateo	CA	94402	Planned	300	Central San Mateo			
17	Prime Plaza	1870 El Camino Real	Burlingame	CA	94010	Planned	169	Central San Mateo			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							4,387				

SUBMARKET AT A GLANCE



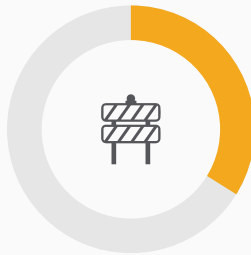
Lease-Up
585 Units



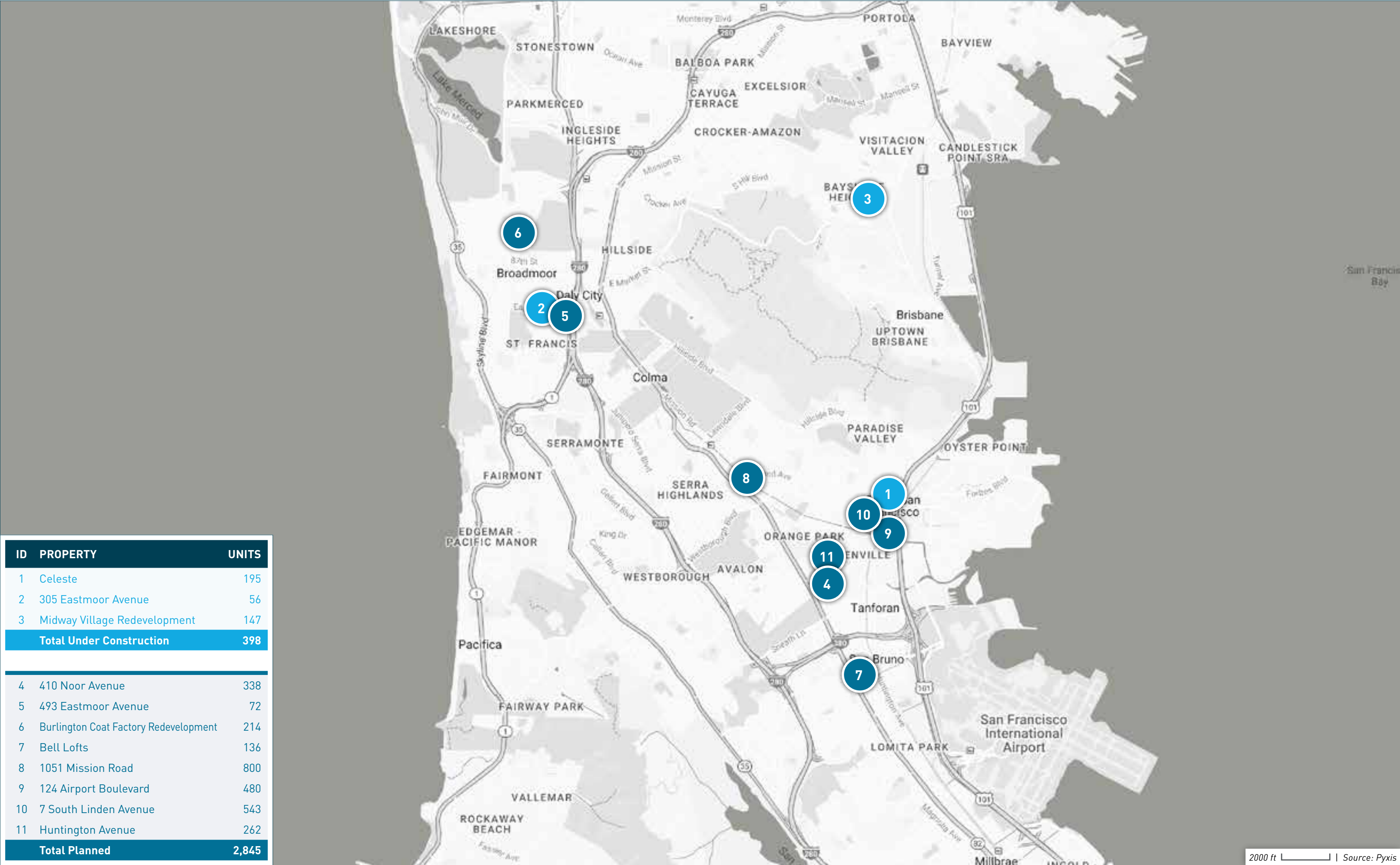
Under Construction
411 Units



Planned
3,391 Units



Prospective
4,019 Units



ID	PROPERTY	UNITS
1	Celeste	195
2	305 Eastmoor Avenue	56
3	Midway Village Redevelopment	147
Total Under Construction		398
4	410 Noor Avenue	338
5	493 Eastmoor Avenue	72
6	Burlington Coat Factory Redevelopment	214
7	Bell Lofts	136
8	1051 Mission Road	800
9	124 Airport Boulevard	480
10	7 South Linden Avenue	543
11	Huntington Avenue	262
Total Planned		2,845

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Celeste	401 Cypress Avenue	South San Francisco	CA	94080	Under Construction	195	North San Mateo	03/31/2024	01/01/2024	02/01/2024
2	305 Eastmoor Avenue	305 Eastmoor Avenue	Daly City	CA	94015	Under Construction	56	North San Mateo	12/31/2023		
3	Midway Village Redevelopment	80 Park Street	Daly City	CA	94014	Under Construction	147	North San Mateo	05/31/2024		
4	410 Noor Avenue	410 Noor Avenue	South San Francisco	CA	94080	Planned	338	North San Mateo	07/01/2024		
5	493 Eastmoor Avenue	493 Eastmoor Avenue	Daly City	CA	94015	Planned	72	North San Mateo			
6	Burlington Coat Factory Redevelopment	99 Southgate Avenue	Daly City	CA	94015	Planned	214	North San Mateo			
7	Bell Lofts	732 El Camino Real	San Bruno	CA	94066	Planned	136	North San Mateo			
8	1051 Mission Road	1051 Mission Road	South San Francisco	CA	94080	Planned	800	North San Mateo			
9	124 Airport Boulevard	124 South Airport Blvd	South San Francisco	CA	94080	Planned	480	North San Mateo			
10	7 South Linden Avenue	7 South Linden Avenue	South San Francisco	CA	94080	Planned	543	North San Mateo			
11	Huntington Avenue	1477 Huntington Avenue	South San Francisco	CA	94080	Planned	262	North San Mateo			
TOTAL UNDER CONSTRUCTION AND PLANNED							3,243				

SUBMARKET AT A GLANCE



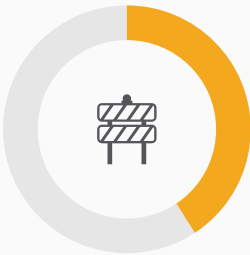
Lease-Up
0 Units



Under Construction
398 Units



Planned
2,845 Units



Prospective
4,964 Units



ID	PROPERTY	UNITS
1	180 Jones	70
Total Lease-Up		70
2	550 O`Farrell Street	111
3	988 Market Street	40
4	Sutter Park	201
5	25 Mason Street	155
6	921 O'Farrell	50
7	Geary Place	52
8	O'Farrell & Leavenworth	111
9	469 Stevenson	495
Total Planned		1,215

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	180 Jones	180 Jones Street	San Francisco	CA	94102	Lease-Up	70	Civic Center / Downtown	04/30/2024	09/24/2023	
2	550 O` Farrell Street	550 O` Farrell St	San Francisco	CA	94102	Planned	111	Civic Center / Downtown	11/01/2025	07/01/2025	09/01/2025
3	988 Market Street	988 Market St	San Francisco	CA	94102	Planned	40	Civic Center / Downtown	05/01/2025	02/01/2025	04/01/2025
4	Sutter Park	1101 Sutter Street	San Francisco	CA	94109	Planned	201	Civic Center / Downtown	06/01/2025	12/01/2024	02/01/2025
5	25 Mason Street	25 Mason Street	San Francisco	CA	94102	Planned	155	Civic Center / Downtown			
6	921 O'Farrell	921 O'Farrell Street	San Francisco	CA	94109	Planned	50	Civic Center / Downtown			
7	Geary Place	655 Geary Street	San Francisco	CA	94102	Planned	52	Civic Center / Downtown			
8	O'Farrell & Leavenworth	550 O'Farrell Street	San Francisco	CA	94102	Planned	111	Civic Center / Downtown			
9	469 Stevenson	469 Stevenson Street	San Francisco	CA	94103	Planned	495	Civic Center / Downtown			
TOTAL LEASE-UP AND PLANNED							1,285				

SUBMARKET AT A GLANCE



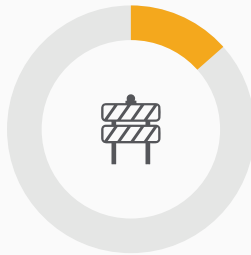
Lease-Up
70 Units



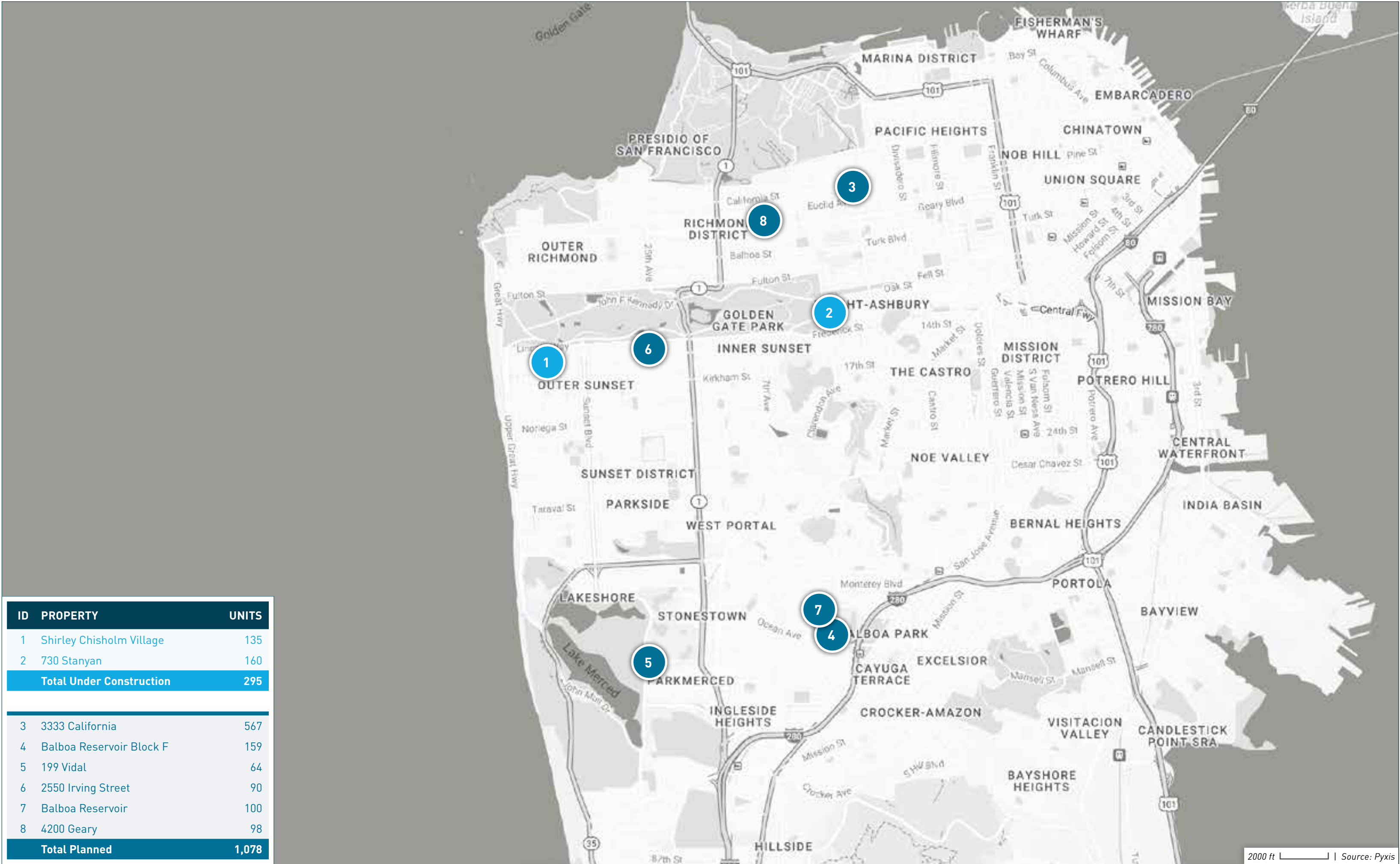
Under Construction
0 Units



Planned
1,215 Units



Prospective
1,729 Units



ID	PROPERTY	UNITS
1	Shirley Chisholm Village	135
2	730 Stanyan	160
Total Under Construction		295
3	3333 California	567
4	Balboa Reservoir Block F	159
5	199 Vidal	64
6	2550 Irving Street	90
7	Balboa Reservoir	100
8	4200 Geary	98
Total Planned		1,078

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Shirley Chisholm Village	1360 43rd Avenue	San Francisco	CA	94122	Under Construction	135	West San Francisco	11/30/2024		
2	730 Stanyan	730 Stanyan Street	San Francisco	CA	94117	Under Construction	160	West San Francisco	09/30/2025		
3	3333 California	3333 California Street	San Francisco	CA	94118	Planned	567	West San Francisco	08/01/2026	09/01/2025	11/01/2025
4	Balboa Reservoir Block F	11 Frida Kahlo Way	San Francisco	CA	94112	Planned	159	West San Francisco	02/01/2025		
5	199 Vidal	199 Vidal Drive	San Francisco	CA	94132	Planned	64	West San Francisco			
6	2550 Irving Street	2552 Irving Street	San Francisco	CA	94122	Planned	90	West San Francisco			
7	Balboa Reservoir	SWC Cloud Circle & Frida Kahlo Way	San Francisco	CA	94112	Planned	100	West San Francisco			
8	4200 Geary	4200 Geary Blvd	San Francisco	CA	94118	Planned	98	West San Francisco			
TOTAL UNDER CONSTRUCTION AND PLANNED							1,373				

SUBMARKET AT A GLANCE



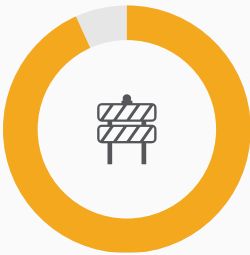
Lease-Up
0 Units



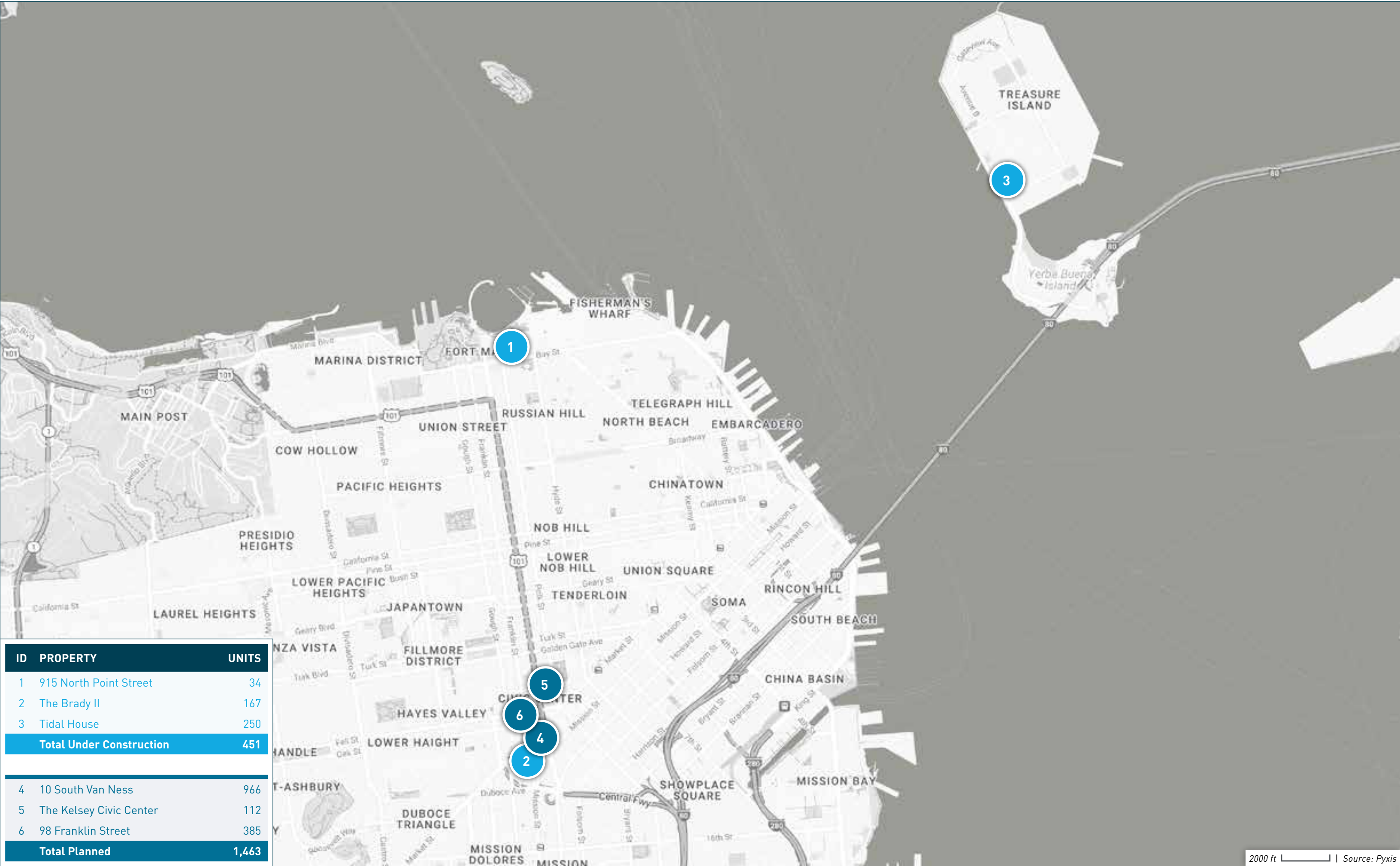
Under Construction
295 Units



Planned
1,078 Units



Prospective
9,163 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	915 North Point Street	915 North Point St	San Francisco	CA	94109	Under Construction	34	Russian Hill / Embarcadero	5/1/2025	2/1/2025	4/1/2025
2	The Brady II	1629 Market St	San Francisco	CA	94103	Under Construction	167	Haight Ashbury / Western Addition	6/1/2024	1/1/2024	4/1/2024
3	Tidal House	39 Bruton Street	San Francisco	CA	94130	Under Construction	250	Russian Hill / Embarcadero	10/31/2024		
4	10 South Van Ness	10 South Van Ness Avenue	San Francisco	CA	94102	Planned	966	Haight Ashbury / Western Addition			
5	The Kelsey Civic Center	240 Van Ness Avenue	San Francisco	CA	94102	Planned	112	Haight Ashbury / Western Addition			
6	98 Franklin Street	98 Franklin Street	San Francisco	CA	94102	Planned	385	Haight Ashbury / Western Addition			
TOTAL UNDER CONSTRUCTION AND PLANNED							1,914				

OTHER SUBMARKETS AT A GLANCE



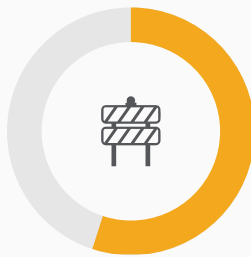
Lease-Up
0 Units



Under Construction
451 Units



Planned
1,463 Units



Prospective
6,517 Units