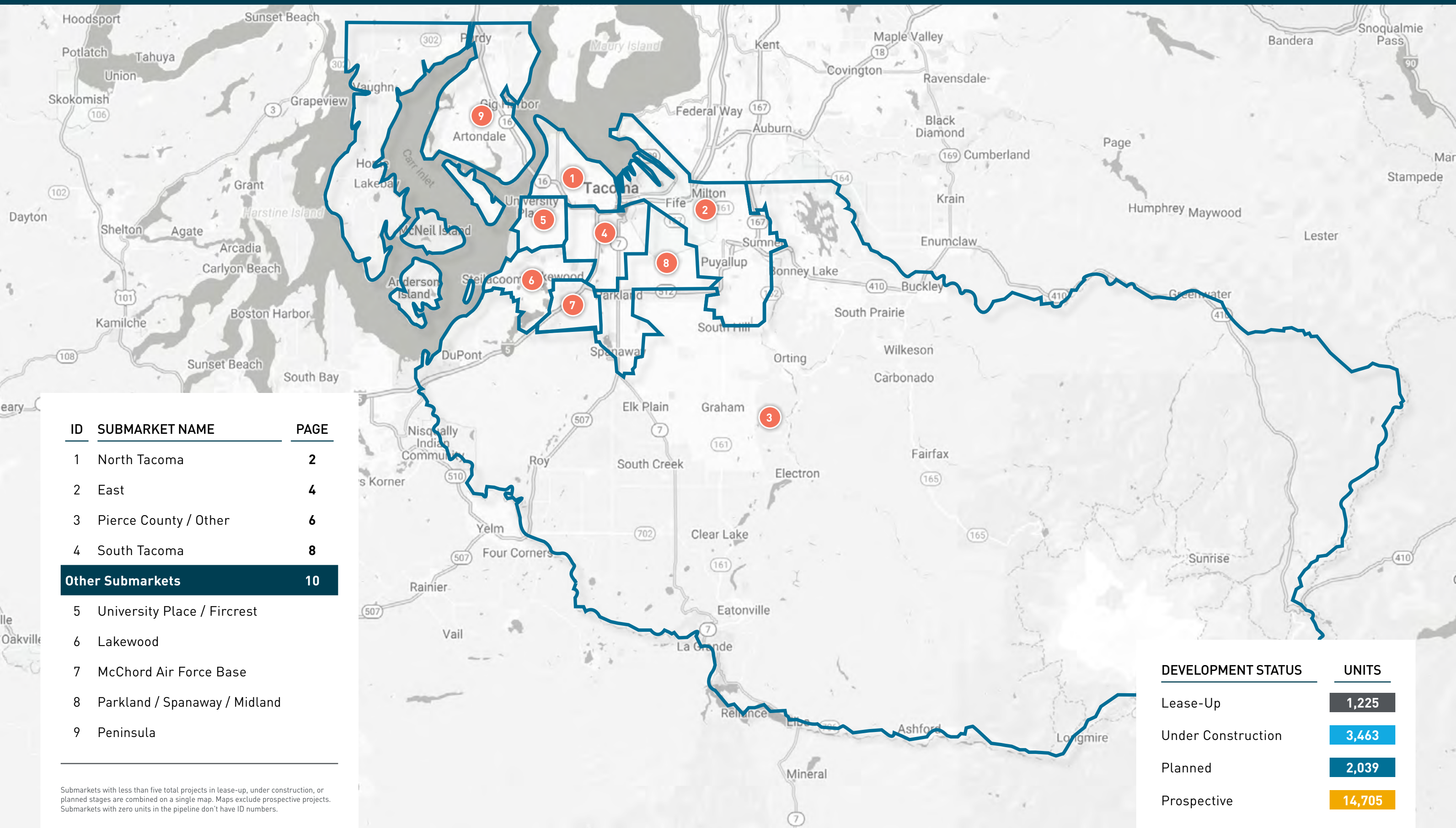


TACOMA | MULTIFAMILY QUARTERLY PIPELINE MAP

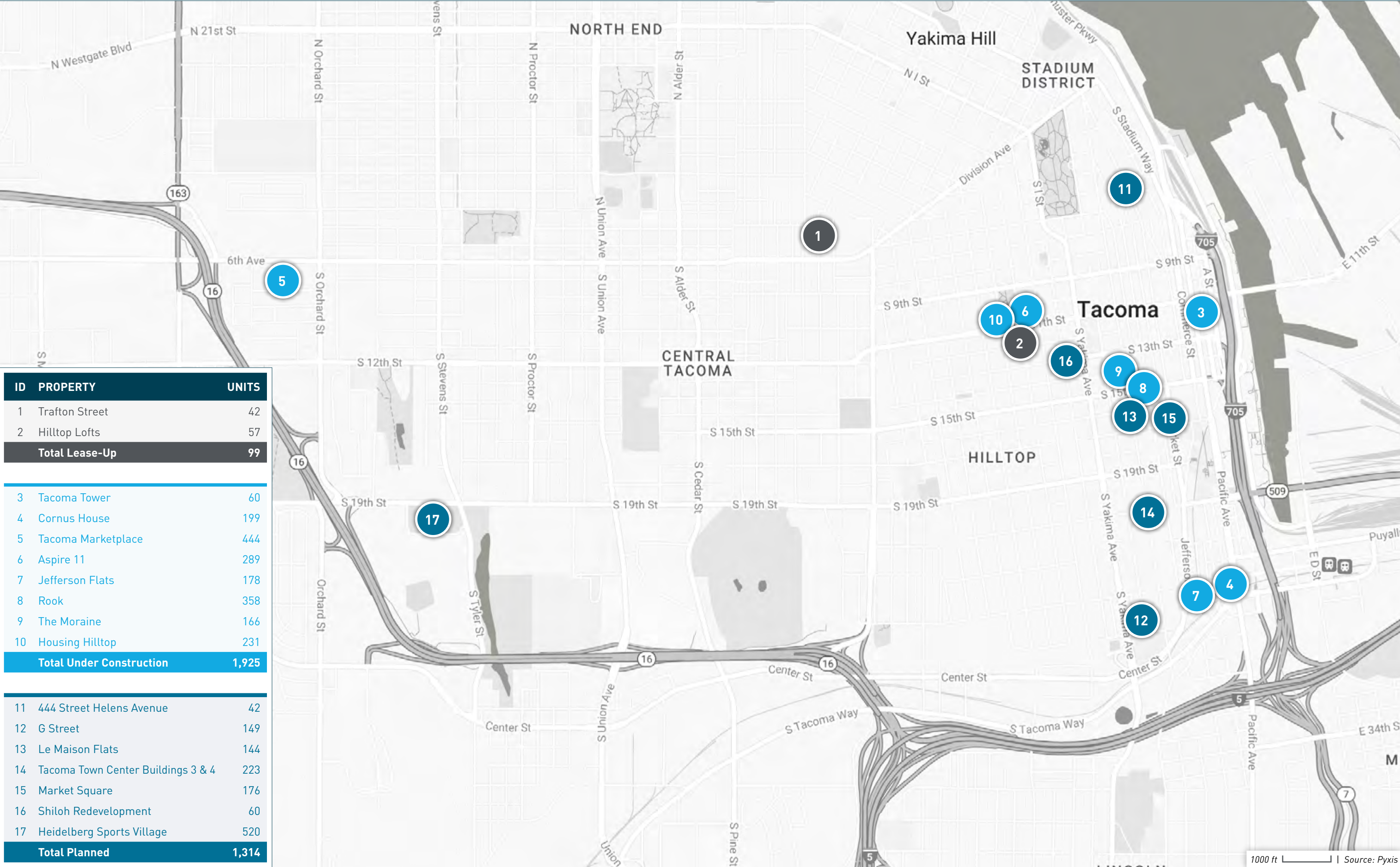
4Q23



ID	SUBMARKET NAME	PAGE
1	North Tacoma	2
2	East	4
3	Pierce County / Other	6
4	South Tacoma	8
Other Submarkets		10
5	University Place / Fircrest	
6	Lakewood	
7	McChord Air Force Base	
8	Parkland / Spanaway / Midland	
9	Peninsula	

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	1,225
Under Construction	3,463
Planned	2,039
Prospective	14,705



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Trafton Street	640 N Trafton St	Tacoma	WA	98403	Lease-Up	42	North Tacoma	01/01/2024	09/01/2023	12/01/2023
2	Hilltop Lofts	1124 MLK Jr. Way	Tacoma	WA	98405	Lease-Up	57	North Tacoma	11/30/2023	10/01/2022	
3	Tacoma Tower	1119 Pacific Avenue	Tacoma	WA	98402	Under Construction	60	North Tacoma	01/31/2024	09/01/2024	10/01/2024
4	Cornus House	2502 Pacific Avenue	Tacoma	WA	98402	Under Construction	199	North Tacoma	11/30/2024	09/01/2024	10/01/2024
5	Tacoma Marketplace	5132 6th Avenue	Tacoma	WA	98406	Under Construction	444	North Tacoma	10/31/2025	05/01/2024	06/01/2024
6	Aspire 11	1011 South 11th Street	Tacoma	WA	98405	Under Construction	289	North Tacoma	05/31/2025	02/01/2024	03/01/2024
7	Jefferson Flats	2515 Jefferson Avenue	Tacoma	WA	98402	Under Construction	178	North Tacoma	03/31/2024	01/01/2024	02/01/2024
8	Rook	1502 Fawcett Avenue	Tacoma	WA	98402	Under Construction	358	North Tacoma	03/31/2024	01/01/2024	03/01/2024
9	The Moraine	1402 Tacoma Avenue South	Tacoma	WA	98402	Under Construction	166	North Tacoma	06/30/2024	01/01/2024	02/01/2024
10	Housing Hilltop	1101 South L Street	Tacoma	WA	98405	Under Construction	231	North Tacoma	03/31/2025		
11	444 Street Helens Avenue	444 St Helens Ave	Tacoma	WA	98402	Planned	42	North Tacoma	06/01/2025	03/01/2025	05/01/2025
12	G Street	2542 South G Street	Tacoma	WA	98405	Planned	149	North Tacoma	04/01/2024		
13	Le Maison Flats	1602 Tacoma Avenue South	Tacoma	WA	98402	Planned	144	North Tacoma	09/01/2024		
14	Tacoma Town Center Buildings 3 & 4	South 21st Street & Tacoma Avenue South	Tacoma	WA	98402	Planned	223	North Tacoma	11/01/2024		
15	Market Square	1546 Market Street	Tacoma	WA	98402	Planned	176	North Tacoma			
16	Shiloh Redevelopment	South 13th Street & South I Street	Tacoma	WA	98405	Planned	60	North Tacoma			
17	Heidelberg Sports Village	1902 South Tyler Street	Tacoma	WA	98405	Planned	520	North Tacoma			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							3,338				

SUBMARKET AT A GLANCE



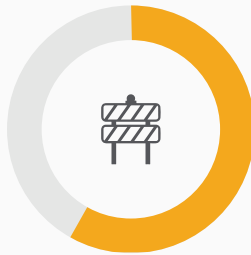
Lease-Up
99 Units



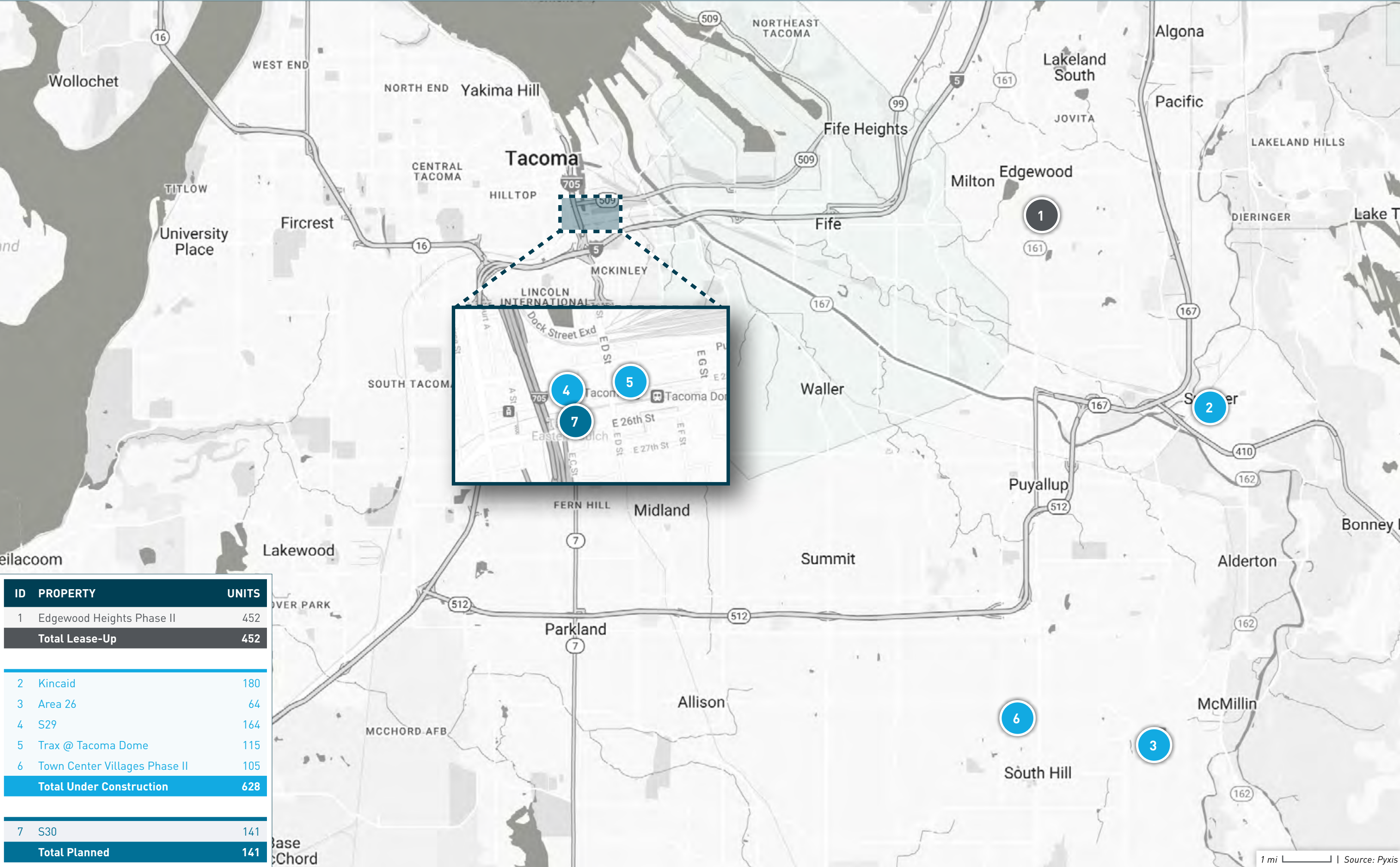
Under Construction
1,925 Units



Planned
1,314 Units

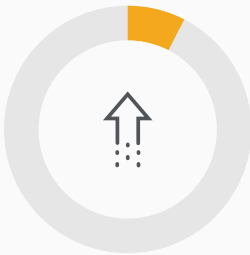


Prospective
5,355 Units

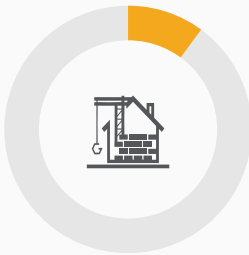


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Edgewood Heights Phase II	10303 20th Street East	Edgewood	WA	98372	Lease-Up	452	East	01/31/2024	08/19/2019	
2	Kincaid	822 Alder Ave	Sumner	WA	98390	Under Construction	180	East	11/01/2024	05/01/2024	06/01/2024
3	Area 26	126th Ave E & 136th St E	South Hill	WA	98374	Under Construction	64	East	12/01/2024	05/01/2024	07/01/2024
4	S29	201 East 25th Street	Tacoma	WA	98421	Under Construction	164	East	02/28/2025	02/01/2024	05/01/2024
5	Trax @ Tacoma Dome	415 East 25th Street	Tacoma	WA	98421	Under Construction	115	East	04/30/2024	01/01/2024	02/01/2024
6	Town Center Villages Phase II	9719 131st Street Court East	Puyallup	WA	98373	Under Construction	105	East	12/31/2023		
7	S30	209 East 26th Street	Tacoma	WA	98421	Planned	141	East			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,221				

SUBMARKET AT A GLANCE



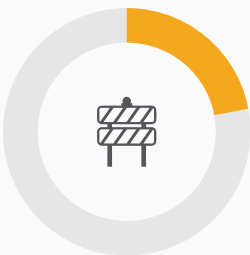
Lease-Up
452 Units



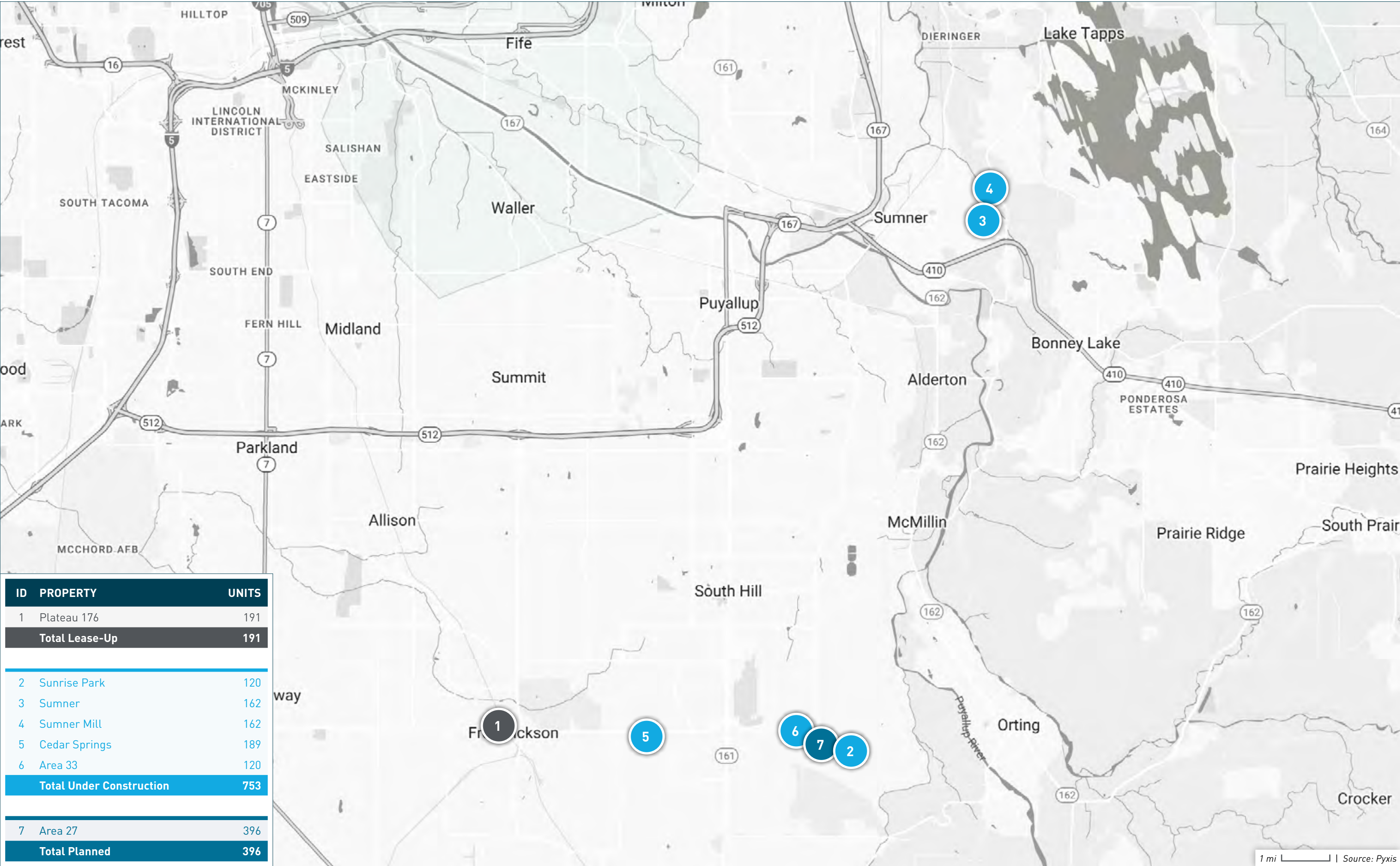
Under Construction
628 Units



Planned
141 Units



Prospective
1,731 Units

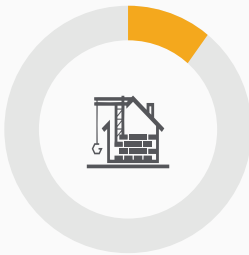


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Plateau 176	4801 176th Street East	Tacoma	WA	98446	Lease-Up	191	Pierce County / Other	12/31/2023	12/01/2021	
2	Sunrise Park	130th Ave E & 179th St Ct E	South Hill	WA	98374	Under Construction	120	Pierce County / Other	01/01/2025	09/01/2024	10/01/2024
3	Sumner	16017 60th St E	Sumner	WA	98390	Under Construction	162	Pierce County / Other	11/01/2024	02/01/2024	03/01/2024
4	Sumner Mill	5816 162nd Avenue East	Sumner	WA	98390	Under Construction	162	Pierce County / Other	09/30/2024	11/01/2023	
5	Cedar Springs	8127 179th Street East	Puyallup	WA	98375	Under Construction	189	Pierce County / Other	02/29/2024		
6	Area 33	18002 122nd Avenue East	Puyallup	WA	98374	Under Construction	120	Pierce County / Other	03/31/2025		
7	Area 27	127th Ave Ct E & 180th Street E	South Hill	WA	98374	Planned	396	Pierce County / Other	10/01/2025	11/01/2024	01/01/2025
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,340				

SUBMARKET AT A GLANCE



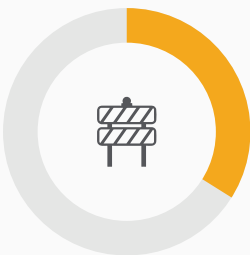
Lease-Up
191 Units



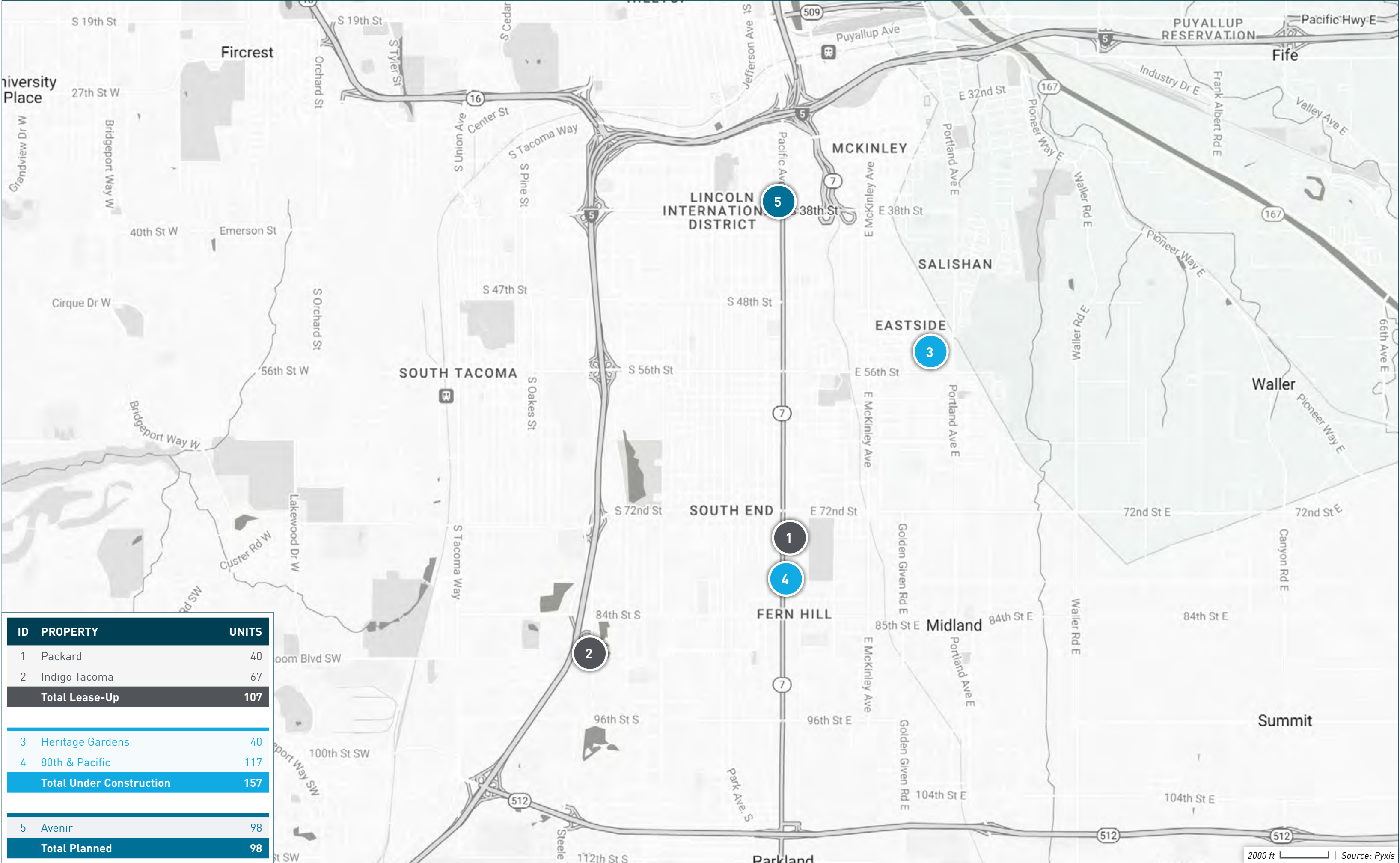
Under Construction
753 Units



Planned
396 Units



Prospective
2,939 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Packard	7431 Pacific Ave	Tacoma	WA	98408	Lease-Up	40	South Tacoma	02/01/2024	09/01/2023	12/01/2023
2	Indigo Tacoma	8726 South Hosmer Street	Tacoma	WA	98408	Lease-Up	67	South Tacoma	12/31/2023	03/31/2023	
3	Heritage Gardens	1239 E 54th St	Tacoma	WA	98404	Under Construction	40	South Tacoma	12/01/2024	09/01/2024	10/01/2024
4	80th & Pacific	7843 Pacific Avenue	Tacoma	WA	98408	Under Construction	117	South Tacoma	11/30/2023	02/01/2024	03/01/2024
5	Avenir	3718 Pacific Avenue	Tacoma	WA	98418	Planned	98	South Tacoma			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							362				

SUBMARKET AT A GLANCE



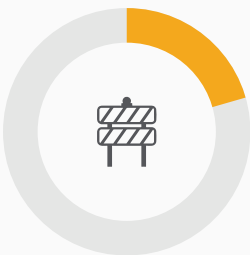
Lease-Up
107 Units



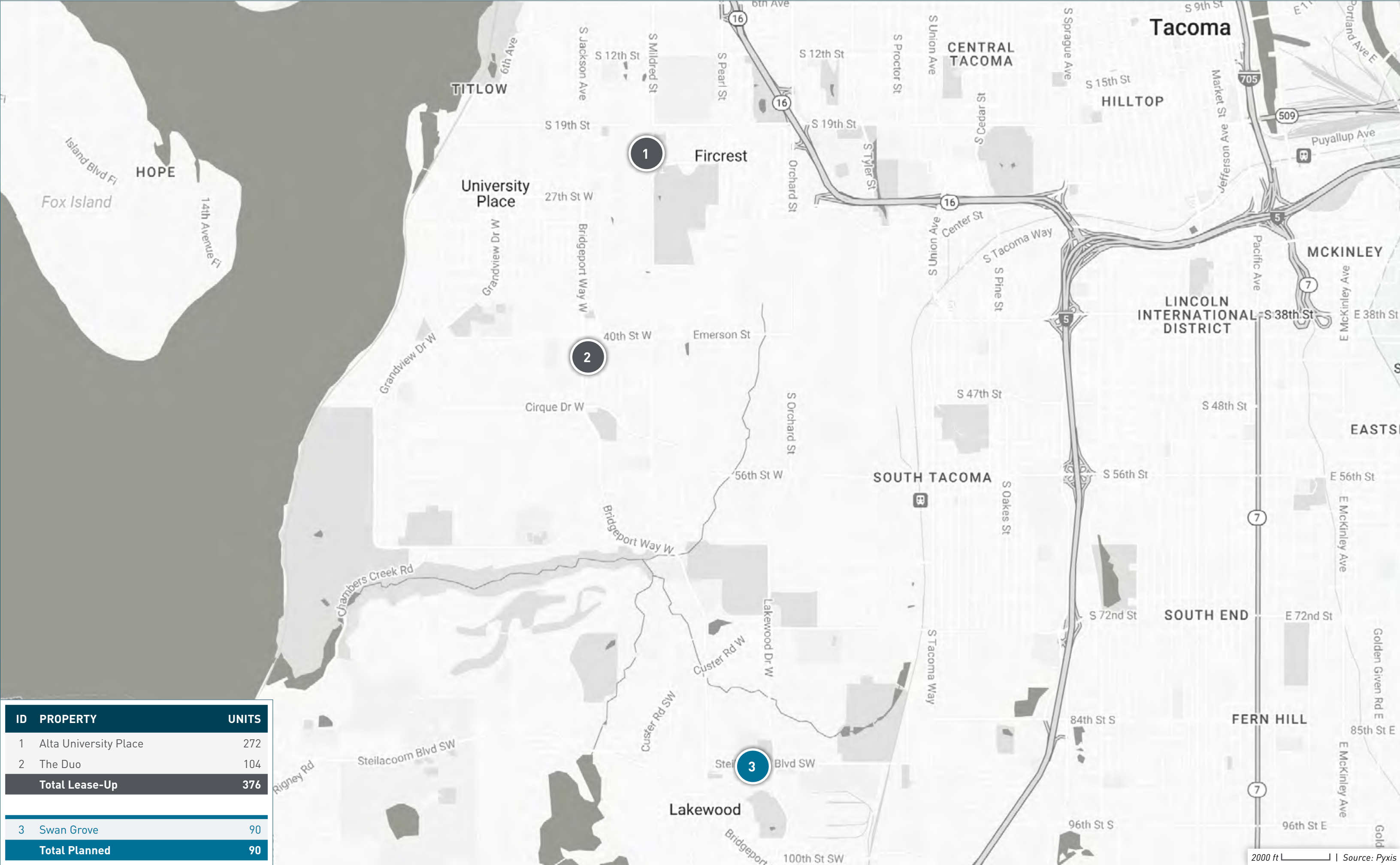
Under Construction
157 Units



Planned
98 Units



Prospective
1,667 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	Alta University Place	2211 68th Avenue Court West	University Place	WA	98466	Lease-Up	272	University Place / Fircrest	09/30/2024	10/04/2023	11/01/2023
2	The Duo	4201 Bridgeport Way W	University Place	WA	98466	Lease-Up	104	University Place / Fircrest	11/01/2023	07/01/2023	08/01/2023
3	Swan Grove	8920 Gravelly Lake Drive SW	Lakewood	WA	98499	Planned	90	Lakewood	07/01/2025	01/01/2025	03/01/2025
TOTAL LEASE-UP AND PLANNED							466				

OTHER SUBMARKETS AT A GLANCE



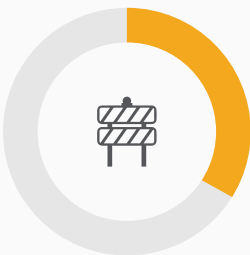
Lease-Up
376 Units



Under Construction
0 Units



Planned
90 Units



Prospective
3,013 Units