

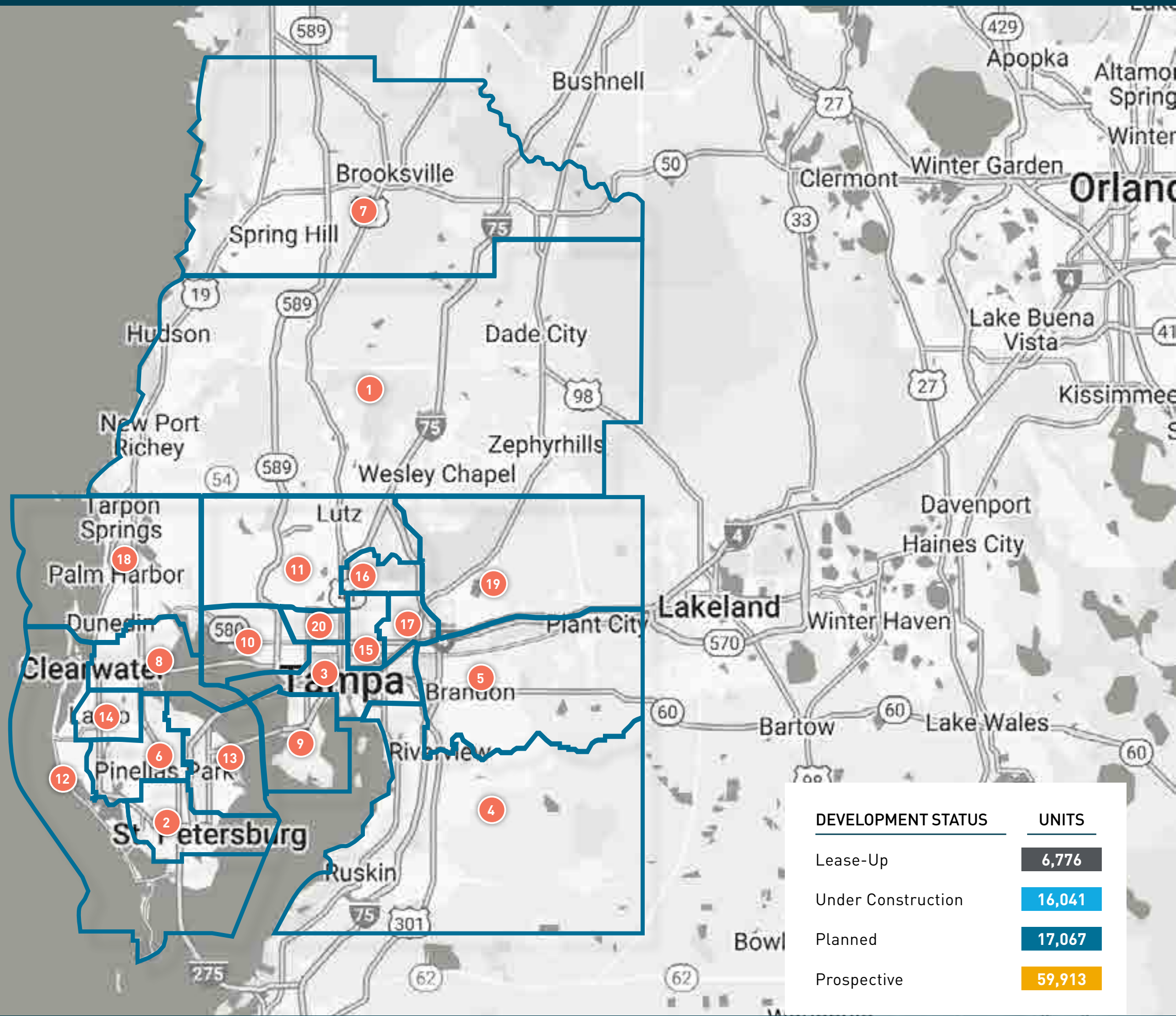
TAMPA, FLORIDA | MULTIFAMILY QUARTERLY PIPELINE MAP

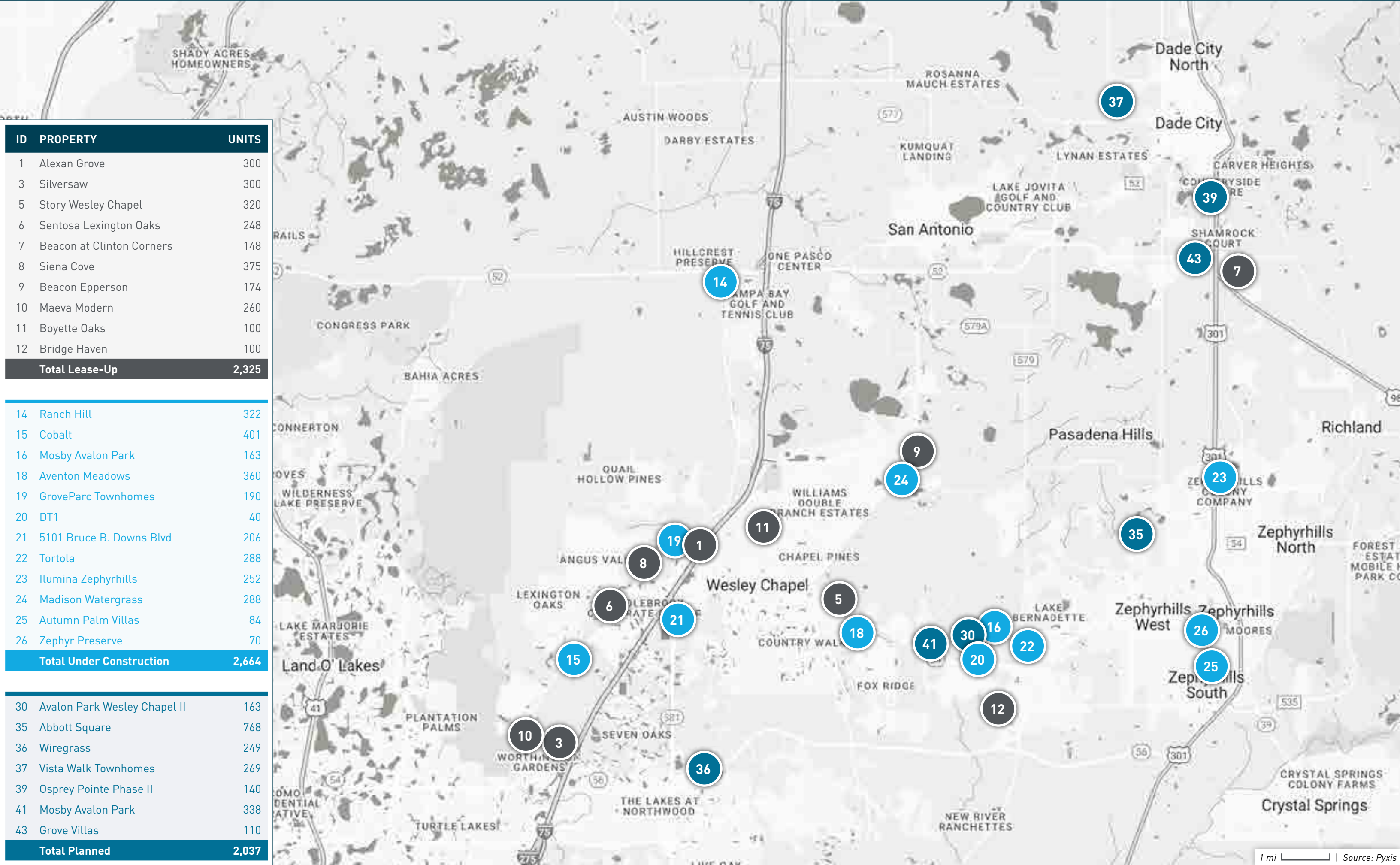
4Q23

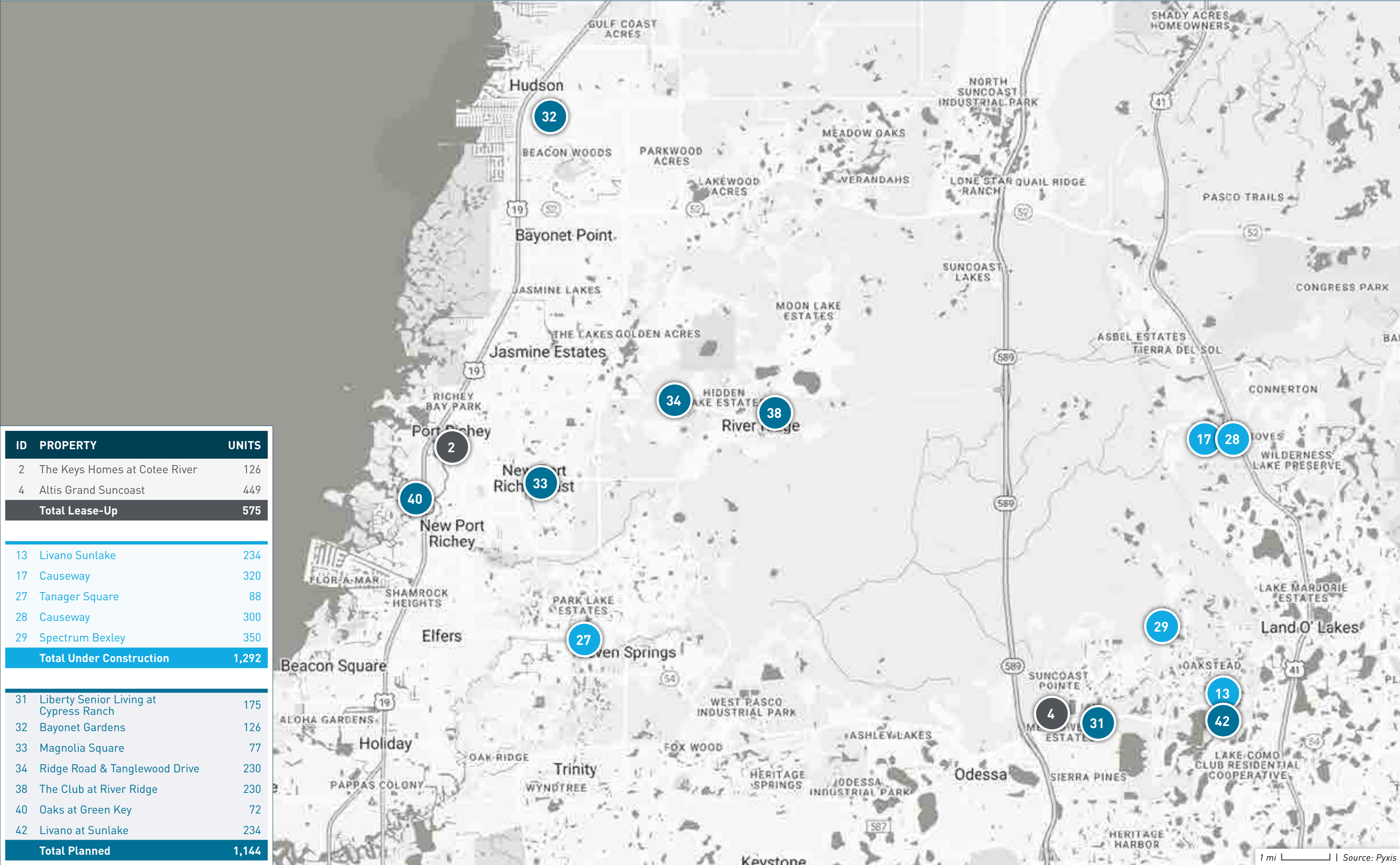
ID	SUBMARKET NAME	PAGE
1	Pasco County	2
2	Central St. Petersburg	6
3	Central Tampa	8
4	South Hillsborough County	10
5	Brandon / Plant City	12
6	Pinellas Park / Seminole	14
7	Hernando County	16
8	Clearwater	18
Other Submarkets		20

- 9 MacDill Air Force Base
- 10 Westshore
- 11 North Hillsborough
- 12 Pinellas Beaches
- 13 North St. Petersburg
- 14 Largo
- 15 University South
- 16 University North
- 17 Temple Terrace
- 18 North Pinellas
- 19 North Hillsborough County
- 20 Sulphur Springs

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.





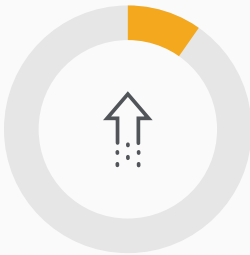


ID	PROPERTY	UNITS
2	The Keys Homes at Cotee River	126
4	Altis Grand Suncoast	449
Total Lease-Up		575
13	Livano Sunlake	234
17	Causeway	320
27	Tanager Square	88
28	Causeway	300
29	Spectrum Bexley	350
Total Under Construction		1,292
31	Liberty Senior Living at Cypress Ranch	175
32	Bayonet Gardens	126
33	Magnolia Square	77
34	Ridge Road & Tanglewood Drive	230
38	The Club at River Ridge	230
40	Oaks at Green Key	72
42	Livano at Sunlake	234
Total Planned		1,144

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Alexan Grove	6401 Emmy Lane	Wesley Chapel	FL	33544	Lease-Up	300	Pasco County	01/01/2024	09/01/2023	03/01/2024
2	The Keys Homes at Cotee River	7630 Tortuga Bay Blvd	Port Richey	FL	34668	Lease-Up	126	Pasco County	01/31/2024	09/01/2023	11/01/2023
3	Silversaw	2990 Citron Gold Blvd	Lutz	FL	33559	Lease-Up	300	Pasco County	04/30/2024	07/01/2023	09/01/2023
4	Altis Grand Suncoast	16885 Amaranth Drive	Land O' Lakes	FL	34638	Lease-Up	449	Pasco County	05/31/2024	06/30/2023	08/01/2023
5	Story Wesley Chapel	31155 Seaboard Cir	Wesley Chapel	FL	33545	Lease-Up	320	Pasco County	02/01/2024	06/01/2023	08/01/2023
6	Sentosa Lexington Oaks	5291 Post Oak Blvd	Wesley Chapel	FL	33544	Lease-Up	248	Pasco County	05/31/2024	06/01/2023	06/01/2023
7	Beacon at Clinton Corners	11458 Adam Lee Way	Dade City	FL	33525	Lease-Up	148	Pasco County	08/31/2024	03/01/2023	
8	Siena Cove	27709 Saint Andrews Avenue	Wesley Chapel	FL	33544	Lease-Up	375	Pasco County	08/31/2025	03/01/2023	11/01/2023
9	Beacon Epperson	8200 Rockfleet Drive	Wesley Chapel	FL	33545	Lease-Up	174	Pasco County	02/29/2024	12/05/2022	08/01/2022
10	Maeva Modern	3000 Grand Cypress Dr.	Lutz	FL	33559	Lease-Up	260	Pasco County	11/01/2023	10/08/2022	03/01/2023
11	Boyette Oaks	29562 Cedar Waxwing Drive	Wesley Chapel	FL	33545	Lease-Up	100	Pasco County	01/31/2024	08/01/2022	
12	Bridge Haven	33940 Chancey Road	Zephyrhills	FL	33543	Lease-Up	100	Pasco County	01/31/2024	07/01/2022	03/01/2022
13	Livano Sunlake	Henley Rd & SR-54	Lutz	FL	33558	Under Construction	234	Pasco County	01/01/2026	03/01/2025	05/01/2025
14	Ranch Hill	11251 Old Pasco Road	San Antonio	FL	33576	Under Construction	322	Pasco County	12/31/2025	10/01/2024	12/01/2024
15	Cobalt	4340 Hay Road	Lutz	FL	33559	Under Construction	401	Pasco County	02/28/2025	07/01/2024	09/01/2024
16	Mosby Avalon Park	FL-54 & Friendly Way	Wesley Chapel	FL	33543	Under Construction	163	Pasco County	05/01/2025	06/01/2024	08/01/2024
17	Causeway	Land O Lakes Blvd & Causeway Blvd	Land O Lakes	FL	34638	Under Construction	320	Pasco County	02/01/2025	05/01/2024	07/01/2024
18	Aventon Meadows	4727 Meadow Pointe Blvd	Wesley Chapel	FL	33543	Under Construction	360	Pasco County	12/31/2025	05/01/2024	07/01/2024
19	GroveParc Townhomes	6568 Halo Bend Court	Wesley Chapel	FL	33544	Under Construction	190	Pasco County	06/30/2025	04/01/2024	06/01/2024
20	DT1	FL-54 & Friendly Way	Wesley Chapel	FL	33543	Under Construction	40	Pasco County	08/01/2024	02/01/2024	04/01/2024
21	5101 Bruce B. Downs Blvd	5101 Bruce B. Downs Blvd	Wesley Chapel	FL	33544	Under Construction	206	Pasco County	11/30/2024	02/01/2024	04/01/2024
22	Tortola	33100 Eiland Blvd	Wesley Chapel	FL	33545	Under Construction	288	Pasco County	07/31/2025	02/01/2024	04/01/2024
23	Illumina Zephyrhills	NEC Gall Blvd & Pretty Pond Road	Zephyrhills	FL	33541	Under Construction	252	Pasco County	08/31/2025	01/01/2024	03/01/2024
24	Madison Watergrass	Curley Rd & Overpass Rd	Wesley Chapel	FL	33545	Under Construction	288	Pasco County	07/01/2024	12/01/2023	02/01/2024
25	Autumn Palm Villas	Autumn Palm Drive & Vinson Avenue	Zephyrhills	FL	33542	Under Construction	84	Pasco County	12/31/2023		
26	Zephyr Preserve	Court Street & Waverly Avenue	Zephyrhills	FL	33541	Under Construction	70	Pasco County	02/29/2024		
27	Tanager Square	8128 Tanager Square	New Port Richey	FL	34655	Under Construction	88	Pasco County	02/29/2024		
28	Causeway	7727 Land O' Lakes Blvd	Land O' Lakes	FL	34638	Under Construction	300	Pasco County	12/31/2024		
29	Spectrum Bexley	Half Moon Road & Sunlake Blvd	Land O' Lakes	FL	34638	Under Construction	350	Pasco County	03/31/2025		
30	Avalon Park Wesley Chapel II	FL-54 & Friendly Way	Wesley Chapel	FL	33543	Planned	163	Pasco County	07/01/2025	06/01/2024	08/01/2024
31	Liberty Senior Living at Cypress Ranch	17722 Harpers Run	Lutz	FL	33558	Planned	175	Pasco County			
32	Bayonet Gardens	13821 Lakeshore Blvd	Hudson	FL	34667	Planned	126	Pasco County			
33	Magnolia Square	7338 Massachusetts Avenue	New Port Richey	FL	34653	Planned	77	Pasco County			

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
34	Ridge Road & Tanglewood Drive	Ridge Road & Tanglewood Drive	New Port Richey	FL	34654	Planned	230	Pasco County			
35	Abbott Square	NWC Eiland Blvd & Simons Road	Zephyrhills	FL	33542	Planned	768	Pasco County			
36	Wiregrass	State Road 56 & State Road 581	Wesley Chapel	FL	33543	Planned	249	Pasco County			
37	Vista Walk Townhomes	NEC Ramsey Road & St. Joe Road	Dade City	FL	33523	Planned	269	Pasco County			
38	The Club at River Ridge	Moon Lake Road & Ridge Road	New Port Richey	FL	34654	Planned	230	Pasco County			
39	Osprey Pointe Phase II	12870 Courtyard Estates Blvd	Dade City	FL	33525	Planned	140	Pasco County			
40	Oaks at Green Key	Green Key Road & Westside Drive	New Port Richey	FL	34652	Planned	72	Pasco County			
41	Mosby Avalon Park	Ashton Oaks Blvd & State Route 54	Wesley Chapel	FL	33543	Planned	338	Pasco County			
42	Livano at Sunlake	20114 Stella Way	Lutz	FL	33558	Planned	234	Pasco County			
43	Grove Villas	Clinton Avenue & Valley Road	Dade City	FL	33525	Planned	110	Pasco County			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							10,037				

SUBMARKET AT A GLANCE



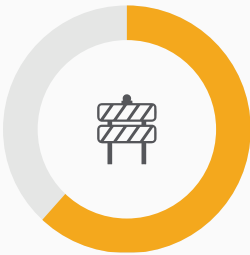
Lease-Up
2,900 Units



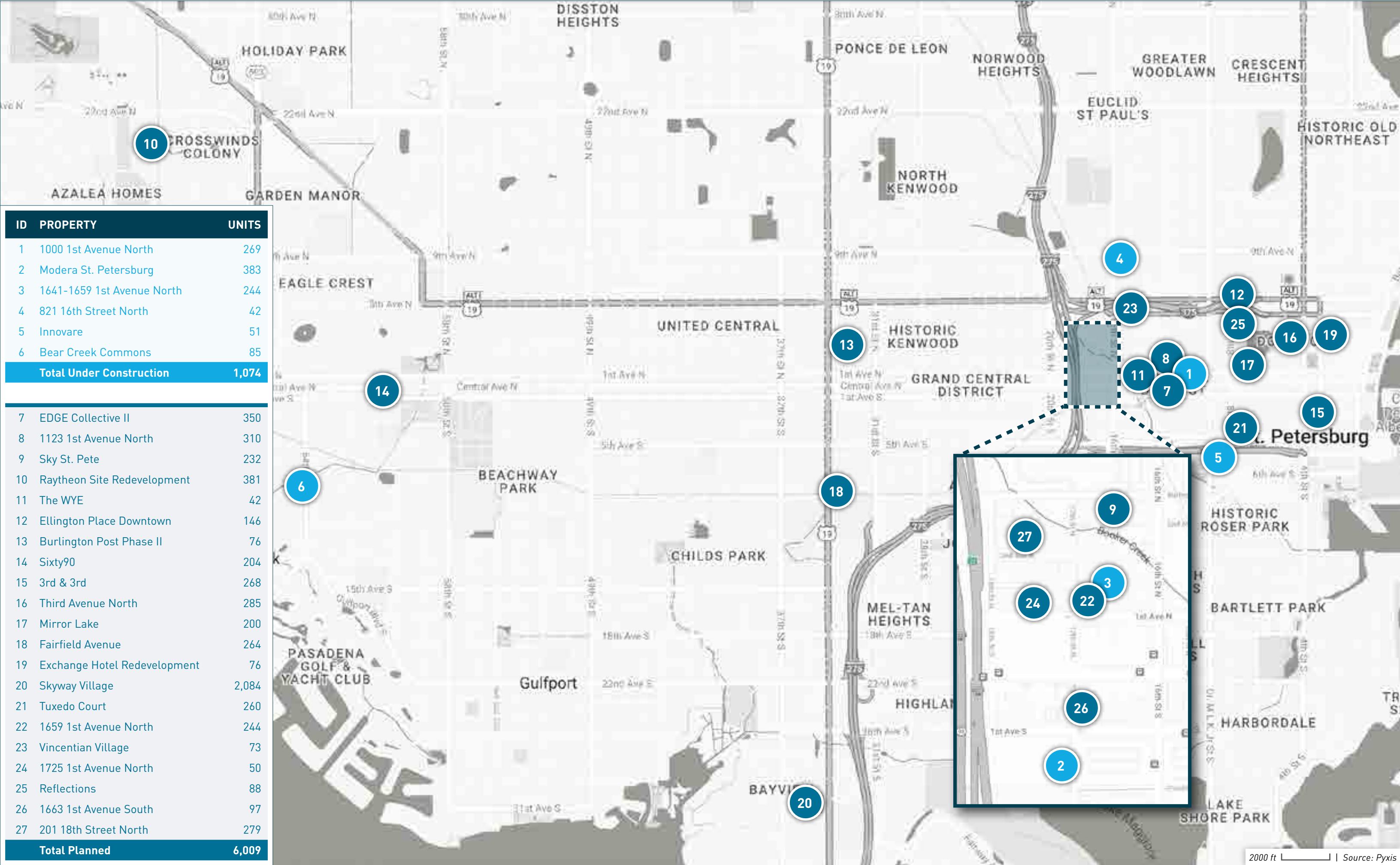
Under Construction
3,956 Units



Planned
3,181 Units



Prospective
17,243 Units

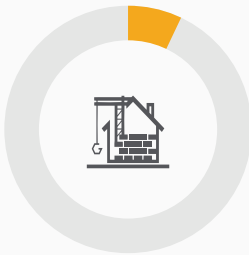


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	1000 1st Avenue North	1000 1st Avenue North	St. Petersburg	FL	33705	Under Construction	269	Central St. Petersburg	03/31/2025	10/01/2024	12/01/2024
2	Modera St. Petersburg	201 17th Street South	St. Petersburg	FL	33712	Under Construction	383	Central St. Petersburg	12/31/2024	05/01/2024	07/01/2024
3	1641-1659 1st Avenue North	1641-1659 1st Ave N	St Petersburg	FL	33713	Under Construction	244	Central St. Petersburg	10/01/2024	04/01/2024	06/01/2024
4	821 16th Street North	821 16th St. N	St Petersburg	FL	33705	Under Construction	42	Central St. Petersburg	10/01/2024	04/01/2024	06/01/2024
5	Innovare	850 5th Avenue South	St. Petersburg	FL	33701	Under Construction	51	Central St. Petersburg	03/31/2024		
6	Bear Creek Commons	635 64th Street South	St Petersburg	FL	33707	Under Construction	85	Central St. Petersburg	09/30/2024		
7	EDGE Collective II	11th St. S & 1st Ave S	St Petersburg	FL	33705	Planned	350	Central St. Petersburg	07/01/2026	02/01/2026	05/01/2026
8	1123 1st Avenue North	1123 1st Avenue North	St. Petersburg	FL	33705	Planned	310	Central St. Petersburg	03/01/2026	10/01/2025	01/01/2026
9	Sky St. Pete	1624 Burlington Avenue North	St. Petersburg	FL	33713	Planned	232	Central St. Petersburg	02/01/2026	08/01/2025	10/01/2025
10	Raytheon Site Redevelopment	1501 72nd Street North	St. Petersburg	FL	33710	Planned	381	Central St. Petersburg	01/01/2026	02/01/2025	04/01/2025
11	The WYE	1300 1st Ave N	St Petersburg	FL	33705	Planned	42	Central St. Petersburg	04/01/2025	01/01/2025	03/01/2025
12	Ellington Place Downtown	770 4th Avenue North	St. Petersburg	FL	33701	Planned	146	Central St. Petersburg	03/01/2025	10/01/2024	12/01/2024
13	Burlington Post Phase II	3201 Burlington Avenue North	St. Petersburg	FL	33713	Planned	76	Central St. Petersburg		05/15/2018	
14	Sixty90	6090 Central Avenue	St. Petersburg	FL	33707	Planned	204	Central St. Petersburg	05/01/2024		
15	3rd & 3rd	235 3rd Street South	St. Petersburg	FL	33701	Planned	268	Central St. Petersburg	04/01/2025		
16	Third Avenue North	440 3rd Avenue North	St. Petersburg	FL	33701	Planned	285	Central St. Petersburg	07/01/2025		
17	Mirror Lake	694 Arlington Avenue North	St. Petersburg	FL	33701	Planned	200	Central St. Petersburg			
18	Fairfield Avenue	3300 Fairfield Avenue South	St. Petersburg	FL	33712	Planned	264	Central St. Petersburg			
19	Exchange Hotel Redevelopment	234 3rd Avenue North	St. Petersburg	FL	33701	Planned	76	Central St. Petersburg			
20	Skyway Village	3201 34th Street South	St. Petersburg	FL	33711	Planned	2,084	Central St. Petersburg			
21	Tuxedo Court	720 Charles Court South	St. Petersburg	FL	33701	Planned	260	Central St. Petersburg			
22	1659 1st Avenue North	1659 1st Avenue North	St. Petersburg	FL	33713	Planned	244	Central St. Petersburg			
23	Vincentian Village	401 15th Street North	St. Petersburg	FL	33705	Planned	73	Central St. Petersburg			
24	1725 1st Avenue North	1725 1st Avenue North	St. Petersburg	FL	33713	Planned	50	Central St. Petersburg			
25	Reflections	3rd Avenue North & Grove Street North	St. Petersburg	FL	33701	Planned	88	Central St. Petersburg			
26	1663 1st Avenue South	1663 1st Avenue South	St. Petersburg	FL	33712	Planned	97	Central St. Petersburg			
27	201 18th Street North	201 18th Street North	St. Petersburg	FL	33713	Planned	279	Central St. Petersburg			
TOTAL UNDER CONSTRUCTION AND PLANNED							7,083				

SUBMARKET AT A GLANCE



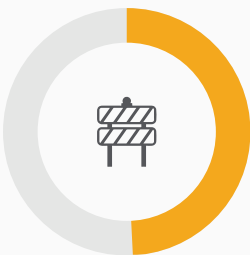
Lease-Up
0 Units



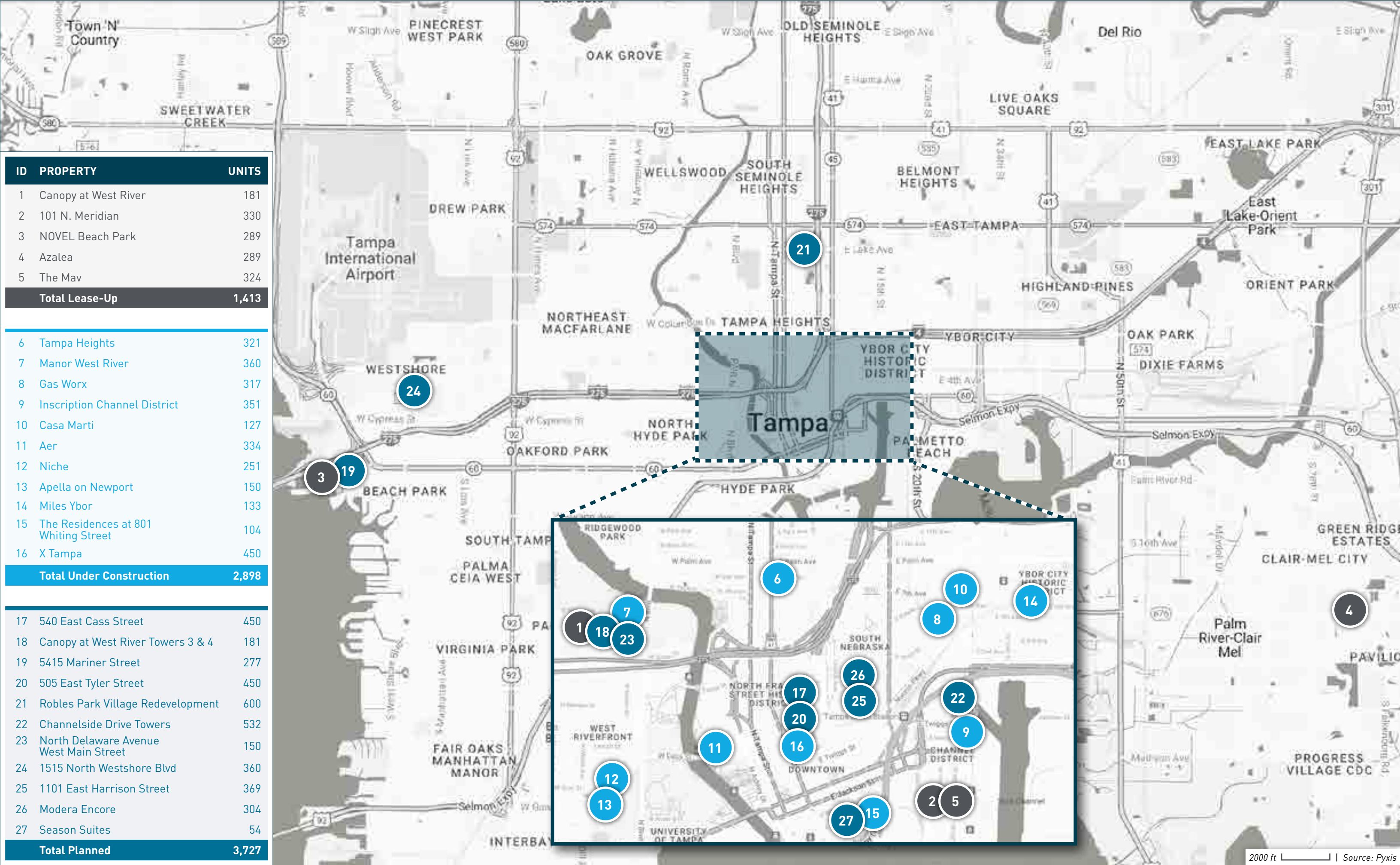
Under Construction
1,074 Units



Planned
6,009 Units

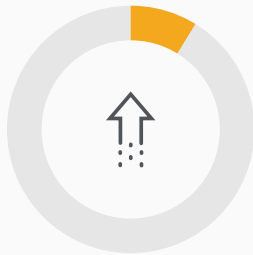


Prospective
6,805 Units

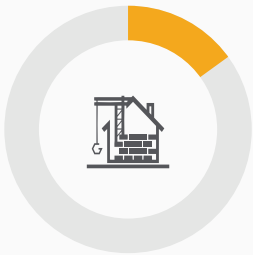


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Canopy at West River	1101 West Main Street	Tampa	FL	33607	Lease-Up	181	Central Tampa	05/31/2024	10/20/2023	
2	101 N. Meridian	220 North 11th Street	Tampa	FL	33602	Lease-Up	330	Central Tampa	01/31/2025	10/01/2023	04/01/2024
3	NOVEL Beach Park	5450 Bay Center Drive	Tampa	FL	33609	Lease-Up	289	Central Tampa	06/30/2024	07/01/2023	10/01/2023
4	Azalea	8240 Causeway Blvd	Tampa	FL	33619	Lease-Up	289	Central Tampa	12/31/2024	07/01/2023	08/01/2023
5	The Mav	601 N 12th St.	Tampa	FL	33602	Lease-Up	324	Central Tampa	12/01/2023	08/01/2022	12/01/2022
6	Tampa Heights	North Florida Avenue & East Oak Avenue	Tampa	FL	33602	Under Construction	321	Central Tampa	04/30/2026	09/01/2024	11/01/2024
7	Manor West River	901 West Green Street	Tampa	FL	33607	Under Construction	360	Central Tampa	05/31/2025	06/01/2024	11/01/2024
8	Gas Worx	1015 Lily White Court	Tampa	FL	33602	Under Construction	317	Central Tampa	04/30/2024	05/01/2024	07/01/2024
9	Inscription Channel District	Channelside Drive & East Madison Street	Tampa	FL	33602	Under Construction	351	Central Tampa	07/31/2025	05/01/2024	06/01/2024
10	Casa Marti	1212 East 7th Avenue	Tampa	FL	33605	Under Construction	127	Central Tampa	12/31/2023	03/01/2024	06/01/2024
11	Aer	300 West Tyler Street	Tampa	FL	33602	Under Construction	334	Central Tampa	02/28/2025	01/01/2024	03/01/2024
12	Niche	1116 West Carmen Street	Tampa	FL	33606	Under Construction	251	Central Tampa	03/31/2024	12/01/2023	02/01/2024
13	Apella on Newport	311 North Newport Avenue	Tampa	FL	33606	Under Construction	150	Central Tampa	09/30/2024	11/01/2023	
14	Miles Ybor	1705 North 16th Street	Tampa	FL	33605	Under Construction	133	Central Tampa	06/30/2024		
15	The Residences at 801 Whiting Street	801 East Whiting Street	Tampa	FL	33602	Under Construction	104	Central Tampa	11/30/2024		
16	X Tampa	701 North Florida Avenue	Tampa	FL	33602	Under Construction	450	Central Tampa	07/31/2025		
17	540 East Cass Street	540 E Cass St.	Tampa	FL	33602	Planned	450	Central Tampa	05/01/2026	10/01/2025	12/01/2025
18	Canopy at West River Towers 3 & 4	1101 West Main Street	Tampa	FL	33607	Planned	181	Central Tampa		10/20/2023	
19	5415 Mariner Street	5415 Mariner Street	Tampa	FL	33609	Planned	277	Central Tampa	09/01/2025		
20	505 East Tyler Street	505 East Tyler Street	Tampa	FL	33602	Planned	450	Central Tampa	05/01/2026		
21	Robles Park Village Redevelopment	407 East Nordica Street	Tampa	FL	33603	Planned	600	Central Tampa			
22	Channelside Drive Towers	1242 Channelside Drive	Tampa	FL	33602	Planned	532	Central Tampa			
23	North Delaware Avenue & West Main Street	North Delaware Avenue & West Main Street	Tampa	FL	33607	Planned	150	Central Tampa			
24	1515 North Westshore Blvd	1515 North Westshore Blvd	Tampa	FL	33607	Planned	360	Central Tampa			
25	1101 East Harrison Street	1101 East Harrison Street	Tampa	FL	33602	Planned	369	Central Tampa			
26	Modera Encore	1211 Ray Charles Blvd	Tampa	FL	33602	Planned	304	Central Tampa			
27	Season Suites	601 East Whiting Street	Tampa	FL	33602	Planned	54	Central Tampa			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							8,038				

SUBMARKET AT A GLANCE



Lease-Up
1,413 Units



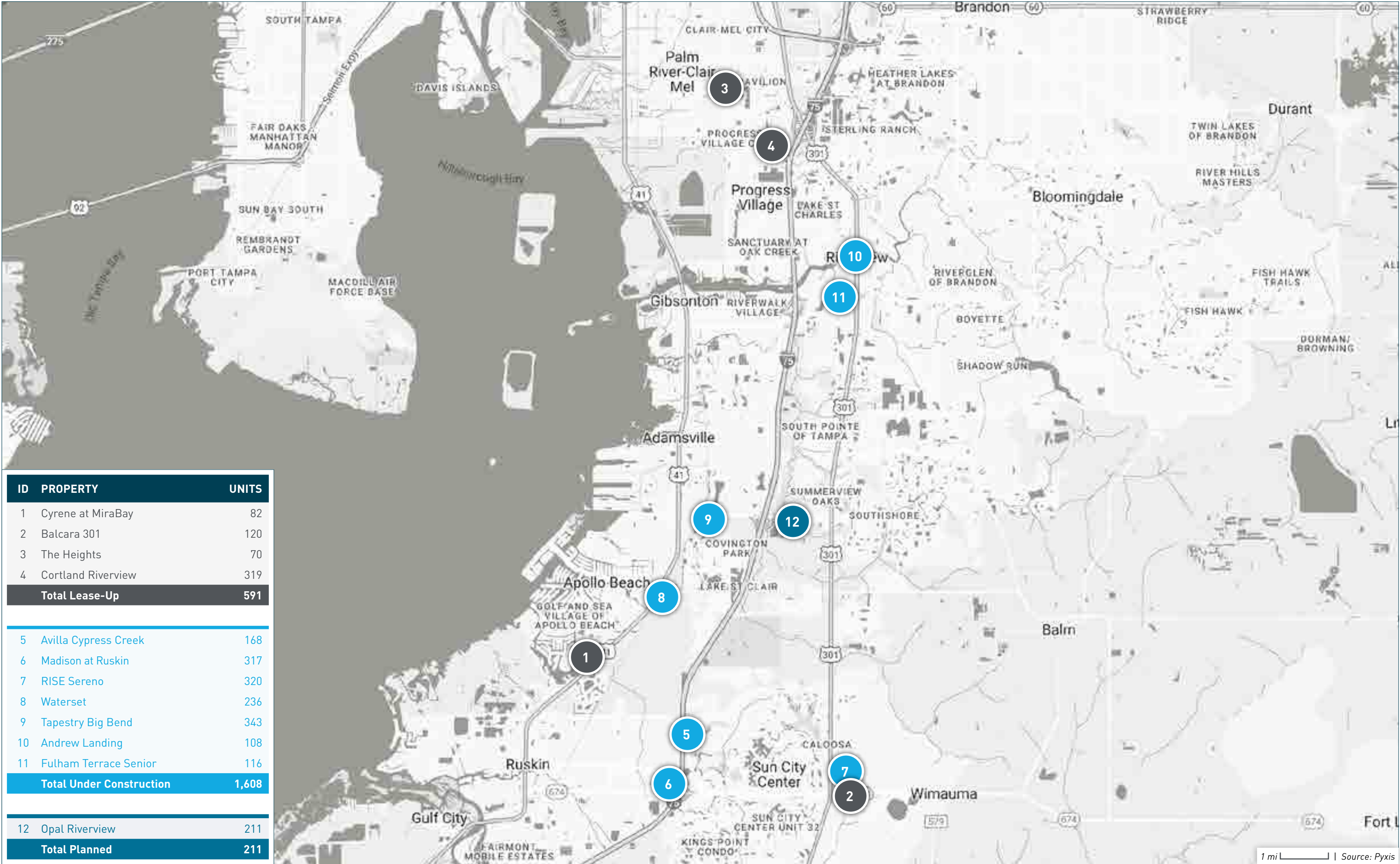
Under Construction
2,898 Units



Planned
3,727 Units



Prospective
12,345 Units



ID	PROPERTY	UNITS
1	Cyrene at MiraBay	82
2	Balcara 301	120
3	The Heights	70
4	Cortland Riverview	319
Total Lease-Up		591
5	Avilla Cypress Creek	168
6	Madison at Ruskin	317
7	RISE Sereno	320
8	Waterset	236
9	Tapestry Big Bend	343
10	Andrew Landing	108
11	Fulham Terrace Senior	116
Total Under Construction		1,608
12	Opal Riverview	211
Total Planned		211

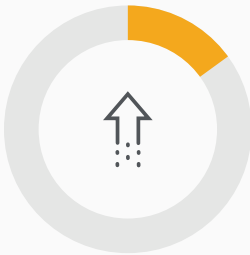
SOUTH HILLSBOROUGH COUNTY SUBMARKET



Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Cyrene at MiraBay	5538 Lavander Cotton Place	Apollo Beach	FL	33572	Lease-Up	82	South Hillsborough County	04/30/2024	08/29/2023	08/01/2023
2	Balcara 301	5095 Capri Harbor Drive	Wimauma	FL	33598	Lease-Up	120	South Hillsborough County	07/31/2024	07/18/2023	07/01/2023
3	The Heights	3635 Brownsville Pl.	Tampa	FL	33619	Lease-Up	70	South Hillsborough County	03/01/2024	06/01/2023	06/02/2023
4	Cortland Riverview	9246 Headwaters Avenue	Riverview	FL	33578	Lease-Up	319	South Hillsborough County	02/29/2024	08/01/2022	01/01/2023
5	Avilla Cypress Creek	19th Ave NE & Cypress Village Blvd	Ruskin	FL	33573	Under Construction	168	South Hillsborough County	06/01/2025	09/01/2024	11/01/2024
6	Madison at Ruskin	210 Teco Road	Ruskin	FL	33570	Under Construction	317	South Hillsborough County	07/31/2025	05/01/2024	07/01/2024
7	RISE Sereno	16553 Sereno Bridge Blvd	Wimauma	FL	33598	Under Construction	320	South Hillsborough County	06/30/2025	02/01/2024	04/01/2024
8	Waterset	Milestone Drive & Paseo Al Mar Blvd	Apollo Beach	FL	33572	Under Construction	236	South Hillsborough County	04/30/2024	01/01/2024	03/01/2024
9	Tapestry Big Bend	Big Bend Rd & Waterset Blvd	Gibsonton	FL	33534	Under Construction	343	South Hillsborough County	11/01/2024	12/01/2023	02/01/2024
10	Andrew Landing	8435 South US Highway 301	Riverview	FL	33578	Under Construction	108	South Hillsborough County	04/30/2024		
11	Fulham Terrace Senior	10425 Gibsonton Drive	Riverview	FL	33578	Under Construction	116	South Hillsborough County	09/30/2024		
12	Opal Riverview	6908 Simmons Loop	Riverview	FL	33578	Planned	211	South Hillsborough County			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							2,410				

SUBMARKET AT A GLANCE



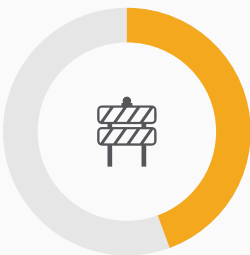
Lease-Up
591 Units



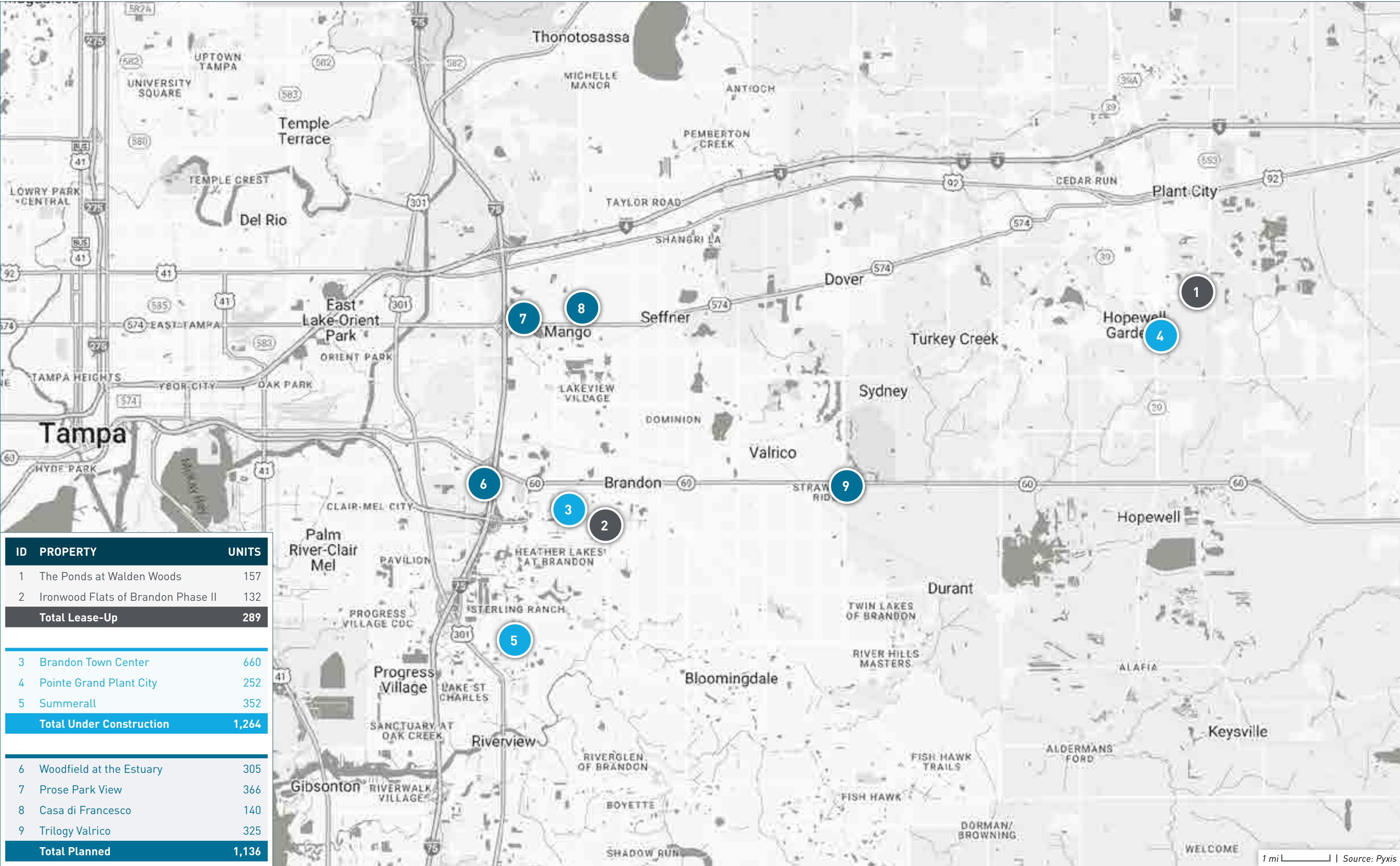
Under Construction
1,608 Units



Planned
211 Units



Prospective
2,033 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Ponds at Walden Woods	Police Center Drive & Walden Pond Drive	Plant City	FL	33563	Lease-Up	157	Brandon / Plant City	01/31/2024	07/01/2022	
2	Ironwood Flats of Brandon Phase II	795 Ironwood Flats Circle	Brandon	FL	33511	Lease-Up	132	Brandon / Plant City	12/31/2024	02/01/2022	03/02/2022
3	Brandon Town Center	423 South Lakewood Drive	Brandon	FL	33511	Under Construction	660	Brandon / Plant City	05/31/2024	06/01/2024	08/01/2024
4	Pointe Grand Plant City	3020 James L Redman Pkwy	Plant City	FL	33566	Under Construction	252	Brandon / Plant City	03/01/2025	05/01/2024	07/01/2024
5	Summerall	10750 Bloomingdale Avenue	Riverview	FL	33578	Under Construction	352	Brandon / Plant City	09/30/2025		
6	Woodfield at the Estuary	SWC Estuary Lakes Drive & Palm River Road	Tampa	FL	33619	Planned	305	Brandon / Plant City	08/01/2025	12/01/2024	02/01/2025
7	Prose Park View	10810 East Dr. Martin Luther King Jr. Blvd	Tampa	FL	33610	Planned	366	Brandon / Plant City			
8	Casa di Francesco	4450 Mango Road	Seffner	FL	33584	Planned	140	Brandon / Plant City			
9	Trilogy Valrico	104 South Mulrennan Road	Valrico	FL	33594	Planned	325	Brandon / Plant City			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							2,689				

SUBMARKET AT A GLANCE



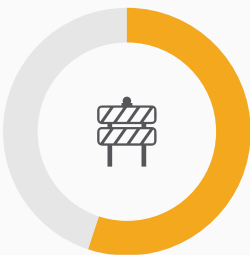
Lease-Up
289 Units



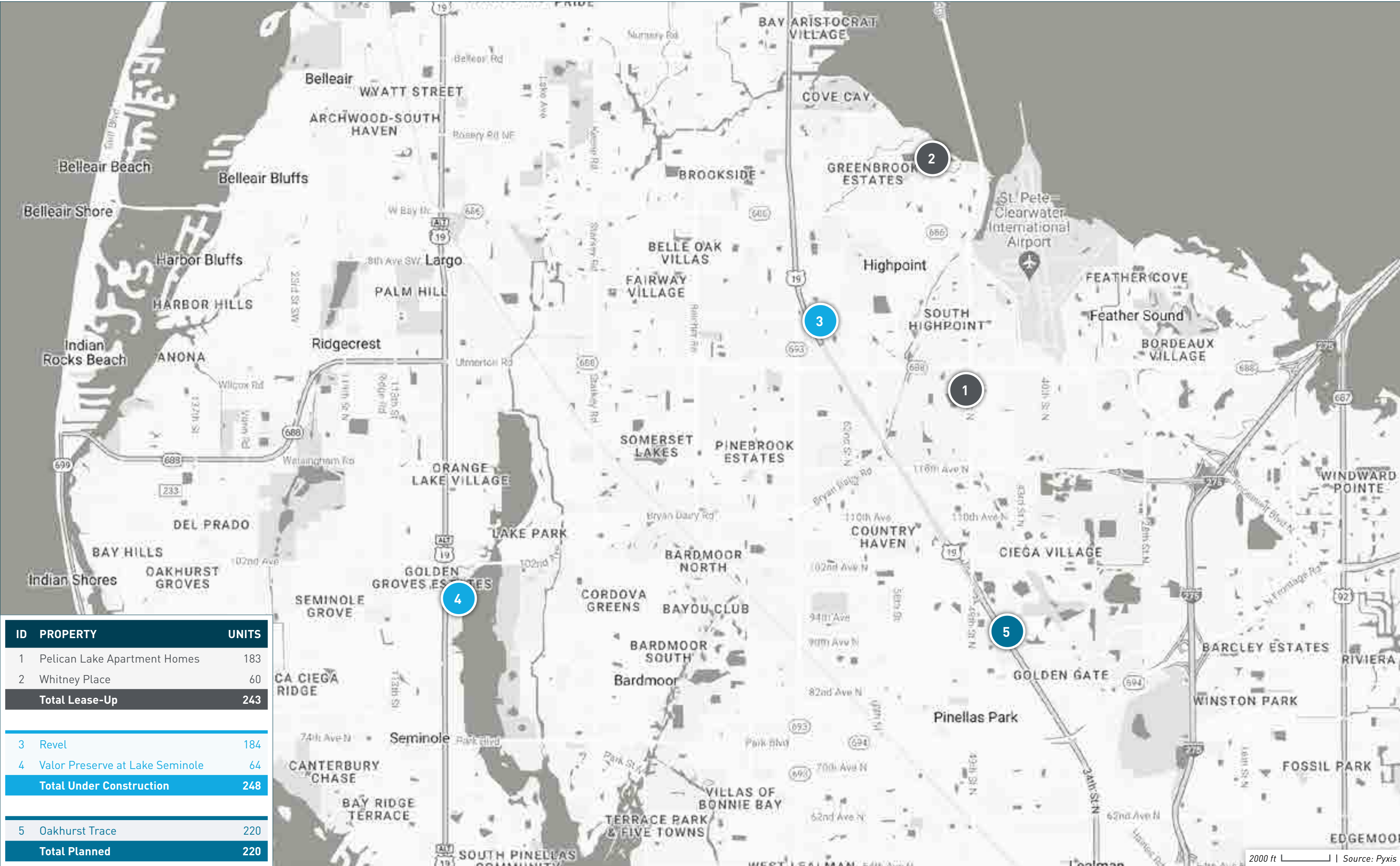
Under Construction
1,264 Units



Planned
1,136 Units



Prospective
3,313 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Pelican Lake Apartment Homes	13200 49th Street North	Clearwater	FL	33762	Lease-Up	183	Pinellas Park / Seminole	01/31/2024	07/22/2022	08/01/2022
2	Whitney Place	3301 Whitney Road	Clearwater	FL	33760	Lease-Up	60	Pinellas Park / Seminole	01/31/2024	04/14/2022	
3	Revel	6430 142nd Ave N	Clearwater	FL	33760	Under Construction	184	Pinellas Park / Seminole	05/01/2025	08/01/2024	10/01/2024
4	Valor Preserve at Lake Seminole	9575 Seminole Blvd	Seminole	FL	33772	Under Construction	64	Pinellas Park / Seminole	06/30/2024		
5	Oakhurst Trace	Mainlands Blvd West & US Route 19	Pinellas Park	FL	33782	Planned	220	Pinellas Park / Seminole			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							711				

SUBMARKET AT A GLANCE



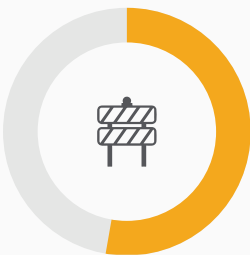
Lease-Up
243 Units



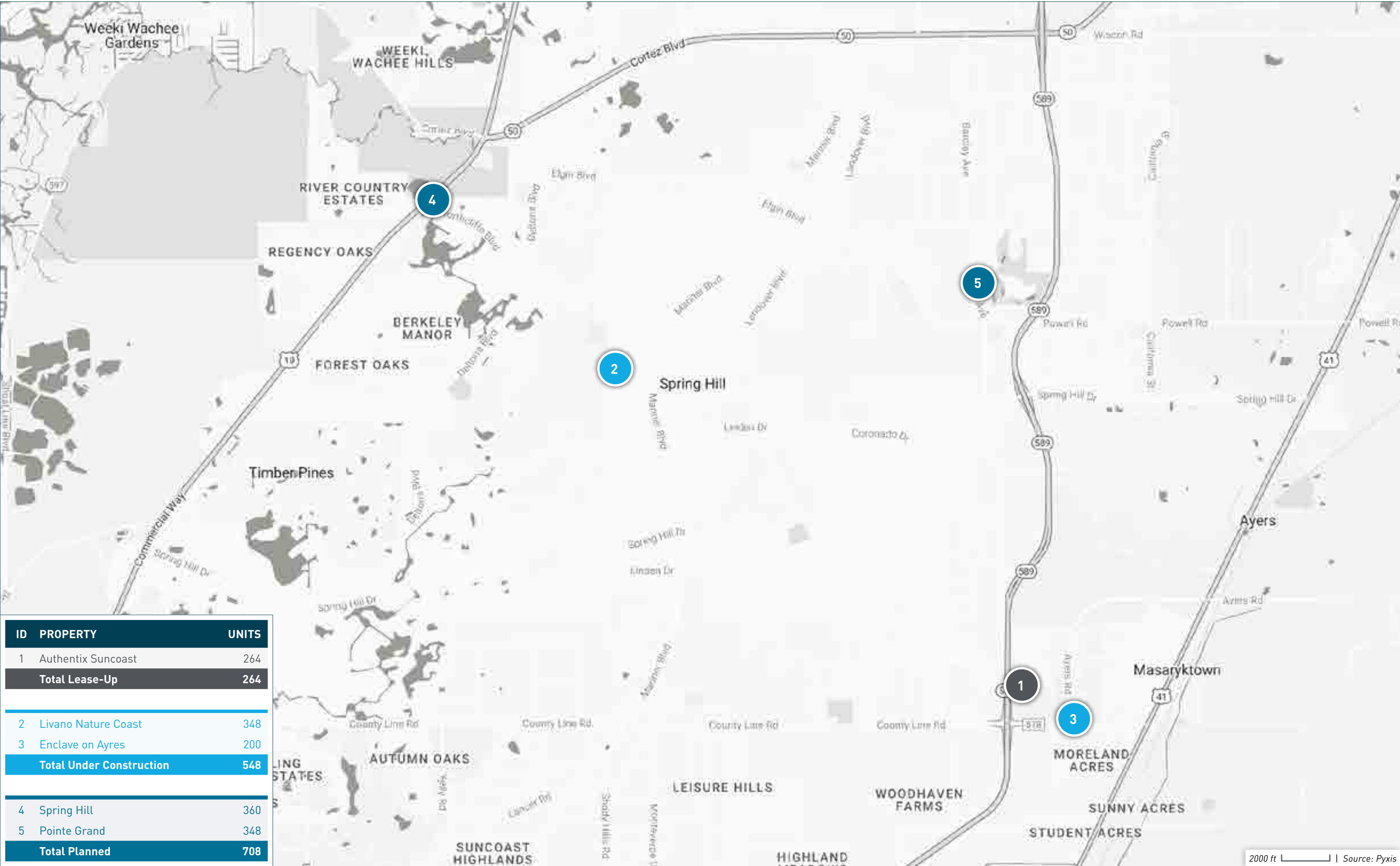
Under Construction
248 Units



Planned
220 Units



Prospective
890 Units

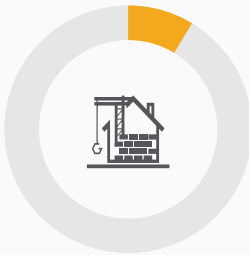


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Authentix Suncoast	277 Coast Drive	Brooksville	FL	34604	Lease-Up	264	Hernando County	11/01/2023	02/02/2023	04/01/2023
2	Livano Nature Coast	2950 Landover Blvd	Spring Hill	FL	34608	Under Construction	348	Hernando County	03/31/2026	06/01/2024	09/01/2024
3	Enclave on Ayres	15229 County Line Road	Masaryktown	FL	34604	Under Construction	200	Hernando County	08/31/2024		
4	Spring Hill	Commercial Way & Northcliffe Blvd	Spring Hill	FL	34606	Planned	360	Hernando County			
5	Pointe Grand	Astaire Lane & Barclay Avenue	Spring Hill	FL	34609	Planned	348	Hernando County			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,520				

SUBMARKET AT A GLANCE



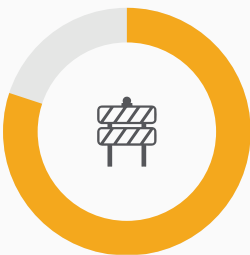
Lease-Up
264 Units



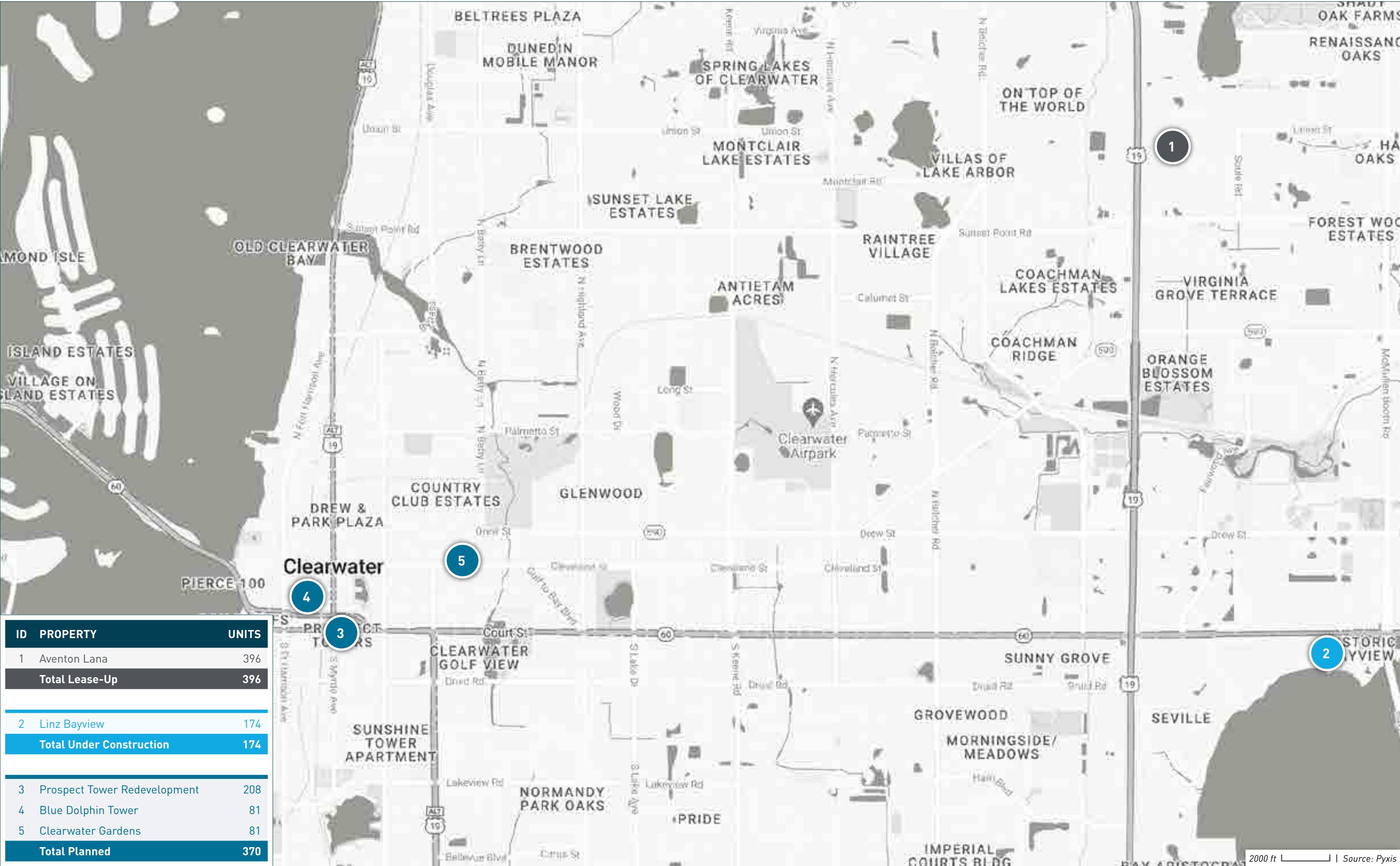
Under Construction
548 Units



Planned
708 Units



Prospective
5,805 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Aventon Lana	2031 Glass Loop	Clearwater	FL	33763	Lease-Up	396	Clearwater	03/31/2024	02/13/2023	04/01/2023
2	Linz Bayview	2975 Gulf to Bay Blvd	Clearwater	FL	33759	Under Construction	174	Clearwater	07/01/2024	03/01/2024	05/01/2024
3	Prospect Tower Redevelopment	801 Chestnut Street	Clearwater	FL	33756	Planned	208	Clearwater			
4	Blue Dolphin Tower	610 Franklin Street	Clearwater	FL	33756	Planned	81	Clearwater			
5	Clearwater Gardens	1250 Cleveland Street	Clearwater	FL	33755	Planned	81	Clearwater			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							940				

SUBMARKET AT A GLANCE



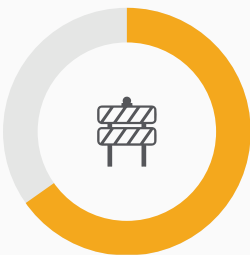
Lease-Up
396 Units



Under Construction
174 Units

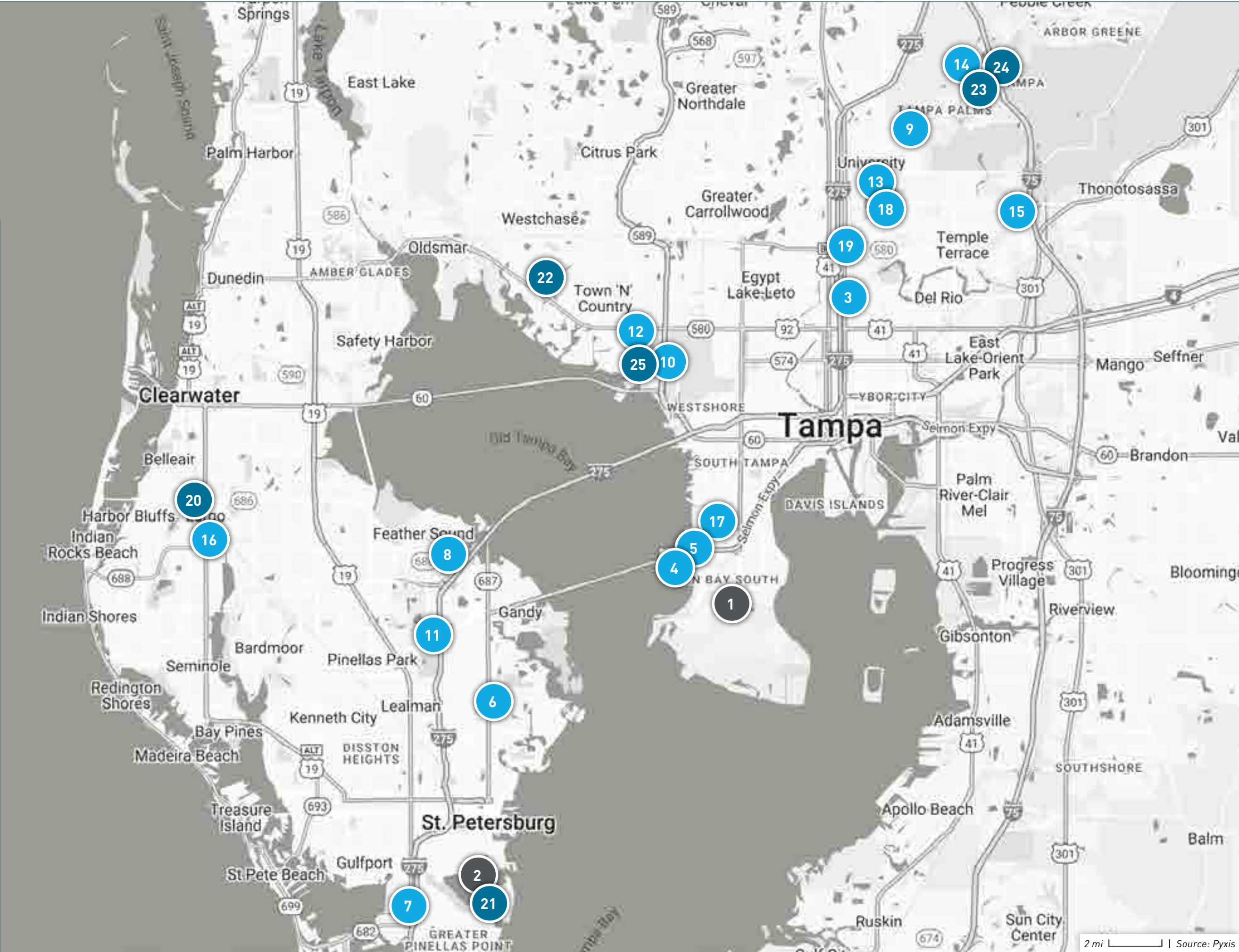


Planned
370 Units



Prospective
1,789 Units

ID	PROPERTY	UNITS
1	Marlowe South Tampa	350
2	Lake Maggiore	61
Total Lease-Up		1,163
3	Evelyn City	495
4	MAA Breakwater	325
5	Broadstone Westshore	415
6	Arya	400
7	Marina Club	348
8	Park & Main	176
9	Cottages of Cypress Cay	277
10	NOVEL Independence Park	425
11	Marlowe Gateway	174
12	Vantage on Hillsborough Phase II	330
13	RITHM at Uptown	274
14	New Tampa Palms	200
15	Reserve at Temple Terrace Redevelopment	96
16	Seminole Square	147
17	Casa Bel - Mar	348
18	The Metropolitan Tampa	100
19	The Adderley	120
Total Under Construction		4,650
20	West Bay Lofts	300
21	Coquina Key Plaza Redevelopment	465
22	Montague Townhomes	128
23	New Tampa Palms Phase II	120
24	New Tampa Palms Phase III	208
25	Ravin Independence Park	115
Total Planned		2,125



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Marlowe South Tampa	7210 Interbay Blvd	Tampa	FL	33616	Lease-Up	350	MacDill Air Force Base	02/29/2024	09/01/2023	12/01/2023
2	Lake Maggiore	825 32nd Avenue South	St. Petersburg	FL	33705	Lease-Up	330	Pinellas Beaches	12/31/2025	9/1/2023	10/1/2023
3	Evelyn City	6907 North Nebraska Avenue	Tampa	FL	33604	Under Construction	245	University South	12/31/2024	11/1/2024	1/1/2025
4	MAA Breakwater	5440 West Tyson Avenue	Tampa	FL	33611	Under Construction	495	MacDill Air Force Base	9/30/2025	11/1/2024	1/1/2025
5	Broadstone Westshore	5105 West Tyson Avenue	Tampa	FL	33611	Under Construction	325	MacDill Air Force Base	10/31/2025	8/1/2024	10/1/2024
6	Arya	5475 3rd Lane North	St. Petersburg	FL	33703	Under Construction	415	North St. Petersburg	12/31/2025	7/1/2024	9/1/2024
7	Marina Club	4311 34th Street South	St. Petersburg	FL	33711	Under Construction	400	Pinellas Beaches	12/31/2025	6/1/2024	8/1/2024
8	Park & Main	221 Main St. N	St Petersburg	FL	33716	Under Construction	176	North St. Petersburg	8/1/2024	3/1/2024	6/1/2024
9	Cottages of Cypress Cay	15081 Cypress Cay Blvd	Lutz	FL	33559	Under Construction	198	University North	2/28/2025	3/1/2024	5/1/2024
10	NOVEL Independence Park	4110 George Road	Tampa	FL	33634	Under Construction	277	Westshore	7/31/2025	2/1/2024	4/1/2024
11	Marlowe Gateway	2790 Grand Avenue	St. Petersburg	FL	33782	Under Construction	425	North St. Petersburg	4/30/2026	1/1/2024	3/1/2024
12	Vantage on Hillsborough Phase II	5307 Reflections Club Drive	Tampa	FL	33634	Under Construction	348	Westshore	12/31/2023		
13	RITHM at Uptown	Club Drive & East Fowler Avenue	Tampa	FL	33612	Under Construction	100	University North	12/31/2023		
14	New Tampa Palms	7970 Tampa Palms Blvd	Tampa	FL	33647	Under Construction	120	North Hillsborough	1/31/2024		
15	Reserve at Temple Terrace Redevelopment	8800 Boardwalk Trail Drive	Temple Terrace	FL	33637	Under Construction	147	Temple Terrace	4/30/2024		
16	Seminole Square	2005 Seminole Blvd	Largo	FL	33778	Under Construction	96	Largo	5/31/2024		
17	Casa Bel - Mar	4003 South Manhattan Avenue	Tampa	FL	33611	Under Construction	100	MacDill Air Force Base	8/31/2024		
18	The Metropolitan Tampa	2701 East Fowler Avenue	Tampa	FL	33612	Under Construction	276	University South	9/30/2024		
19	The Adderley	9300 North Nebraska Avenue	Tampa	FL	33612	Under Construction	128	North Hillsborough	12/31/2024		
20	West Bay Lofts	500 W Bay Dr.	Largo	FL	33770	Planned	300	Largo	2/1/2026	7/1/2025	9/1/2025
21	Coquina Key Plaza Redevelopment	4350 6th Street South	St. Petersburg	FL	33705	Planned	465	Pinellas Beaches	12/01/2025	06/01/2025	09/01/2025
22	Montague Townhomes	7348 Montague Street	Tampa	FL	33635	Planned	115	Westshore			
23	New Tampa Palms Phase II	7970 Tampa Palms Blvd	Tampa	FL	33647	Planned	120	North Hillsborough			
24	New Tampa Palms Phase III	7970 Tampa Palms Blvd	Tampa	FL	33647	Planned	120	North Hillsborough			
25	Ravin Independence Park	NWC George Road & Independence Pkwy	Tampa	FL	33634	Planned	385	Westshore			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							6,456				

OTHER SUBMARKETS AT A GLANCE



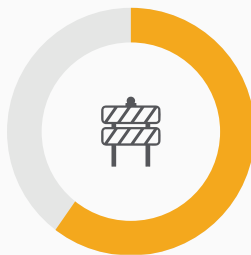
Lease-Up
680 Units



Under Construction
4,271 Units



Planned
1,505 Units



Prospective
9,690 Units