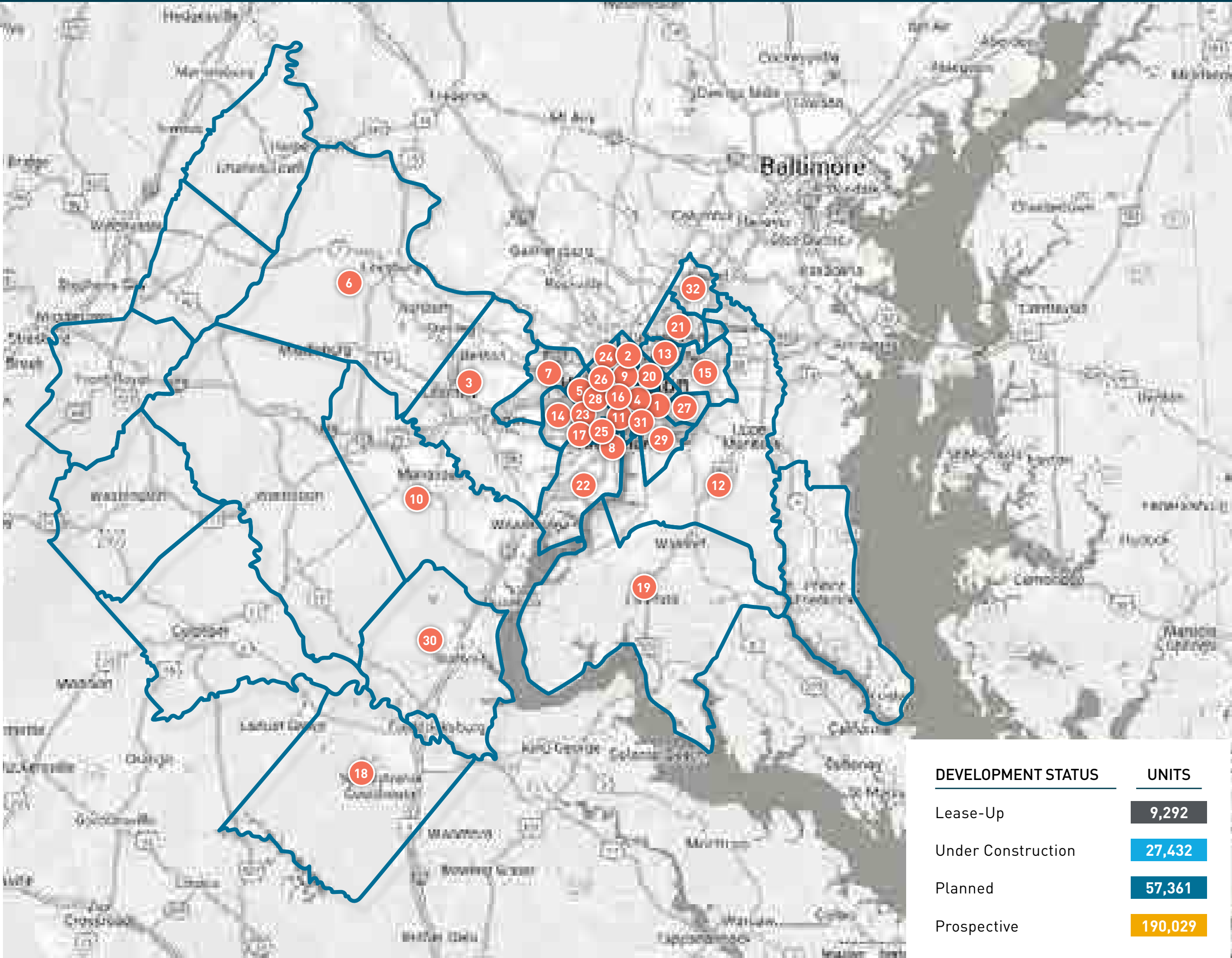


WASHINGTON D.C | MULTIFAMILY QUARTERLY PIPELINE MAP

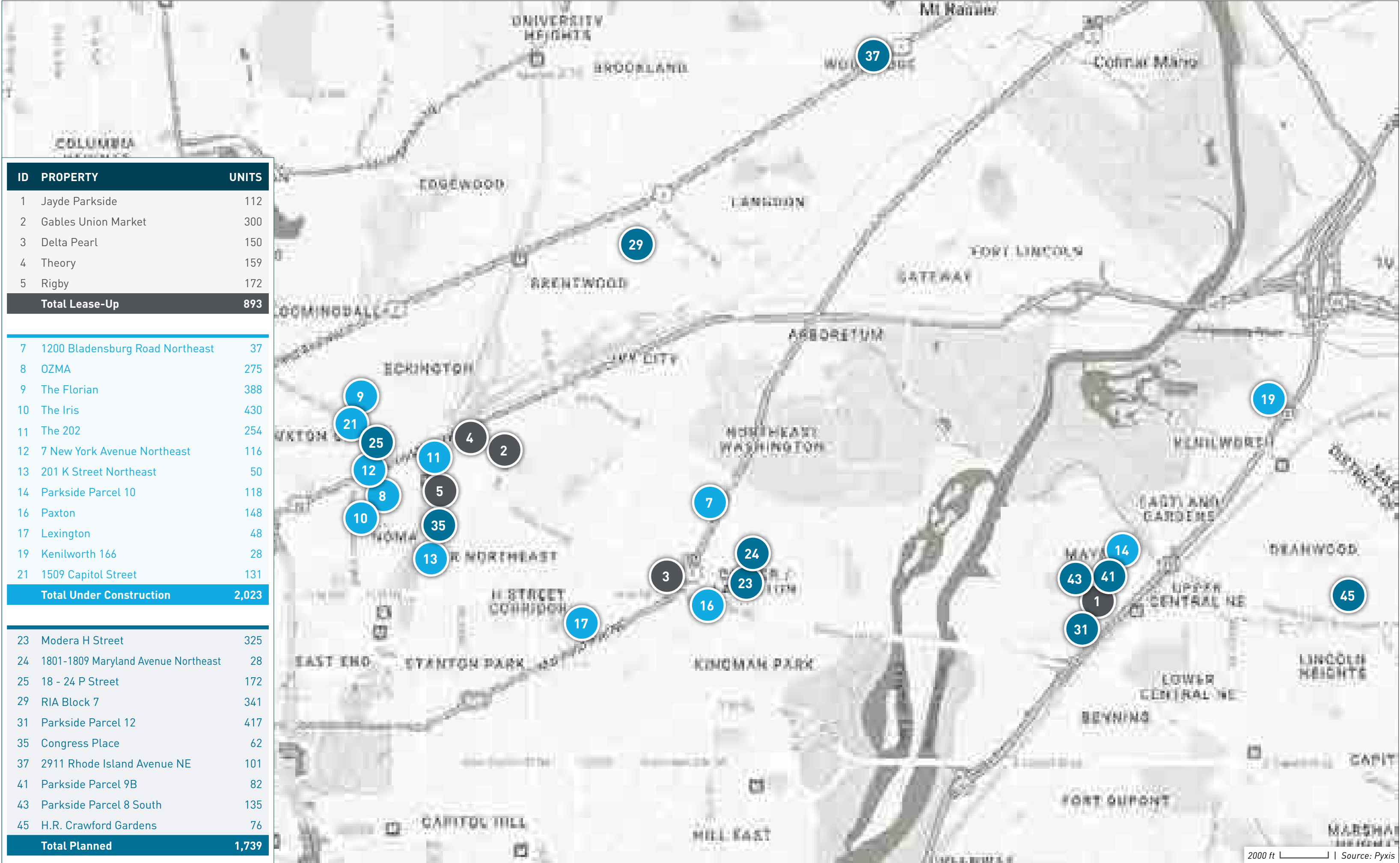
4Q23

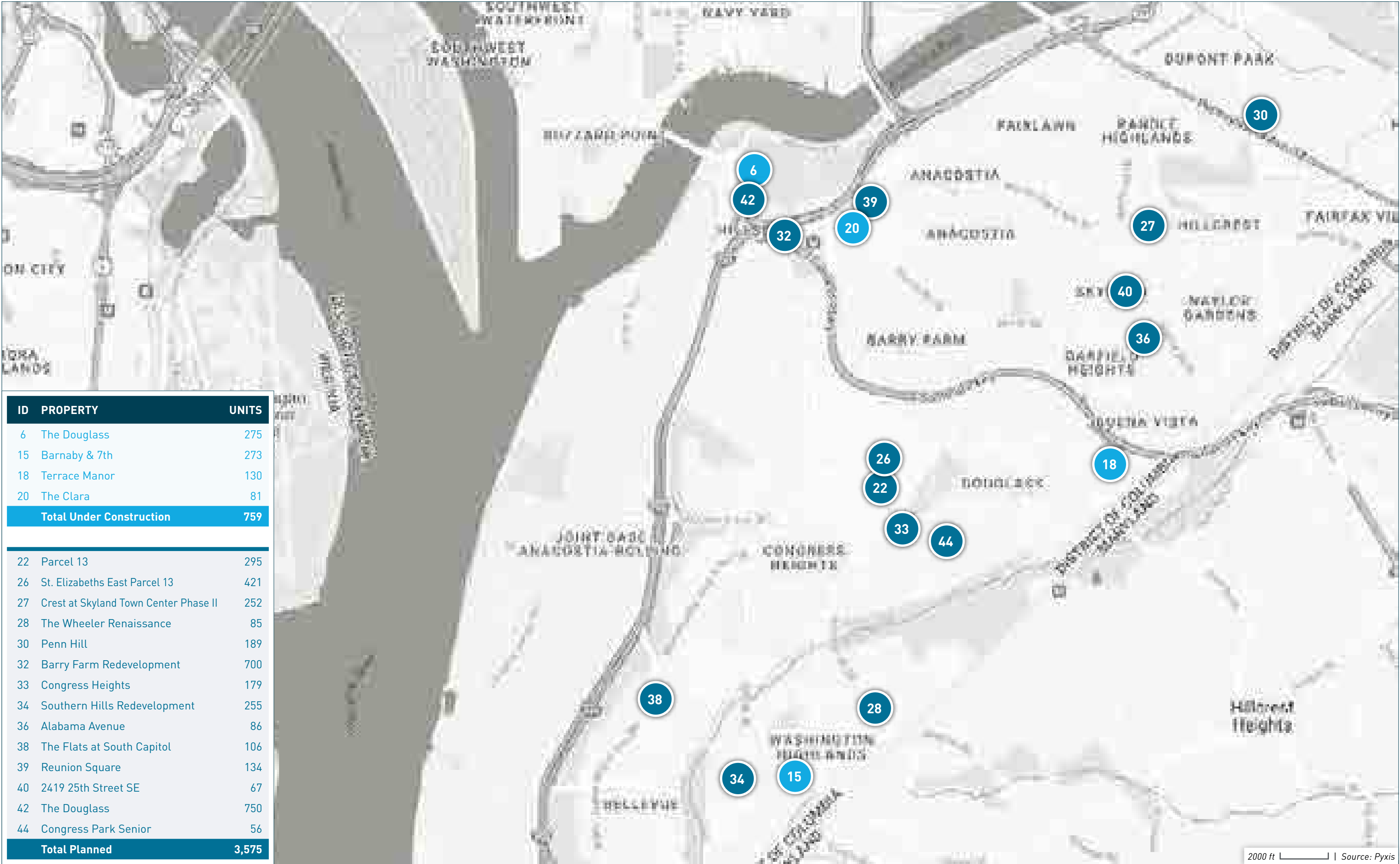
ID	SUBMARKET NAME	PAGE
1	Anacostia / Northeast DC	2
2	Howard U. / Mt. Pleasant / Brightwood	6
3	Western Fairfax County	8
4	Capitol Hill / Southwest	10
5	Rosslyn / Ballston	12
6	Loudoun County	14
7	Tysons Corner / Fairfax City	16
8	Old Town	18
9	Downtown / Logan Circle	20
10	Prince William County	22
11	Pentagon City / Crystal City	24
12	Prince George's County	26
13	Hyattsville	28
14	Falls Church / Annandale	30
15	Landover	32
16	Dupont Circle / Adams Morgan	34
17	Seminary Road / Landmark	36
18	Spotsylvania County	38
19	Charles County	40
20	Brookland / Ft. Totten	42
21	College Park / Greenbelt	44
22	SE Fairfax County	46
23	Columbia Pike / Shirlington	48
Other Submarkets		50
24	Woodley Pk. / Cleveland Pk. / Van Ness	
25	NE Alexandria / Glebe Road	
26	Northwest.D.C. / Georgetown	
27	District Heights	
28	Foggy Bottom	
29	Forest Heights / Oxon Hill	
30	Stafford County	
31	United States Capitol / The White House	
32	Laurel	

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	9,292
Under Construction	27,432
Planned	57,361
Prospective	190,029

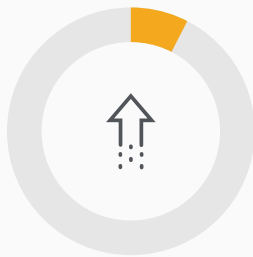




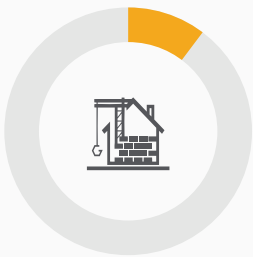
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Jayde Parkside	630 Kenilworth Terrace NE	Washington	DC	20019	Lease-Up	112	Anacostia / Northeast DC	01/31/2024	10/07/2023	12/01/2023
2	Gables Union Market	1325 5th Street NE	Washington	DC	20002	Lease-Up	300	Anacostia / Northeast DC	10/31/2024	10/01/2023	
3	Delta Pearl	1400 Florida Avenue NE	Washington	DC	20002	Lease-Up	150	Anacostia / Northeast DC	08/31/2024	06/15/2023	
4	Theory	300 Neal Pl NE	Washington	DC	20002	Lease-Up	159	Anacostia / Northeast DC	11/01/2023	06/01/2023	08/01/2023
5	Rigby	1220 3rd St NE	Washington	DC	20002	Lease-Up	172	Anacostia / Northeast DC	12/31/2023	11/28/2022	08/01/2022
6	The Douglass	632 Howard Rd SE	Washington	DC	20020	Under Construction	275	Anacostia / Northeast DC	11/01/2025	06/01/2025	07/01/2025
7	1200 Bladensburg Road Northeast	1200 Bladensburg Rd NE	Washington	DC	20002	Under Construction	37	Anacostia / Northeast DC	04/01/2025	01/01/2025	03/01/2025
8	OZMA	44 M Street NE	Washington	DC	20002	Under Construction	275	Anacostia / Northeast DC	05/31/2024	05/01/2024	07/01/2024
9	The Florian	1 Florida Avenue NE	Washington	DC	20002	Under Construction	388	Anacostia / Northeast DC	05/31/2025	04/01/2024	07/01/2024
10	The Iris	1133 North Capitol Street NE	Washington	DC	20002	Under Construction	430	Anacostia / Northeast DC	11/30/2024	02/01/2024	04/01/2024
11	The 202	202 Florida Avenue NE	Washington	DC	20002	Under Construction	254	Anacostia / Northeast DC	09/30/2024	02/01/2024	03/01/2024
12	7 New York Avenue Northeast	7 New York Ave NE	Washington	DC	20002	Under Construction	116	Anacostia / Northeast DC	06/01/2024	02/01/2024	04/01/2024
13	201 K Street Northeast	201 K St NE	Washington	DC	20002	Under Construction	50	Anacostia / Northeast DC	05/01/2024	02/01/2024	04/01/2024
14	Parkside Parcel 10	700 Kenilworth Terrace NE	Washington	DC	20019	Under Construction	118	Anacostia / Northeast DC	04/30/2024	02/01/2024	03/01/2024
15	Barnaby & 7th	4201 7th Street SE	Washington	DC	20032	Under Construction	273	Anacostia / Northeast DC	07/31/2025		
16	Paxton	1611 Benning Road NE	Washington	DC	20002	Under Construction	148	Anacostia / Northeast DC	09/30/2024		
17	Lexington	1114 F Street NE	Washington	DC	20002	Under Construction	48	Anacostia / Northeast DC	03/31/2024		
18	Terrace Manor	3301 23rd Street SE	Washington	DC	20020	Under Construction	130	Anacostia / Northeast DC	03/31/2024		
19	Kenilworth 166	4500 Quarles Street NE	Washington	DC	20019	Under Construction	28	Anacostia / Northeast DC	02/29/2024		
20	The Clara	2323 Martin Luther King Jr Avenue SE	Washington	DC	20020	Under Construction	81	Anacostia / Northeast DC	01/31/2024		
21	1509 Capitol Street	1509 North Capitol Street NE	Washington	DC	20002	Under Construction	131	Anacostia / Northeast DC	12/31/2023		
22	Parcel 13	1100 Alabama Ave SE	Washington	DC	20032	Planned	295	Anacostia / Northeast DC	04/01/2026	10/01/2025	12/01/2025
23	Modera H Street	801 17th Street NE	Washington	DC	20002	Planned	325	Anacostia / Northeast DC	07/01/2025	02/01/2025	04/01/2025
24	1801-1809 Maryland Avenue Northeast	1801-1809 Maryland Ave NE	Washington	DC	20002	Planned	28	Anacostia / Northeast DC	06/01/2025	12/01/2024	02/01/2025
25	18 - 24 P Street	22 P Street NE	Washington	DC	20002	Planned	172	Anacostia / Northeast DC	11/01/2024	07/01/2024	09/01/2024
26	St. Elizabeths East Parcel 13	Oak Drive SE & Sycamore Drive SE	Washington	DC	20032	Planned	421	Anacostia / Northeast DC	03/31/2024		
27	Crest at Skyland Town Center Phase II	2219 Town Center Drive SE	Washington	DC	20020	Planned	252	Anacostia / Northeast DC	12/01/2023		
28	The Wheeler Renaissance	4129 Wheeler Road SE	Washington	DC	20032	Planned	85	Anacostia / Northeast DC			
29	RIA Block 7	1331 Saratoga Avenue NE	Washington	DC	20018	Planned	341	Anacostia / Northeast DC			
30	Penn Hill	3200 Pennsylvania Avenue SE	Washington	DC	20020	Planned	189	Anacostia / Northeast DC			
31	Parkside Parcel 12	Foote Street NE & Kenilworth Avenue NE	Washington	DC	20019	Planned	417	Anacostia / Northeast DC			
32	Barry Farm Redevelopment	Firth Sterling Avenue SE & Suitland Pkwy	Washington	DC	20020	Planned	700	Anacostia / Northeast DC			

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
33	Congress Heights	SEC 13th Street SE & Alabama Avenue SE	Washington	DC	20032	Planned	179	Anacostia / Northeast DC			
34	Southern Hills Redevelopment	4335 4th Street SE	Washington	DC	20032	Planned	255	Anacostia / Northeast DC			
35	Congress Place	1109 Congress Street NE	Washington	DC	20002	Planned	62	Anacostia / Northeast DC			
36	Alabama Avenue	2483 Alabama Avenue SE	Washington	DC	20020	Planned	86	Anacostia / Northeast DC			
37	2911 Rhode Island Avenue NE	2911 Rhode Island Avenue NE	Washington	DC	20018	Planned	101	Anacostia / Northeast DC			
38	The Flats at South Capitol	3836 South Capitol Street SE	Washington	DC	20032	Planned	106	Anacostia / Northeast DC			
39	Reunion Square	2255 Martin Luther King Jr Avenue SE	Washington	DC	20020	Planned	134	Anacostia / Northeast DC			
40	2419 25th Street SE	2419 25th Street SE	Washington	DC	20020	Planned	67	Anacostia / Northeast DC			
41	Parkside Parcel 9B	Grant Place NE & Kenilworth Terrace NE	Washington	DC	20019	Planned	82	Anacostia / Northeast DC			
42	The Douglass	633 Howard Road SE	Washington	DC	20020	Planned	750	Anacostia / Northeast DC			
43	Parkside Parcel 8 South	Grant Pl Northeast & Kenilworth Terrace Northeast	Washington	DC	20019	Planned	135	Anacostia / Northeast DC			
44	Congress Park Senior	3311 14th Place SE	Washington	DC	20032	Planned	56	Anacostia / Northeast DC			
45	H.R. Crawford Gardens	737 50th Street NE	Washington	DC	20019	Planned	76	Anacostia / Northeast DC			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							8,989				

SUBMARKET AT A GLANCE



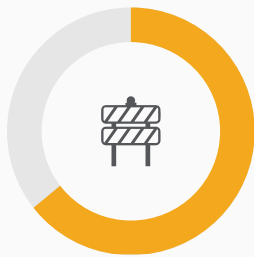
Lease-Up
893 Units



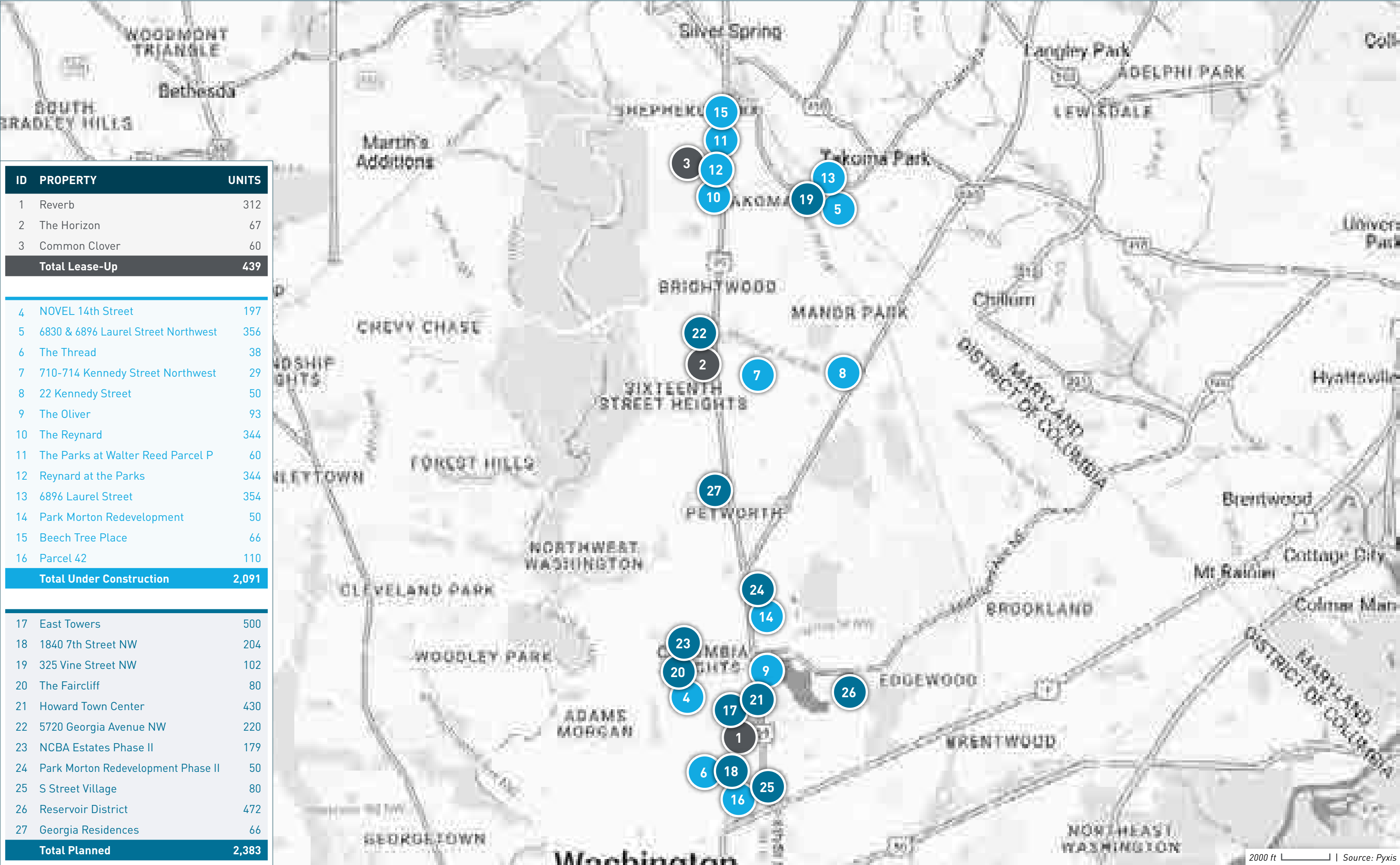
Under Construction
2,782 Units



Planned
5,314 Units



Prospective
18,547 Units



HOWARD U. / MT. PLEASANT / BRIGHTWOOD SUBMARKET



Source: Pyxis

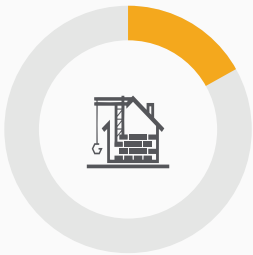
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Reverb	2131 9th Street NW	Washington	DC	20001	Lease-Up	312	Howard U. / Mt. Pleasant / Brightwood	04/30/2024	10/01/2023	
2	The Horizon	5601 13th Street NW	Washington	DC	20011	Lease-Up	67	Howard U. / Mt. Pleasant / Brightwood	02/29/2024	09/05/2023	
3	Common Clover	1155 Dahlia Street NW	Washington	DC	20012	Lease-Up	60	Howard U. / Mt. Pleasant / Brightwood	12/31/2023	04/15/2023	
4	NOVEL 14th Street	2601 14th Street NW	Washington	DC	20009	Under Construction	197	Howard U. / Mt. Pleasant / Brightwood	05/31/2025	10/01/2024	11/01/2024
5	6830 & 6896 Laurel Street Northwest	6830 & 6896 Laurel St NW	Washington	DC	20012	Under Construction	356	Howard U. / Mt. Pleasant / Brightwood	02/01/2025	07/01/2024	09/01/2024
6	The Thread	1923 Vermont Ave NW	Washington	DC	20001	Under Construction	38	Howard U. / Mt. Pleasant / Brightwood	09/01/2024	05/01/2024	06/01/2024
7	710-714 Kennedy Street Northwest	710-714 Kennedy St NW	Washington	DC	20011	Under Construction	29	Howard U. / Mt. Pleasant / Brightwood	08/01/2024	04/01/2024	05/01/2024
8	22 Kennedy Street	22 Kennedy Street NW	Washington	DC	20011	Under Construction	50	Howard U. / Mt. Pleasant / Brightwood	07/31/2024	03/01/2024	04/01/2024
9	The Oliver	2711 Georgia Avenue NW	Washington	DC	20001	Under Construction	93	Howard U. / Mt. Pleasant / Brightwood	02/29/2024	03/01/2024	05/01/2024
10	The Reynard	6900 Georgia Ave NW	Washington	DC	20012	Under Construction	344	Howard U. / Mt. Pleasant / Brightwood	09/01/2024	02/01/2024	04/01/2024
11	The Parks at Walter Reed Parcel P	Dahlia St NW & Georgia Ave NW	Washington	DC	20012	Under Construction	60	Howard U. / Mt. Pleasant / Brightwood	05/01/2024	02/01/2024	04/01/2024
12	Reynard at the Parks	1100 Dahlia Street NW	Washington	DC	20012	Under Construction	344	Howard U. / Mt. Pleasant / Brightwood	04/30/2025		
13	6896 Laurel Street	6896 Laurel Street NW	Washington	DC	20012	Under Construction	354	Howard U. / Mt. Pleasant / Brightwood	03/31/2025		
14	Park Morton Redevelopment	617 Morton Street NW	Washington	DC	20010	Under Construction	50	Howard U. / Mt. Pleasant / Brightwood	07/31/2024		
15	Beech Tree Place	7428 Georgia Avenue NW	Washington	DC	20012	Under Construction	66	Howard U. / Mt. Pleasant / Brightwood	06/30/2024		
16	Parcel 42	1707 7th Street NW	Washington	DC	20001	Under Construction	110	Howard U. / Mt. Pleasant / Brightwood	12/31/2023		
17	East Towers	8th St NW & Barry Pl NW	Washington	DC	20001	Planned	500	Howard U. / Mt. Pleasant / Brightwood	11/01/2026	12/01/2025	02/01/2026
18	1840 7th Street NW	1840 7th Street NW	Washington	DC	20001	Planned	204	Howard U. / Mt. Pleasant / Brightwood	04/01/2025	11/01/2024	12/01/2024
19	325 Vine Street NW	325 Vine Street NW	Washington	DC	20012	Planned	102	Howard U. / Mt. Pleasant / Brightwood	10/01/2024	01/01/2024	03/01/2024
20	The Faircliff	1350 Fairmont Street NW	Washington	DC	20009	Planned	80	Howard U. / Mt. Pleasant / Brightwood			
21	Howard Town Center	NWC Bryant Street NW & Georgia Avenue NW	Washington	DC	20001	Planned	430	Howard U. / Mt. Pleasant / Brightwood			
22	5720 Georgia Avenue NW	5720 Georgia Avenue NW	Washington	DC	20011	Planned	220	Howard U. / Mt. Pleasant / Brightwood			
23	NCBA Estates Phase II	2801 14th Street NW	Washington	DC	20009	Planned	179	Howard U. / Mt. Pleasant / Brightwood			
24	Park Morton Redevelopment Phase II	617 Morton Street NW	Washington	DC	20010	Planned	50	Howard U. / Mt. Pleasant / Brightwood			
25	S Street Village	614 S Street NW	Washington	DC	20001	Planned	80	Howard U. / Mt. Pleasant / Brightwood			
26	Reservoir District	2501 1st Street NW	Washington	DC	20001	Planned	472	Howard U. / Mt. Pleasant / Brightwood			
27	Georgia Residences	4406 Georgia Avenue NW	Washington	DC	20011	Planned	66	Howard U. / Mt. Pleasant / Brightwood			

TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED4,913

SUBMARKET AT A GLANCE



Lease-Up
439 Units



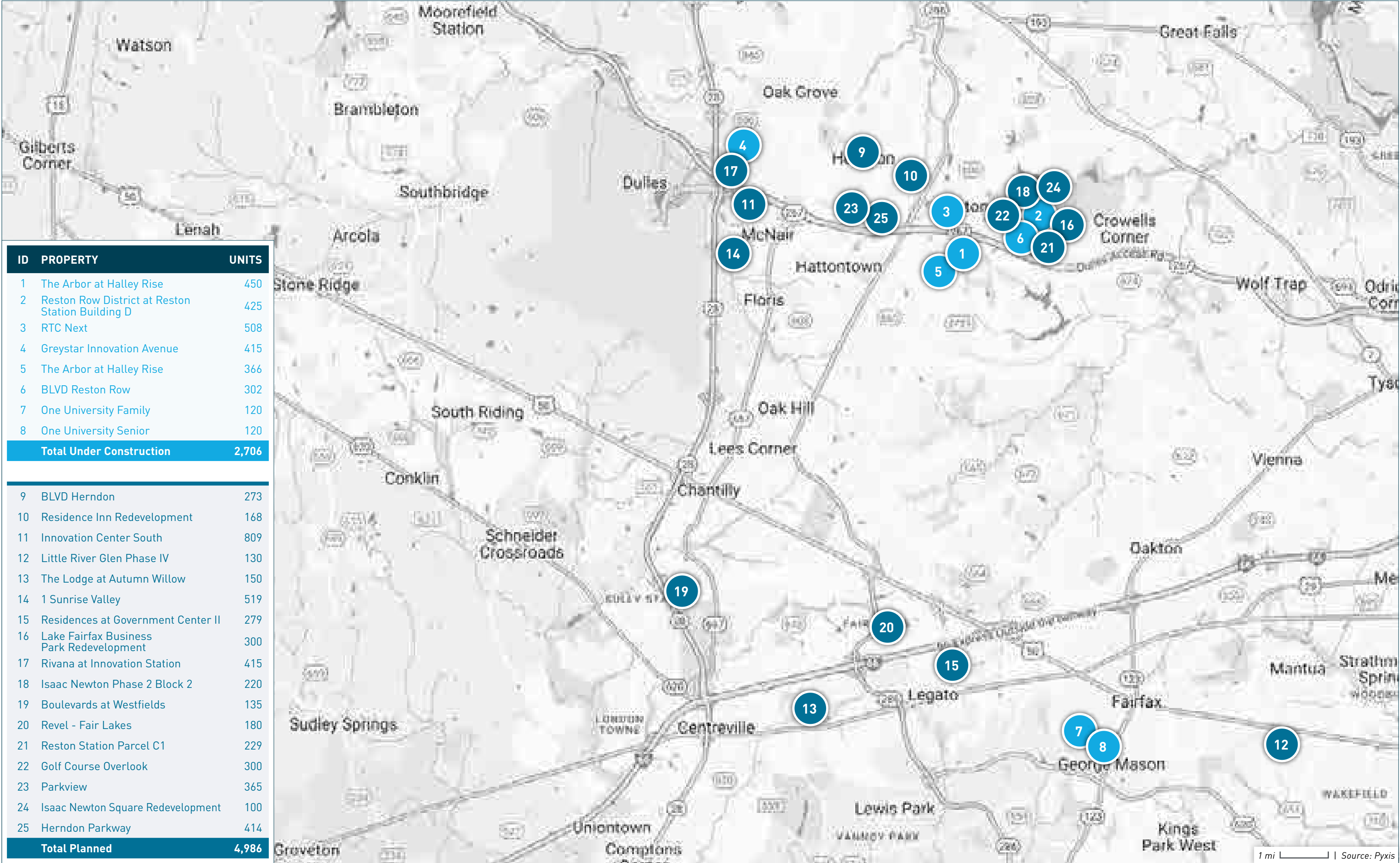
Under Construction
2,091 Units



Planned
2,383 Units



Prospective
5,207 Units



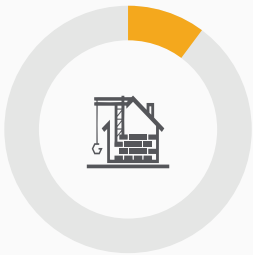
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Arbor at Halley Rise	Sunrise Valley Dr & Reston Pkwy	Reston	VA	20191	Under Construction	450	Western Fairfax County	07/01/2025	11/01/2024	01/01/2025
2	Reston Row District at Reston Station Building D	Wiehle Ave & Sunset Hills Rd	Reston	VA	20190	Under Construction	425	Western Fairfax County	03/01/2025	04/01/2024	06/01/2024
3	RTC Next	Reston Pkwy & Sunset Hills Road	Reston	VA	20190	Under Construction	508	Western Fairfax County	06/30/2025	03/01/2024	05/01/2024
4	Greystar Innovation Avenue	Innovation Avenue & Rock Hill Road	Herndon	VA	20170	Under Construction	415	Western Fairfax County	10/31/2025		
5	The Arbor at Halley Rise	12010 Sunrise Valley Drive	Reston	VA	20191	Under Construction	366	Western Fairfax County	06/30/2025		
6	BLVD Reston Row	11400 Reston Station Blvd	Reston	VA	20190	Under Construction	302	Western Fairfax County	05/31/2025		
7	One University Family	10700 St Johns Place	Fairfax	VA	22030	Under Construction	120	Western Fairfax County	02/28/2025		
8	One University Senior	4400 Saint Edwards Place	Fairfax	VA	22030	Under Construction	120	Western Fairfax County	06/30/2024		
9	BLVD Herndon	770 Elden St	Herndon	VA	20170	Planned	273	Western Fairfax County	04/01/2026	10/01/2025	12/01/2025
10	Residence Inn Redevelopment	315 Elden Street	Herndon	VA	20170	Planned	168	Western Fairfax County	11/01/2024		
11	Innovation Center South	2350 Innovation Center Drive	Herndon	VA	20171	Planned	809	Western Fairfax County	05/31/2024		
12	Little River Glen Phase IV	4005 Barker Court	Fairfax	VA	22032	Planned	130	Western Fairfax County			
13	The Lodge at Autumn Willow	13090 Autumn Willow Drive	Fairfax	VA	22030	Planned	150	Western Fairfax County			
14	1 Sunrise Valley	Frying Pan Road & Sunrise Valley Drive	Herndon	VA	20171	Planned	519	Western Fairfax County			
15	Residences at Government Center II	12000 Government Center Pkwy	Fairfax	VA	22035	Planned	279	Western Fairfax County			
16	Lake Fairfax Business Park Redevelopment	11100 Wildlife Center Drive	Reston	VA	20190	Planned	300	Western Fairfax County			
17	Rivana at Innovation Station	Innovation Avenue & Rock Hill Road	Herndon	VA	20170	Planned	415	Western Fairfax County			
18	Isaac Newton Phase 2 Block 2	Wiehle Avenue & Sunset Hills Road	Reston	VA	20190	Planned	220	Western Fairfax County			
19	Boulevards at Westfields	Meadow Wood Lane & Park Meadow Drive	Centreville	VA	20151	Planned	135	Western Fairfax County			
20	Revel - Fair Lakes	4300 Fair Lakes Court	Fairfax	VA	22033	Planned	180	Western Fairfax County			
21	Reston Station Parcel C1	1840 Michael Faraday Drive	Reston	VA	20190	Planned	229	Western Fairfax County			
22	Golf Course Overlook	11480 Sunset Hills Road	Reston	VA	20190	Planned	300	Western Fairfax County			
23	Parkview	593 Herndon Pkwy	Herndon	VA	20170	Planned	365	Western Fairfax County			
24	Isaac Newton Square Redevelopment	Sunset Hills Road & Wiehle Avenue	Reston	VA	20190	Planned	100	Western Fairfax County			
25	Herndon Parkway	555 Herndon Pkwy	Herndon	VA	20170	Planned	414	Western Fairfax County			
TOTAL UNDER CONSTRUCTION AND PLANNED							7,692				

SUBMARKET AT A GLANCE



Lease-Up

0 Units



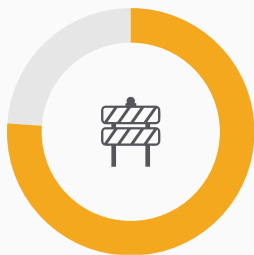
Under Construction

2,706 Units



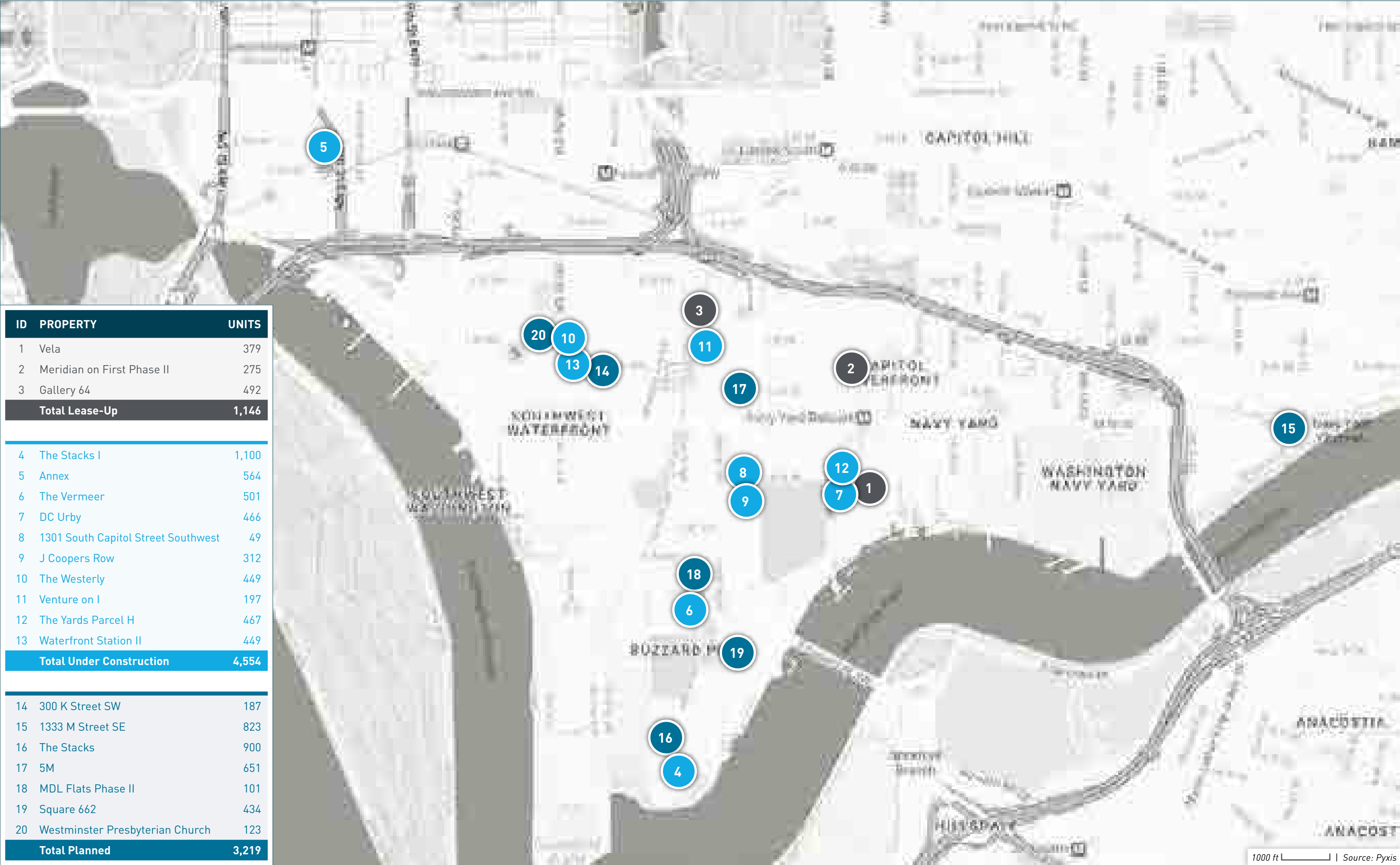
Planned

4,986 Units



Prospective

26,365 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Vela	1300 Yards Place SE	Washington	DC	20003	Lease-Up	379	Capitol Hill / Southwest	01/31/2024	08/14/2023	08/02/2023
2	Meridian on First Phase II	1000 1st Street SE	Washington	DC	20003	Lease-Up	275	Capitol Hill / Southwest	06/30/2024	05/03/2023	06/01/2023
3	Gallery 64	64 H St SW	Washington	DC	20024	Lease-Up	492	Capitol Hill / Southwest	12/01/2023	02/09/2023	02/01/2023
4	The Stacks I	101 V St SW	Washington	DC	20003	Under Construction	1,100	Capitol Hill / Southwest	12/01/2025	02/01/2025	04/01/2025
5	Annex	300 12th Street SW	Washington	DC	20024	Under Construction	564	Capitol Hill / Southwest	06/30/2025	09/01/2024	10/01/2024
6	The Vermeer	113 Potomac Avenue SW	Washington	DC	20024	Under Construction	501	Capitol Hill / Southwest	06/30/2025	05/01/2024	07/01/2024
7	DC Urby	N Pl SE & First St SE	Washington	DC	20003	Under Construction	466	Capitol Hill / Southwest	02/01/2025	03/01/2024	05/01/2024
8	1301 South Capitol Street Southwest	1301 S Capitol St SW	Washington	DC	20003	Under Construction	49	Capitol Hill / Southwest	12/01/2024	03/01/2024	04/01/2024
9	J Coopers Row	1319 South Capitol Street SW	Washington	DC	20003	Under Construction	312	Capitol Hill / Southwest	12/31/2024	02/01/2024	03/01/2024
10	The Westerly	350 Maple Dr SW	Washington	DC	20024	Under Construction	449	Capitol Hill / Southwest	07/01/2024	01/01/2024	02/01/2024
11	Venture on I	60 I Street SW	Washington	DC	20024	Under Construction	197	Capitol Hill / Southwest	03/31/2024	12/01/2023	03/01/2024
12	The Yards Parcel H	110 N Street SE	Washington	DC	20003	Under Construction	467	Capitol Hill / Southwest	12/31/2025		
13	Waterfront Station II	1000 4th Street SW	Washington	DC	20024	Under Construction	449	Capitol Hill / Southwest	04/30/2024		
14	300 K Street SW	300 K Street SW	Washington	DC	20024	Planned	187	Capitol Hill / Southwest	07/01/2025	03/01/2025	05/01/2025
15	1333 M Street SE	1333 M Street SE	Washington	DC	20003	Planned	823	Capitol Hill / Southwest	07/01/2025	09/01/2024	11/01/2024
16	The Stacks	1st Street SW & V Street SW	Washington	DC	20593	Planned	900	Capitol Hill / Southwest			
17	5M	1101 South Capitol Street SW	Washington	DC	20003	Planned	651	Capitol Hill / Southwest			
18	MDL Flats Phase II	1550 1st Street SW	Washington	DC	20024	Planned	101	Capitol Hill / Southwest			
19	Square 662	Half Street SW & S Street SW	Washington	DC	20024	Planned	434	Capitol Hill / Southwest			
20	Westminster Presbyterian Church	400 I Street SW	Washington	DC	20024	Planned	123	Capitol Hill / Southwest			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							8,919				

SUBMARKET AT A GLANCE



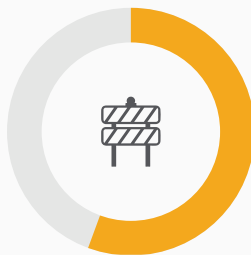
Lease-Up
1,146 Units



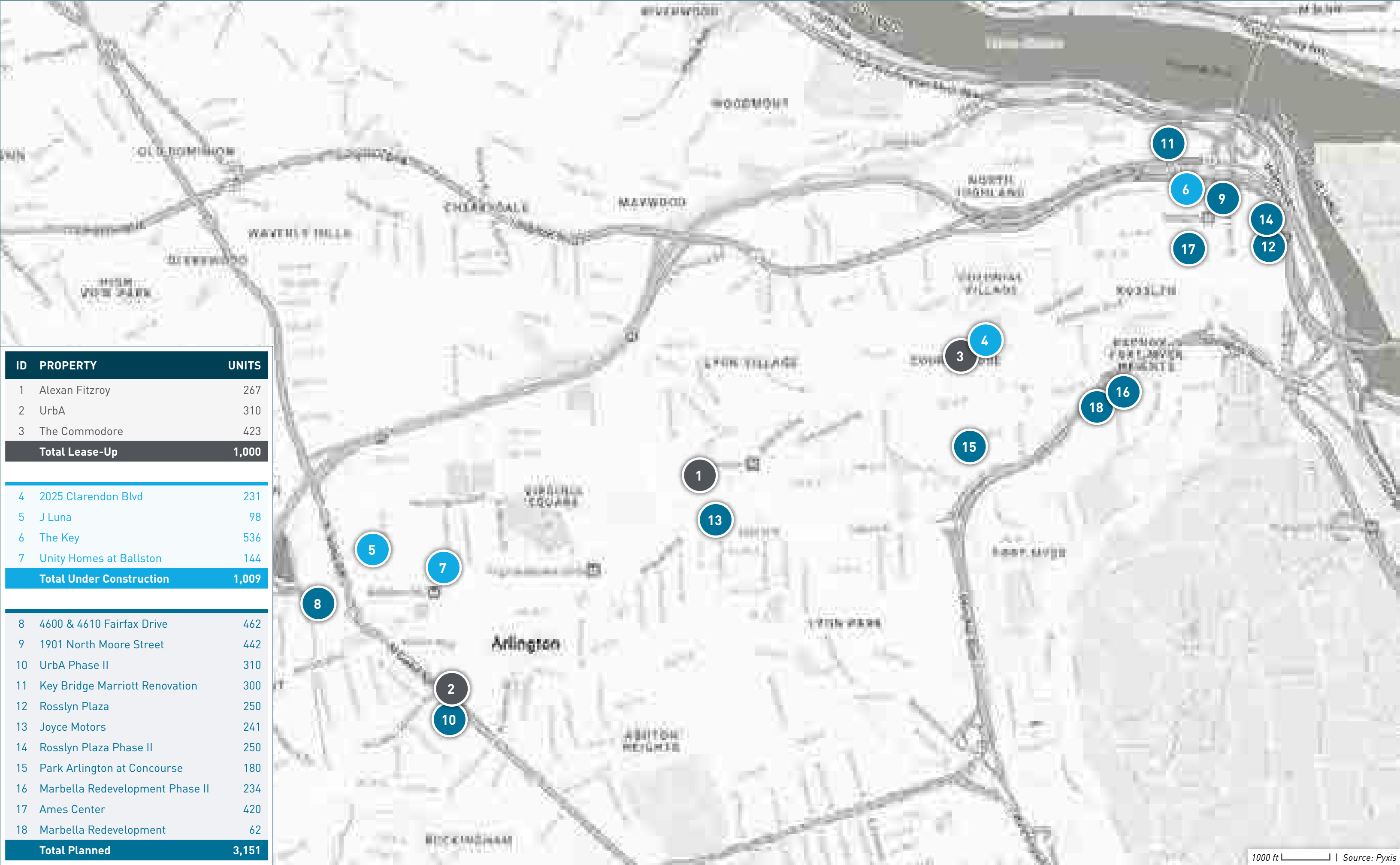
Under Construction
4,554 Units



Planned
3,219 Units



Prospective
12,692 Units



ID	PROPERTY	UNITS
1	Alexan Fitzroy	267
2	UrbA	310
3	The Commodore	423
Total Lease-Up		1,000
4	2025 Clarendon Blvd	231
5	J Luna	98
6	The Key	536
7	Unity Homes at Ballston	144
Total Under Construction		1,009
8	4600 & 4610 Fairfax Drive	462
9	1901 North Moore Street	442
10	UrbA Phase II	310
11	Key Bridge Marriott Renovation	300
12	Rosslyn Plaza	250
13	Joyce Motors	241
14	Rosslyn Plaza Phase II	250
15	Park Arlington at Concourse	180
16	Marbella Redevelopment Phase II	234
17	Ames Center	420
18	Marbella Redevelopment	62
Total Planned		3,151

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Alexan Fitzroy	3275 Washington Blvd	Arlington	VA	22201	Lease-Up	267	Rosslyn / Ballston	01/31/2024	09/06/2023	10/01/2023
2	UrbA	624 North Glebe Road	Arlington	VA	22203	Lease-Up	310	Rosslyn / Ballston	01/31/2024	06/15/2023	10/01/2023
3	The Commodore	2055 15th Street	Arlington	VA	22201	Lease-Up	423	Rosslyn / Ballston	01/31/2024	06/01/2023	10/01/2023
4	2025 Clarendon Blvd	2035 Wilson Blvd	Arlington	VA	22201	Under Construction	231	Rosslyn / Ballston	05/31/2025	10/01/2024	11/01/2024
5	J Luna	1031 North Vermont Street	Arlington	VA	22201	Under Construction	98	Rosslyn / Ballston	02/29/2024	08/01/2024	09/01/2024
6	The Key	1900 Fort Myer Drive	Arlington	VA	22209	Under Construction	536	Rosslyn / Ballston	05/31/2024	07/01/2024	08/01/2024
7	Unity Homes at Ballston	4201 Fairfax Drive	Arlington	VA	22203	Under Construction	144	Rosslyn / Ballston	04/30/2024		
8	4600 & 4610 Fairfax Drive	4600 & 4610 Fairfax Dr	Arlington	VA	22203	Planned	462	Rosslyn / Ballston	02/01/2027	03/01/2026	05/01/2026
9	1901 North Moore Street	1901 North Moore Street	Arlington	VA	22209	Planned	442	Rosslyn / Ballston	01/01/2026	05/01/2025	06/01/2025
10	UrbA Phase II	624 North Glebe Road	Arlington	VA	22203	Planned	310	Rosslyn / Ballston		06/15/2023	10/01/2023
11	Key Bridge Marriott Renovation	1401 Lee Hwy	Arlington	VA	22209	Planned	300	Rosslyn / Ballston	01/01/2024		
12	Rosslyn Plaza	1777 North Kent Street	Arlington	VA	22209	Planned	250	Rosslyn / Ballston			
13	Joyce Motors	1000 North Irving Street	Arlington	VA	22201	Planned	241	Rosslyn / Ballston			
14	Rosslyn Plaza Phase II	1777 North Kent Street	Arlington	VA	22209	Planned	250	Rosslyn / Ballston			
15	Park Arlington at Concourse	1200 North Courthouse Road	Arlington	VA	22201	Planned	180	Rosslyn / Ballston			
16	Marbella Redevelopment Phase II	1301 North Queen Street	Arlington	VA	22209	Planned	234	Rosslyn / Ballston			
17	Ames Center	1820 Fort Myer Drive	Arlington	VA	22209	Planned	420	Rosslyn / Ballston			
18	Marbella Redevelopment	1301 North Queen Street	Arlington	VA	22209	Planned	62	Rosslyn / Ballston			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							5,160				

SUBMARKET AT A GLANCE



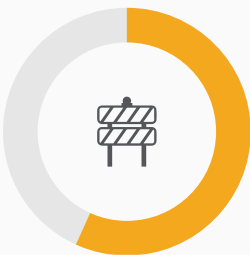
Lease-Up
1,000 Units



Under Construction
1,009 Units



Planned
3,151 Units



Prospective
7,463 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The View at Broadlands	21995 Flatiron Terrace	Ashburn	VA	20148	Lease-Up	93	Loudoun County	12/31/2023	09/01/2023	11/01/2023
2	CityHouse Ashburn Station	43809 Anhinga Terrace	Ashburn	VA	20147	Lease-Up	200	Loudoun County	12/31/2024	08/01/2023	09/02/2023
3	Tuscarora Crossing	Crosstrail Blvd & Kincaid Blvd	Leesburg	VA	20175	Under Construction	90	Loudoun County	12/31/2024		
4	Waxpool	43815 Oystercatcher Terrace	Ashburn	VA	20147	Under Construction	52	Loudoun County	03/31/2024		
5	Aventon Evermoore	Loudoun County Pkwy & Hillsboro Hunt Dr	Ashburn	VA	20147	Planned	425	Loudoun County	08/01/2026	09/01/2025	12/01/2025
6	Church & Market	9 East Market Street	Leesburg	VA	20176	Planned	116	Loudoun County	03/01/2025		
7	CityHouse Ashburn Station Phase II	43809 Anhinga Terrace	Ashburn	VA	20147	Planned	100	Loudoun County	03/31/2024		
8	Waterside	Old Ox Road & Shaw Road	Sterling	VA	20166	Planned	2,595	Loudoun County			
9	Commonwealth Center	Commonwealth Center Drive & Russell Branch Pkwy	Ashburn	VA	20147	Planned	507	Loudoun County			
10	Kincora Village	45308 Kincora Drive	Sterling	VA	20166	Planned	1,200	Loudoun County			
11	Rivana at Innovation Station	Darrell Green Blvd & Innovation Avenue	Dulles	VA	20101	Planned	100	Loudoun County			
12	Virginia Village Redevelopment	11 Fairfax Street SE	Leesburg	VA	20175	Planned	490	Loudoun County			
13	Kincora Village LB E2 & R	45308 Kincora Drive	Dulles	VA	20166	Planned	413	Loudoun County			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							6,381				

SUBMARKET AT A GLANCE



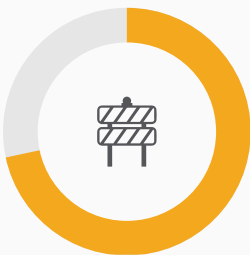
Lease-Up
293 Units



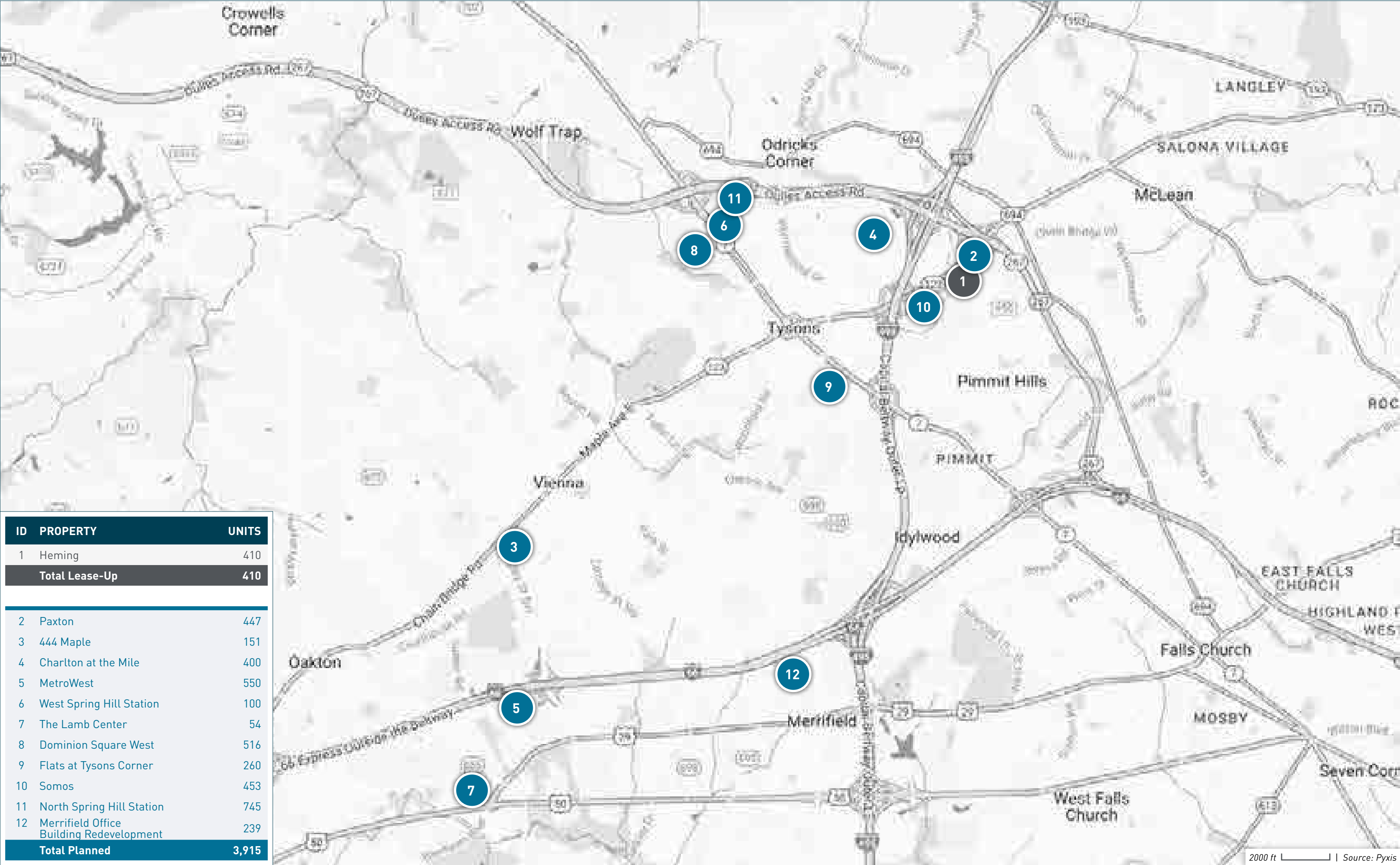
Under Construction
142 Units



Planned
5,946 Units



Prospective
16,124 Units



ID	PROPERTY	UNITS
1	Heming	410
Total Lease-Up		410
2	Paxton	447
3	444 Maple	151
4	Charlton at the Mile	400
5	MetroWest	550
6	West Spring Hill Station	100
7	The Lamb Center	54
8	Dominion Square West	516
9	Flats at Tysons Corner	260
10	Somos	453
11	North Spring Hill Station	745
12	Merrifield Office Building Redevelopment	239
Total Planned		3,915

TYSONS CORNER / FAIRFAX CITY 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	Heming	1800 Chain Bridge Road	Tysons	VA	22102	Lease-Up	410	Tysons Corner / Fairfax City	01/31/2024	09/11/2023	09/01/2023
2	Paxton	1750 Chain Bridge Road	McLean	VA	22102	Planned	447	Tysons Corner / Fairfax City	09/01/2024		
3	444 Maple	444 Maple Avenue West	Vienna	VA	22180	Planned	151	Tysons Corner / Fairfax City	03/01/2024		
4	Charlton at the Mile	Maitland Street & Westbranch Drive	Tysons	VA	22102	Planned	400	Tysons Corner / Fairfax City			
5	MetroWest	9550 Saintsbury Drive	Fairfax	VA	22031	Planned	550	Tysons Corner / Fairfax City			
6	West Spring Hill Station	8598 Leesburg Pike	Vienna	VA	22182	Planned	100	Tysons Corner / Fairfax City			
7	The Lamb Center	9640 Fairfax Blvd	Fairfax	VA	22031	Planned	54	Tysons Corner / Fairfax City			
8	Dominion Square West	1592 Spring Hill Road	Tysons	VA	22182	Planned	516	Tysons Corner / Fairfax City			
9	Flats at Tysons Corner	1953 Gallows Road	Vienna	VA	22182	Planned	260	Tysons Corner / Fairfax City			
10	Somos	1750 Old Meadow Road	McLean	VA	22102	Planned	453	Tysons Corner / Fairfax City			
11	North Spring Hill Station	Leesburg Pike & Tyco Road	Vienna	VA	22182	Planned	745	Tysons Corner / Fairfax City			
12	Merrifield Office Building Redevelopment	2722 Merrilee Drive	Fairfax	VA	22031	Planned	239	Tysons Corner / Fairfax City			
TOTAL LEASE-UP AND PLANNED							4,325				

SUBMARKET AT A GLANCE



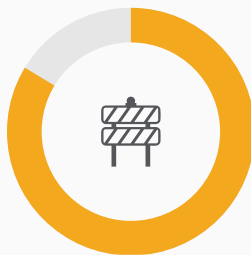
Lease-Up
410 Units



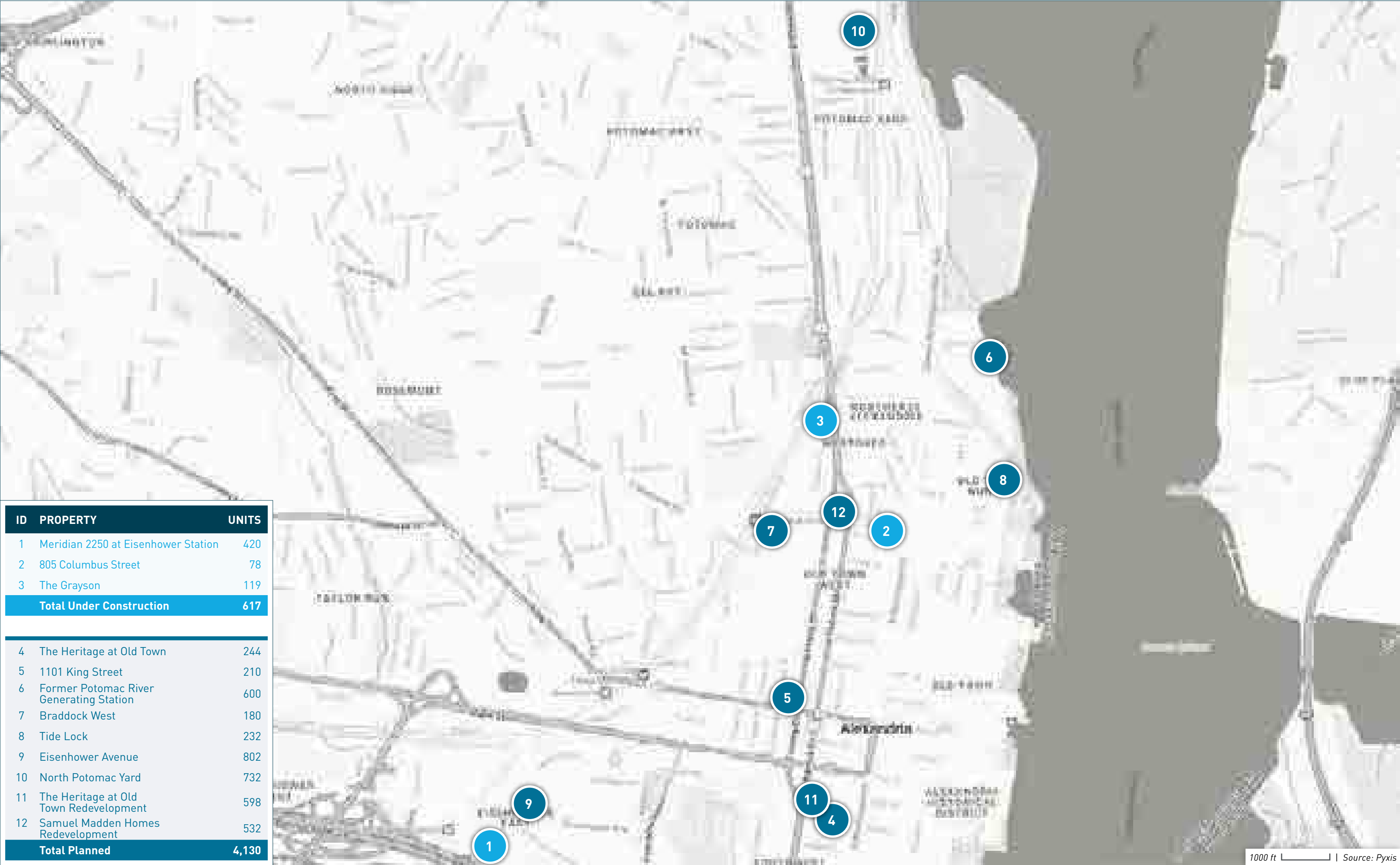
Under Construction
0 Units



Planned
3,915 Units



Prospective
29,424 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Meridian 2250 at Eisenhower Station	2250 Dock Lane	Alexandria	VA	22314	Under Construction	420	Old Town	05/31/2024	01/01/2024	02/01/2024
2	805 Columbus Street	805 N Columbus St	Alexandria	VA	22314	Under Construction	78	Old Town	04/01/2024	01/01/2024	03/01/2024
3	The Grayson	1215 North Fayette Street	Alexandria	VA	22314	Under Construction	119	Old Town	12/31/2023		
4	The Heritage at Old Town	431 S Columbus St	Alexandria	VA	22314	Planned	244	Old Town	10/01/2026	11/01/2025	01/01/2026
5	1101 King Street	1101 King Street	Alexandria	VA	22314	Planned	210	Old Town	02/01/2026	08/01/2025	10/01/2025
6	Former Potomac River Generating Station	1300 N Royal St	Alexandria	VA	22314	Planned	600	Old Town	09/01/2025	06/01/2025	08/01/2025
7	Braddock West	727 North West Street	Alexandria	VA	22314	Planned	180	Old Town	11/01/2024	07/01/2024	09/01/2024
8	Tide Lock	1055 North Fairfax Street	Alexandria	VA	22314	Planned	232	Old Town	08/01/2024		
9	Eisenhower Avenue	2111 Eisenhower Avenue	Alexandria	VA	22314	Planned	802	Old Town			
10	North Potomac Yard	3575 Richmond Hwy	Alexandria	VA	22305	Planned	732	Old Town			
11	The Heritage at Old Town Redevelopment	416 South Alfred Street	Alexandria	VA	22314	Planned	598	Old Town			
12	Samuel Madden Homes Redevelopment	899 North Henry Street	Alexandria	VA	22314	Planned	532	Old Town			
TOTAL UNDER CONSTRUCTION AND PLANNED							4,747				

SUBMARKET AT A GLANCE



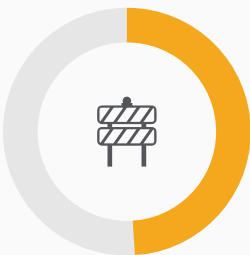
Lease-Up
0 Units



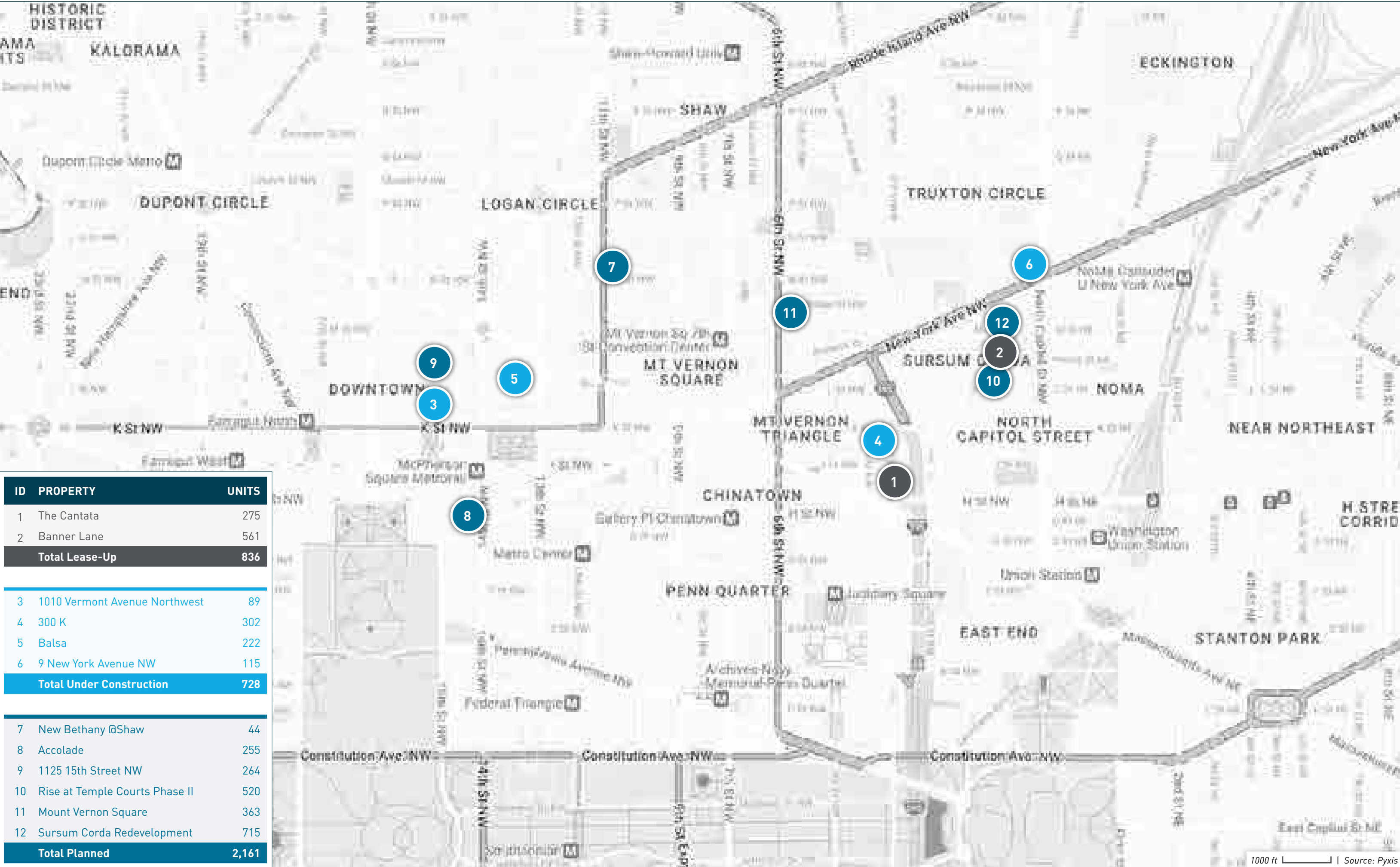
Under Construction
617 Units



Planned
4,130 Units



Prospective
4,477 Units



DOWNTOWN / LOGAN CIRCLE 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	The Cantata	811 3rd Street NW	Washington	DC	20001	Lease-Up	275	Downtown / Logan Circle	01/31/2024	06/08/2023	08/01/2023
2	Banner Lane	44 Banner Lane NW	Washington	DC	20001	Lease-Up	561	Downtown / Logan Circle	12/31/2023	09/16/2022	06/01/2023
3	1010 Vermont Avenue Northwest	1010 Vermont Ave NW	Washington	DC	20005	Under Construction	89	Downtown / Logan Circle	04/01/2025	01/01/2025	03/01/2025
4	300 K	300 K Street NW	Washington	DC	20001	Under Construction	302	Downtown / Logan Circle	12/31/2024	04/01/2024	05/01/2024
5	Balsa	1313 L Street NW	Washington	DC	20005	Under Construction	222	Downtown / Logan Circle	02/29/2024	01/01/2024	02/01/2024
6	9 New York Avenue NW	9 New York Avenue NW	Washington	DC	20002	Under Construction	115	Downtown / Logan Circle	10/31/2024		
7	New Bethany @Shaw	1301 11th St NW	Washington	DC	20001	Planned	44	Downtown / Logan Circle	08/01/2025	05/01/2025	07/01/2025
8	Accolade	1425 New York Avenue NW	Washington	DC	20005	Planned	255	Downtown / Logan Circle	06/01/2025	12/01/2024	02/01/2025
9	1125 15th Street NW	1125 15th Street NW	Washington	DC	20005	Planned	264	Downtown / Logan Circle	12/01/2024	06/01/2024	08/01/2024
10	Rise at Temple Courts Phase II	2 L Street NW	Washington	DC	20001	Planned	520	Downtown / Logan Circle		07/03/2022	
11	Mount Vernon Square	1200 5th Street NW	Washington	DC	20001	Planned	363	Downtown / Logan Circle	08/01/2024		
12	Sursum Corda Redevelopment	50 M Street	Washington	DC	20001	Planned	715	Downtown / Logan Circle			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							3,725				

SUBMARKET AT A GLANCE



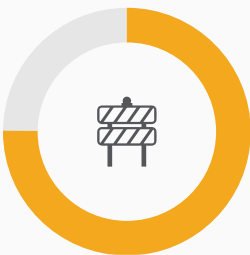
Lease-Up
836 Units



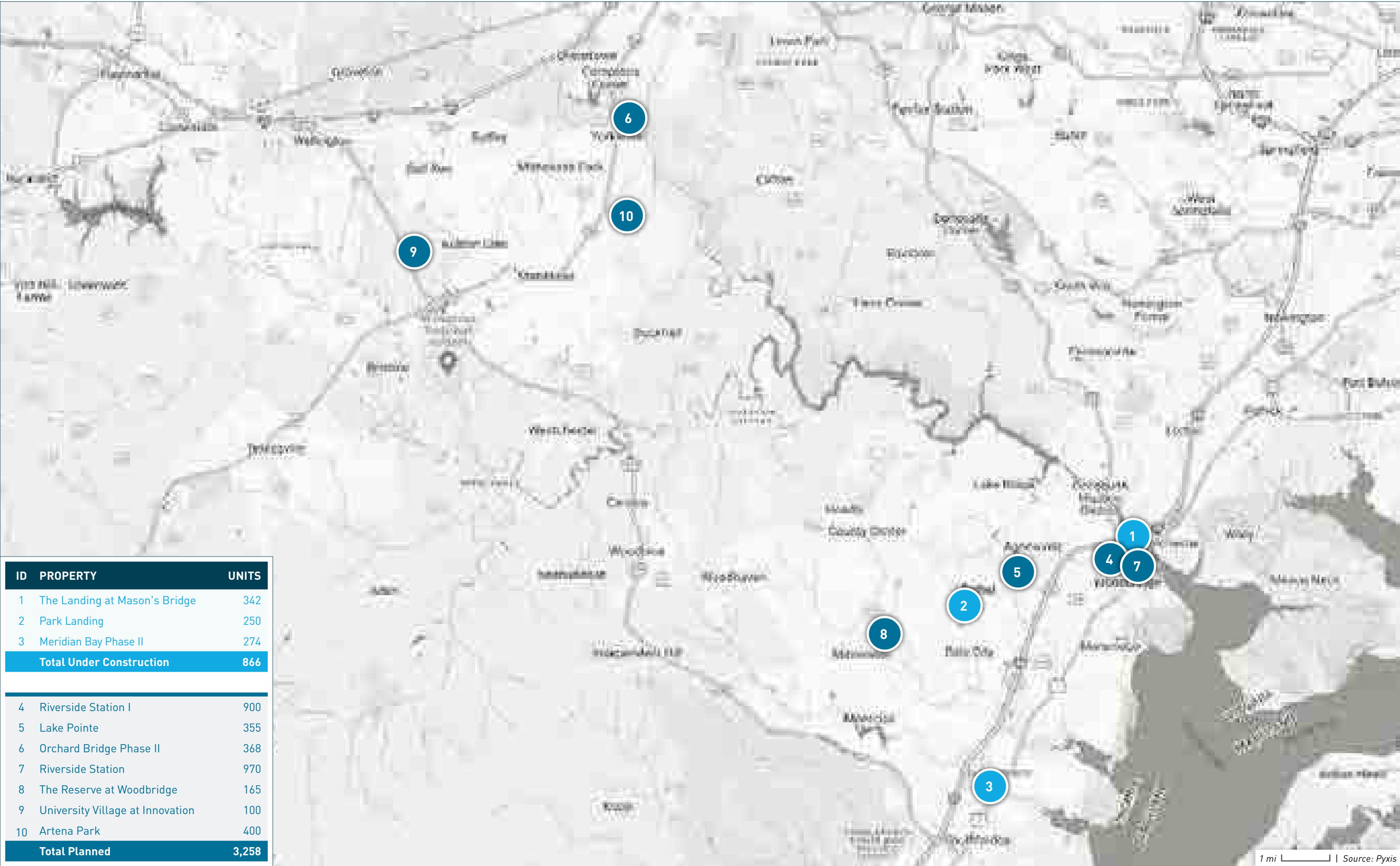
Under Construction
728 Units



Planned
2,161 Units



Prospective
4,652 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Landing at Mason's Bridge	13105 Mason's Bridge Road	Woodbridge	VA	22191	Under Construction	342	Prince William County	08/31/2024	12/01/2023	
2	Park Landing	3301 Noble Pond Way	Woodbridge	VA	22193	Under Construction	250	Prince William County	01/31/2025		
3	Meridian Bay Phase II	2900 Fox Lair Drive	Woodbridge	VA	22191	Under Construction	274	Prince William County	12/31/2023		
4	Riverside Station I	Gordon Blvd & Horner Rd	Woodbridge	VA	22191	Planned	900	Prince William County	03/01/2026	07/01/2025	09/01/2025
5	Lake Pointe	Caton Hill Road & Killarney Drive	Woodbridge	VA	22192	Planned	355	Prince William County	04/01/2025	05/01/2024	07/01/2024
6	Orchard Bridge Phase II	7101 Royal Fern Circle	Manassas	VA	20111	Planned	368	Prince William County		09/01/2014	
7	Riverside Station	13408 Jefferson Davis Hwy	Woodbridge	VA	22191	Planned	970	Prince William County			
8	The Reserve at Woodbridge	14500 Darbydale Avenue	Woodbridge	VA	22193	Planned	165	Prince William County			
9	University Village at Innovation	11100 University Blvd	Manassas	VA	20110	Planned	100	Prince William County			
10	Artena Park	8220 Conner Drive	Manassas Park	VA	20111	Planned	400	Prince William County			
TOTAL UNDER CONSTRUCTION AND PLANNED							4,124				

SUBMARKET AT A GLANCE



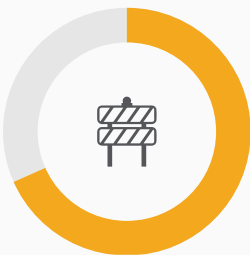
Lease-Up
0 Units



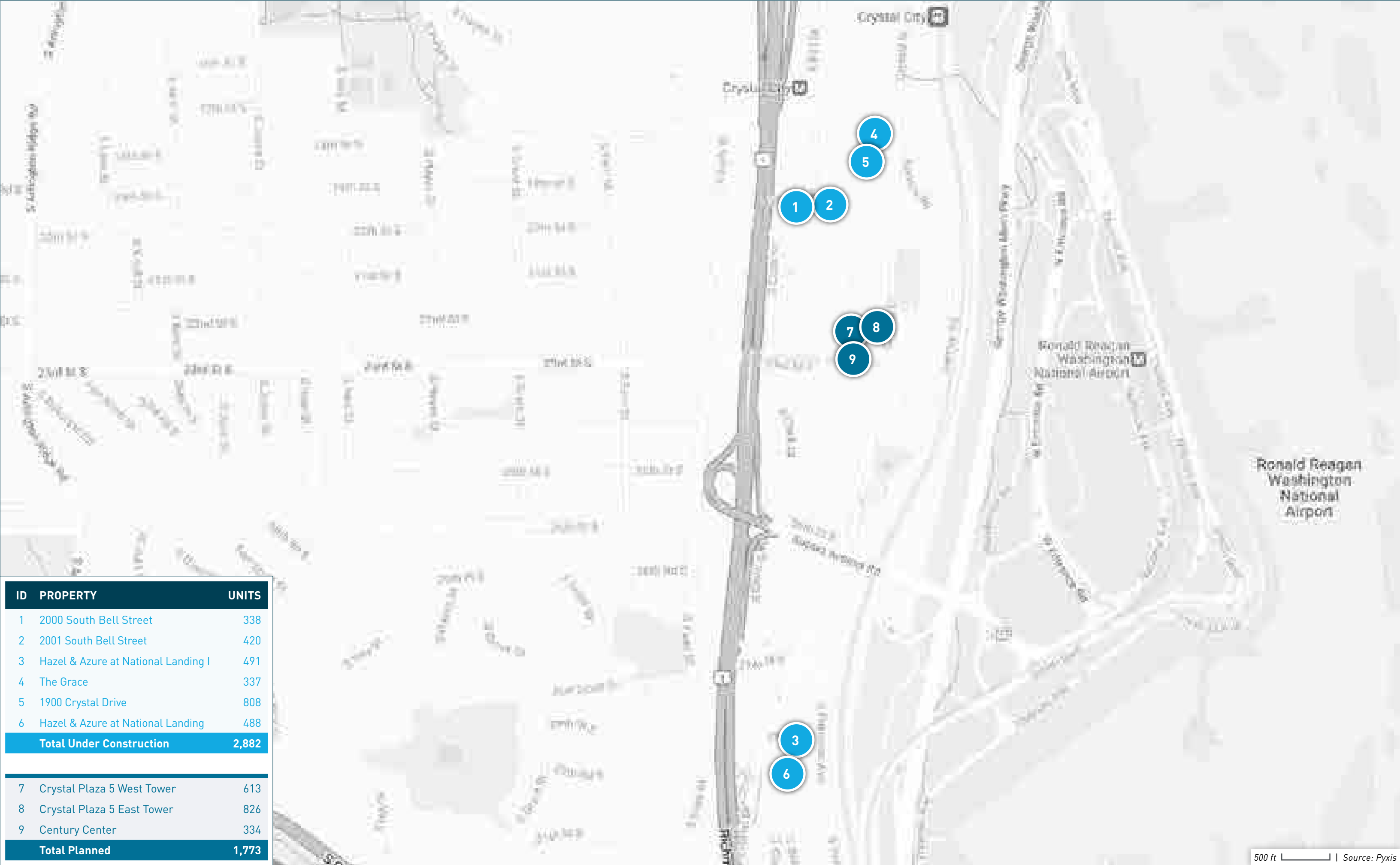
Under Construction
866 Units



Planned
3,258 Units



Prospective
5,610 Units



Pentagon City / Crystal City 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	2000 South Bell Street	2000 South Bell Street	Arlington	VA	22202	Under Construction	338	Pentagon City / Crystal City	06/30/2025	08/01/2024	10/01/2024
2	2001 South Bell Street	2001 South Bell Street	Arlington	VA	22202	Under Construction	420	Pentagon City / Crystal City	12/31/2024	08/01/2024	10/01/2024
3	Hazel & Azure at National Landing I	29th St & S Potomac Ave	Arlington	VA	22202	Under Construction	491	Pentagon City / Crystal City	12/01/2024	03/01/2024	04/01/2024
4	The Grace	269 19th Ct S	Arlington	VA	22202	Under Construction	337	Pentagon City / Crystal City	08/01/2024	01/01/2024	03/01/2024
5	1900 Crystal Drive	1900 Crystal Drive	Arlington	VA	22202	Under Construction	808	Pentagon City / Crystal City	01/31/2024	12/01/2023	02/01/2024
6	Hazel & Azure at National Landing	33rd Street & South Potomac Avenue	Arlington	VA	22202	Under Construction	488	Pentagon City / Crystal City	02/28/2025		
7	Crystal Plaza 5 West Tower	223 23rd Street South	Arlington	VA	22202	Planned	613	Pentagon City / Crystal City	06/01/2026		
8	Crystal Plaza 5 East Tower	2250 Crystal Drive	Arlington	VA	22202	Planned	826	Pentagon City / Crystal City			
9	Century Center	2351 Richmond Hwy	Arlington	VA	22202	Planned	334	Pentagon City / Crystal City			
TOTAL UNDER CONSTRUCTION AND PLANNED							4,655				

Submarket at a Glance



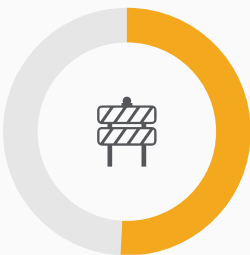
Lease-Up
0 Units



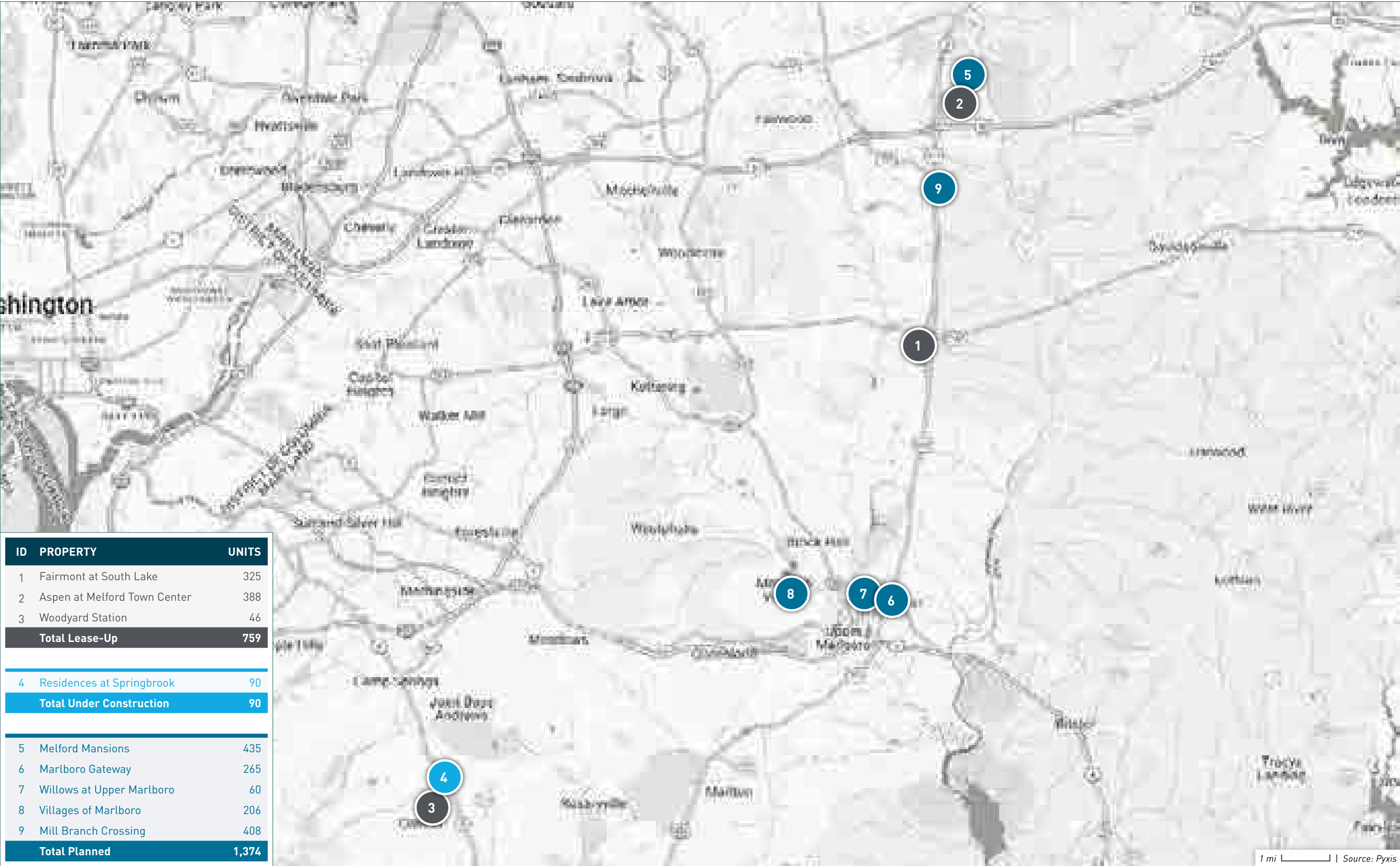
Under Construction
2,882 Units



Planned
1,773 Units



Prospective
5,465 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Fairmont at South Lake	620 Fairmont Drive	Bowie	MD	20716	Lease-Up	325	Prince George's County	12/31/2024	10/26/2023	10/01/2023
2	Aspen at Melford Town Center	17530 Lake Melford Avenue	Bowie	MD	20715	Lease-Up	388	Prince George's County	03/31/2024	10/01/2023	01/01/2024
3	Woodyard Station	8999 Woodyard Rd	Clinton	MD	20735	Lease-Up	46	Prince George's County	12/31/2023	10/01/2023	07/01/2023
4	Residences at Springbrook	8230 Schultz Road	Clinton	MD	20735	Under Construction	90	Prince George's County	01/31/2024		
5	Melford Mansions	Curie Drive & Science Drive	Bowie	MD	20715	Planned	435	Prince George's County	05/01/2024		
6	Marlboro Gateway	Crain Hwy & Marlboro Pike	Upper Marlboro	MD	20772	Planned	265	Prince George's County			
7	Willows at Upper Marlboro	15402 Marlboro Pike	Upper Marlboro	MD	20772	Planned	60	Prince George's County			
8	Villages of Marlboro	4750 John Rogers Blvd	Upper Marlboro	MD	20772	Planned	206	Prince George's County			
9	Mill Branch Crossing	3601 Crain Hwy	Bowie	MD	20716	Planned	408	Prince George's County			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							2,223				

SUBMARKET AT A GLANCE



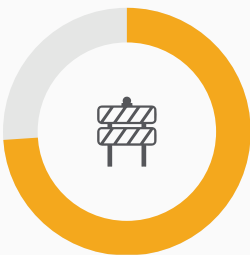
Lease-Up
759 Units



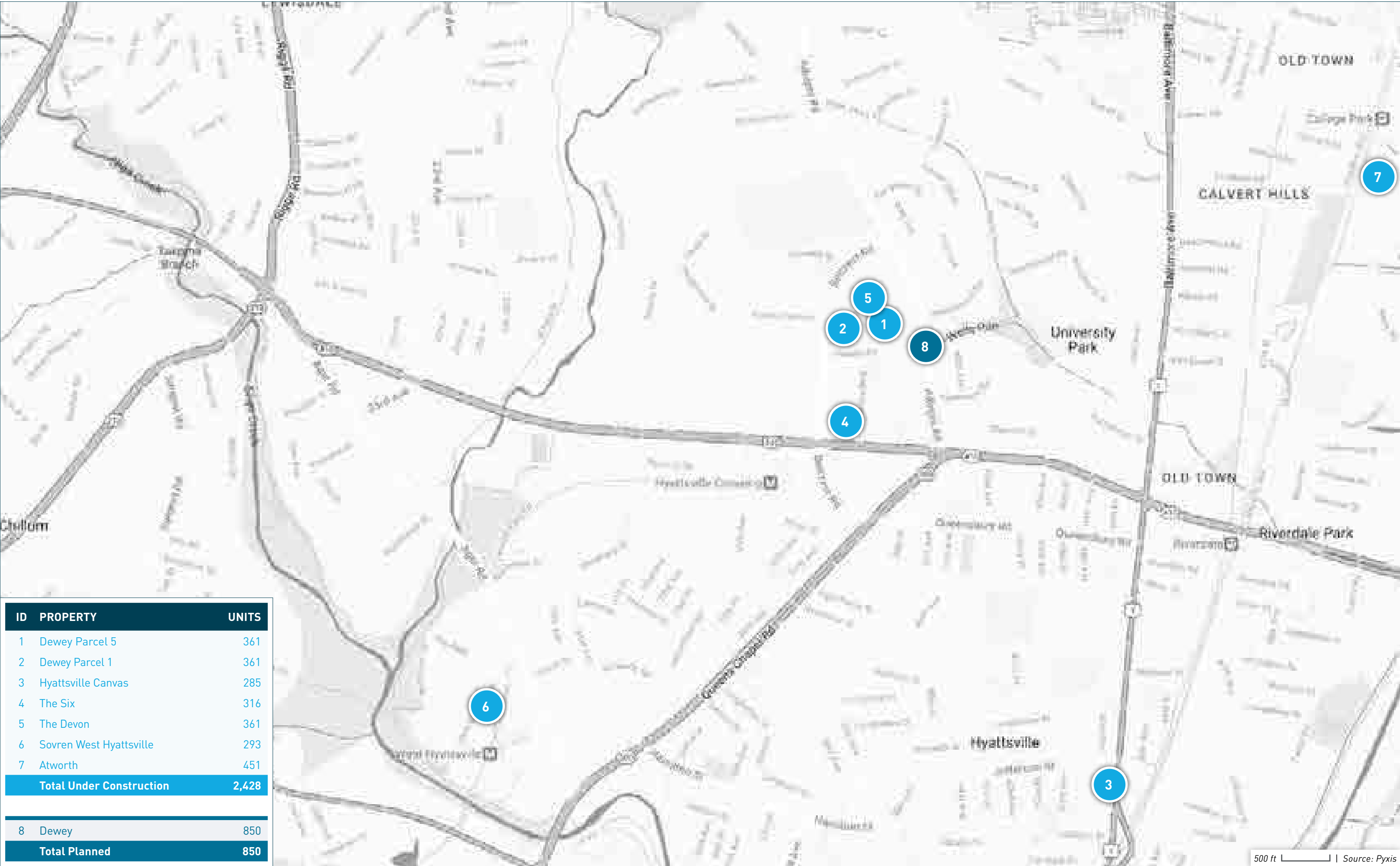
Under Construction
90 Units



Planned
1,374 Units



Prospective
7,760 Units



ID	PROPERTY	UNITS
1	Dewey Parcel 5	361
2	Dewey Parcel 1	361
3	Hyattsville Canvas	285
4	The Six	316
5	The Devon	361
6	Sovren West Hyattsville	293
7	Atworth	451
Total Under Construction		2,428
8	Dewey	850
Total Planned		850

HYATTSVILLE 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	Dewey Parcel 5	Toledo Rd & Belcrest Rd	Hyattsville	MD	20782	Under Construction	361	Hyattsville	09/01/2025	02/01/2025	04/01/2025
2	Dewey Parcel 1	Toledo Rd & Belcrest Rd	Hyattsville	MD	20782	Under Construction	361	Hyattsville	08/01/2025	02/01/2025	04/01/2025
3	Hyattsville Canvas	5300 Baltimore Avenue	Hyattsville	MD	20781	Under Construction	285	Hyattsville	12/31/2024	05/01/2024	07/01/2024
4	The Six	6400 America Blvd	Hyattsville	MD	20782	Under Construction	316	Hyattsville	06/30/2025	04/01/2024	05/01/2024
5	The Devon	6601 Melville Street	Hyattsville	MD	20782	Under Construction	361	Hyattsville	08/31/2025		
6	Sovren West Hyattsville	5685 Little Branch Run	Hyattsville	MD	20782	Under Construction	293	Hyattsville	06/30/2025		
7	Atworth	4201 River Road	College Park	MD	20740	Under Construction	451	Hyattsville	12/31/2024		
8	Dewey	Adelphi Road & Toledo Road	Hyattsville	MD	20782	Planned	850	Hyattsville			
TOTAL UNDER CONSTRUCTION AND PLANNED							3,278				

SUBMARKET AT A GLANCE



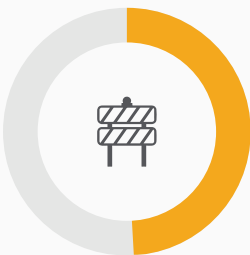
Lease-Up
0 Units



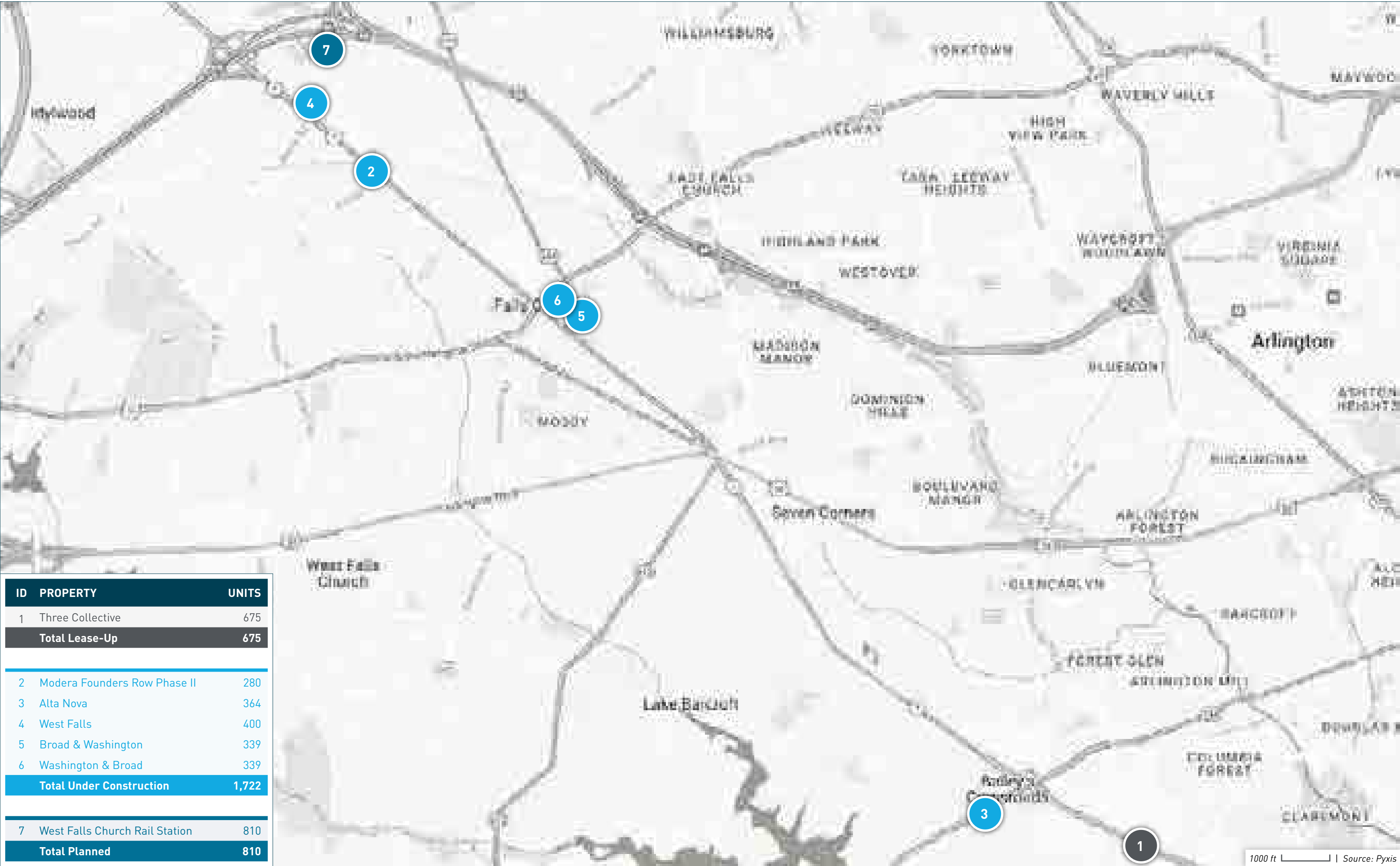
Under Construction
2,428 Units



Planned
850 Units



Prospective
2,109 Units



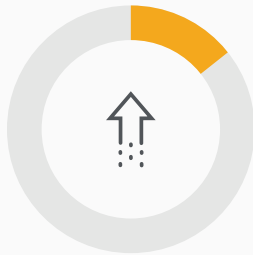
FALLS CHURCH / ANNANDALE SUBMARKET



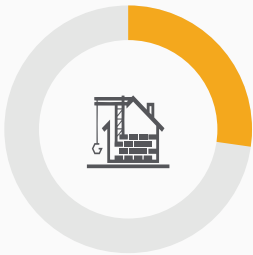
Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Three Collective	5203 Leesburg Pike	Falls Church	VA	22041	Lease-Up	675	Falls Church / Annandale	12/31/2024	04/01/2023	01/01/2024
2	Modera Founders Row Phase II	110 Founders Avenue	Falls Church	VA	22046	Under Construction	280	Falls Church / Annandale	03/31/2025	01/01/2025	02/01/2025
3	Alta Nova	5851 Columbia Pike	Falls Church	VA	22041	Under Construction	364	Falls Church / Annandale	09/30/2025	11/01/2024	01/01/2025
4	West Falls	Haycock Road & Leesburg Pike	Falls Church	VA	22043	Under Construction	400	Falls Church / Annandale	11/30/2024	07/01/2024	09/01/2024
5	Broad & Washington	131 N Washington St	Falls Church	VA	22046	Under Construction	339	Falls Church / Annandale	06/01/2024	03/01/2024	04/01/2024
6	Washington & Broad	100 North Washington Street	Falls Church	VA	22046	Under Construction	339	Falls Church / Annandale	10/31/2024		
7	West Falls Church Rail Station	Falls Church Drive & Haycock Road	Falls Church	VA	22043	Planned	810	Falls Church / Annandale			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							3,207				

SUBMARKET AT A GLANCE



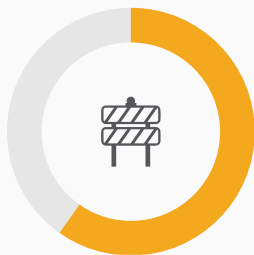
Lease-Up
675 Units



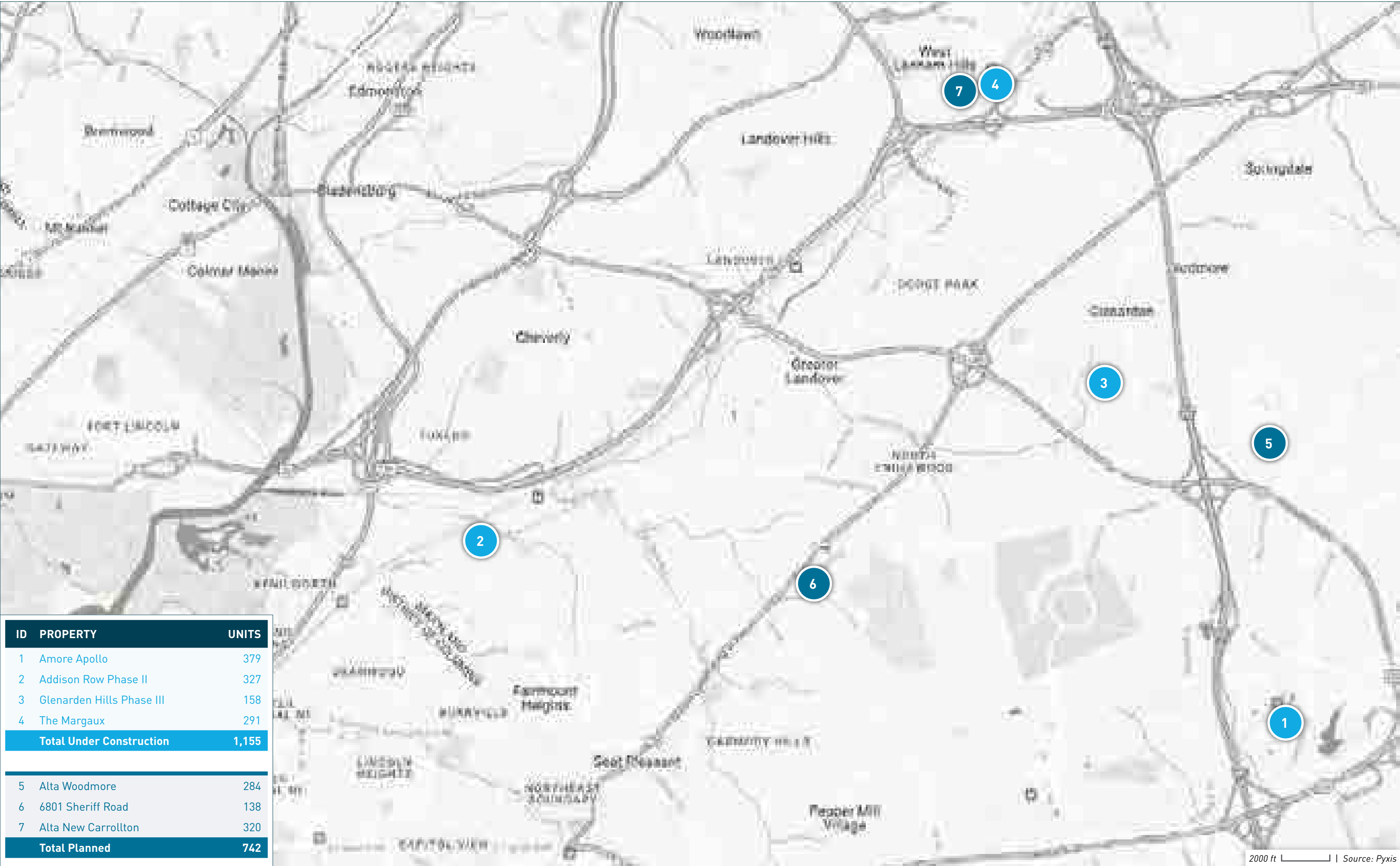
Under Construction
1,722 Units



Planned
810 Units



Prospective
2,505 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Amore Apollo	9420 Grand Blvd	Largo	MD	20774	Under Construction	379	Landover	07/31/2025	07/01/2024	09/01/2024
2	Addison Row Phase II	4800 Addison Road	Capitol Heights	MD	20743	Under Construction	327	Landover	12/31/2024	04/01/2024	06/01/2024
3	Glenarden Hills Phase III	8441 Marvin Wilson Way	Glenarden	MD	20706	Under Construction	158	Landover	12/31/2025		
4	The Margaux	4050 Garden City Drive	Hyattsville	MD	20785	Under Construction	291	Landover	02/29/2024		
5	Alta Woodmore	Ruby Lockhart Blvd & St. Josephs Drive	Glenarden	MD	20706	Planned	284	Landover			
6	6801 Sheriff Road	6801 Sheriff Road	Hyattsville	MD	20785	Planned	138	Landover			
7	Alta New Carrollton	Ellin Road & Hanson Oaks Drive	Hyattsville	MD	20784	Planned	320	Landover			
TOTAL UNDER CONSTRUCTION AND PLANNED							1,897				

SUBMARKET AT A GLANCE



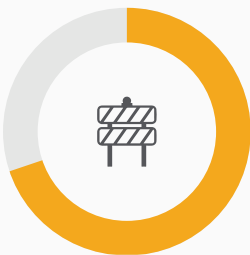
Lease-Up
0 Units



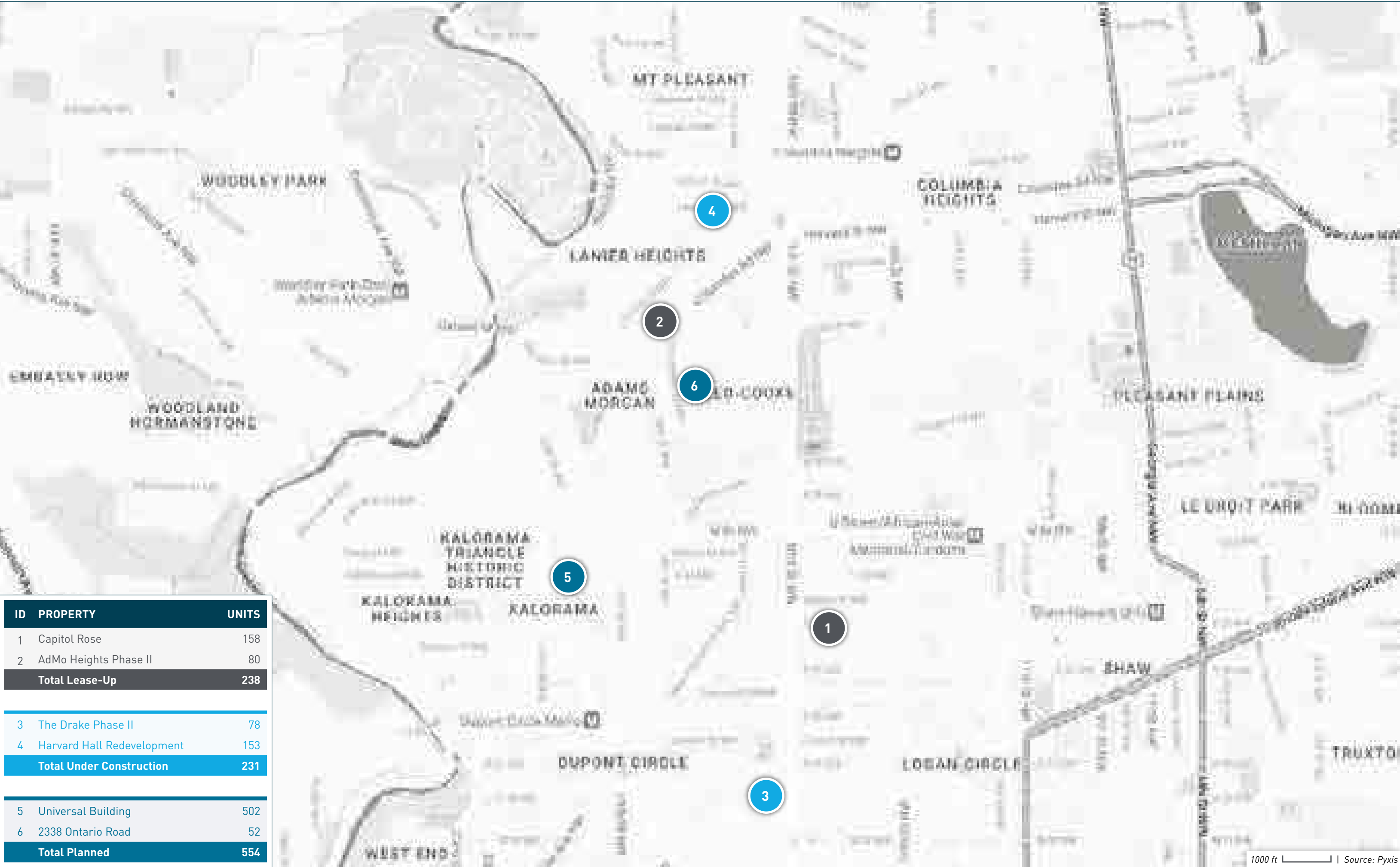
Under Construction
1,155 Units



Planned
742 Units



Prospective
5,472 Units

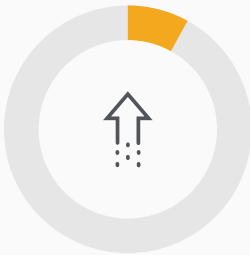


DUPONT CIRCLE / ADAMS MORGAN SUBMARKET

Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Capitol Rose	1732 15th Street NW	Washington	DC	20009	Lease-Up	158	Dupont Circle / Adams Morgan	01/31/2024	09/23/2023	10/01/2023
2	AdMo Heights Phase II	1777 Columbia Road NW	Washington	DC	20009	Lease-Up	80	Dupont Circle / Adams Morgan	12/31/2023	12/18/2018	02/01/2024
3	The Drake Phase II	1355 17th Street NW	Washington	DC	20036	Under Construction	78	Dupont Circle / Adams Morgan	12/31/2023	03/01/2024	05/01/2024
4	Harvard Hall Redevelopment	1650 Harvard Street NW	Washington	DC	20009	Under Construction	153	Dupont Circle / Adams Morgan	01/31/2024		
5	Universal Building	1825 & 1875 Connecticut Ave NW	Washington	DC	20009	Planned	502	Dupont Circle / Adams Morgan	01/01/2027	02/01/2026	04/01/2026
6	2338 Ontario Road	2338 Ontario Road NW	Washington	DC	20009	Planned	52	Dupont Circle / Adams Morgan			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,023				

SUBMARKET AT A GLANCE



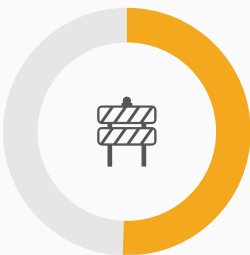
Lease-Up
238 Units



Under Construction
231 Units



Planned
554 Units



Prospective
1,113 Units



Seminary Road / Landmark 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	Victory Center on Eisenhower	4901 Eisenhower Avenue	Alexandria	VA	22304	Under Construction	64	Seminary Road / Landmark	07/31/2024		
2	Overlook at West End	5901 Stevenson Ave	Alexandria	VA	22304	Planned	353	Seminary Road / Landmark	05/01/2026	12/01/2025	03/01/2026
3	WestEnd Alexandria	5801 Duke Street	Alexandria	VA	22304	Planned	1,400	Seminary Road / Landmark	03/01/2026	12/01/2024	02/01/2025
4	Parc View Phase II	5380 Holmes Run Pkwy	Alexandria	VA	22304	Planned	149	Seminary Road / Landmark			
5	The Rutherford	5000 Seminary Road	Alexandria	VA	22311	Planned	367	Seminary Road / Landmark			
6	1801 N Beauregard	1801 North Beauregard Street	Alexandria	VA	22311	Planned	116	Seminary Road / Landmark			
TOTAL UNDER CONSTRUCTION AND PLANNED							2,449				

Submarket at a Glance



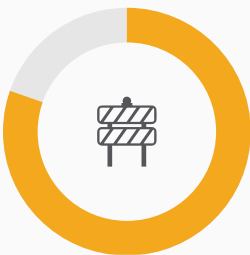
Lease-Up
0 Units



Under Construction
64 Units



Planned
2,385 Units



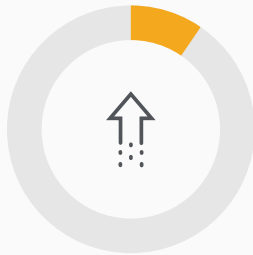
Prospective
4,226 Units



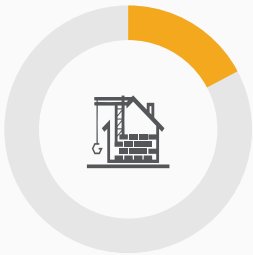
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Attain at Towne Centre	3102 Plank Road	Fredericksburg	VA	22407	Lease-Up	271	Spotsylvania County	03/31/2025	09/01/2023	11/01/2023
2	The Heights at Jackson Village	4811 Wildroot Lane	Fredericksburg	VA	22407	Lease-Up	187	Spotsylvania County	12/31/2023	09/01/2022	
3	Palmer's Creek Phase II	9038 Patriot Hwy	Fredericksburg	VA	22407	Under Construction	200	Spotsylvania County	12/31/2023	12/01/2023	03/01/2024
4	Alta Alexander's Crossing	Davenport Road & Hospital Blvd	Fredericksburg	VA	22408	Under Construction	364	Spotsylvania County	09/30/2025		
5	Crossroads Station Phase II	3120 Crossroads Station Blvd	Fredericksburg	VA	22408	Under Construction	100	Spotsylvania County	04/30/2024		
6	Bowman Center Redevelopment	11800 Main Street	Fredericksburg	VA	22408	Planned	525	Spotsylvania County			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,647				

Source: Pyxis

SUBMARKET AT A GLANCE



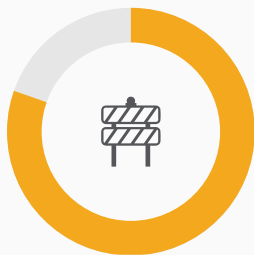
Lease-Up
458 Units



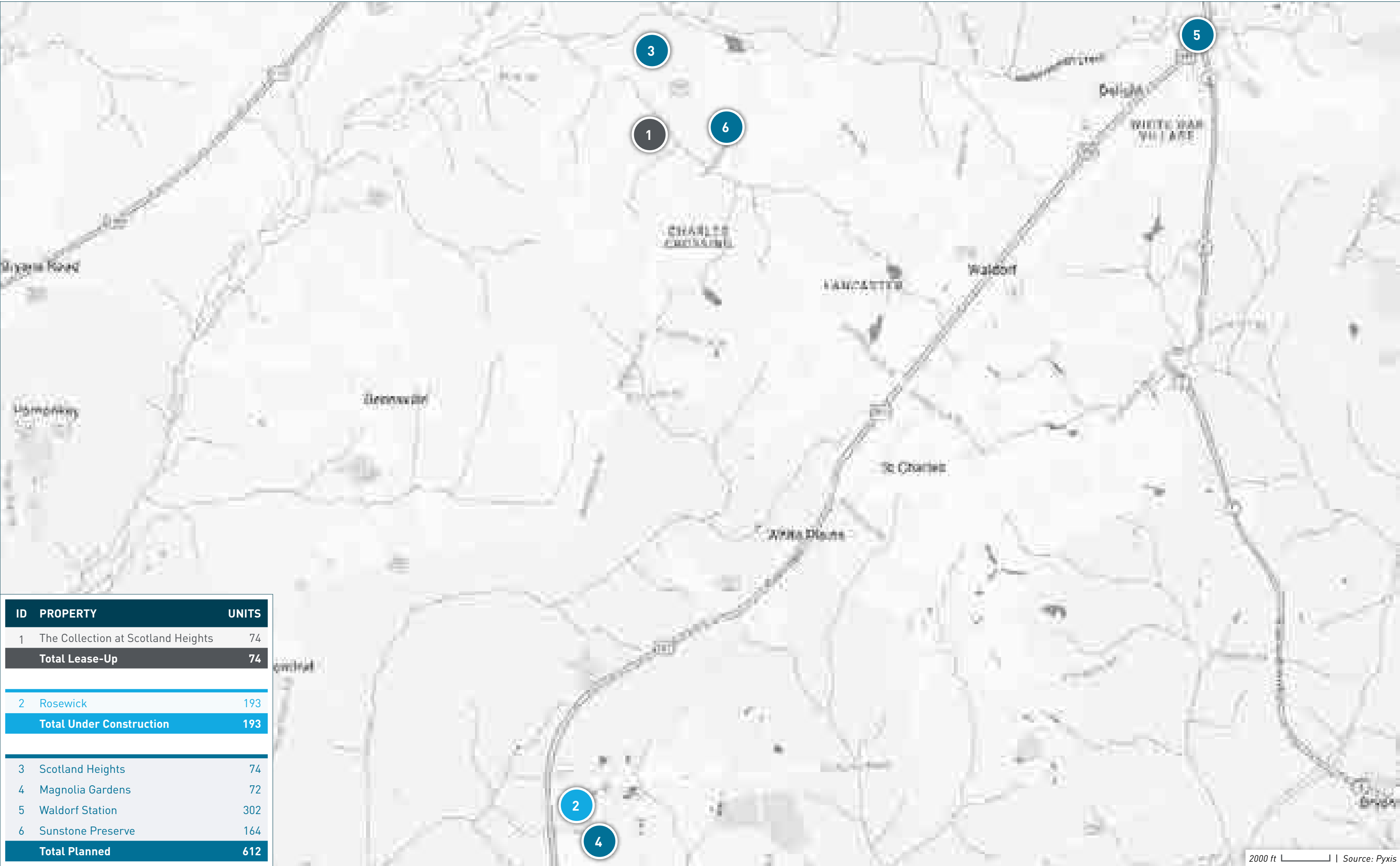
Under Construction
664 Units



Planned
525 Units



Prospective
2,970 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Collection at Scotland Heights	9553 Lexington Pl	Waldorf	MD	20603	Lease-Up	74	Charles County	11/01/2023	12/01/2022	02/01/2023
2	Rosewick	Crain Hwy & Rosewick Road	La Plata	MD	20646	Under Construction	193	Charles County	12/31/2024		
3	Scotland Heights	10050 Selkie Lane	Waldorf	MD	20601	Planned	74	Charles County			
4	Magnolia Gardens	Heritage Green Pkwy & Washington Avenue	La Plata	MD	20646	Planned	72	Charles County			
5	Waldorf Station	Crain Hwy & Mattawoman Beantown Road	Waldorf	MD	20601	Planned	302	Charles County			
6	Sunstone Preserve	McDaniel Road & Middletown Road	Waldorf	MD	20603	Planned	164	Charles County			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							879				

SUBMARKET AT A GLANCE



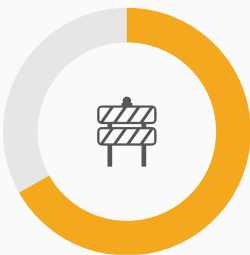
Lease-Up
74 Units



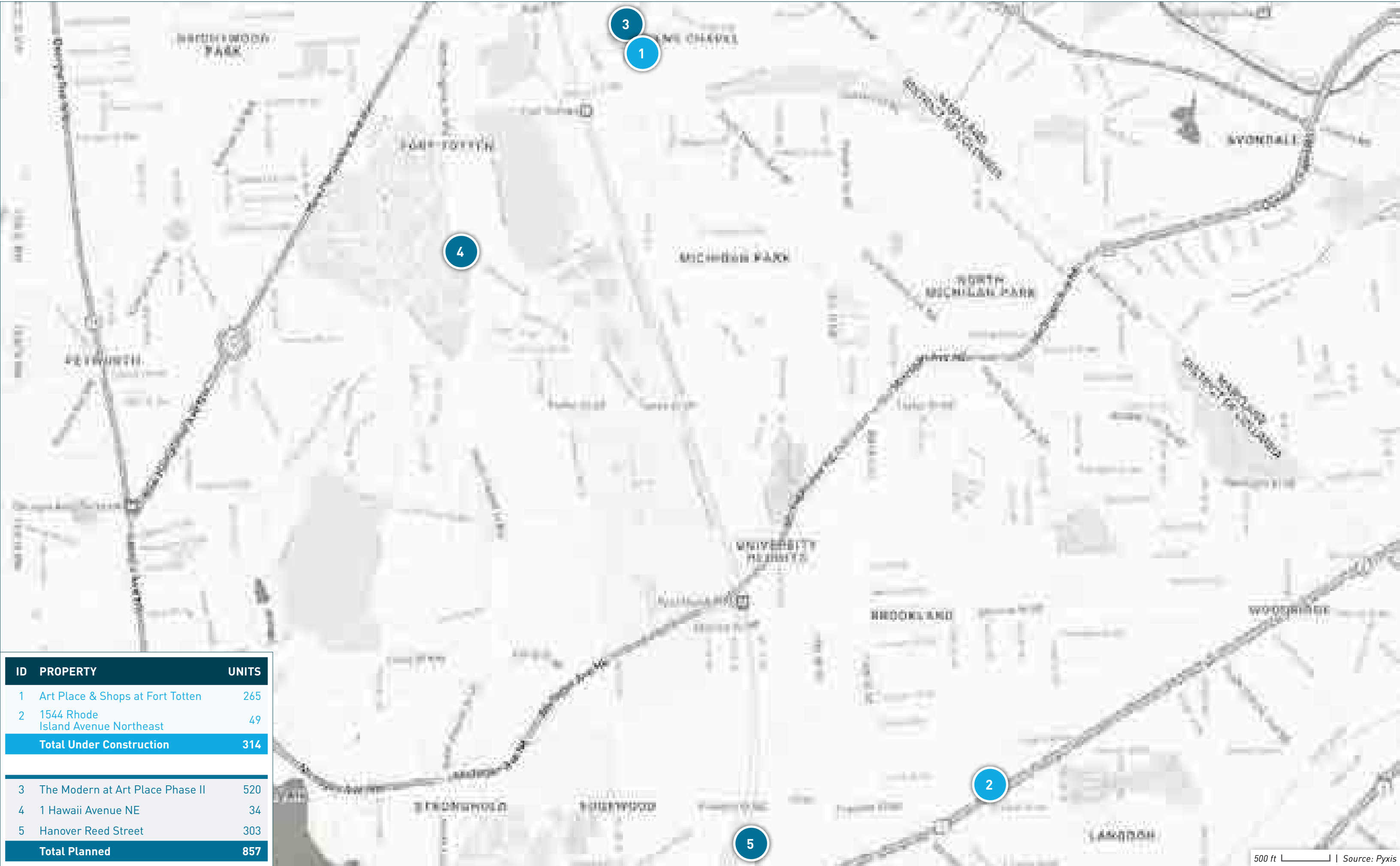
Under Construction
193 Units



Planned
612 Units



Prospective
1,656 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Art Place & Shops at Fort Totten	5180 S Dakota Ave NE	Washington	DC	20011	Under Construction	265	Brookland / Ft. Totten	03/01/2025	08/01/2024	09/01/2024
2	1544 Rhode Island Avenue Northeast	1544 Rhode Island Ave NE	Washington	DC	20018	Under Construction	49	Brookland / Ft. Totten	04/01/2024	02/01/2024	03/01/2024
3	The Modern at Art Place Phase II	400 Galloway Street NE	Washington	DC	20011	Planned	520	Brookland / Ft. Totten		04/01/2017	
4	1 Hawaii Avenue NE	1 Hawaii Avenue NE	Washington	DC	20011	Planned	34	Brookland / Ft. Totten			
5	Hanover Reed Street	Evarts Street NE & Reed Street NE	Washington	DC	20018	Planned	303	Brookland / Ft. Totten			
TOTAL UNDER CONSTRUCTION AND PLANNED							1,171				

SUBMARKET AT A GLANCE



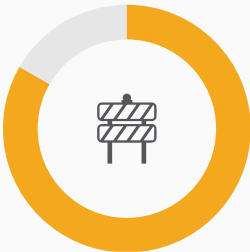
Lease-Up
0 Units



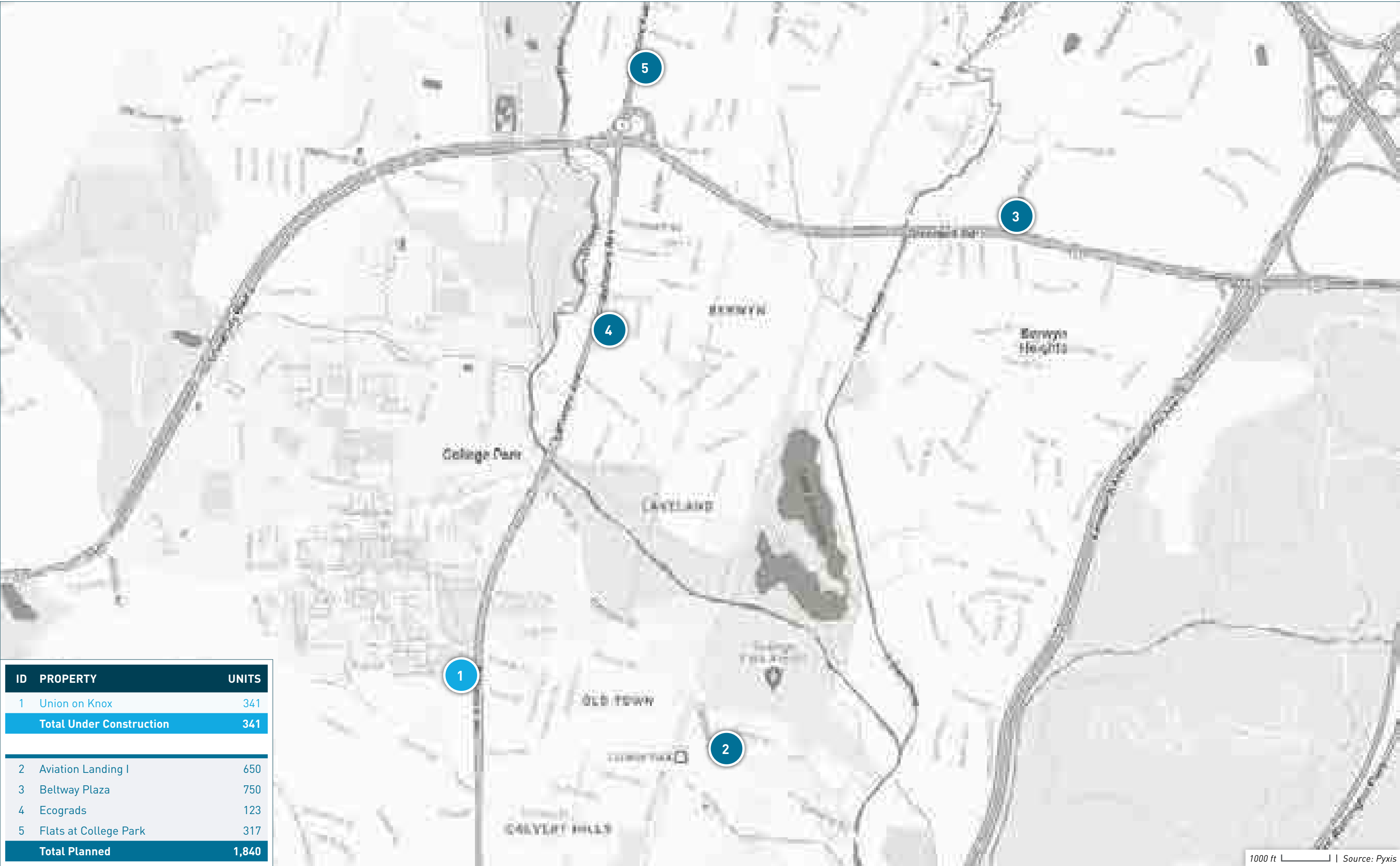
Under Construction
314 Units



Planned
857 Units



Prospective
5,632 Units



ID	PROPERTY	UNITS
1	Union on Knox	341
Total Under Construction		341
2	Aviation Landing I	650
3	Beltway Plaza	750
4	Ecograds	123
5	Flats at College Park	317
Total Planned		1,840

COLLEGE PARK - GREENBELT 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	Union on Knox	4350 Knox Road	College Park	MD	20740	Under Construction	341	College Park / Greenbelt	09/30/2024		
2	Aviation Landing I	Campus Dr & Corporal Frank Scott Dr	College Park	MD	20740	Planned	650	College Park / Greenbelt	11/01/2026	05/01/2026	07/01/2026
3	Beltway Plaza	6000 Greenbelt Road	Greenbelt	MD	20770	Planned	750	College Park / Greenbelt			
4	Ecograds	8429 Baltimore Avenue	College Park	MD	20740	Planned	123	College Park / Greenbelt			
5	Flats at College Park	9113 Baltimore Avenue	College Park	MD	20740	Planned	317	College Park / Greenbelt			
TOTAL UNDER CONSTRUCTION AND PLANNED							2,181				

SUBMARKET AT A GLANCE



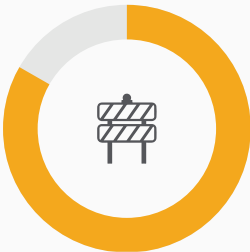
Lease-Up
0 Units



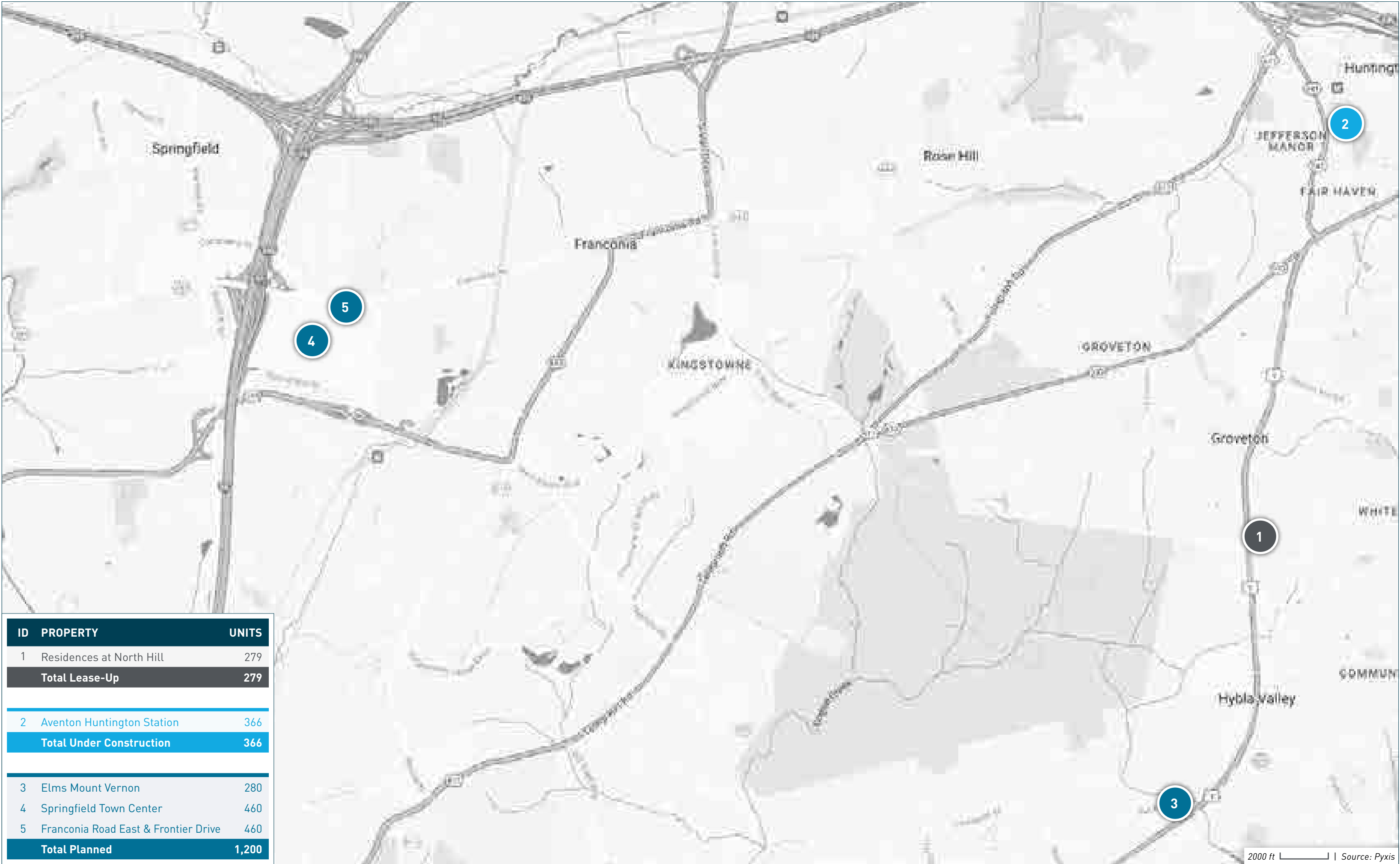
Under Construction
341 Units



Planned
1,840 Units



Prospective
3,002 Units



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Residences at North Hill	7250 Nightingale Hill Lane	Alexandria	VA	22306	Lease-Up	279	SE Fairfax County	12/31/2023	10/07/2022	
2	Aventon Huntington Station	5919 North Kings Hwy	Alexandria	VA	22303	Under Construction	366	SE Fairfax County	12/31/2023	01/01/2024	02/01/2024
3	Elms Mount Vernon	Buckman Road & Rolling Hills Avenue	Alexandria	VA	22309	Planned	280	SE Fairfax County			
4	Springfield Town Center	6500 Springfield Mall	Springfield	VA	22150	Planned	460	SE Fairfax County			
5	Franconia Road East & Frontier Drive	Franconia Road East & Frontier Drive	Springfield	VA	22150	Planned	460	SE Fairfax County			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,845				

SUBMARKET AT A GLANCE



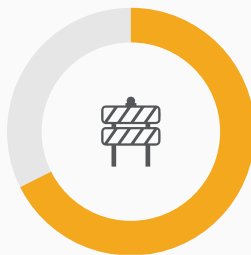
Lease-Up
279 Units



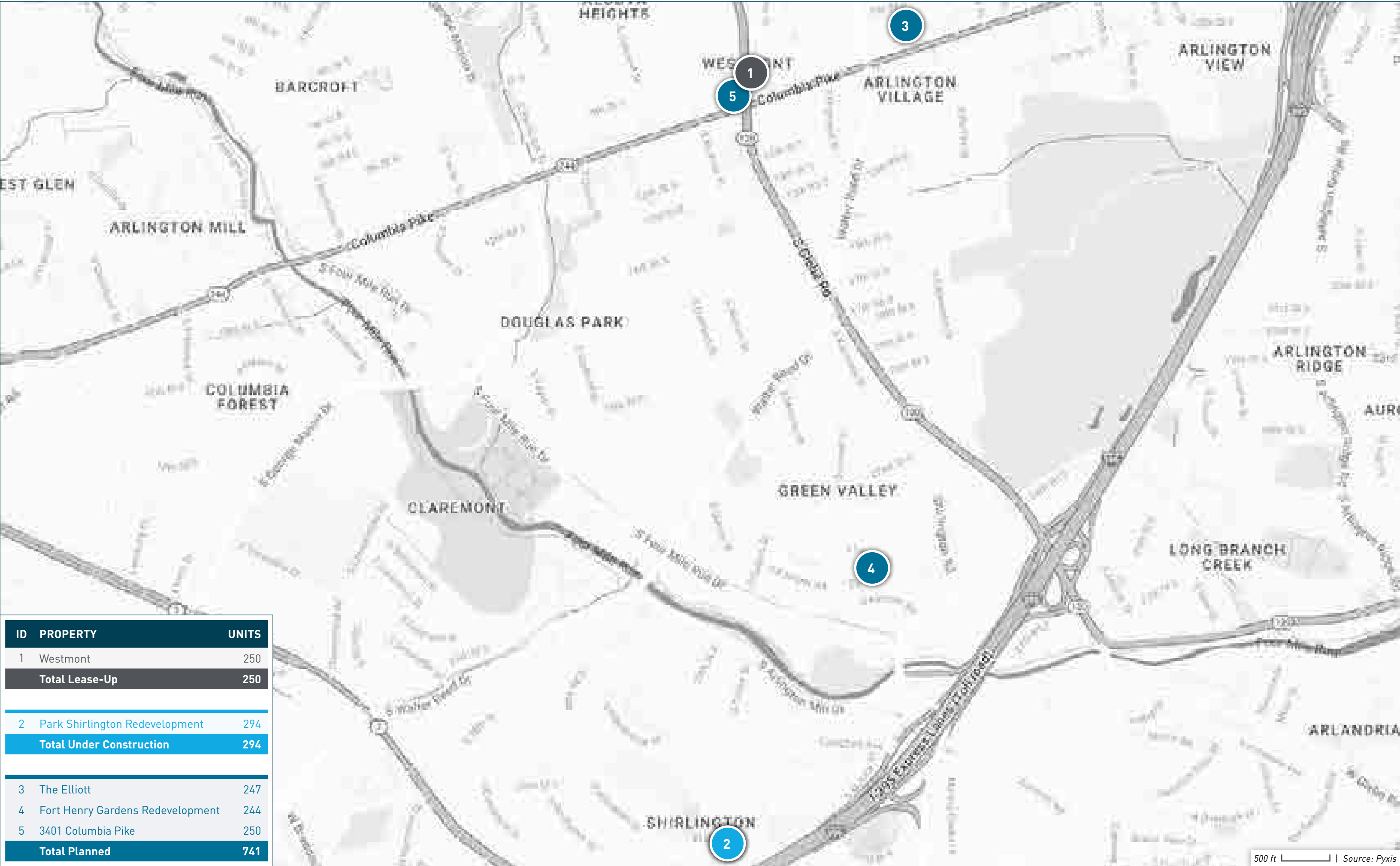
Under Construction
366 Units



Planned
1,200 Units



Prospective
5,313 Units



COLUMBIA PIKE / SHIRLINGTON 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	Westmont	925 South Glebe Road	Arlington	VA	22204	Lease-Up	250	Columbia Pike / Shirlington	04/30/2024	07/24/2023	07/02/2023
2	Park Shirlington Redevelopment	4510 31st Street South	Arlington	VA	22206	Under Construction	294	Columbia Pike / Shirlington	08/31/2025		
3	The Elliott	2607 Columbia Pike	Arlington	VA	22204	Planned	247	Columbia Pike / Shirlington			
4	Fort Henry Gardens Redevelopment	2470 South Lowell Street	Arlington	VA	22206	Planned	244	Columbia Pike / Shirlington			
5	3401 Columbia Pike	3401 Columbia Pike	Arlington	VA	22204	Planned	250	Columbia Pike / Shirlington			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							1,285				

SUBMARKET AT A GLANCE



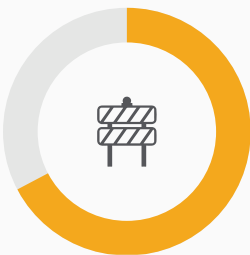
Lease-Up
250 Units



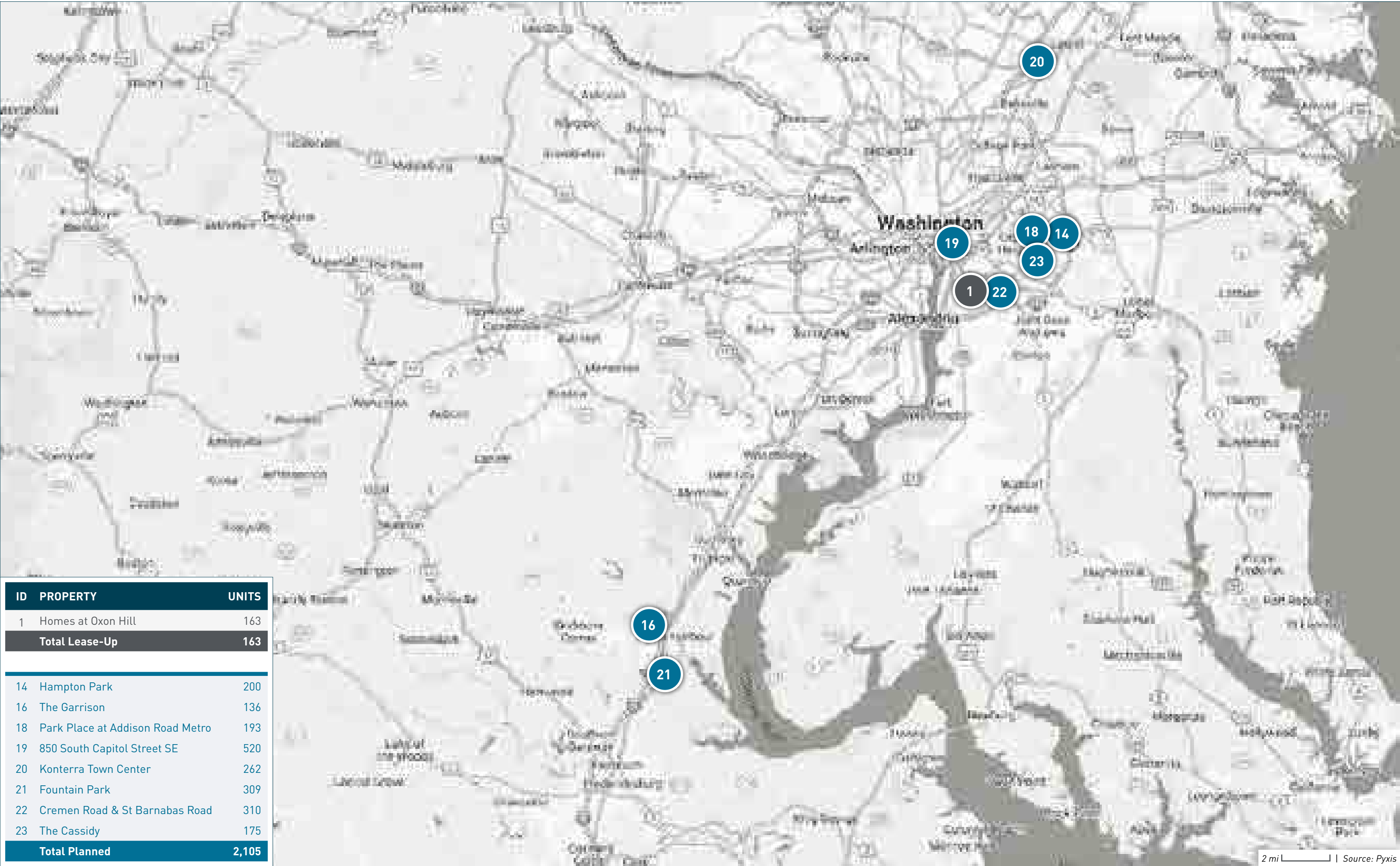
Under Construction
294 Units

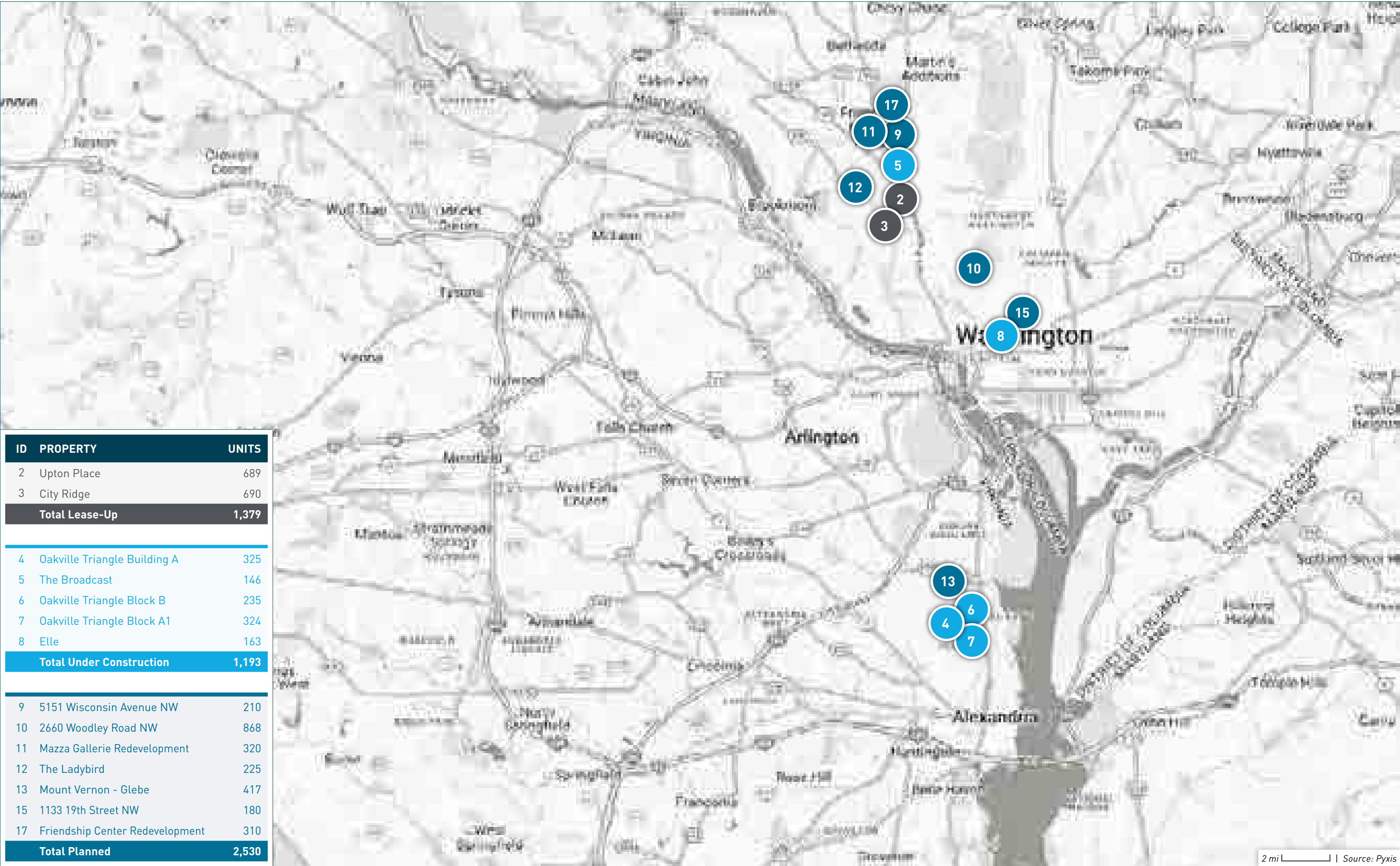


Planned
741 Units



Prospective
3,610 Units





ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Homes at Oxon Hill	4550 Wheeler Hills Road	Oxon Hill	MD	20745	Lease-Up	163	Forest Heights / Oxon Hill	12/31/2023	8/1/2023	
2	Upton Place	4000 Wisconsin Avenue NW	Washington	DC	20016	Lease-Up	689	Northwest D.C. / Georgetown	3/31/2024	7/19/2023	11/1/2023
3	City Ridge	20 Ridge Square NW	Washington	DC	20016	Lease-Up	690	Northwest D.C. / Georgetown	01/31/2024	07/08/2022	09/01/2022
4	Oakville Triangle Building A	Swann Ave & Oakville St	Alexandria	VA	22301	Under Construction	325	NE Alexandria / Glebe Road	9/1/2025	4/1/2025	7/1/2025
5	The Broadcast	4620 Wisconsin Avenue NW	Washington	DC	20016	Under Construction	146	Northwest D.C. / Georgetown	1/31/2024	5/1/2024	6/1/2024
6	Oakville Triangle Block B	Swann Ave & Oakville St	Alexandria	VA	22301	Under Construction	235	NE Alexandria / Glebe Road	7/1/2024	3/1/2024	4/1/2024
7	Oakville Triangle Block A1	Swann Ave & Oakville St	Alexandria	VA	22301	Under Construction	324	NE Alexandria / Glebe Road	7/1/2024	2/1/2024	5/1/2024
8	Elle	1111 20th Street NW	Washington	DC	20526	Under Construction	163	Foggy Bottom	3/31/2024	2/1/2024	4/1/2024
9	5151 Wisconsin Avenue NW	5151 Wisconsin Avenue NW	Washington	DC	20016	Planned	210	Woodley Pk. / Cleveland Pk. / Van Ness	03/01/2026	09/01/2025	11/01/2025
10	2660 Woodley Road NW	2660 Woodley Road NW	Washington	DC	20008	Planned	868	Woodley Pk. / Cleveland Pk. / Van Ness	5/1/2026	6/1/2025	8/1/2025
11	Mazza Gallerie Redevelopment	5300 Wisconsin Avenue NW	Washington	DC	20015	Planned	320	Woodley Pk. / Cleveland Pk. / Van Ness	08/01/2025	03/01/2025	06/01/2025
12	The Ladybird	4330 48th Street NW	Washington	DC	20016	Planned	225	Northwest D.C. / Georgetown	12/1/2024		
13	Mount Vernon - Glebe	221 West Glebe Road	Alexandria	VA	22305	Planned	417	NE Alexandria / Glebe Road			
14	Hampton Park	9171 Central Avenue	Capitol Heights	MD	20743	Planned	200	District Heights			
15	1133 19th Street NW	1133 19th Street NW	Washington	DC	20036	Planned	180	Foggy Bottom			
16	The Garrison	425 Garrisonville Road	Stafford	VA	22554	Planned	136	Stafford County			
17	Friendship Center Redevelopment	5333 Wisconsin Avenue NW	Washington	DC	20015	Planned	310	Woodley Pk. / Cleveland Pk. / Van Ness			
18	Park Place at Addison Road Metro	6301 Central Avenue	Capitol Heights	MD	20743	Planned	193	District Heights			
19	850 South Capitol Street SE	850 South Capitol Street SE	Washington	DC	20003	Planned	520	United States Capitol / The White House			
20	Konterra Town Center	Konterra Drive & Van Dusen Road	Laurel	MD	20707	Planned	262	Laurel			
21	Fountain Park	2107 Jefferson Davis Hwy	Stafford	VA	22554	Planned	309	Stafford County			
22	Cremen Road & St Barnabas Road	Cremen Road & St. Barnabas Road	Marlow Heights	MD	20748	Planned	310	Forest Heights / Oxon Hill			
23	The Cassidy	Karen Blvd & Ronald Road	Capitol Heights	MD	20743	Planned	175	District Heights			
TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED							7,370				

OTHER SUBMARKETS AT A GLANCE



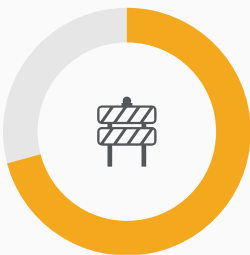
Lease-Up
1,542 Units



Under Construction
1,193 Units



Planned
4,635 Units



Prospective
7,840 Units