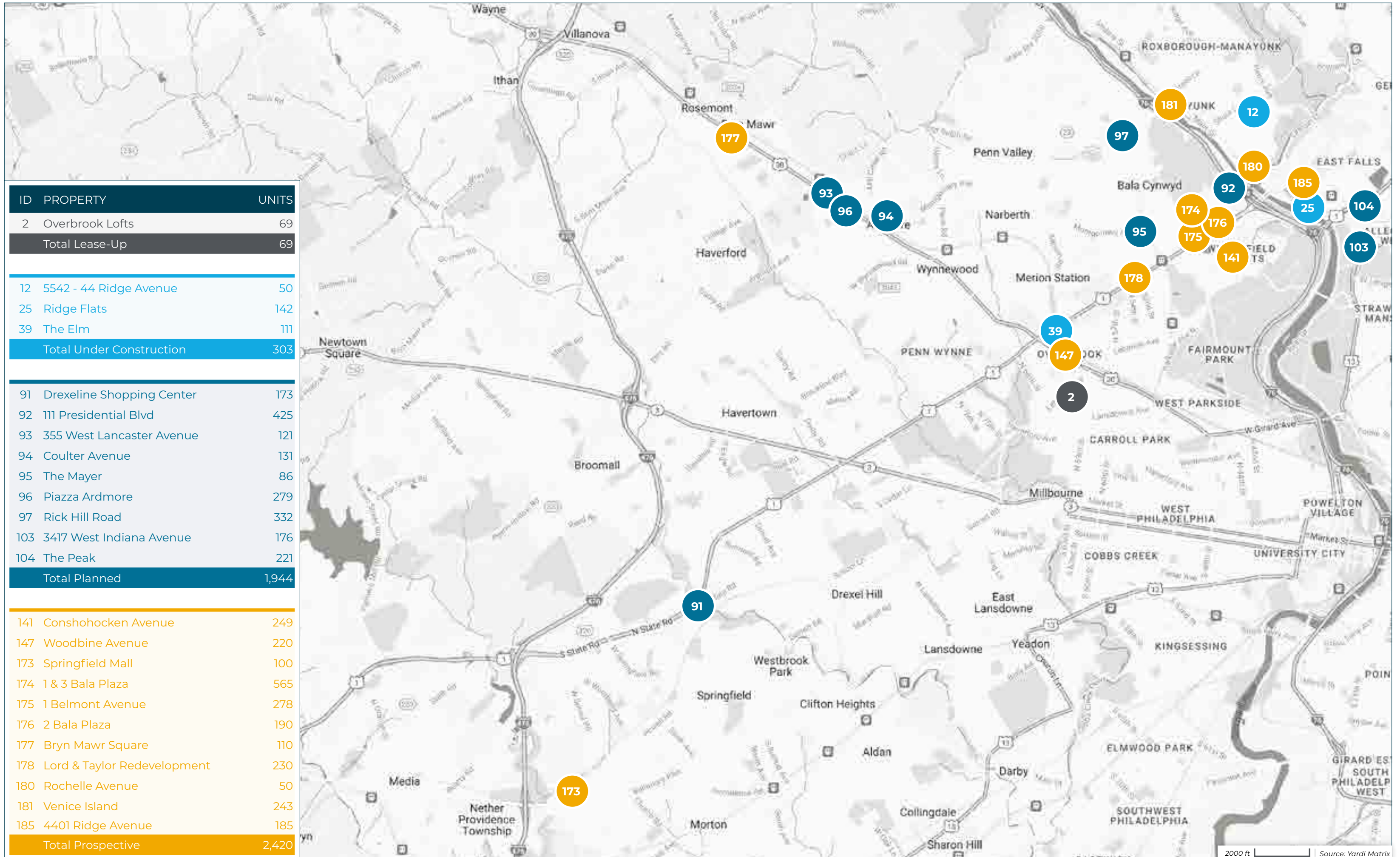
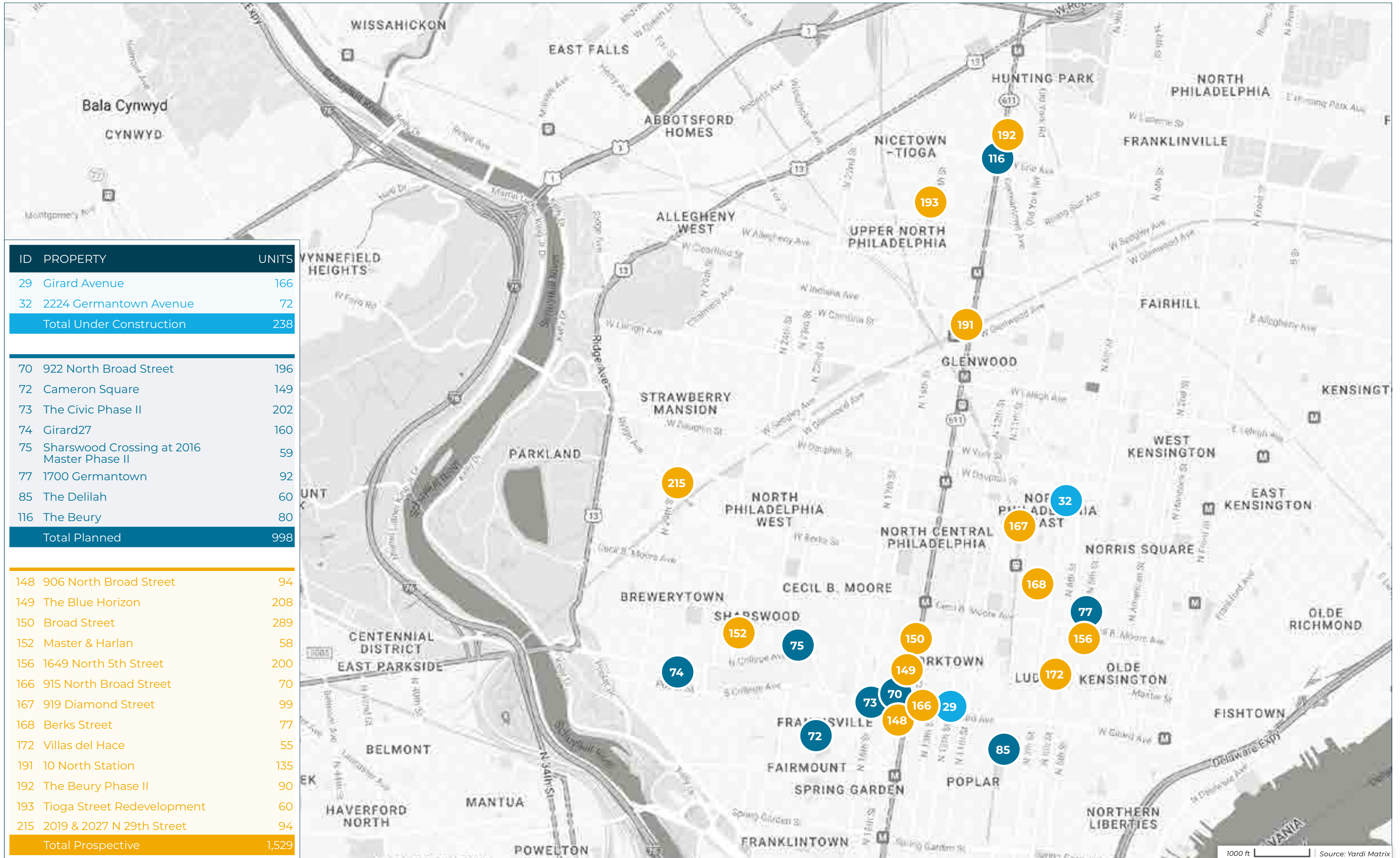


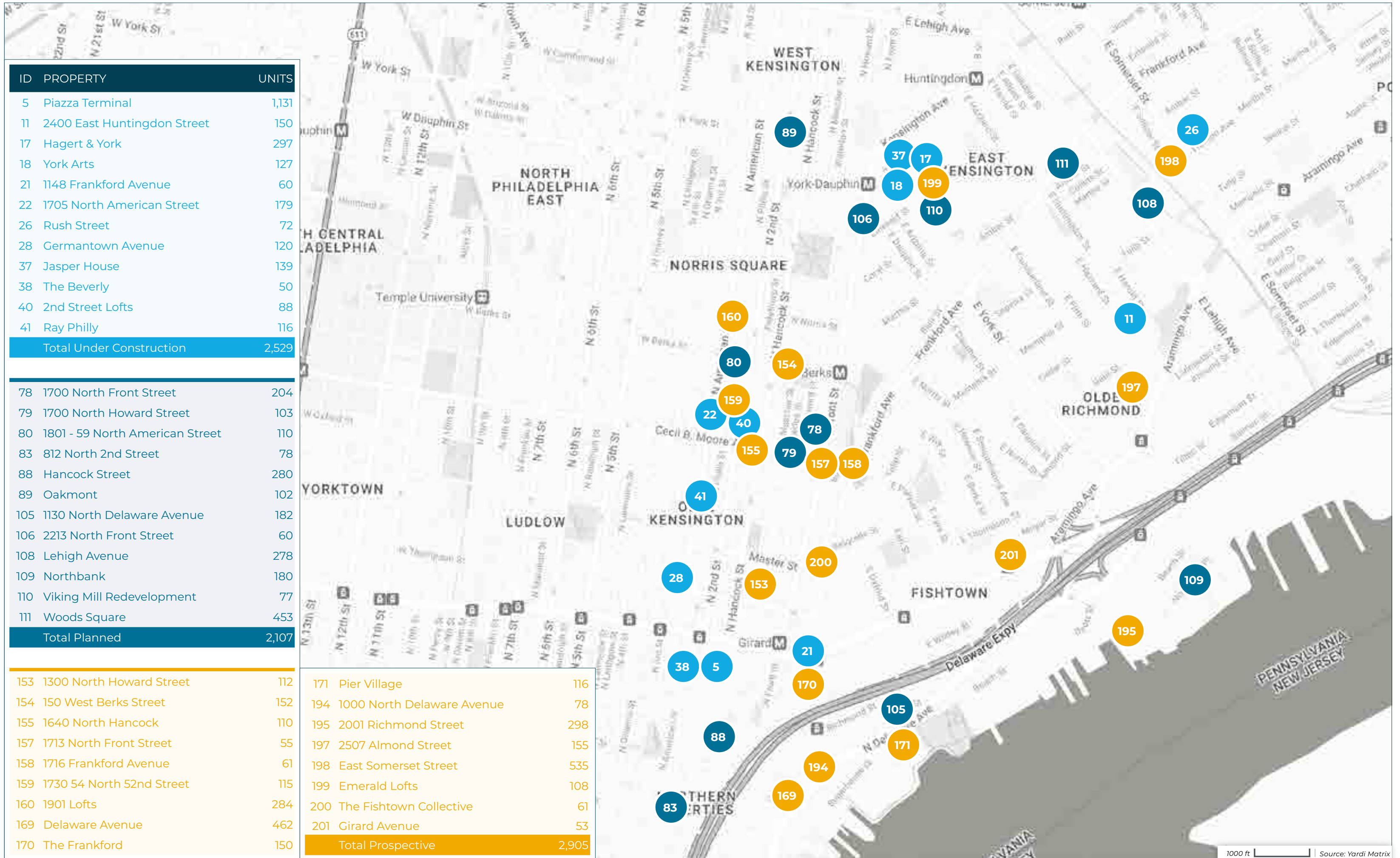
ID	PROPERTY	UNITS
10	Madison West Elm	348
30	7165 Keystone Street	96
34	The Flats at Jenkintown	104
36	Fairhill Commons	132
43	Carl Mackley	184
<b>Total Under Construction</b>		<b>864</b>
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98	The Royale	77
99	139 West Chelten Avenue	50
100	East Walnut Lofts	57
101	Germantown Avenue	114
102	Musgrave Street	67
107	500 - 15 East Tioga Street	69
112	Redstone at Baederwood	244
113	448 - 456 Rhawn Street	86
<b>Total Planned</b>		<b>764</b>
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179	Ridge Avenue	80
182	102 East Mermaid Lane	250
183	20 - 30 West Allens Lane	76
184	201 West Johnson Street	165
186	4701 Wayne Avenue	90
187	Hamill Mill Redevelopment	56
188	Tulpehocken Place	78
189	Wayne Junction Diner	143
190	Logan Point	100
196	2201 East Tioga Street	73
202	401 Washington Street	285
203	Conshohocken	256
204	Dryden Court	56
205	Keswick Commons Phase II	80
206	518 Hartel Avenue	67
207	DePaul Group Harmony	100
208	Buck Road	100
209	Davisville Senior	54
210	Philmont Flats	225
211	Cobblestone Court	65
212	Trevoise Senior	60
<b>Total Prospective</b>		<b>2,459</b>







ID	PROPERTY	UNITS
29	Girard Avenue	166
32	2224 Germantown Avenue	72
<b>Total Under Construction</b>		<b>238</b>
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70	922 North Broad Street	196
72	Cameron Square	149
73	The Civic Phase II	202
74	Girard27	160
75	Sharswood Crossing at 2016 Master Phase II	59
77	1700 Germantown	92
85	The Delilah	60
116	The Beury	80
<b>Total Planned</b>		<b>998</b>
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148	906 North Broad Street	94
149	The Blue Horizon	208
150	Broad Street	289
152	Master & Harlan	58
156	1649 North 5th Street	200
166	915 North Broad Street	70
167	919 Diamond Street	99
168	Berks Street	77
172	Villas del Hace	55
191	10 North Station	135
192	The Beury Phase II	90
193	Tioga Street Redevelopment	60
215	2019 & 2027 N 29th Street	94
<b>Total Prospective</b>		<b>1,529</b>

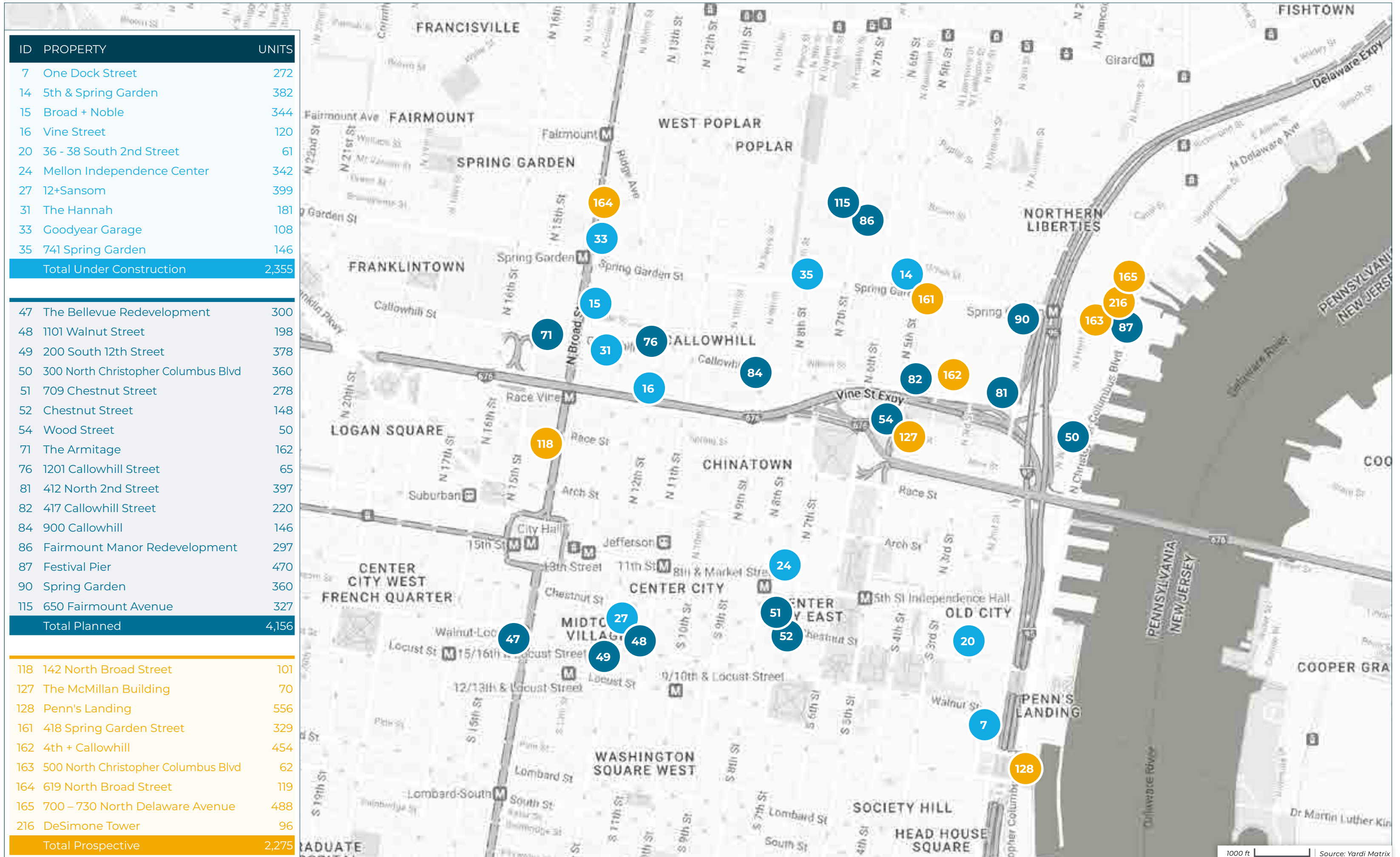


ID	PROPERTY	UNITS
5	Piazza Terminal	1,131
11	2400 East Huntingdon Street	150
17	Hagert & York	297
18	York Arts	127
21	1148 Frankford Avenue	60
22	1705 North American Street	179
26	Rush Street	72
28	Germantown Avenue	120
37	Jasper House	139
38	The Beverly	50
40	2nd Street Lofts	88
41	Ray Philly	116
Total Under Construction		2,529

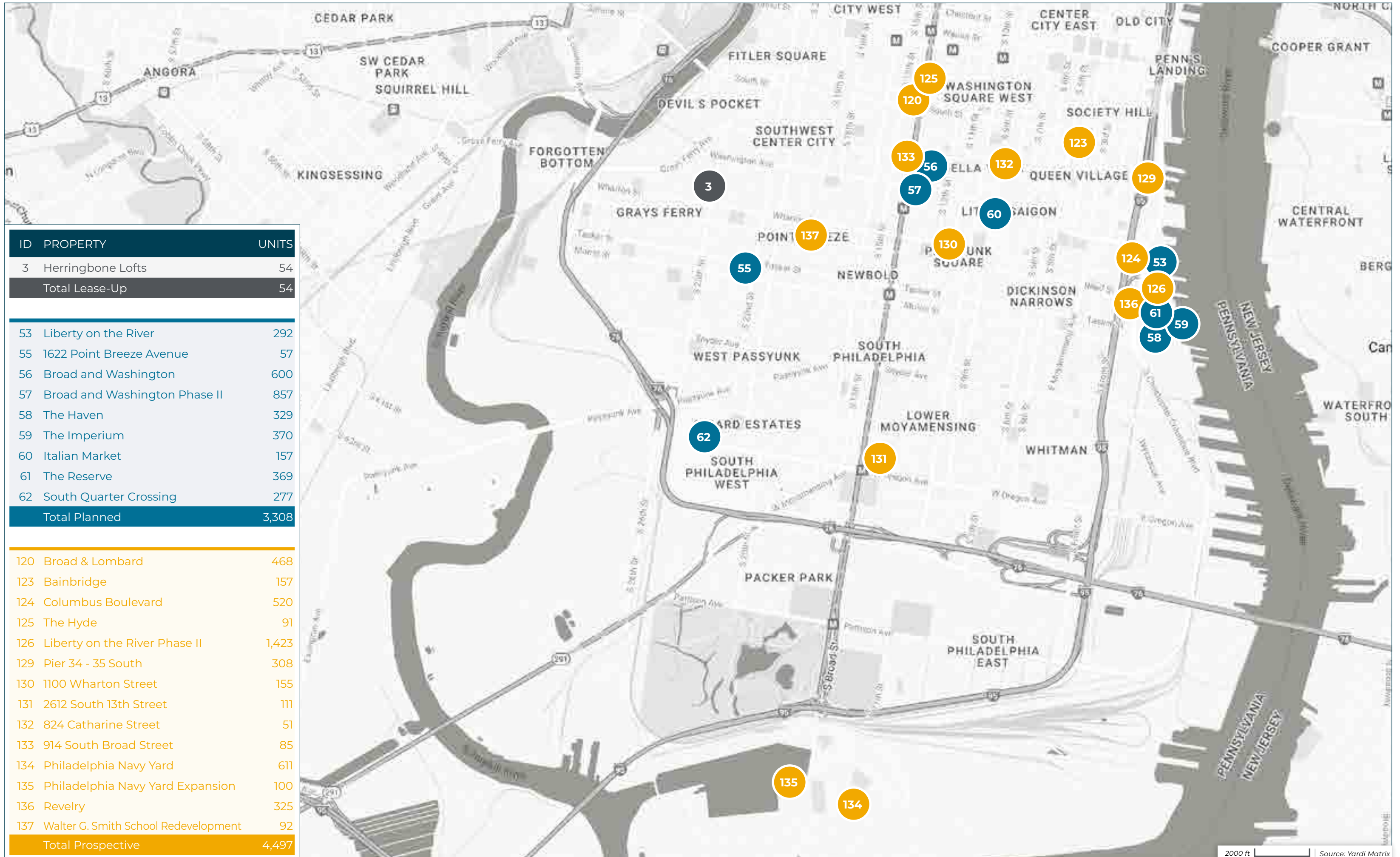
78	1700 North Front Street	204
79	1700 North Howard Street	103
80	1801 - 59 North American Street	110
83	812 North 2nd Street	78
88	Hancock Street	280
89	Oakmont	102
105	1130 North Delaware Avenue	182
106	2213 North Front Street	60
108	Lehigh Avenue	278
109	Northbank	180
110	Viking Mill Redevelopment	77
111	Woods Square	453
Total Planned		2,107

153	1300 North Howard Street	112
154	150 West Berks Street	152
155	1640 North Hancock	110
157	1713 North Front Street	55
158	1716 Frankford Avenue	61
159	1730 54 North 52nd Street	115
160	1901 Lofts	284
169	Delaware Avenue	462
170	The Frankford	150
Total Prospective		2,905

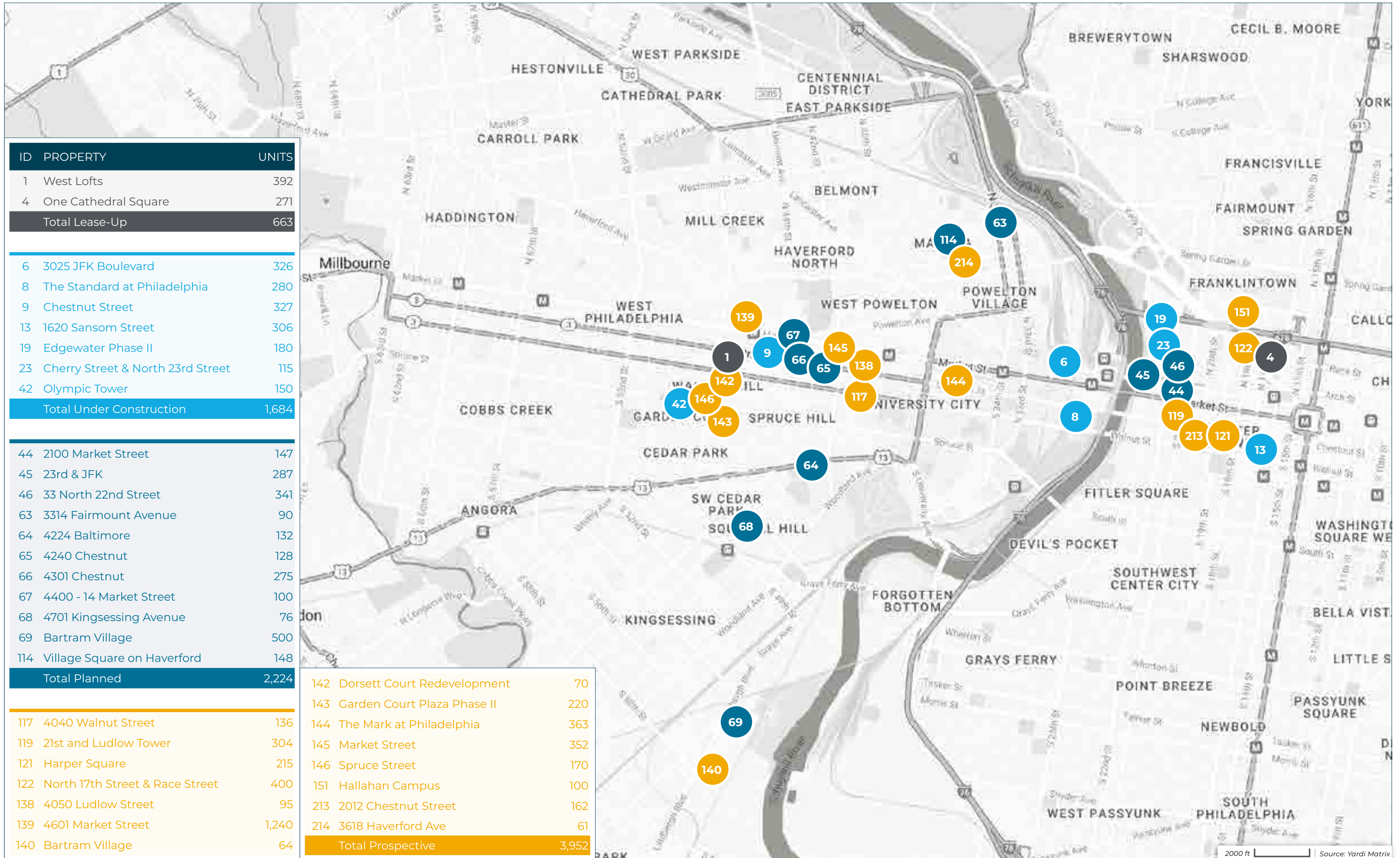
171	Pier Village	116
194	1000 North Delaware Avenue	78
195	2001 Richmond Street	298
197	2507 Almond Street	155
198	East Somerset Street	535
199	Emerald Lofts	108
200	The Fishtown Collective	61
201	Girard Avenue	53
Total Prospective		2,905



ID	PROPERTY	UNITS
7	One Dock Street	272
14	5th & Spring Garden	382
15	Broad + Noble	344
16	Vine Street	120
20	36 - 38 South 2nd Street	61
24	Mellon Independence Center	342
27	12+Sansom	399
31	The Hannah	181
33	Goodyear Garage	108
35	741 Spring Garden	146
<b>Total Under Construction</b>		<b>2,355</b>
47	The Bellevue Redevelopment	300
48	1101 Walnut Street	198
49	200 South 12th Street	378
50	300 North Christopher Columbus Blvd	360
51	709 Chestnut Street	278
52	Chestnut Street	148
54	Wood Street	50
71	The Armitage	162
76	1201 Callowhill Street	65
81	412 North 2nd Street	397
82	417 Callowhill Street	220
84	900 Callowhill	146
86	Fairmount Manor Redevelopment	297
87	Festival Pier	470
90	Spring Garden	360
115	650 Fairmount Avenue	327
<b>Total Planned</b>		<b>4,156</b>
118	142 North Broad Street	101
127	The McMillan Building	70
128	Penn's Landing	556
161	418 Spring Garden Street	329
162	4th + Callowhill	454
163	500 North Christopher Columbus Blvd	62
164	619 North Broad Street	119
165	700 - 730 North Delaware Avenue	488
216	DeSimone Tower	96
<b>Total Prospective</b>		<b>2,275</b>



ID	PROPERTY	UNITS
3	Herringbone Lofts	54
<b>Total Lease-Up</b>		<b>54</b>
53	Liberty on the River	292
55	1622 Point Breeze Avenue	57
56	Broad and Washington	600
57	Broad and Washington Phase II	857
58	The Haven	329
59	The Imperium	370
60	Italian Market	157
61	The Reserve	369
62	South Quarter Crossing	277
<b>Total Planned</b>		<b>3,308</b>
120	Broad & Lombard	468
123	Bainbridge	157
124	Columbus Boulevard	520
125	The Hyde	91
126	Liberty on the River Phase II	1,423
129	Pier 34 - 35 South	308
130	1100 Wharton Street	155
131	2612 South 13th Street	111
132	824 Catharine Street	51
133	914 South Broad Street	85
134	Philadelphia Navy Yard	611
135	Philadelphia Navy Yard Expansion	100
136	Revelry	325
137	Walter G. Smith School Redevelopment	92
<b>Total Prospective</b>		<b>4,497</b>



ID	PROPERTY	UNITS
1	West Lofts	392
4	One Cathedral Square	271
<b>Total Lease-Up</b>		<b>663</b>
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6	3025 JFK Boulevard	326
8	The Standard at Philadelphia	280
9	Chestnut Street	327
13	1620 Sansom Street	306
19	Edgewater Phase II	180
23	Cherry Street & North 23rd Street	115
42	Olympic Tower	150
<b>Total Under Construction</b>		<b>1,684</b>
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44	2100 Market Street	147
45	23rd & JFK	287
46	33 North 22nd Street	341
63	3314 Fairmount Avenue	90
64	4224 Baltimore	132
65	4240 Chestnut	128
66	4301 Chestnut	275
67	4400 - 14 Market Street	100
68	4701 Kingsessing Avenue	76
69	Bartram Village	500
114	Village Square on Haverford	148
<b>Total Planned</b>		<b>2,224</b>
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117	4040 Walnut Street	136
119	21st and Ludlow Tower	304
121	Harper Square	215
122	North 17th Street & Race Street	400
138	4050 Ludlow Street	95
139	4601 Market Street	1,240
140	Bartram Village	64
<b>Total Prospective</b>		<b>3,952</b>

142	Dorsett Court Redevelopment	70
143	Garden Court Plaza Phase II	220
144	The Mark at Philadelphia	363
145	Market Street	352
146	Spruce Street	170
151	Hallahan Campus	100
213	2012 Chestnut Street	162
214	3618 Haverford Ave	61
<b>Total Prospective</b>		<b>3,952</b>

# PHILADELPHIA - URBAN | New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
1	West Lofts	220 South 47th Street	Philadelphia	PA	19139	Lease-Up	392	West	06/15/2016	05/31/2023	09/10/2017
2	Overbrook Lofts	900 North 63rd Street	Philadelphia	PA	19151	Lease-Up	69	West	10/13/2021	01/31/2023	08/01/2022
3	Herringbone Lofts	2501 Oakford Street	Philadelphia	PA	19146	Lease-Up	54	South	07/20/2021	01/31/2023	07/15/2022
4	One Cathedral Square	1701 Race Street	Philadelphia	PA	19103	Lease-Up	271	Center City - West	05/20/2021	01/01/2023	06/28/2022
<b>Total Lease-Up</b>							<b>786</b>				
5	Piazza Terminal	1101 North 2nd Street	Philadelphia	PA	19123	Under Construction	1,131	North - East	05/20/2021	12/31/2024	
6	3025 JFK Boulevard	3025 John F Kennedy Blvd	Philadelphia	PA	19104	Under Construction	326	West	10/17/2021	10/31/2024	
7	One Dock Street	1 Dock Street	Philadelphia	PA	19106	Under Construction	272	Center City - East	07/10/2022	06/30/2024	
8	The Standard at Philadelphia	119 South 31st Street	Philadelphia	PA	19104	Under Construction	280	West	07/14/2022	06/30/2024	
9	Chestnut Street	4519 Chestnut Street	Philadelphia	PA	19139	Under Construction	327	West	06/29/2022	06/30/2024	
10	Madison West Elm	400 West Elm Street	Conshohocken	PA	19428	Under Construction	348	Conshohocken	03/11/2022	03/31/2024	
11	2400 East Huntingdon Street	2400 East Huntingdon Street	Philadelphia	PA	19125	Under Construction	150	Frankford / Kensington	07/04/2022	02/29/2024	
12	5542 - 44 Ridge Avenue	5542 Ridge Avenue	Philadelphia	PA	19128	Under Construction	50	Northwest - West	09/17/2022	01/31/2024	
13	1620 Sansom Street	1620 Sansom Street	Philadelphia	PA	19103	Under Construction	306	Center City - West	06/04/2022	12/31/2023	
14	5th & Spring Garden	501 Spring Garden Street	Philadelphia	PA	19123	Under Construction	382	North - East	03/11/2022	12/31/2023	
15	Broad + Noble	435 North Broad Street	Philadelphia	PA	19123	Under Construction	344	North - East	05/05/2022	12/31/2023	
16	Vine Street	1201 Vine Street	Philadelphia	PA	19107	Under Construction	120	North - East	05/30/2022	12/31/2023	
17	Hagert & York	1929 East Hagert Street	Philadelphia	PA	19125	Under Construction	297		06/14/2021	12/31/2023	
18	York Arts	1901 East York Street	Philadelphia	PA	19125	Under Construction	127	Frankford / Kensington	05/10/2022	12/31/2023	
19	Edgewater Phase II	2323 Race Street	Philadelphia	PA	19103	Under Construction	180	Center City - West	04/15/2022	11/30/2023	
20	36 - 38 South 2nd Street	36 South 2nd Street	Philadelphia	PA	19106	Under Construction	61	Center City - East	07/14/2022	11/30/2023	
21	1148 Frankford Avenue	1148 Frankford Avenue	Philadelphia	PA	19125	Under Construction	60	North - East	07/09/2022	11/30/2023	
22	1705 North American Street	1705 North American Street	Philadelphia	PA	19122	Under Construction	179	North - East	04/15/2022	11/30/2023	
23	Cherry Street & North 23rd Street	139 North 23rd Street	Philadelphia	PA	19103	Under Construction	115	Center City - West	02/28/2022	10/31/2023	
24	Mellon Independence Center	701 Market Street	Philadelphia	PA	19106	Under Construction	342	Center City - East	10/28/2020	10/31/2023	
25	Ridge Flats	4300 Ridge Avenue	Philadelphia	PA	19129	Under Construction	142	Northwest - East	03/16/2022	10/31/2023	
26	Rush Street	2149 East Rush Street	Philadelphia	PA	19134	Under Construction	72	Frankford / Kensington	06/04/2022	10/31/2023	
27	12+Sansom	123 South 12th Street	Philadelphia	PA	19107	Under Construction	399	Center City - East	03/01/2022	09/30/2023	
28	Germantown Avenue	1307 Germantown Avenue	Philadelphia	PA	19122	Under Construction	120	North - East	02/09/2022	09/30/2023	
29	Girard Avenue	1201 West Girard Avenue	Philadelphia	PA	19123	Under Construction	166	North - East	02/09/2022	09/30/2023	
30	7165 Keystone Street	7165 Keystone Street	Philadelphia	PA	19135	Under Construction	96	Lower Northeast	04/30/2022	09/30/2023	
31	The Hannah	1306 Callowhill Street	Philadelphia	PA	19123	Under Construction	181	North - East	01/10/2022	08/31/2023	
32	2224 Germantown Avenue	2224 Germantown Avenue	Philadelphia	PA	19133	Under Construction	72	North - East	03/21/2022	07/31/2023	
33	Goodyear Garage	545 North Broad Street	Philadelphia	PA	19123	Under Construction	108	North - East	10/01/2021	06/30/2023	
34	The Flats at Jenkintown	1300 Greenwood Avenue	Jenkintown	PA	19046	Under Construction	104	Abington	01/10/2022	05/31/2023	
35	741 Spring Garden	741 Spring Garden Street	Philadelphia	PA	19123	Under Construction	146	North - East	08/03/2022	03/31/2023	
36	Fairhill Commons	230 Fairhill Street	Willow Grove	PA	19090	Under Construction	132	Willow Grove	08/18/2021	03/31/2023	



# PHILADELPHIA - URBAN | New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
37	Jasper House	1835 East Boston Street	Philadelphia	PA	19125	Under Construction	139	Frankford / Kensington	01/15/2022	03/31/2023		
38	The Beverly	1102 Germantown Avenue	Philadelphia	PA	19123	Under Construction	50	North - East	09/27/2021	02/28/2023		
39	The Elm	2079 North 63rd Street	Philadelphia	PA	19151	Under Construction	111	West	06/24/2021	01/31/2023		
40	2nd Street Lofts	1701 North 2nd Street	Philadelphia	PA	19122	Under Construction	88	North - East	03/21/2021	01/31/2023		
41	Ray Philly	1525 North American Street	Philadelphia	PA	19122	Under Construction	116	North - East	09/07/2021	01/31/2023		
42	Olympic Tower	4900 Spruce Street	Philadelphia	PA	19139	Under Construction	150	West	05/20/2020	01/31/2023		
43	Carl Mackley	1401 East Bristol Street	Philadelphia	PA	19124	Under Construction	184	Frankford / Kensington	04/01/2021	01/31/2023		
<b>Total Under Construction</b>							<b>7,973</b>					
44	2100 Market Street	2104 Market Street	Philadelphia	PA	19103	Planned	147	Center City - West				
45	23rd & JFK	2301 John F. Kennedy Blvd	Philadelphia	PA	19103	Planned	287	Center City - West				
46	33 North 22nd Street	33 North 22nd Street	Philadelphia	PA	19103	Planned	341	Center City - West				
47	The Bellevue Redevelopment	200 South Broad Street	Philadelphia	PA	19102	Planned	300	Center City - West				
48	1101 Walnut Street	1101 Walnut Street	Philadelphia	PA	19107	Planned	198	Center City - East				
49	200 South 12th Street	200 South 12th Street	Philadelphia	PA	19107	Planned	378	Center City - East				
50	300 North Christopher Columbus Blvd	300 North Christopher Columbus Blvd	Philadelphia	PA	19106	Planned	360	Center City - East				
51	709 Chestnut Street	709 Chestnut Street	Philadelphia	PA	19106	Planned	278	Center City - East				
52	Chestnut Street	700 Chestnut Street	Philadelphia	PA	19106	Planned	148	Center City - East				
53	Liberty on the River	1341 South Christopher Columbus Blvd	Philadelphia	PA	19147	Planned	292	Center City - East				
54	Wood Street	502 Wood Street	Philadelphia	PA	19106	Planned	50	Center City - East				
55	1622 Point Breeze Avenue	1622 Point Breeze Avenue	Philadelphia	PA	19145	Planned	57	South				
56	Broad and Washington	1001 South Broad Street	Philadelphia	PA	19147	Planned	600	South				
57	Broad and Washington Phase II	1001 South Broad Street	Philadelphia	PA	19147	Planned	857	South				
58	The Haven	1401 South Christopher Columbus Blvd	Philadelphia	PA	19148	Planned	329	South				
59	The Imperium	1499 South Christopher Columbus Blvd	Philadelphia	PA	19148	Planned	370	South				
60	Italian Market	1101 South 9th Street	Philadelphia	PA	19147	Planned	157	South				
61	The Reserve	1401R South Christopher Columbus Blvd	Philadelphia	PA	19148	Planned	369	South				
62	South Quarter Crossing	2301 West Oregon Avenue	Philadelphia	PA	19145	Planned	277	South				
63	3314 Fairmount Avenue	3314 Fairmount Avenue	Philadelphia	PA	19104	Planned	90	West				
64	4224 Baltimore	4224 Baltimore Avenue	Philadelphia	PA	19104	Planned	132	West				
65	4240 Chestnut	4240 Chestnut Street	Philadelphia	PA	19104	Planned	128	West				
66	4301 Chestnut	4301 Chestnut Street	Philadelphia	PA	19104	Planned	275	West				
67	4400 - 14 Market Street	4400 Market Street	Philadelphia	PA	19104	Planned	100	West				
68	4701 Kingsessing Avenue	4701 Kingsessing Avenue	Philadelphia	PA	19143	Planned	76	West				
69	Bartram Village	5404 Gibson Drive	Philadelphia	PA	19143	Planned	500	West				
70	922 North Broad Street	922 North Broad Street	Philadelphia	PA	19130	Planned	196	North - West				
71	The Armitage	1428 Callowhill Street	Philadelphia	PA	19130	Planned	162	North - West				
72	Cameron Square	801 North 19th Street	Philadelphia	PA	19130	Planned	149	North - West				

# PHILADELPHIA - URBAN | New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
73	The Civic Phase II	1600 West Girard Avenue	Philadelphia	PA	19130	Planned	202	North - West			
74	Girard27	2630 West Girard Avenue	Philadelphia	PA	19130	Planned	160	North - West			
75	Sharswood Crossing at 2016 Master Phase II	2016 Master Street	Philadelphia	PA	19121	Planned	59	North - West			
76	1201 Callowhill Street	1201 Callowhill Street	Philadelphia	PA	19123	Planned	65	North - East			
77	1700 Germantown	1700 Germantown Avenue	Philadelphia	PA	19122	Planned	92	North - East			
78	1700 North Front Street	1700 North Front Street	Philadelphia	PA	19122	Planned	204	North - East			
79	1700 North Howard Street	1700 North Howard Street	Philadelphia	PA	19122	Planned	103	North - East			
80	1801 - 59 North American Street	1801 North American Street	Philadelphia	PA	19122	Planned	110	North - East			
81	412 North 2nd Street	412 North 2nd Street	Philadelphia	PA	19123	Planned	397	North - East			
82	417 Callowhill Street	417 Callowhill Street	Philadelphia	PA	19123	Planned	220	North - East			
83	812 North 2nd Street	812 North 2nd Street	Philadelphia	PA	19123	Planned	78	North - East			
84	900 Callowhill	900 Callowhill Street	Philadelphia	PA	19123	Planned	146	North - East			
85	The Delilah	900 North 8th Street	Philadelphia	PA	19123	Planned	60	North - East			
86	Fairmount Manor Redevelopment	650 Fairmount Avenue	Philadelphia	PA	19123	Planned	297	North - East			
87	Festival Pier	601 North Christopher Columbus Blvd	Philadelphia	PA	19123	Planned	470	North - East			
88	Hancock Street	1021 North Hancock Street	Philadelphia	PA	19123	Planned	280	North - East			
89	Oakmont	2401 North 2nd Street	Philadelphia	PA	19133	Planned	102	North - East			
90	Spring Garden	200 Spring Garden Street	Philadelphia	PA	19123	Planned	360	North - East			
91	Drexeline Shopping Center	5100 State Road	Drexel Hill	PA	19026	Planned	173	Upper Darby - Drexel Hill			
92	111 Presidential Blvd	111 Presidential Blvd	Bala Cynwyd	PA	19004	Planned	425	Ardmore			
93	355 West Lancaster Avenue	355 West Lancaster Avenue	Haverford	PA	19041	Planned	121	Ardmore			
94	Coulter Avenue	125 Coulter Avenue	Ardmore	PA	19003	Planned	131	Ardmore			
95	The Mayer	210 Bala Avenue	Bala Cynwyd	PA	19004	Planned	86	Ardmore			
96	Piazza Ardmore	104 West Lancaster Avenue	Ardmore	PA	19003	Planned	279	Ardmore			
97	Rick Hill Road	131 Rock Hill Road	Bala Cynwyd	PA	19004	Planned	332	Ardmore			
98	The Royale	6910 Ridge Avenue	Philadelphia	PA	19128	Planned	77	Northwest - West			
99	139 West Cheltenham Avenue	139 West Cheltenham Avenue	Philadelphia	PA	19144	Planned	50	Northwest - East			
100	East Walnut Lofts	401 East Walnut Lane	Philadelphia	PA	19144	Planned	57	Northwest - East			
101	Germantown Avenue	7619 Germantown Avenue	Philadelphia	PA	19119	Planned	114	Northwest - East			
102	Musgrave Street	6327 Musgrave Street	Philadelphia	PA	19144	Planned	67	Northwest - East			
103	3417 West Indiana Avenue	3417 West Indiana Avenue	Philadelphia	PA	19132	Planned	176	Upper North			
104	The Peak	3449 Scotts Lane	Philadelphia	PA	19129	Planned	221	Upper North			
105	1130 North Delaware Avenue	1130 North Delaware Avenue	Philadelphia	PA	19125	Planned	182	Frankford / Kensington			
106	2213 North Front Street	2213 North Front Street	Philadelphia	PA	19133	Planned	60	Frankford / Kensington			
107	500 - 15 East Tioga Street	500 East Tioga Street	Philadelphia	PA	19134	Planned	69	Frankford / Kensington			
108	Lehigh Avenue	2157 East Lehigh Avenue	Philadelphia	PA	19125	Planned	278	Frankford / Kensington			
109	Northbank	2001 Beach Street	Philadelphia	PA	19125	Planned	180	Frankford / Kensington			

# PHILADELPHIA - URBAN | New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
110	Viking Mill Redevelopment	2019 East Boston Street	Philadelphia	PA	19125	Planned	77	Frankford / Kensington				
111	Woods Square	2621 Frankford Avenue	Philadelphia	PA	19125	Planned	453	Frankford / Kensington				
112	Redstone at Baederwood	1631 The Fairway	Jenkintown	PA	19046	Planned	244	Abington				
113	448 - 456 Rhawn Street	448 Rhawn Street	Philadelphia	PA	19111	Planned	86	Lower Northeast				
114	Village Square on Haverford	601 North 37th Street	Philadelphia	PA	19104	Planned	148	West				
115	650 Fairmount Avenue	650 Fairmount Avenue	Philadelphia	PA	19123	Planned	327	North - East				
116	The Beury	3700 North Broad Street	Philadelphia	PA	19140	Planned	80	Upper North				
<b>Total Planned</b>							<b>15,501</b>					
117	4040 Walnut Street	4040 Walnut Street	Philadelphia	PA	19104	Prospective	136					
118	142 North Broad Street	142 North Broad Street	Philadelphia	PA	19102	Prospective	101	Center City - West				
119	21st and Ludlow Tower	14 South 21st Street	Philadelphia	PA	19103	Prospective	304	Center City - West				
120	Broad & Lombard	500 South Broad Street	Philadelphia	PA	19146	Prospective	468	Center City - West				
121	Harper Square	113 South 19th Street	Philadelphia	PA	19103	Prospective	215	Center City - West				
122	North 17th Street & Race Street	1723 Race Street	Philadelphia	PA	19103	Prospective	400	Center City - West				
123	Bainbridge	419 Bainbridge Street	Philadelphia	PA	19147	Prospective	157	Center City - East				
124	Columbus Boulevard	1100 South Christopher Columbus Blvd	Philadelphia	PA	19147	Prospective	520	Center City - East				
125	The Hyde	337 South Broad Street	Philadelphia	PA	19102	Prospective	91	Center City - East				
126	Liberty on the River Phase II	1341 South Christopher Columbus Blvd	Philadelphia	PA	19147	Prospective	1,423	Center City - East				
127	The McMillan Building	416 Vine Street	Philadelphia	PA	19106	Prospective	70	Center City - East				
128	Penn's Landing	South Christopher Columbus Blvd & Spruce Street	Philadelphia	PA	19106	Prospective	556	Center City - East				
129	Pier 34 - 35 South	735 South Christopher Columbus Blvd	Philadelphia	PA	19148	Prospective	308	Center City - East				
130	1100 Wharton Street	1100 Wharton Street	Philadelphia	PA	19147	Prospective	155	South				
131	2612 South 13th Street	2612 South 13th Street	Philadelphia	PA	19148	Prospective	111	South				
132	824 Catharine Street	824 Catharine Street	Philadelphia	PA	19147	Prospective	51	South				
133	914 South Broad Street	914 South Broad Street	Philadelphia	PA	19146	Prospective	85	South				
134	Philadelphia Navy Yard	1200 Normandy Place	Philadelphia	PA	19112	Prospective	611	South				
135	Philadelphia Navy Yard Expansion	4701 Intrepid Avenue	Philadelphia	PA	19112	Prospective	100	South				
136	Revelry	1400 South Christopher Columbus Blvd	Philadelphia	PA	19147	Prospective	325	South				
137	Walter G. Smith School Redevelopment	1300 South 19th Street	Philadelphia	PA	19146	Prospective	92	South				
138	4050 Ludlow Street	4050 Ludlow Street	Philadelphia	PA	19104	Prospective	95	West				
139	4601 Market Street	4601 Market Street	Philadelphia	PA	19139	Prospective	1,240	West				
140	Bartram Village	2639 South 58th Street	Philadelphia	PA	19143	Prospective	64	West				
141	Conshohocken Avenue	4050 Conshohocken Avenue	Philadelphia	PA	19131	Prospective	249	West				
142	Dorsett Court Redevelopment	4710 Locust Street	Philadelphia	PA	19139	Prospective	70	West				
143	Garden Court Plaza Phase II	4701 Pine Street	Philadelphia	PA	19143	Prospective	220	West				
144	The Mark at Philadelphia	3615 Chestnut Street	Philadelphia	PA	19104	Prospective	363	West				
145	Market Street	4200 Market Street	Philadelphia	PA	19104	Prospective	352	West				

# PHILADELPHIA - URBAN | New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
146	Spruce Street	4746 Spruce Street	Philadelphia	PA	19139	Prospective	170	West			
147	Woodbine Avenue	Lancaster Avenue & Woodbine Avenue	Philadelphia	PA	19151	Prospective	220	West			
148	906 North Broad Street	906 North Broad Street	Philadelphia	PA	19130	Prospective	94	North - West			
149	The Blue Horizon	1314 North Broad Street	Philadelphia	PA	19121	Prospective	208	North - West			
150	Broad Street	1500 North Broad Street	Philadelphia	PA	19121	Prospective	289	North - West			
151	Hallahan Campus	319 North 19th Street	Philadelphia	PA	19103	Prospective	100	North - West			
152	Master & Harlan	North 24th Street & Master Street	Philadelphia	PA	19121	Prospective	58	North - West			
153	1300 North Howard Street	1300 North Howard Street	Philadelphia	PA	19122	Prospective	112	North - East			
154	150 West Berks Street	150 West Berks Street	Philadelphia	PA	19122	Prospective	152	North - East			
155	1640 North Hancock	1640 North Hancock Street	Philadelphia	PA	19122	Prospective	110	North - East			
156	1649 North 5th Street	1649 North 5th Street	Philadelphia	PA	19122	Prospective	200	North - East			
157	1713 North Front Street	1713 North Front Street	Philadelphia	PA	19122	Prospective	55	North - East			
158	1716 Frankford Avenue	1716 Frankford Avenue	Philadelphia	PA	19125	Prospective	61	North - East			
159	1730 54 North 52nd Street	1730 North 2nd Street	Philadelphia	PA	19122	Prospective	115	North - East			
160	1901 Lofts	1901 North American Street	Philadelphia	PA	19122	Prospective	284	North - East			
161	418 Spring Garden Street	418 Spring Garden Street	Philadelphia	PA	19123	Prospective	329	North - East			
162	4th + Callowhill	444 North 3rd Street	Philadelphia	PA	19123	Prospective	454	North - East			
163	500 North Christopher Columbus Blvd	500 North Christopher Columbus Blvd	Philadelphia	PA	19123	Prospective	62	North - East			
164	619 North Broad Street	619 North Broad Street	Philadelphia	PA	19123	Prospective	119	North - East			
165	700 - 730 North Delaware Avenue	700 North Delaware Avenue	Philadelphia	PA	19123	Prospective	488	North - East			
166	915 North Broad Street	915 North Broad Street	Philadelphia	PA	19123	Prospective	70	North - East			
167	919 Diamond Street	919 Diamond Street	Philadelphia	PA	19122	Prospective	99	North - East			
168	Berks Street	North 8th Street & West Berks Street	Philadelphia	PA	19122	Prospective	77	North - East			
169	Delaware Avenue	918 North Delaware Avenue	Philadelphia	PA	19123	Prospective	462	North - East			
170	The Frankford	1120 Frankford Avenue	Philadelphia	PA	19125	Prospective	150	North - East			
171	Pier Village	1121 North Delaware Avenue	Philadelphia	PA	19125	Prospective	116	North - East			
172	Villas del Hace	1426 North 6th Street	Philadelphia	PA	19122	Prospective	55	North - East			
173	Springfield Mall	1250 Baltimore Pike	Springfield	PA	19064	Prospective	100	Springfield			
174	1 & 3 Bala Plaza	231 St. Asaphs Road	Belmont Hills	PA	19004	Prospective	565	Ardmore			
175	1 Belmont Avenue	1 Belmont Avenue	Bala Cynwyd	PA	19004	Prospective	278	Ardmore			
176	2 Bala Plaza	333 East City Avenue	Bala Cynwyd	PA	19004	Prospective	190	Ardmore			
177	Bryn Mawr Square	10 South Bryn Mawr Avenue	Bryn Mawr	PA	19010	Prospective	110	Ardmore			
178	Lord & Taylor Redevelopment	121 East City Avenue	Bala Cynwyd	PA	19004	Prospective	230	Ardmore			
179	Ridge Avenue	6808 Ridge Avenue	Philadelphia	PA	19128	Prospective	80	Northwest - West			
180	Rochelle Avenue	90 Rochelle Avenue	Philadelphia	PA	19128	Prospective	50	Northwest - West			
181	Venice Island	4436 Main Street	Philadelphia	PA	19127	Prospective	243	Northwest - West			
182	102 East Mermaid Lane	102 East Mermaid Lane	Philadelphia	PA	19118	Prospective	250	Northwest - East			
183	20 - 30 West Allens Lane	20 West Allens Lane	Philadelphia	PA	19119	Prospective	76	Northwest - East			

# PHILADELPHIA - URBAN | New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
184	201 West Johnson Street	201 West Johnson Street	Philadelphia	PA	19144	Prospective	165	Northwest - East				
185	4401 Ridge Avenue	4401 Ridge Avenue	Philadelphia	PA	19129	Prospective	185	Northwest - East				
186	4701 Wayne Avenue	4701 Wayne Avenue	Philadelphia	PA	19144	Prospective	90	Northwest - East				
187	Hamill Mill Redevelopment	5423 Lena Street	Philadelphia	PA	19144	Prospective	56	Northwest - East				
188	Tulpehocken Place	6134 Wayne Avenue	Philadelphia	PA	19144	Prospective	78	Northwest - East				
189	Wayne Junction Diner	113 Berkley Street	Philadelphia	PA	19144	Prospective	143	Northwest - East				
190	Logan Point	West Roosevelt Blvd & Wyoming Avenue	Philadelphia	PA	19140	Prospective	100	Oak Lane				
191	10 North Station	2932 North Broad Street	Philadelphia	PA	19132	Prospective	135	Upper North				
192	The Beury Phase II	3700 North Broad Street	Philadelphia	PA	19140	Prospective	90	Upper North				
193	Tioga Street Redevelopment	1708 West Tioga Street	Philadelphia	PA	19140	Prospective	60	Upper North				
194	1000 North Delaware Avenue	1000 North Delaware Avenue	Philadelphia	PA	19125	Prospective	78	Frankford / Kensington				
195	2001 Richmond Street	2001 Richmond Street	Philadelphia	PA	19125	Prospective	298	Frankford / Kensington				
196	2201 East Tioga Street	2201 East Tioga Street	Philadelphia	PA	19134	Prospective	73	Frankford / Kensington				
197	2507 Almond Street	2507 Almond Street	Philadelphia	PA	19125	Prospective	155	Frankford / Kensington				
198	East Somerset Street	2200 East Somerset Street	Philadelphia	PA	19134	Prospective	535	Frankford / Kensington				
199	Emerald Lofts	2000 East Hagert Street	Philadelphia	PA	19125	Prospective	108	Frankford / Kensington				
200	The Fishtown Collective	1359 Frankford Avenue	Philadelphia	PA	19125	Prospective	61	Frankford / Kensington				
201	Girard Avenue	715 East Girard Avenue	Philadelphia	PA	19125	Prospective	53	Frankford / Kensington				
202	401 Washington Street	401 Washington Street	Conshohocken	PA	19428	Prospective	285	Conshohocken				
203	Conshohocken	601 Washington Street	Conshohocken	PA	19428	Prospective	256	Conshohocken				
204	Dryden Court	450 Colwell Lane	Conshohocken	PA	19428	Prospective	56	Conshohocken				
205	Keswick Commons Phase II	289 Keswick Avenue	Glenside	PA	19038	Prospective	80	Abington				
206	518 Hartel Avenue	518 Hartel Avenue	Philadelphia	PA	19111	Prospective	67	Lower Northeast				
207	DePaul Group Harmony	8420 Roosevelt Blvd	Philadelphia	PA	19152	Prospective	100	Lower Northeast				
208	Buck Road	3530 Buck Road	Huntingdon Valley	PA	19006	Prospective	100	Willow Grove				
209	Davisville Senior	432 Davisville Road	Willow Grove	PA	19090	Prospective	54	Willow Grove				
210	Philmont Flats	3051 Philmont Avenue	Huntington Valley	PA	19006	Prospective	225	Willow Grove				
211	Cobblestone Court	1719 Fulmer Street	Philadelphia	PA	19115	Prospective	65	Far Northeast				
212	Trevose Senior	4701 Somerton Road	Trevose	PA	19053	Prospective	60	Far Northeast				
213	2012 Chestnut Street	2012 Chestnut Street	Philadelphia	PA	19103	Prospective	162	Center City - West				
214	3618 Haverford Ave	3618 Haverford Avenue	Philadelphia	PA	19104	Prospective	61	West				
215	2019 & 2027 N 29th Street	2019 North 29th Street	Philadelphia	PA	19121	Prospective	94	North - West				
216	DeSimone Tower	626 North Delaware Avenue	Philadelphia	PA	19123	Prospective	96	North - East				
<b>Total Prospective</b>							<b>20,037</b>					
<b>TOTAL PHILADELPHIA - URBAN</b>							<b>44,297</b>					

Source: Yardi Matrix