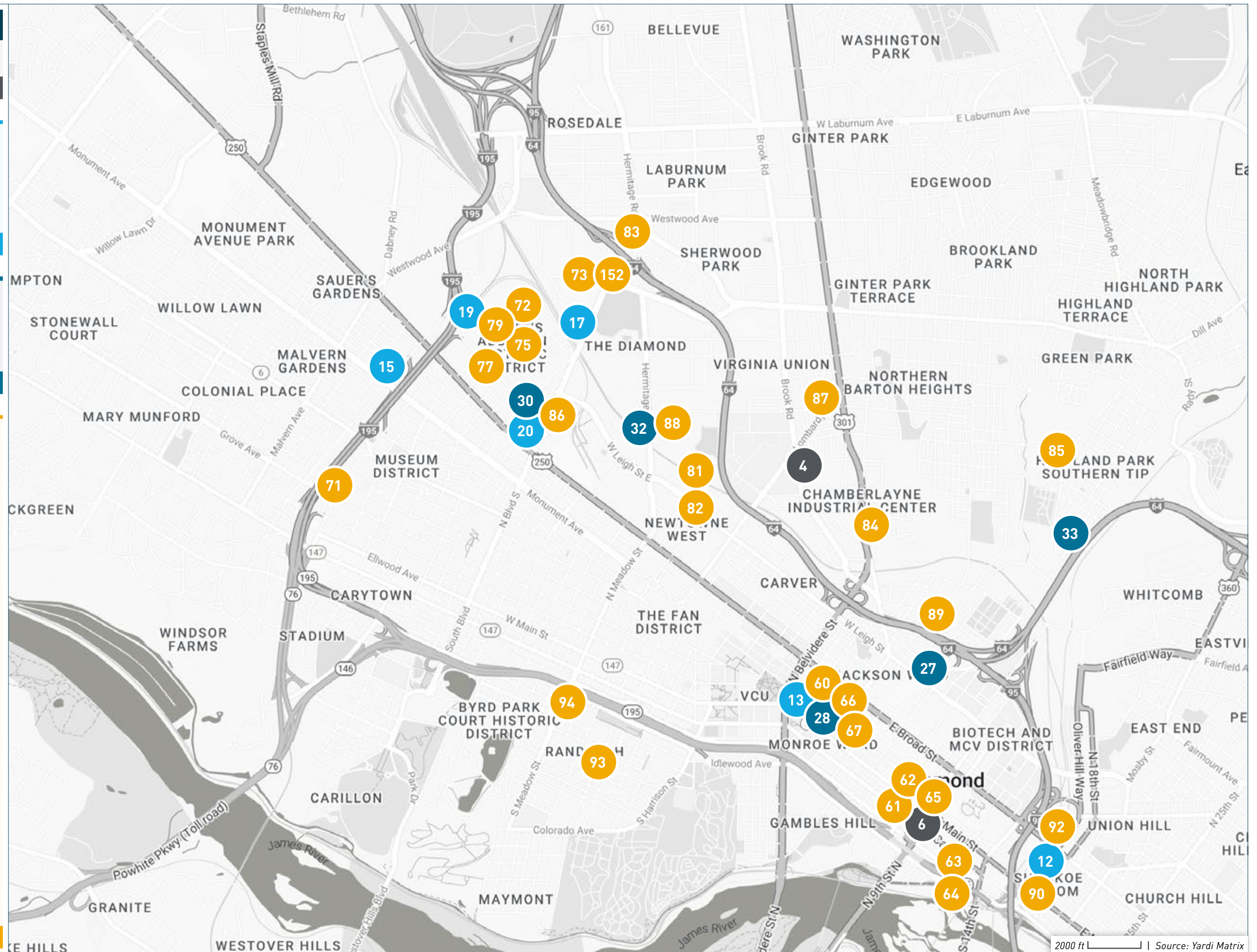
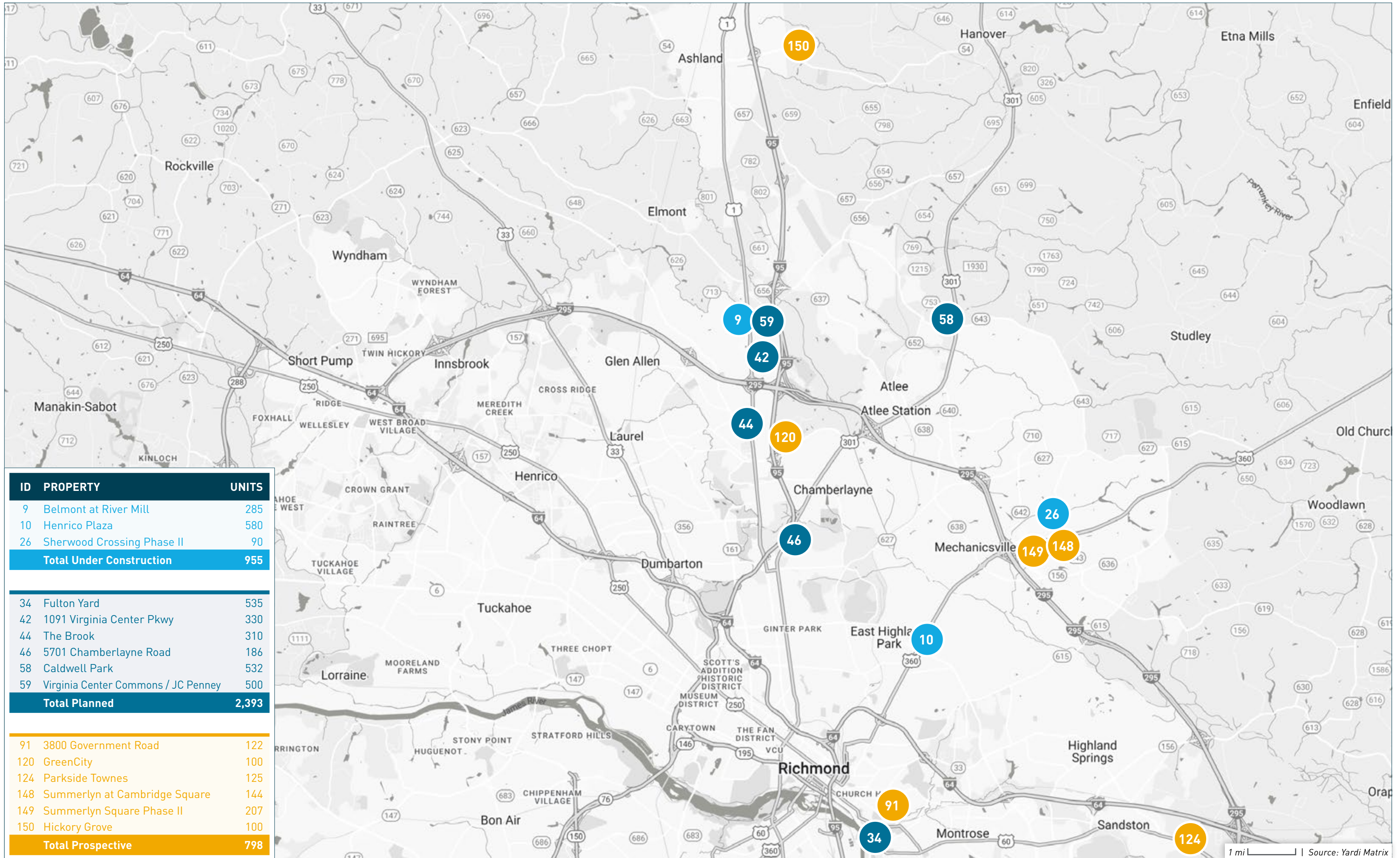


ID	PROPERTY	UNITS
4	Sphere	224
6	Mutual on Main	168
Total Lease-Up		392
12	Bakery Loft	212
13	Parc View at Commonwealth	168
15	Silver Hills at Monument	263
17	NOVEL Scott's Addition	275
19	1508 Belleville Street	126
20	Soda Flats	89
Total Under Construction		1,133
27	Jackson Ward / Leigh	63
28	Sevilla	52
30	2925 West Marshall Street	352
32	Duplex Station on Hermitage	142
33	Fourth Avenue	105
Total Planned		714
60	219 - 225 West Broad Street	87
61	620 East Cary Street	300
62	Dominion Energy Office Tower	300
63	The Locks Phase VII	138
64	The Locks Phase VIII	120
65	Wytestone Plaza Conversion	300
66	YMCA Phase III	160
67	YMCA Phases I & II	106
71	The Windsor	260
72	1701 Roseneath Road	250
73	1801 Ellen Road	148
75	3200 West Moore Street	368
77	Dalian	100
79	Scott's Edge Phase II	203
81	1108 Dinneen Street	123
82	Allen Avenue	301
83	Arthur Ashe	375
84	The Chamberlayne	91
85	Highland Grove Phase II	122
86	Leigh Addition	300
87	Lombardy Street	100
88	The Porter	316
89	Saint James	120
90	1801 East Main Street	50
92	Oliver Hill Way & Broad Street	100
93	Lombardy	75
94	Richmond Family Housing	82
152	Stadium District	100
Total Prospective		5,095

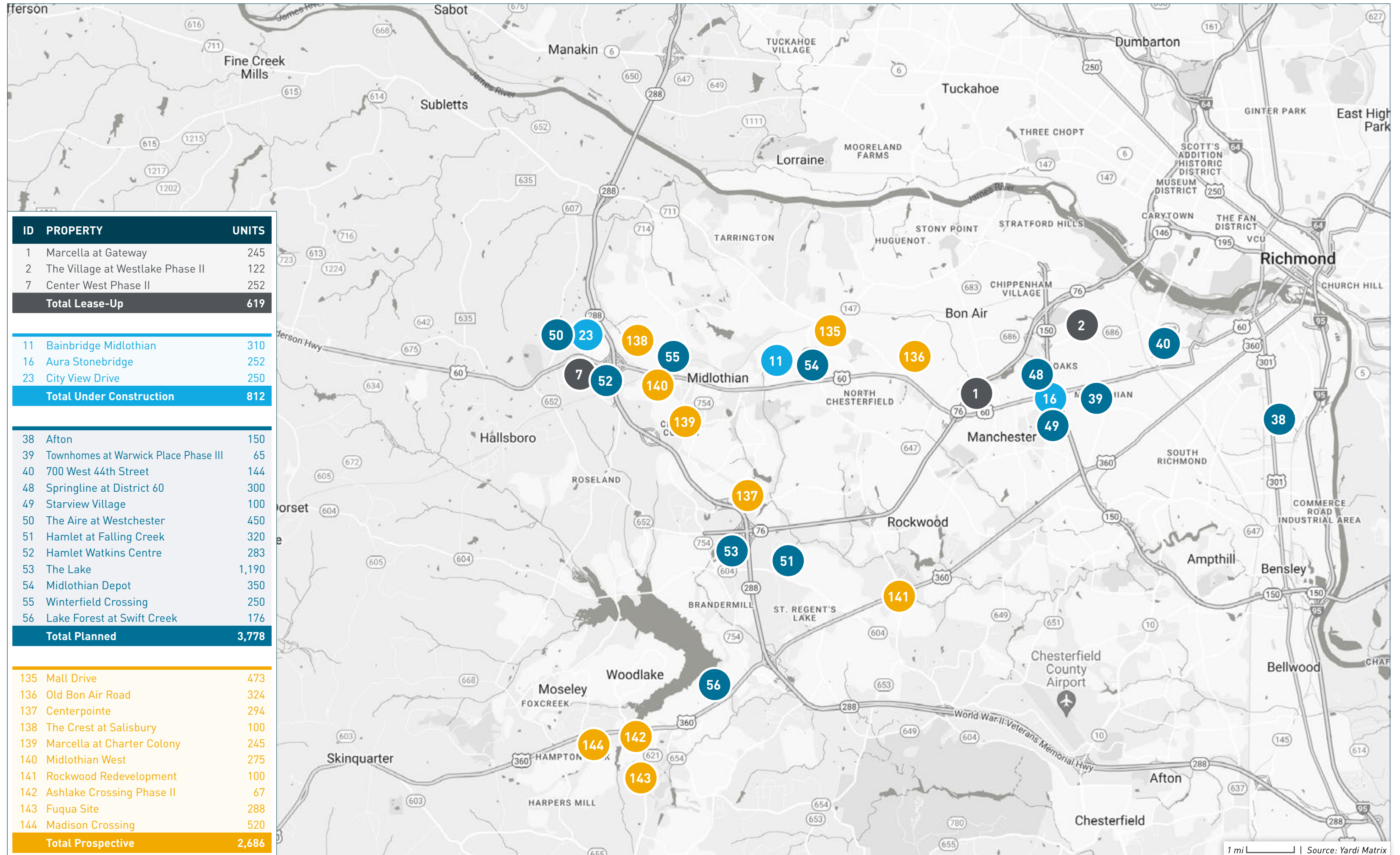


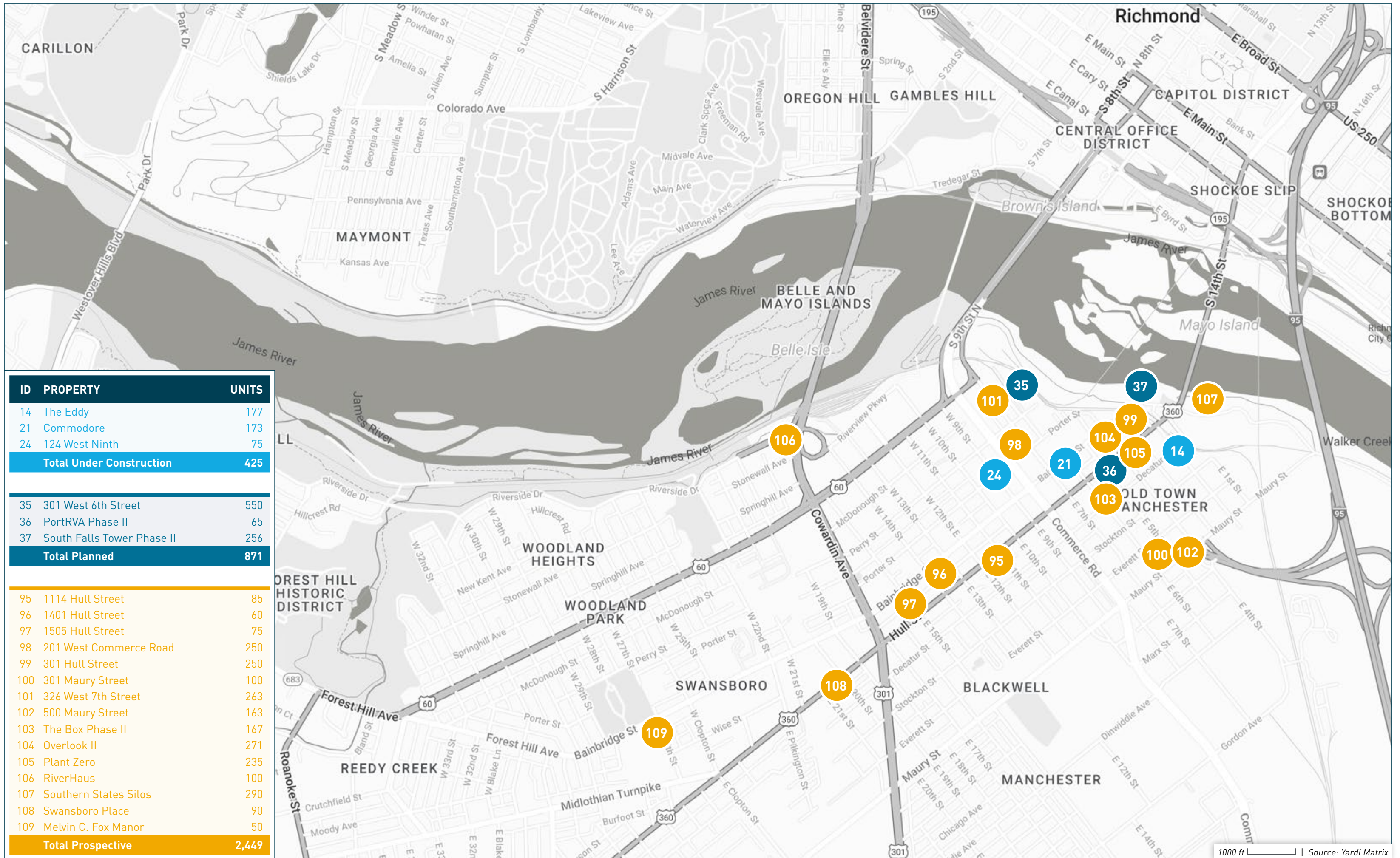
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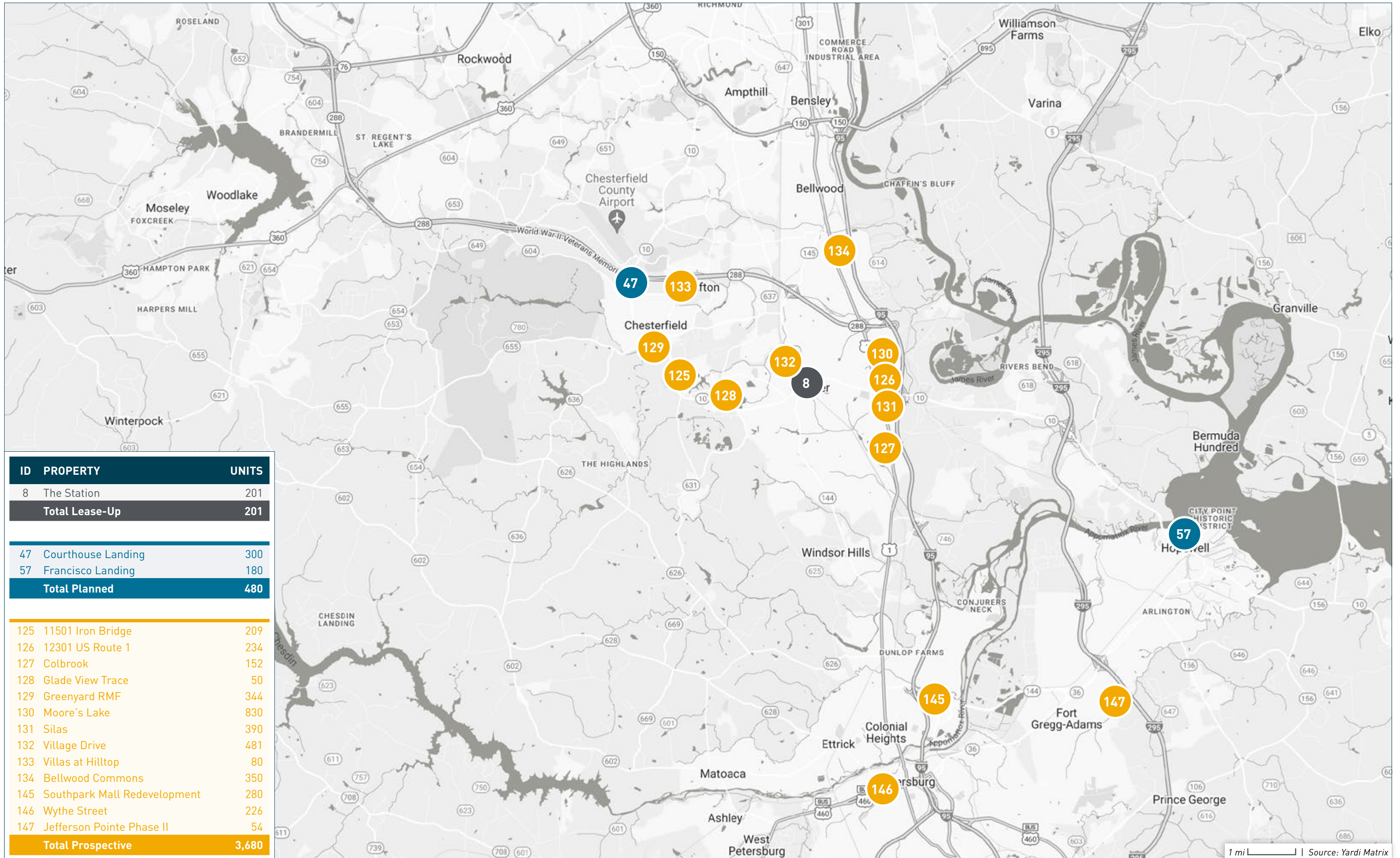


ID	PROPERTY	UNITS
9	Belmont at River Mill	285
10	Henrico Plaza	580
26	Sherwood Crossing Phase II	90
Total Under Construction		955
34	Fulton Yard	535
42	1091 Virginia Center Pkwy	330
44	The Brook	310
46	5701 Chamberlayne Road	186
58	Caldwell Park	532
59	Virginia Center Commons / JC Penney	500
Total Planned		2,393
91	3800 Government Road	122
120	GreenCity	100
124	Parkside Townes	125
148	Summerlyn at Cambridge Square	144
149	Summerlyn Square Phase II	207
150	Hickory Grove	100
Total Prospective		798

LEGEND ● Under Construction ● Planned ● Prospective







RICHMOND | New Construction & Proposed Multifamily Projects



Source: Yardi Matrix

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
1	Marcella at Gateway	542 Gateway Centre Pkwy	Bon Air	VA	23235	Lease-Up	245	Bon Air	11/09/2022	05/31/2024	06/01/2023	
2	The Village at Westlake Phase II	1500 German School Road	Richmond	VA	23225	Lease-Up	122	Richmond - West	03/21/2022	12/31/2023	06/01/2023	
3	Metropolis	4500 Metropolis Drive	Glen Allen	VA	23060	Lease-Up	700	Glen Allen	06/17/2021	12/31/2023	01/02/2023	
4	Sphere	2005 Brook Road	Richmond	VA	23220	Lease-Up	224	Richmond - North Side	10/08/2021	10/31/2023	01/01/2023	
5	Triton Glen	10945 Nuckols Road	Glen Allen	VA	23060	Lease-Up	250	Glen Allen	02/19/2022	10/31/2023	01/01/2023	
6	Mutual on Main	909 East Main Street	Richmond	VA	23219	Lease-Up	168	Richmond - City Center	04/01/2022	08/31/2023	06/01/2023	
7	Center West Phase II	701 Watkins View Drive	Midlothian	VA	23114	Lease-Up	252	Midlothian	03/04/2022	08/31/2023	04/01/2023	
8	The Station	4101 Runner Loop	Chester	VA	23831	Lease-Up	201	Chester	09/02/2021	07/31/2023	05/01/2022	
Total Lease-Up							2,162					
9	Belmont at River Mill	10180 Brook Road	Glen Allen	VA	23059	Under Construction	285	Glen Allen	07/07/2023	07/31/2025		
10	Henrico Plaza	Mechanicsville Turnpike & Neale Street	East Highland Park	VA	23223	Under Construction	580	Richmond - East Highland Park	10/20/2022	04/30/2025		
11	Bainbridge Midlothian	12400 Dutton Road	Midlothian	VA	23133	Under Construction	310	Midlothian	04/05/2023	12/31/2024		
12	Bakery Loft	127 North 17th Street	Richmond	VA	23219	Under Construction	212	Richmond - Church Hill	02/19/2023	10/31/2024		
13	Parc View at Commonwealth	321 West Grace Street	Richmond	VA	23220	Under Construction	168	Richmond - City Center	09/01/2022	09/30/2024		
14	The Eddy	103 East 2nd Street	Richmond	VA	23224	Under Construction	177	Richmond - Manchester	01/20/2023	09/30/2024		
15	Silver Hills at Monument	3806 Monument Avenue	Richmond	VA	23230	Under Construction	263	Richmond - Fan District	11/01/2022	06/30/2024		
16	Aura Stonebridge	311 Karl Linn Drive	North Chesterfield	VA	23225	Under Construction	252	North Chesterfield	12/01/2022	06/30/2024		
17	NOVEL Scott's Addition	2902 North Arthur Ashe Blvd	Richmond	VA	23230	Under Construction	275	Richmond - Scott's Addition	07/17/2022	03/31/2024		
18	The Apartments @ Innsbrook Square	5000 Dominion Blvd	Glen Allen	VA	23060	Under Construction	305	Glen Allen	03/16/2022	03/31/2024		
19	1508 Belleville Street	1508 Belleville Street	Richmond	VA	23230	Under Construction	126	Richmond - Scott's Addition	09/06/2022	02/29/2024		
20	Soda Flats	2820 West Broad Street	Richmond	VA	23230	Under Construction	89	Richmond - Scott's Addition	11/01/2022	01/31/2024		
21	Commodore	15 West 7th Street	Richmond	VA	23224	Under Construction	173	Richmond - Manchester	04/20/2022	01/31/2024		
22	Millspring Commons	2314 Hungary Road	Richmond	VA	23228	Under Construction	350	Glen Allen	03/04/2022	01/31/2024		
23	City View Drive	15800 City View Drive	Midlothian	VA	23113	Under Construction	250	Midlothian	09/01/2022	01/31/2024		
24	124 West Ninth	124 West 9th Street	Richmond	VA	23224	Under Construction	75	Richmond - Manchester	11/21/2022	12/31/2023		
25	3500 West View	3500 Cox Road	Henrico	VA	23233	Under Construction	282	Glen Allen	04/25/2022	12/31/2023		
26	Sherwood Crossing Phase II	7477 Sherwood Crossing Place	Mechanicsville	VA	23111	Under Construction	90	Mechanicsville	10/07/2022	12/31/2023		
Total Under Construction							4,262					
27	Jackson Ward / Leigh	208 East Leigh Street	Richmond	VA	23219	Planned	63	Richmond - City Center				
28	Sevilla	115 North Jefferson Street	Richmond	VA	23220	Planned	52	Richmond - City Center				
29	2001 Dabney Road	2001 Dabney Road	Richmond	VA	23230	Planned	242	Richmond - Scott's Addition				
30	2925 West Marshall Street	2925 West Marshall Street	Richmond	VA	23230	Planned	352	Richmond - Scott's Addition				
31	Westmoreland Crossing Master	2000 Westmoreland Street	Richmond	VA	23230	Planned	100	Richmond - Scott's Addition				
32	Duplex Station on Hermitage	2300 Hermitage Road	Richmond	VA	23220	Planned	142	Richmond - North Side				
33	Fourth Avenue	1611 4th Avenue	Richmond	VA	23222	Planned	105	Richmond - North Side				
34	Fulton Yard	201 Orleans Street	Richmond	VA	23231	Planned	535	Richmond - Church Hill				
35	301 West 6th Street	301 West 6th Street	Richmond	VA	23224	Planned	550	Richmond - Manchester				
36	PortRVA Phase II	500 Hull Street	Richmond	VA	23224	Planned	65	Richmond - Manchester				
37	South Falls Tower Phase II	111 Hull Street	Richmond	VA	23224	Planned	256	Richmond - Manchester				

RICHMOND | New Construction & Proposed Multifamily Projects



Source: Yardi Matrix

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
38	Afton	2420 Afton Avenue	Richmond	VA	23224	Planned	150	Richmond - South				
39	Townhomes at Warwick Place Phase III	6220 Old Warwick Road	Richmond	VA	23224	Planned	65	Richmond - South				
40	700 West 44th Street	700 West 44th Street	Richmond	VA	23225	Planned	144	Richmond - West				
41	The Rise at Regency Phase II	1420 North Parham Road	Henrico	VA	23229	Planned	226	Tuckahoe				
42	1091 Virginia Center Pkwy	1091 Virginia Center Pkwy	Glen Allen	VA	23059	Planned	330	Glen Allen				
43	4121 Cox Road	4121 Cox Road	Glen Allen	VA	23060	Planned	320	Glen Allen				
44	The Brook	9002 Brook Road	Glen Allen	VA	23060	Planned	310	Glen Allen				
45	One Pouncey	4545 Pouncey Tract Road	Glen Allen	VA	23059	Planned	227	Glen Allen				
46	5701 Chamberlayne Road	5701 Chamberlayne Road	Richmond	VA	23227	Planned	186	Lakeside				
47	Courthouse Landing	8701 Iron Bridge Road	Richmond	VA	23237	Planned	300	Chester				
48	Springline at District 60	Chippenham Pkwy & Midlothian Turnpike	Richmond	VA	23225	Planned	300	North Chesterfield				
49	Starview Village	800 Starview Lane	Richmond	VA	23225	Planned	100	North Chesterfield				
50	The Aire at Westchester	1801 Huguenot Springs Road	Midlothian	VA	23113	Planned	450	Midlothian				
51	Hamlet at Falling Creek	12600 Genito Road	Midlothian	VA	23112	Planned	320	Midlothian				
52	Hamlet Watkins Centre	631 Watkins Centre Pkwy	Midlothian	VA	23114	Planned	283	Midlothian				
53	The Lake	13400 Genito Road	Midlothian	VA	23112	Planned	1,190	Midlothian				
54	Midlothian Depot	11800 Midlothian Turnpike	Midlothian	VA	23113	Planned	350	Midlothian				
55	Winterfield Crossing	14210 Midlothian Turnpike	Midlothian	VA	23113	Planned	250	Midlothian				
56	Lake Forest at Swift Creek	5950 Harbour Lane	Midlothian	VA	23112	Planned	176	Chesterfield County				
57	Francisco Landing	205 Appomattox Street	Hopewell	VA	23860	Planned	180	Hopewell				
58	Caldwell Park	SWC Chamberlayne Road & New Ashcake Road	Mechanicsville	VA	23116	Planned	532	Hanover County				
59	Virginia Center Commons / JC Penney	10101 Brook Road	Glen Allen	VA	23059	Planned	500	Glen Allen				
Total Planned							9,351					
60	219 - 225 West Broad Street	225 West Broad Street	Richmond	VA	23220	Prospective	87	Richmond - City Center				
61	620 East Cary Street	620 East Cary Street	Richmond	VA	23219	Prospective	300	Richmond - City Center				
62	Dominion Energy Office Tower	707 East Main Street	Richmond	VA	23219	Prospective	300	Richmond - City Center				
63	The Locks Phase VII	311 South 11th Street	Richmond	VA	23219	Prospective	138	Richmond - City Center				
64	The Locks Phase VIII	311 South 11th Street	Richmond	VA	23219	Prospective	120	Richmond - City Center				
65	Wytestone Plaza Conversion	801 East Main Street	Richmond	VA	23219	Prospective	300	Richmond - City Center				
66	YMCA Phase III	North Adams Street & West Grace Street	Richmond	VA	23220	Prospective	160	Richmond - City Center				
67	YMCA Phases I & II	North Adams Street & West Grace Street	Richmond	VA	23220	Prospective	106	Richmond - City Center				
68	4909 Augusta Avenue	4909 Augusta Avenue	Richmond	VA	23230	Prospective	160	Richmond - Fan District				
69	The Byrd	1904 Byrd Avenue	Richmond	VA	23230	Prospective	255	Richmond - Fan District				
70	Willow Circle	1506 Willow Lawn Drive	Richmond	VA	23230	Prospective	265	Richmond - Fan District				
71	The Windsor	3600 Grove Avenue	Richmond	VA	23221	Prospective	260	Richmond - Fan District				
72	1701 Roseneath Road	1701 Roseneath Road	Richmond	VA	23230	Prospective	250	Richmond - Scott's Addition				
73	1801 Ellen Road	1801 Ellen Road	Richmond	VA	23230	Prospective	148	Richmond - Scott's Addition				
74	2369 Lofts	2369 Staples Mill Road	Richmond	VA	23230	Prospective	240	Richmond - Scott's Addition				
75	3200 West Moore Street	3200 West Moore Street	Richmond	VA	23230	Prospective	368	Richmond - Scott's Addition				
76	Broadstone West Broad	4400 West Broad Street	Richmond	VA	23230	Prospective	340	Richmond - Scott's Addition				

RICHMOND | New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
77	Dalian	3210 West Marshall Street	Richmond	VA	23230	Prospective	100	Richmond - Scott's Addition			
78	Jacque Street	4115 Jacque Street	Richmond	VA	23230	Prospective	241	Richmond - Scott's Addition			
79	Scott's Edge Phase II	3408 West Moore Street	Richmond	VA	23230	Prospective	203	Richmond - Scott's Addition			
80	Thalbro Street & Westmoreland Street	Thalbro Street & Westmoreland Street	Richmond	VA	23230	Prospective	253	Richmond - Scott's Addition			
81	1108 Dinneen Street	1108 Dinneen Street	Richmond	VA	23220	Prospective	123	Richmond - North Side			
82	Allen Avenue	900 North Allen Avenue	Richmond	VA	23220	Prospective	301	Richmond - North Side			
83	Arthur Ashe	3207 North Arthur Ashe Blvd	Richmond	VA	23230	Prospective	375	Richmond - North Side			
84	The Chamberlayne	1515 Chamberlayne Avenue	Richmond	VA	23222	Prospective	91	Richmond - North Side			
85	Highland Grove Phase II	1132 Dove Street	Richmond	VA	23222	Prospective	122	Richmond - North Side			
86	Leigh Addition	1117 North Arthur Ashe Blvd	Richmond	VA	23230	Prospective	300	Richmond - North Side			
87	Lombardy Street	2500 North Lombardy Street	Richmond	VA	23220	Prospective	100	Richmond - North Side			
88	The Porter	1316 Ownby Lane	Richmond	VA	23220	Prospective	316	Richmond - North Side			
89	Saint James	907 St. James Street	Richmond	VA	23220	Prospective	120	Richmond - North Side			
90	1801 East Main Street	1801 East Main Street	Richmond	VA	23223	Prospective	50	Richmond - Church Hill			
91	3800 Government Road	3800 Government Road	Richmond	VA	23223	Prospective	122	Richmond - Church Hill			
92	Oliver Hill Way & Broad Street	300 Oliver Hill Way	Richmond	VA	23219	Prospective	100	Richmond - Church Hill			
93	Lombardy	700 South Lombardy Street	Richmond	VA	23220	Prospective	75	Richmond - Randolph			
94	Richmond Family Housing	1921 Idlewood Avenue	Richmond	VA	23220	Prospective	82	Richmond - Randolph			
95	1114 Hull Street	1114 Hull Street	Richmond	VA	23224	Prospective	85	Richmond - Manchester			
96	1401 Hull Street	1401 Hull Street	Richmond	VA	23224	Prospective	60	Richmond - Manchester			
97	1505 Hull Street	1505 Hull Street	Richmond	VA	23224	Prospective	75	Richmond - Manchester			
98	201 West Commerce Road	201 West Commerce Road	Richmond	VA	23224	Prospective	250	Richmond - Manchester			
99	301 Hull Street	301 Hull Street	Richmond	VA	23224	Prospective	250	Richmond - Manchester			
100	301 Maury Street	301 Maury Street	Richmond	VA	23224	Prospective	100	Richmond - Manchester			
101	326 West 7th Street	326 West 7th Street	Richmond	VA	23224	Prospective	263	Richmond - Manchester			
102	500 Maury Street	500 Maury Street	Richmond	VA	23224	Prospective	163	Richmond - Manchester			
103	The Box Phase II	511 Decatur Street	Richmond	VA	23224	Prospective	167	Richmond - Manchester			
104	Overlook II	423 Hull Street	Richmond	VA	23224	Prospective	271	Richmond - Manchester			
105	Plant Zero	13 East 3rd Street	Richmond	VA	23224	Prospective	235	Richmond - Manchester			
106	RiverHaus	1701 Stonewall Avenue	Richmond	VA	23225	Prospective	100	Richmond - Manchester			
107	Southern States Silos	2 Manchester Road	Richmond	VA	23224	Prospective	290	Richmond - Manchester			
108	Swansboro Place	2008 Hull Street	Richmond	VA	23224	Prospective	90	Richmond - Manchester			
109	Melvin C. Fox Manor	18 West 27th Street	Richmond	VA	23225	Prospective	50	Richmond - West			
110	The Apartments @ 6531	6531 West Broad Street	Richmond	VA	23230	Prospective	172	Richmond - West End			
111	Genworth Headquarter Building Redevelopment	6620 West Broad Street	Richmond	VA	23230	Prospective	100	Richmond - West End			
112	Libbie Mill - Midtown	2313 Libbie Avenue	Richmond	VA	23230	Prospective	100	Richmond - West End			
113	711 Old Gaskins Road	711 Old Gaskins Road	Henrico	VA	23238	Prospective	100	Tuckahoe			
114	The Gateway Phase II	1648 North Parham Road	Henrico	VA	23229	Prospective	80	Tuckahoe			
115	West Broad Street & North Gayton Road	West Broad Street & North Gayton Road	Henrico	VA	23233	Prospective	325	Three Chopt			
116	4198 Cox Road	4198 Cox Road	Glen Allen	VA	23060	Prospective	250	Glen Allen			

Source: Yardi Matrix

RICHMOND | New Construction & Proposed Multifamily Projects



Source: Yardi Matrix

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
117	4510 Cox Road	4510 Cox Road	Glen Allen	VA	23060	Prospective	310	Glen Allen				
118	4801 Cox Road	4801 Cox Road	Glen Allen	VA	23060	Prospective	295	Glen Allen				
119	4880 Cox Road	4880 Cox Road	Glen Allen	VA	23060	Prospective	200	Glen Allen				
120	GreenCity	1400 Best Plaza Drive	Richmond	VA	23227	Prospective	100	Glen Allen				
121	Innsbrook	Fords Country Lane & Nuckols Road	Glen Allen	VA	23059	Prospective	600	Glen Allen				
122	Innslake Place Phase III	4245 Innslake Drive	Glen Allen	VA	23060	Prospective	130	Glen Allen				
123	The North End at Innsbrook	10022 Elks Pass Lane	Glen Allen	VA	23060	Prospective	650	Glen Allen				
124	Parkside Townes	5401 Whiteside Road	Sandston	VA	23150	Prospective	125	Sandston - Airport				
125	11501 Iron Bridge	11501 Iron Bridge Road	Chester	VA	23831	Prospective	209	Chester				
126	12301 US Route 1	12301 US Route 1	Chester	VA	23831	Prospective	234	Chester				
127	Colbrook	13916 Jefferson Davis Hwy	Chester	VA	23831	Prospective	152	Chester				
128	Glade View Trace	West Booker Blvd & Iron Bridge Road	Chester	VA	23831	Prospective	50	Chester				
129	Greenyard RMF	6805 Greenyard Road	Chester	VA	23831	Prospective	344	Chester				
130	Moore's Lake	Jefferson Davis Hwy & Moores Lake Road	Chester	VA	23831	Prospective	830	Chester				
131	Silas	12801 Briggs Road	Chester	VA	23831	Prospective	390	Chester				
132	Village Drive	Chester Garden Circle & Chester Village Drive	Chester	VA	23831	Prospective	481	Chester				
133	Villas at Hilltop	10300 Courthouse Road	Chesterfield	VA	23832	Prospective	80	Chester				
134	Bellwood Commons	US Route 1 & Willis Road	Bellwood	VA	23237	Prospective	350	North Chesterfield				
135	Mall Drive	1650 Mall Drive	North Chesterfield	VA	23235	Prospective	473	Bon Air				
136	Old Bon Air Road	1145 Old Bon Air Road	Richmond	VA	23235	Prospective	324	Bon Air				
137	Centerpointe	12801 Lucks Lane	Midlothian	VA	23114	Prospective	294	Midlothian				
138	The Crest at Salisbury	260 Wylderose Drive	Midlothian	VA	23113	Prospective	100	Midlothian				
139	Marcella at Charter Colony	800 Charter Colony Pkwy	Midlothian	VA	23114	Prospective	245	Midlothian				
140	Midlothian West	14351 Midlothian Wood Blvd	Midlothian	VA	23114	Prospective	275	Midlothian				
141	Rockwood Redevelopment	Courthouse Road & Hull Street Road	Richmond	VA	23236	Prospective	100	Midlothian				
142	Ashlake Crossing Phase II	420 Ashlake Pkwy	Chesterfield	VA	23832	Prospective	67	Chesterfield County				
143	Fuqua Site	Bethia Road & Winterpock Road	Chesterfield	VA	23832	Prospective	288	Chesterfield County				
144	Madison Crossing	15101 Hull Street Road	Chesterfield	VA	23832	Prospective	520	Chesterfield County				
145	Southpark Mall Redevelopment	230 Southpark Circle	Colonial Heights	VA	23834	Prospective	280	Colonial Heights				
146	Wythe Street	600 West Wythe Street	Petersburg	VA	23803	Prospective	226	Petersburg				
147	Jefferson Pointe Phase II	4399 Jefferson Pointe Lane	Prince George	VA	23875	Prospective	54	Prince George County				
148	Summerlyn at Cambridge Square	7147 Mechanicsville Turnpike	Mechanicsville	VA	23111	Prospective	144	Mechanicsville				
149	Summerlyn Square Phase II	7147 Mechanicsville Turnpike	Mechanicsville	VA	23111	Prospective	207	Mechanicsville				
150	Hickory Grove	East Patrick Henry Road & Providence Church Road	Ashland	VA	23005	Prospective	100	Hanover County				
151	Lake District at Glen Allen	13010 Mountain Road	Glen Allen	VA	23060	Prospective	323	Hanover County				
152	Stadium District	North Arthur Ashe Blvd South & Robin Hood Road	Richmond	VA	23220	Prospective	100	Richmond - North Side				
Total Prospective							20,097					
TOTAL RICHMOND							35,872					