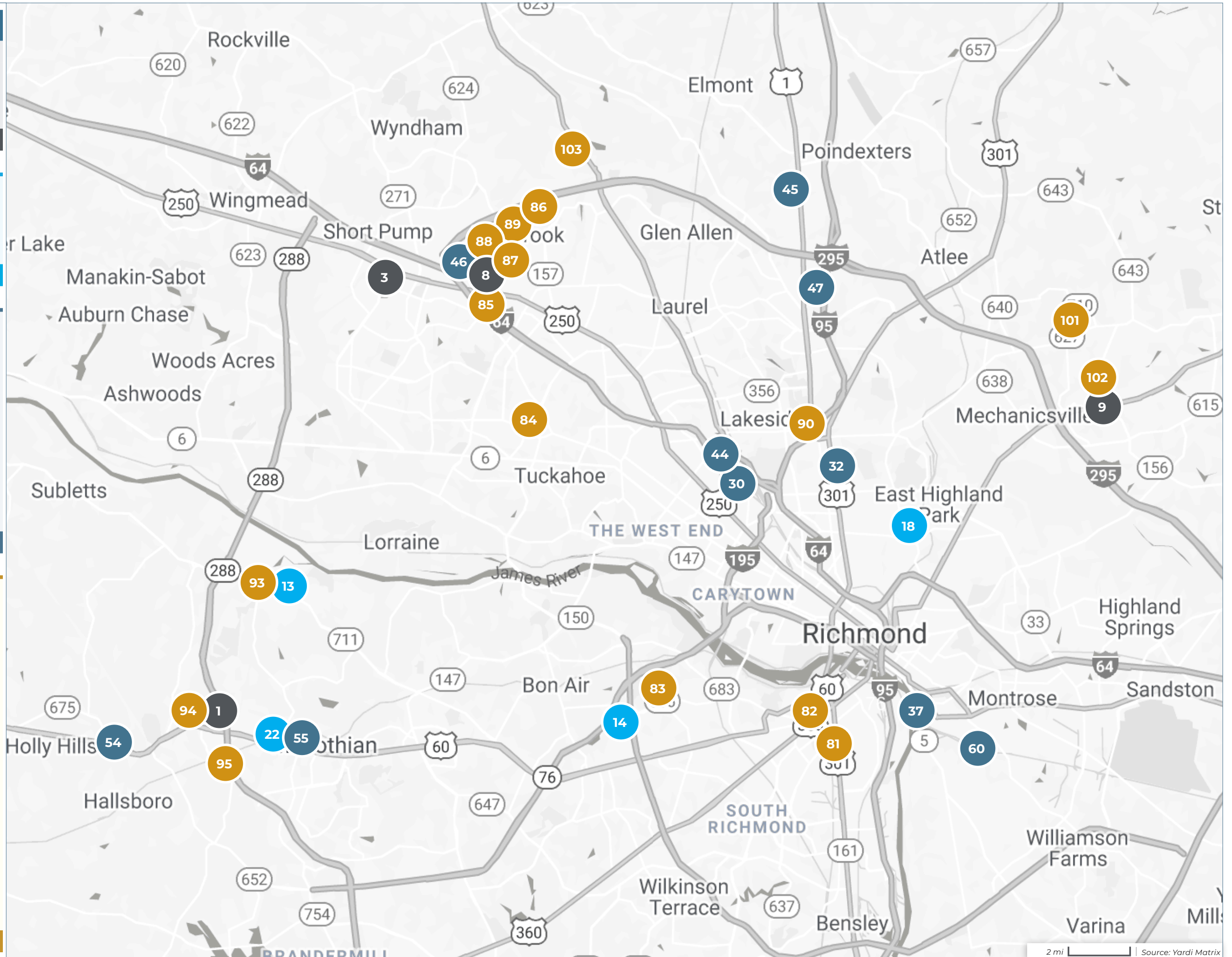
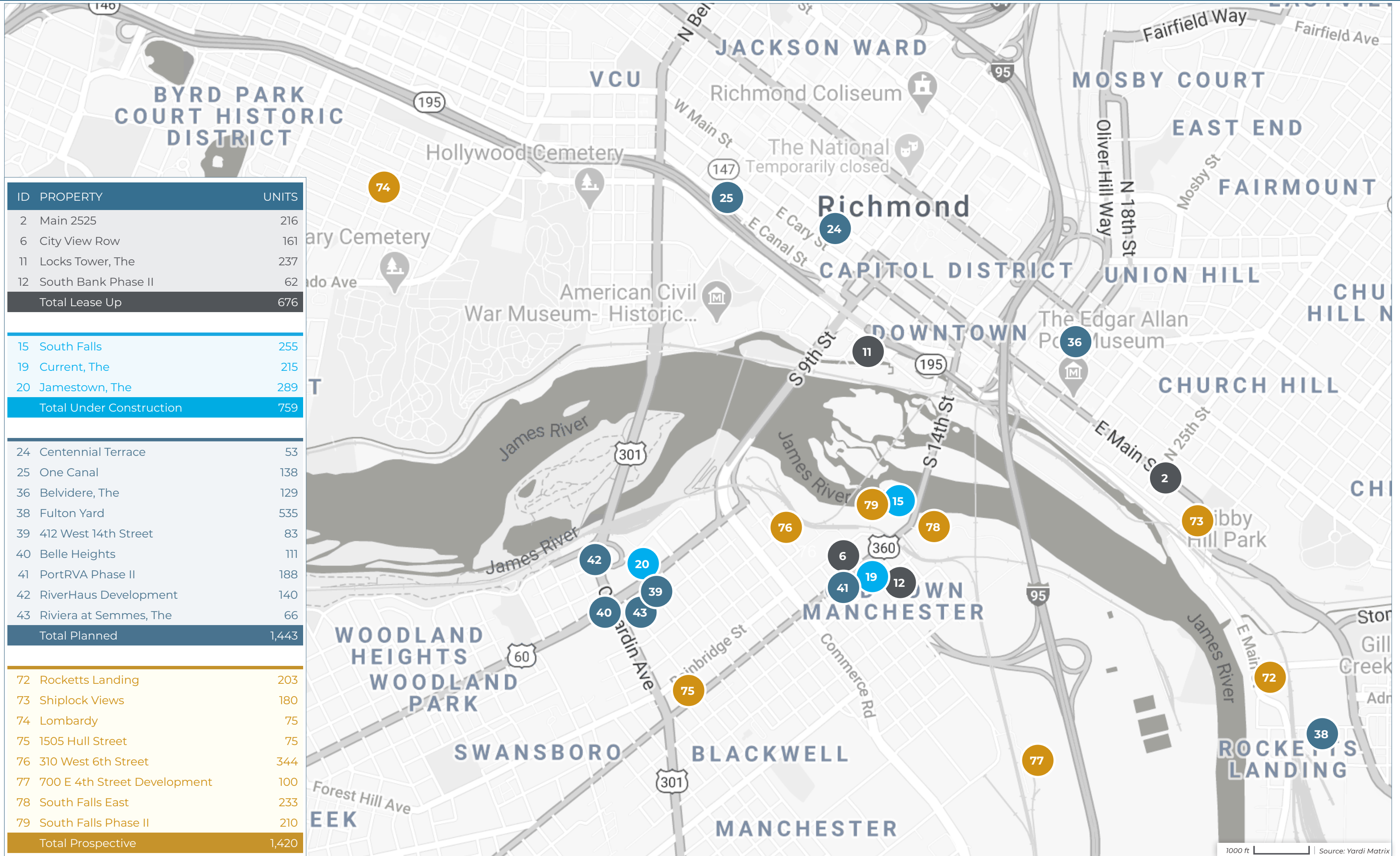
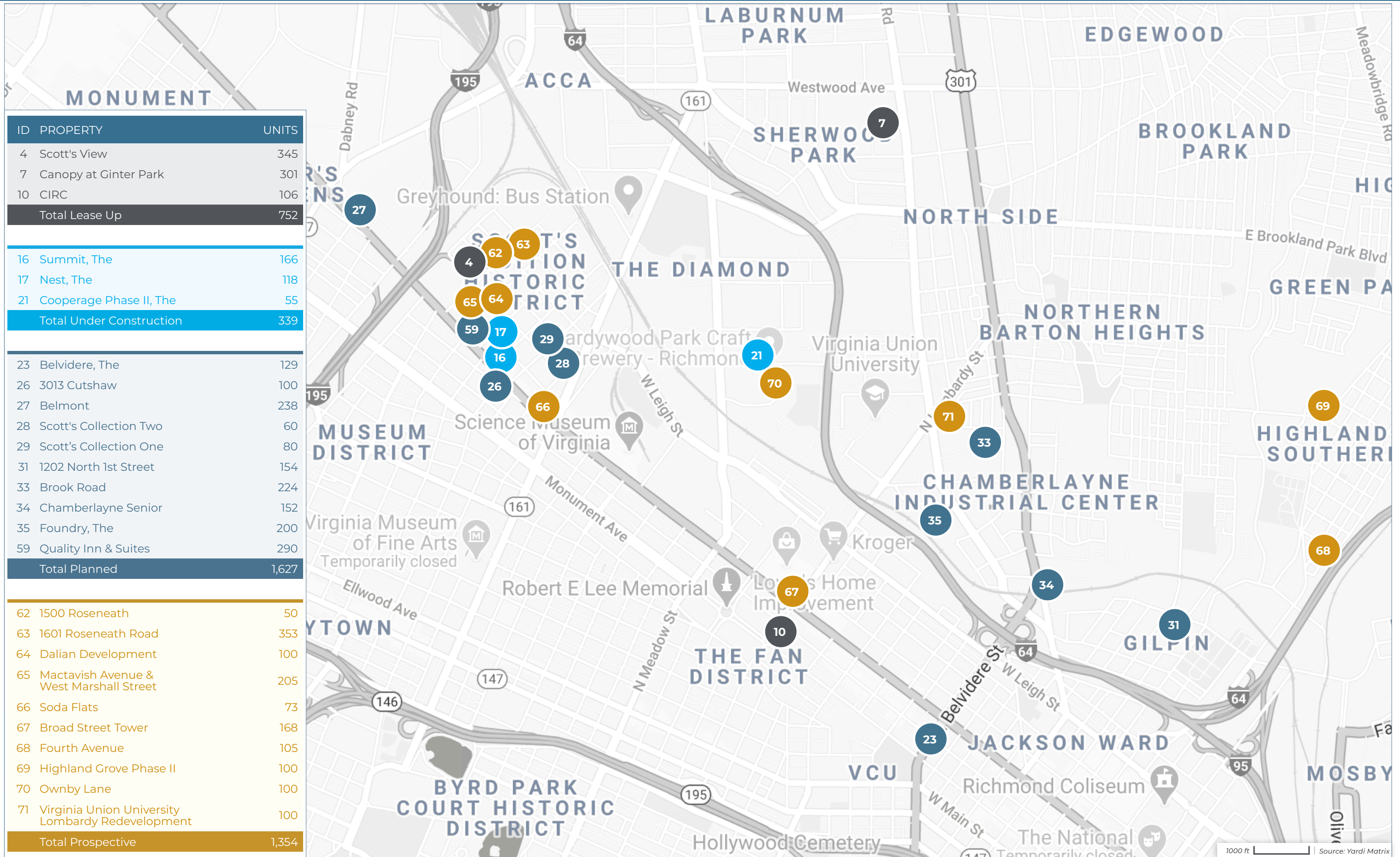
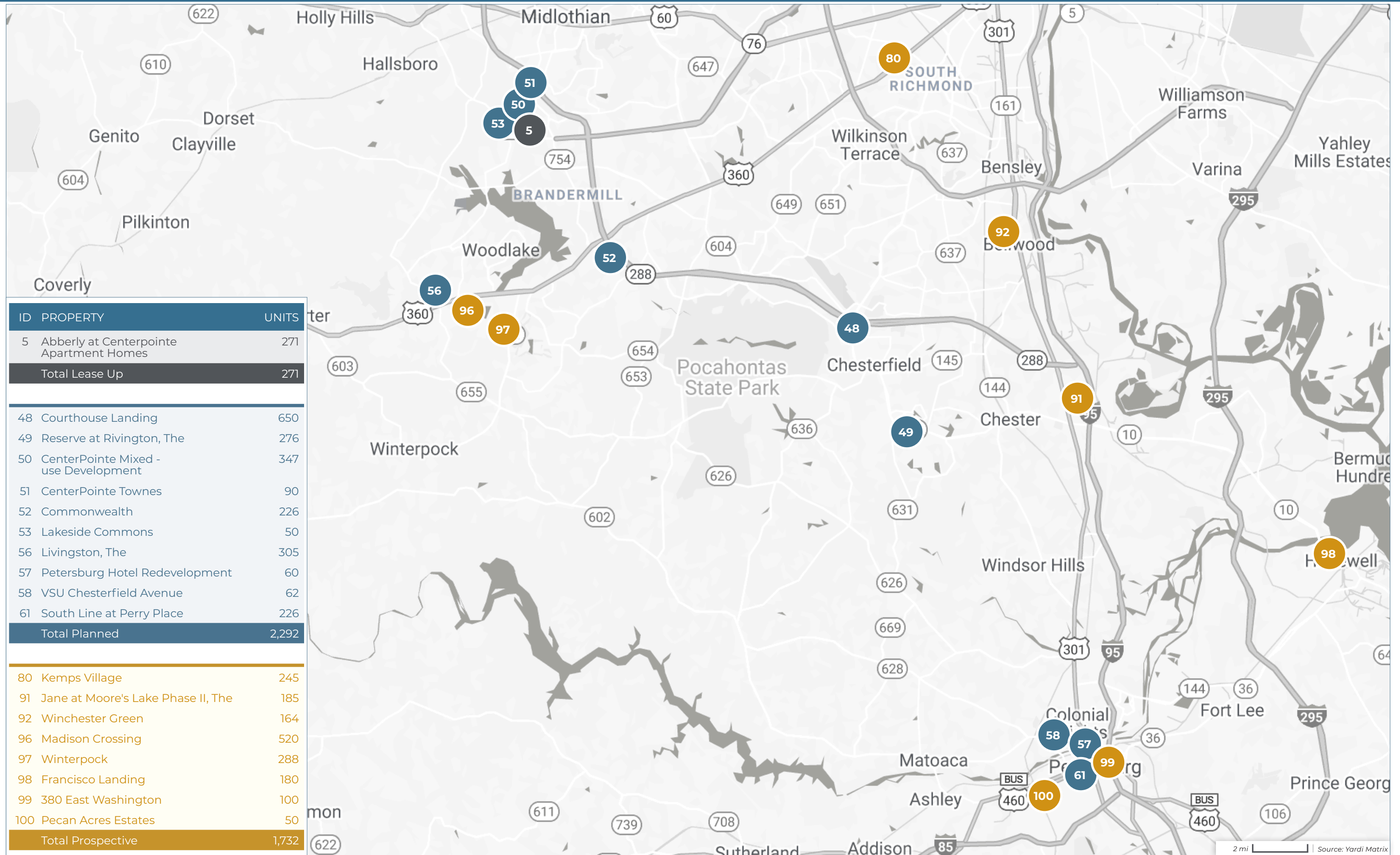


ID	PROPERTY	UNITS
1	Vue at Westchester Commons, The	238
3	Everleigh Short Pump	165
8	Innslake Place	100
9	Cambridge Square	207
Total Lease Up		710
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13	Winterfield Place	200
14	Boulders Lakeside	248
18	East Brookland Park	76
22	Winterfield Crossing	478
Total Under Construction		1,002
<hr/>		
30	Tapestry West	262
32	Bellevue	143
37	Block 17	133
44	Wellsmith, The	327
45	Belmont at River Mill	285
46	Innslake Place Phase II	120
47	Retreat at One Community	495
54	Powhatan County Mixed - Use	249
55	Promenade at Winterfield	69
60	Bickerstaff Crossing	60
Total Planned		2,143
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81	Model Tobacco Co Redevelopment	305
82	Fox Manor	50
83	Village at Westlake Phase II, The	108
84	Gateway Colony	100
85	3500 Cox Road	407
86	Highwoods	100
87	Innslake Place Phase III	130
88	Sadler Road	700
89	Silver Hills at Innsbrook	252
90	Brook Run Residential	126
93	Artistry at Winterfield	200
94	City View Drive	250
95	Watkins Centre	450
101	Boxwood Parke	304
102	Sherwood Crossing Phase II	90
103	Lake District at Glen Allen, The	323
Total Prospective		3,895









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	
1	Vue at Westchester Commons, The	450 Perimeter Drive	Midlothian	VA	23113	Lease-Up	238	Midlothian	01/21/2019	02/28/2021	02/11/2020	
2	Main 2525	2525 East Main Street	Richmond	VA	23223	Lease-Up	216	Richmond - Church Hill	11/21/2018	08/31/2020	02/01/2020	
3	Everleigh Short Pump	12651 Three Chopt Road	Henrico	VA	23233	Lease-Up	165	Three Chopt	05/01/2019	08/31/2020	01/01/2020	
4	Scott's View	3410 West Clay Street	Richmond	VA	23230	Lease-Up	345	Richmond - Scott's Addition	10/22/2018	08/31/2020	06/10/2019	
5	Abberly at Centerpointe Apartment Homes	1900 Abberly Circle	Midlothian	VA	23114	Lease-Up	271	Midlothian	01/16/2018	07/31/2020	08/01/2018	
6	City View Row	16 West 6th Street	Richmond	VA	23224	Lease-Up	161	Richmond - Manchester	09/01/2018	06/30/2020	10/01/2019	
7	Canopy at Ginter Park	3200 Brook Road	Richmond	VA	23227	Lease-Up	301	Richmond - North Side	02/19/2018	06/30/2020	05/01/2019	
8	Innslake Place	4245 Innslake Drive	Glen Allen	VA	23060	Lease-Up	100	Glen Allen	03/17/2019	05/31/2020	02/04/2020	
9	Cambridge Square	7125 Brandy Run Drive	Mechanicsville	VA	23111	Lease-Up	207	Mechanicsville	08/01/2018	05/31/2020	12/12/2019	
10	CIRC	1137 West Grace Street	Richmond	VA	23220	Lease-Up	106	Richmond - Fan District	02/02/2019	05/31/2020	11/21/2019	
11	Locks Tower, The	1001 East Byrd Street	Richmond	VA	23219	Lease-Up	237	Richmond - City Center	08/07/2018	05/31/2020	08/01/2019	
12	South Bank Phase II	307 Stockton Street	Richmond	VA	23224	Lease-Up	62	Richmond - Manchester	11/30/2016	05/31/2020	08/31/2018	
Total Lease-Up							2,409					
13	Winterfield Place	Huguenot Trail & Winterfield Road	Midlothian	VA	23113	Under Construction	200	Richmond - Randolph	03/15/2020	08/31/2021		
14	Boulders Lakeside	900 Boulders Pkwy	Richmond	VA	23225	Under Construction	248	North Chesterfield	11/24/2019	06/30/2021		
15	South Falls	111 Hull Street	Richmond	VA	23224	Under Construction	255	Richmond - Manchester	09/25/2019	03/31/2021		
16	Summit, The	3022 West Broad Street	Richmond	VA	23230	Under Construction	166	Richmond - Scott's Addition	10/21/2019	02/28/2021		
17	Nest, The	3105 West Marshall Street	Richmond	VA	23230	Under Construction	118	Richmond - Scott's Addition	08/12/2019	12/31/2020		
18	East Brookland Park	1224 East Brookland Park Blvd	Richmond	VA	23222	Under Construction	76	Richmond - North Side	01/01/2020	12/31/2020		
19	Current, The	400 Hull Street	Richmond	VA	23224	Under Construction	215	Richmond - Manchester	08/28/2019	12/31/2020		
20	Jamestown, The	500 West 14th Street	Richmond	VA	23224	Under Construction	289	Richmond - Manchester	09/25/2019	12/31/2020		
21	Cooperage Phase II, The	1650 Overbrook Road	Richmond	VA	23220	Under Construction	55	Richmond - North Side	02/03/2020	10/31/2020		
22	Winterfield Crossing	14210 Midlothian Turnpike	Midlothian	VA	23113	Under Construction	478	Midlothian	03/21/2018	05/31/2020		
Total Under Construction							2,100					
23	Belvidere, The	North Belvidere Street & West Grace Street	Richmond	VA	23220	Planned	129	Richmond - City Center				
24	Centennial Terrace	523 East Main Street	Richmond	VA	23219	Planned	53	Richmond - City Center				
25	One Canal	South 1st Street & East Canal Street	Richmond	VA	23219	Planned	138	Richmond - City Center				
26	3013 Cutshaw	3013 Cutshaw Avenue	Richmond	VA	23230	Planned	100	Richmond - Fan District				
27	Belmont	4010 Broad Street	Richmond	VA	23230	Planned	238	Richmond - Scott's Addition				
28	Scott's Collection Two	2904 West Clay Street	Richmond	VA	23230	Planned	60	Richmond - Scott's Addition				
29	Scott's Collection One	3008 West Clay Street	Richmond	VA	23230	Planned	80	Richmond - Scott's Addition				
30	Tapestry West	Maywill Street & Thalbro Street	Richmond	VA	23230	Planned	262	Richmond - Scott's Addition				
31	1202 North 1st Street	1202 North 1st Street	Richmond	VA	23219	Planned	154	Richmond - North Side				
32	Bellevue	4203 Chamberlayne Avenue	Richmond	VA	23227	Planned	143	Richmond - North Side				
33	Brook Road	2009 Brook Road	Richmond	VA	23232	Planned	224	Richmond - North Side				
34	Chamberlayne Senior	1705 Chamberlayne Pkwy	Richmond	VA	23220	Planned	152	Richmond - North Side				
35	Foundry, The	1207 School Street	Richmond	VA	23220	Planned	200	Richmond - North Side				

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
36	Belvidere, The	18th Street & Grace Street	Richmond	VA	23219	Planned	129	Richmond - Church Hill			
37	Block 17	5000 Old Main Street	Richmond	VA	23231	Planned	133	Richmond - Church Hill			
38	Fulton Yard	201 Orleans Street	Richmond	VA	23231	Planned	535	Richmond - Church Hill			
39	412 West 14th Street	412 West 14th Street	Richmond	VA	23224	Planned	83	Richmond - Manchester			
40	Belle Heights	1802 Semmes Avenue	Richmond	VA	23225	Planned	111	Richmond - Manchester			
41	PortRVA Phase II	512 Hull Street	Richmond	VA	23224	Planned	188	Richmond - Manchester			
42	RiverHaus Development	Cowardin Avenue & Stonewall Avenue	Richmond	VA	23224	Planned	140	Richmond - Manchester			
43	Riviera at Semmes, The	1429 McDonough Street	Richmond	VA	23224	Planned	66	Richmond - Manchester			
44	Wellsmith, The	5000 Libbie Mill East Blvd	Richmond	VA	23230	Planned	327	Richmond - West End			
45	Belmont at River Mill	10180 Brook Road	Glen Allen	VA	23059	Planned	285	Glen Allen			
46	Innslake Place Phase II	4245 Innslake Drive	Glen Allen	VA	23060	Planned	120	Glen Allen			
47	Retreat at One Community	Brookwood Glen Drive & Telegraph Road	Richmond	VA	23227	Planned	495	Glen Allen			
48	Courthouse Landing	8701 Iron Bridge Road	Chesterfield	VA	23832	Planned	650	Chester			
49	Reserve at Rivington, The	12000 Reserve Manor Circle	Chester	VA	23831	Planned	276	Chester			
50	CenterPointe Mixed-use Development	14000 Center Pointe Pkwy	Midlothian	VA	23114	Planned	347	Midlothian			
51	CenterPointe Townes	Brandermill Pkwy & Charter Colony Pkwy	Midlothian	VA	23114	Planned	90	Midlothian			
52	Commonwealth	5411 Commonwealth Centre Pkwy	Midlothian	VA	23112	Planned	226	Midlothian			
53	Lakeside Commons	2140 Old Hundred Road	Midlothian	VA	23114	Planned	50	Midlothian			
54	Powhatan County Mixed - Use	Page Road & US-60	Midlothian	VA	23113	Planned	249	Midlothian			
55	Promenade at Winterfield	14030 Winterfield Lane	Midlothian	VA	23113	Planned	69	Midlothian			
56	Livingston, The	15950 Cosby Road	Chesterfield	VA	23832	Planned	305	Chesterfield County			
57	Petersburg Hotel Redevelopment	16 West Tabb Street	Petersburg	VA	23803	Planned	60	Petersburg			
58	VSU Chesterfield Avenue	21015 Chesterfield Avenue	Petersburg	VA	23803	Planned	62	Petersburg			
59	Quality Inn & Suites	3200 West Broad Street	Richmond	VA	23230	Planned	290	Richmond - Scott's Addition			
60	Bickerstaff Crossing	1401 Bickerstaff Road	Henrico	VA	23231	Planned	60	Richmond - East End			
61	South Line at Perry Place	Farmer Street & Perry Street	Petersburg	VA	23803	Planned	226	Petersburg			
Total Planned							7,505				
62	1500 Roseneath	1500 Roseneath Road	Richmond	VA	23230	Prospective	50	Richmond - Scott's Addition			
63	1601 Roseneath Road	1601 Roseneath Road	Richmond	VA	23230	Prospective	353	Richmond - Scott's Addition			
64	Dalian Development	3210 West Marshall Street	Richmond	VA	23230	Prospective	100	Richmond - Scott's Addition			
65	Mactavish Avenue & West Marshall Street	Mactavish Avenue & West Marshall Street	Richmond	VA	23230	Prospective	205	Richmond - Scott's Addition			
66	Soda Flats	2820 West Broad Street	Richmond	VA	23230	Prospective	73	Richmond - Scott's Addition			
67	Broad Street Tower	1600 West Broad Street	Richmond	VA	23220	Prospective	168	Richmond - North Side			
68	Fourth Avenue	1611 4th Avenue	Richmond	VA	23222	Prospective	105	Richmond - North Side			
69	Highland Grove Phase II	1132 Dove Street	Richmond	VA	23222	Prospective	100	Richmond - North Side			
70	Ownby Lane	2408 Ownby Lane	Richmond	VA	23220	Prospective	100	Richmond - North Side			
71	Virginia Union University Lombardy Redevelopment	2201 North Lombardy Street	Richmond	VA	23220	Prospective	100	Richmond - North Side			

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	
72	Rocketts Landing	4401 East Main Street	Richmond	VA	23231	Prospective	203	Richmond - Church Hill				
73	Shiplock Views	2801 East Main Street	Richmond	VA	23223	Prospective	180	Richmond - Church Hill				
74	Lombardy	700 South Lombardy Street	Richmond	VA	23220	Prospective	75	Richmond - Randolph				
75	1505 Hull Street	1505 Hull Street	Richmond	VA	23224	Prospective	75	Richmond - Manchester				
76	310 West 6th Street	310 West 6th Street	Richmond	VA	23224	Prospective	344	Richmond - Manchester				
77	700 E 4th Street Development	700 East 4th Street	Richmond	VA	23224	Prospective	100	Richmond - Manchester				
78	South Falls East	3 Manchester Road	Richmond	VA	23224	Prospective	233	Richmond - Manchester				
79	South Falls Phase II	111 Hull Street	Richmond	VA	23224	Prospective	210	Richmond - Manchester				
80	Kemps Village	5400 Hull Street Road	Richmond	VA	23224	Prospective	245	Richmond - South				
81	Model Tobacco Co Redevelopment	1100 Jefferson Davis Hwy	Richmond	VA	23224	Prospective	305	Richmond - South				
82	Fox Manor	18 West 27th Street	Richmond	VA	23225	Prospective	50	Richmond - West				
83	Village at Westlake Phase II, The	1500 German School Road	Richmond	VA	23225	Prospective	108	Richmond - West				
84	Gateway Colony	1648 North Parham Road	Henrico	VA	23229	Prospective	100	Tuckahoe				
85	3500 Cox Road	3500 Cox Road	Henrico	VA	23233	Prospective	407	Glen Allen				
86	Highwoods	10022 Elks Pass Lane	Glen Allen	VA	23060	Prospective	100	Glen Allen				
87	Innslake Place Phase III	4245 Innslake Drive	Glen Allen	VA	23060	Prospective	130	Glen Allen				
88	Sadler Road	4359 Sadler Road	Glen Allen	VA	23060	Prospective	700	Glen Allen				
89	Silver Hills at Innsbrook	10945 Nuckols Road	Glen Allen	VA	23060	Prospective	252	Glen Allen				
90	Brook Run Residential	Brook Run Drive & Wilmer Avenue	Lakeside	VA	23227	Prospective	126	Lakeside				
91	Jane at Moore's Lake Phase II, The	12300 Moores Lake Road	Chester	VA	23831	Prospective	185	Chester				
92	Winchester Green	2701 Drewrys Bluff Road	Richmond	VA	23237	Prospective	164	North Chesterfield				
93	Artistry at Winterfield	Huguenot Trail & Winterfield Road	Midlothian	VA	23113	Prospective	200	Midlothian				
94	City View Drive	15800 City View Drive	Midlothian	VA	23113	Prospective	250	Midlothian				
95	Watkins Centre	750 Watkins Centre Pkwy	Midlothian	VA	23114	Prospective	450	Midlothian				
96	Madison Crossing	15101 Hull Street Road	Chesterfield	VA	23832	Prospective	520	Chesterfield County				
97	Winterpock	Bethia Road & Winterpock Road	Chesterfield	VA	23832	Prospective	288	Chesterfield County				
98	Francisco Landing	Appomattox Court & Appomattox Street	Hopewell	VA	23860	Prospective	180	Hopewell				
99	380 East Washington	380 East Washington Street	Petersburg	VA	23803	Prospective	100	Petersburg				
100	Pecan Acres Estates	433 Pecan Street	Petersburg	VA	23803	Prospective	50	Petersburg				
101	Boxwood Parke	Bell Creek Road & Left Flank Road	Mechanicsville	VA	23116	Prospective	304	Mechanicsville				
102	Sherwood Crossing Phase II	7477 Sherwood Crossing Place	Mechanicsville	VA	23111	Prospective	90	Mechanicsville				
103	Lake District at Glen Allen, The	Mountain Road & Overhill Lake Lane	South Anna	VA	23059	Prospective	323	Hanover County				
Total Prospective							8,401					
TOTAL RICHMOND							20,415					

Source: Yardi Matrix