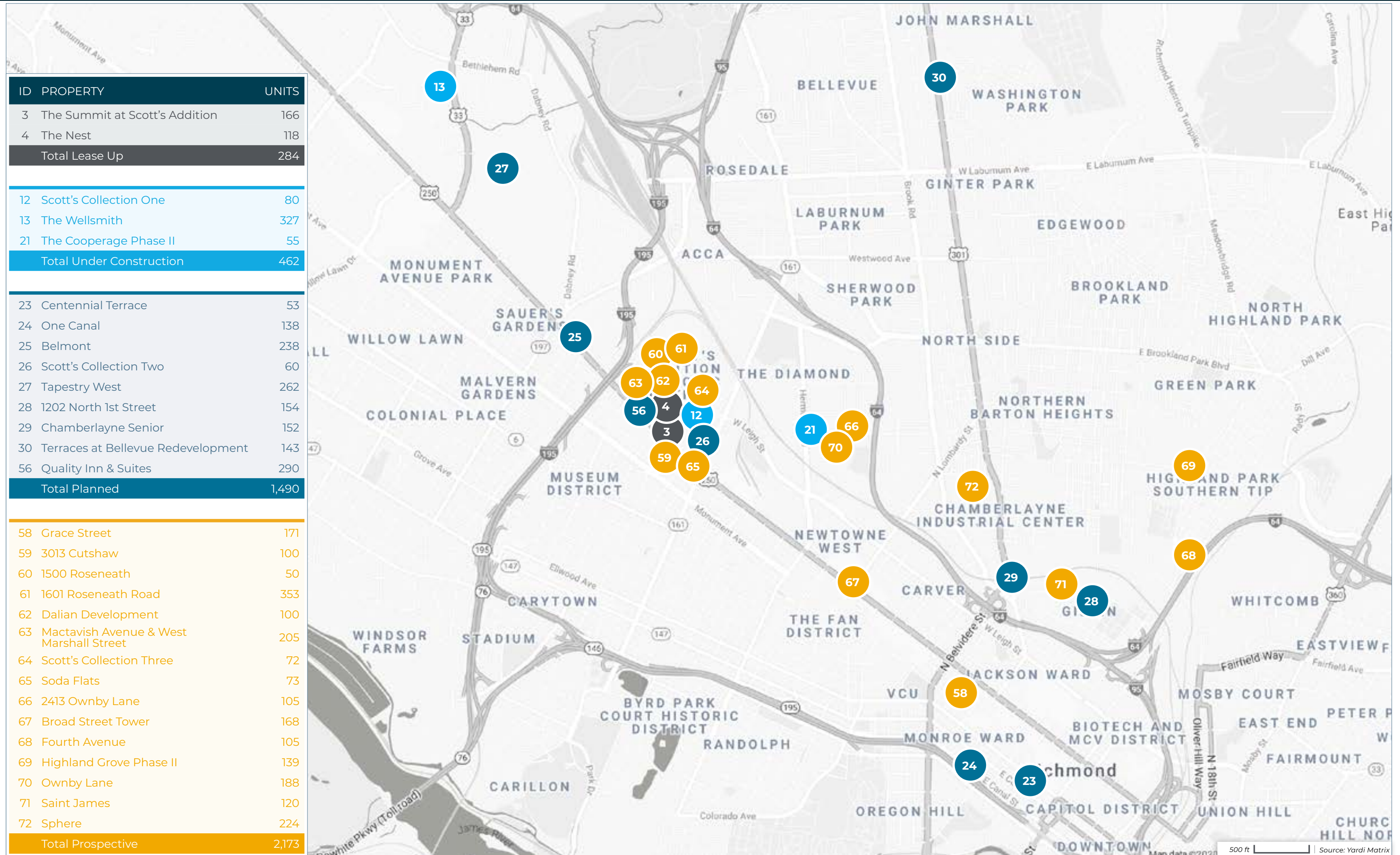
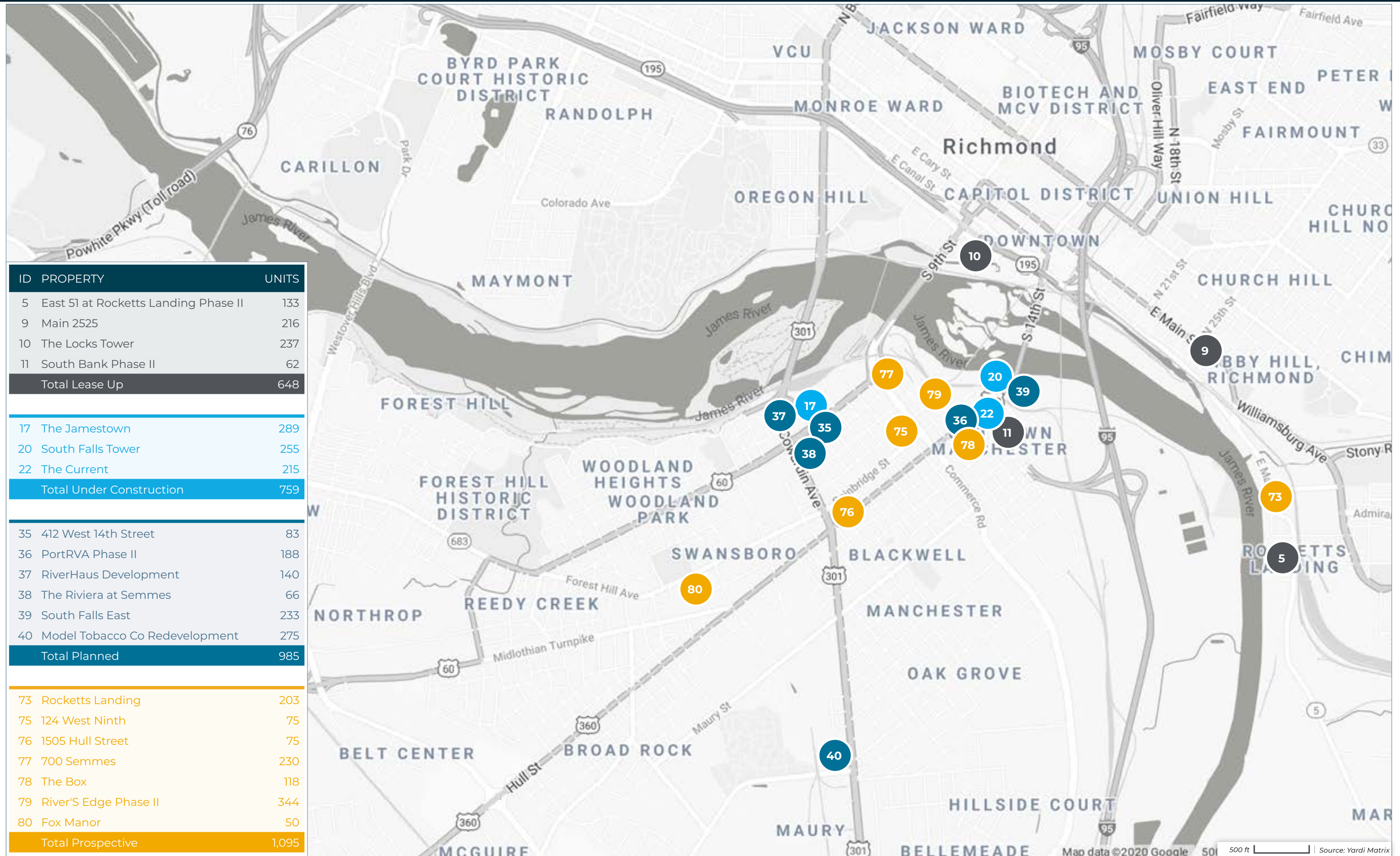


ID	PROPERTY	UNITS
8	Everleigh Short Pump	165
Total Lease Up		165
18	Winterfield Place	200
19	Innslake Place Phase II	120
Total Under Construction		320
31	Kingsridge Phase III	50
32	The Belvidere	129
33	Fulton Yard	535
34	Shiplock Views	180
41	Belmont at River Mill	285
42	Sadler Road	700
43	Townes at Oakleys Bluff	50
Total Planned		1,929
74	Lombardy	75
81	Jahnke and German School	122
82	The Village at Westlake Phase II	108
83	WestGate	194
84	The Gateway Redevelopment	100
85	The Shire	225
86	The Corner at Twin Hickory	90
87	Highwoods	100
88	Innslake Place Phase III	130
89	One Pouncey	295
90	Silver Hills at Innsbrook	234
91	West View	407
92	Fairfield Townhomes	52
103	Boxwood Parke	304
104	Sherwood Crossing Phase II	90
105	Hickory Grove	100
106	The Lake District at Glen Allen	323
Total Prospective		2,949

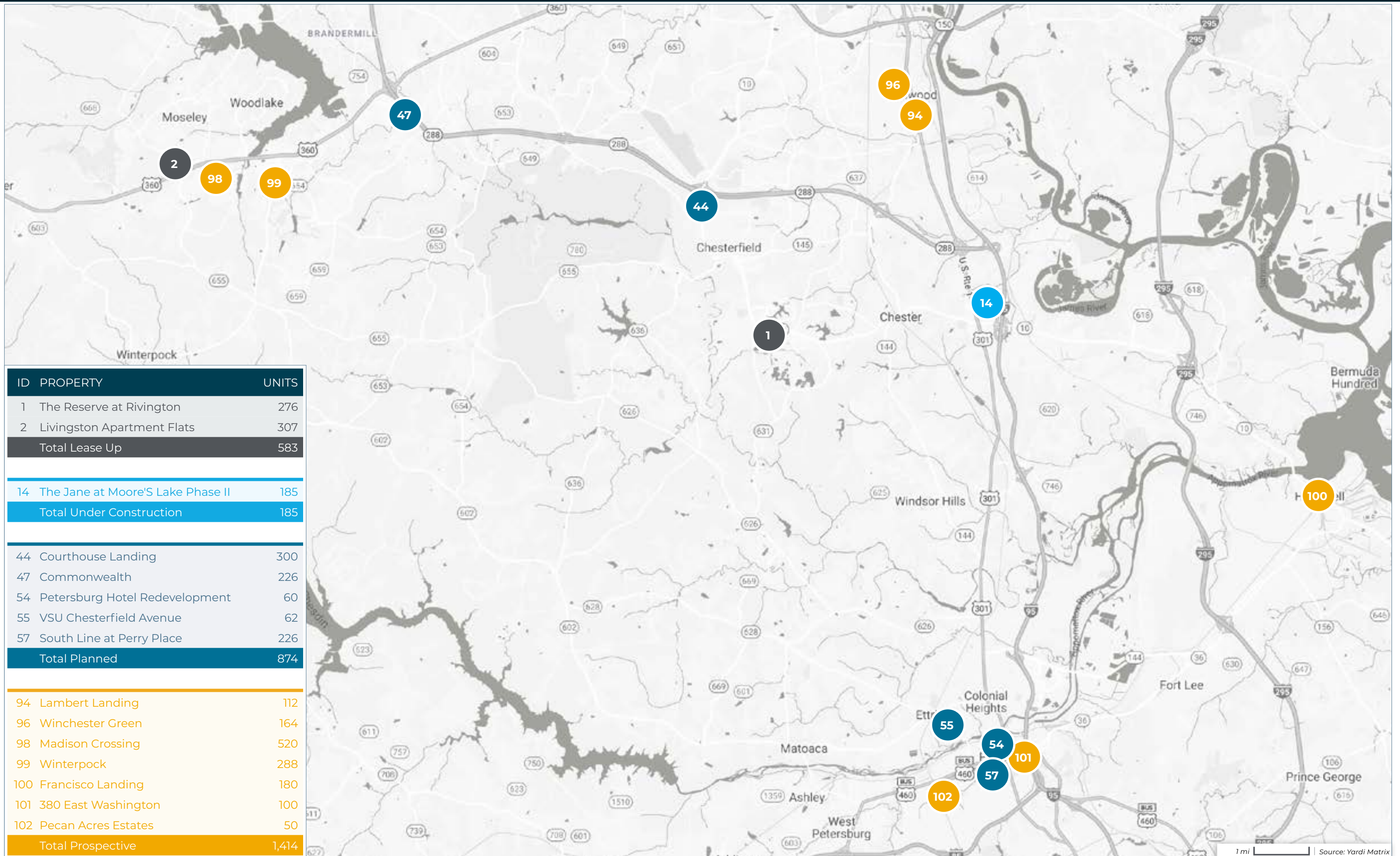


ID	PROPERTY	UNITS
3	The Summit at Scott's Addition	166
4	The Nest	118
Total Lease Up		284
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12	Scott's Collection One	80
13	The Wellsmith	327
21	The Cooperage Phase II	55
Total Under Construction		462
<hr/>		
23	Centennial Terrace	53
24	One Canal	138
25	Belmont	238
26	Scott's Collection Two	60
27	Tapestry West	262
28	1202 North 1st Street	154
29	Chamberlayne Senior	152
30	Terraces at Bellevue Redevelopment	143
56	Quality Inn & Suites	290
Total Planned		1,490
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58	Grace Street	171
59	3013 Cutshaw	100
60	1500 Roseneath	50
61	1601 Roseneath Road	353
62	Dalian Development	100
63	Mactavish Avenue & West Marshall Street	205
64	Scott's Collection Three	72
65	Soda Flats	73
66	2413 Ownby Lane	105
67	Broad Street Tower	168
68	Fourth Avenue	105
69	Highland Grove Phase II	139
70	Ownby Lane	188
71	Saint James	120
72	Sphere	224
Total Prospective		2,173

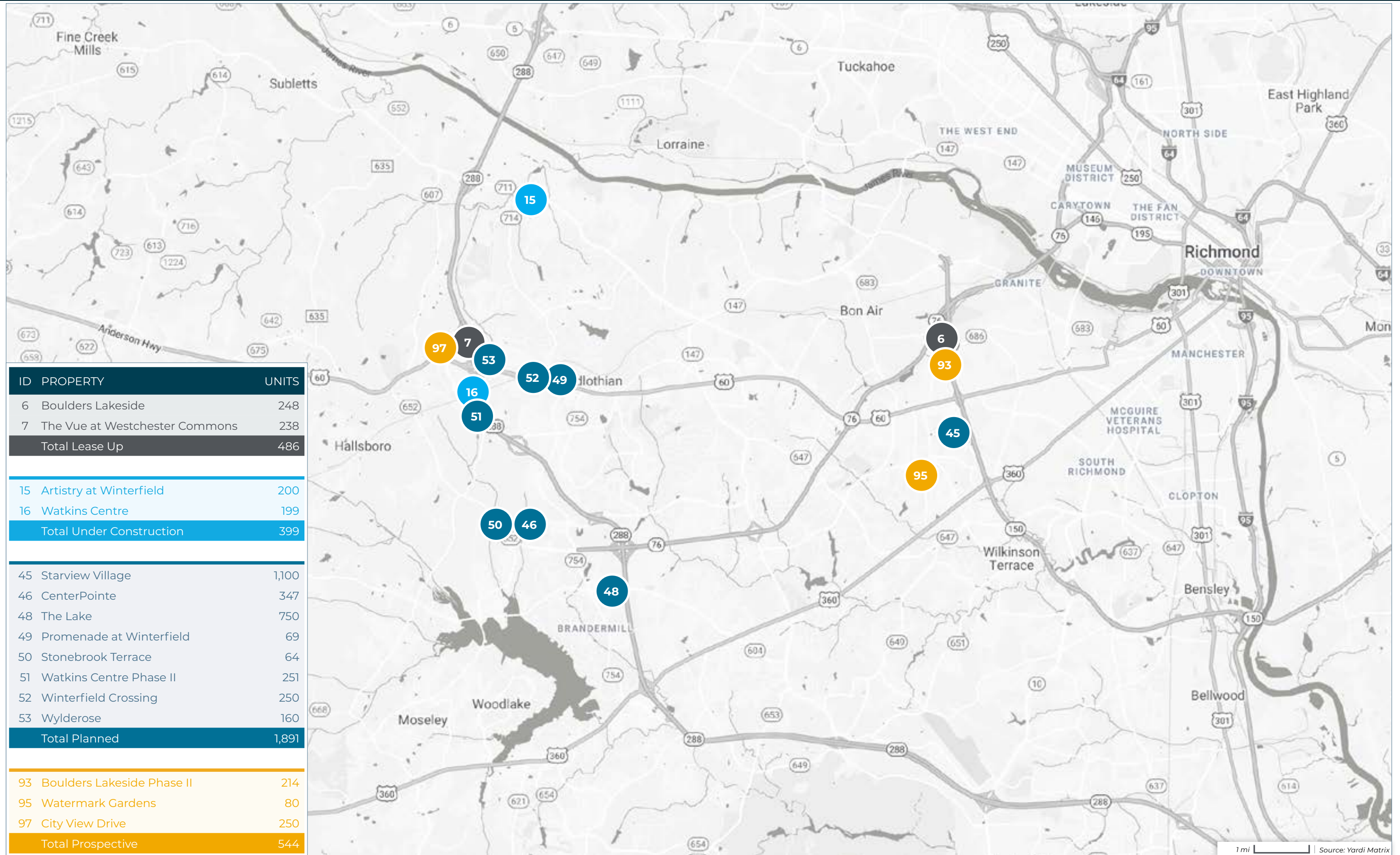
LEGEND ■ Lease-Up ■ Under Construction ■ Planned ■ Prospective



ID	PROPERTY	UNITS
5	East 51 at Rocketts Landing Phase II	133
9	Main 2525	216
10	The Locks Tower	237
11	South Bank Phase II	62
Total Lease Up		648
<hr/>		
17	The Jamestown	289
20	South Falls Tower	255
22	The Current	215
Total Under Construction		759
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35	412 West 14th Street	83
36	PortRVA Phase II	188
37	RiverHaus Development	140
38	The Riviera at Semmes	66
39	South Falls East	233
40	Model Tobacco Co Redevelopment	275
Total Planned		985
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73	Rocketts Landing	203
75	124 West Ninth	75
76	1505 Hull Street	75
77	700 Semmes	230
78	The Box	118
79	River'S Edge Phase II	344
80	Fox Manor	50
Total Prospective		1,095



ID	PROPERTY	UNITS
1	The Reserve at Rivington	276
2	Livingston Apartment Flats	307
Total Lease Up		583
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14	The Jane at Moore'S Lake Phase II	185
Total Under Construction		185
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44	Courthouse Landing	300
47	Commonwealth	226
54	Petersburg Hotel Redevelopment	60
55	VSU Chesterfield Avenue	62
57	South Line at Perry Place	226
Total Planned		874
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94	Lambert Landing	112
96	Winchester Green	164
98	Madison Crossing	520
99	Winterpock	288
100	Francisco Landing	180
101	380 East Washington	100
102	Pecan Acres Estates	50
Total Prospective		1,414



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	The Reserve at Rivington	12000 Reserve Manor Circle	Chester	VA	23831	Lease-Up	276	Chester	06/01/2020	12/31/2021	07/01/2020	
2	Livingston Apartment Flats	15560 Cosby Village Avenue	Chesterfield	VA	23832	Lease-Up	307	Chesterfield County	01/01/2020	07/31/2021	08/01/2020	
3	The Summit at Scott's Addition	3022 West Broad Street	Richmond	VA	23230	Lease-Up	166	Richmond - Scott's Addition	10/21/2019	12/31/2020	08/25/2020	
4	The Nest	3113 West Marshall Street	Richmond	VA	23230	Lease-Up	118	Richmond - Scott's Addition	08/12/2019	12/31/2020	08/01/2020	
5	East 51 at Rocketts Landing Phase II	4845 Old Main Street	Richmond	VA	23231	Lease-Up	133	Richmond - Church Hill	01/31/2019	12/31/2020	07/09/2020	
6	Boulders Lakeside	1006 Boulder Lake Terrace	Richmond	VA	23225	Lease-Up	248	North Chesterfield	11/24/2019	12/31/2020	06/01/2020	
7	The Vue at Westchester Commons	450 Perimeter Drive	Midlothian	VA	23113	Lease-Up	238	Midlothian	01/21/2019	12/31/2020	02/11/2020	
8	Everleigh Short Pump	12651 Three Chopt Road	Henrico	VA	23233	Lease-Up	165	Three Chopt	05/01/2019	12/31/2020	01/01/2020	
9	Main 2525	2525 East Main Street	Richmond	VA	23223	Lease-Up	216	Richmond - Church Hill	11/21/2018	10/31/2020	02/01/2020	
10	The Locks Tower	1001 East Byrd Street	Richmond	VA	23219	Lease-Up	237	Richmond - City Center	08/07/2018	10/31/2020	08/01/2019	
11	South Bank Phase II	307 Stockton Street	Richmond	VA	23224	Lease-Up	62	Richmond - Manchester	11/30/2016	10/31/2020	06/01/2018	
Total Lease-Up							2,166					
12	Scott's Collection One	3008 West Clay Street	Richmond	VA	23230	Under Construction	80	Richmond - Scott's Addition	09/21/2020	03/31/2022		
13	The Wellsmith	5000 Libbie Mill East Blvd	Richmond	VA	23230	Under Construction	327	Richmond - West End	07/01/2020	12/31/2021		
14	The Jane at Moore's Lake Phase II	12300 Moores Lake Road	Chester	VA	23831	Under Construction	185	Chester	07/01/2020	12/31/2021		
15	Artistry at Winterfield	Huguenot Trail & Winterfield Road	Midlothian	VA	23113	Under Construction	200	Midlothian	04/01/2020	12/31/2021		
16	Watkins Centre	710 Watkins Centre Pkwy	Midlothian	VA	23114	Under Construction	199	Midlothian	02/01/2020	12/31/2021		
17	The Jamestown	500 West 14th Street	Richmond	VA	23224	Under Construction	289	Richmond - Manchester	01/31/2020	11/30/2021		
18	Winterfield Place	Huguenot Trail & Winterfield Road	Midlothian	VA	23113	Under Construction	200	Richmond - Randolph	03/15/2020	08/31/2021		
19	Innslake Place Phase II	4245 Innslake Drive	Glen Allen	VA	23060	Under Construction	120	Glen Allen	07/01/2020	05/31/2021		
20	South Falls Tower	111 Hull Street	Richmond	VA	23224	Under Construction	255	Richmond - Manchester	09/25/2019	03/31/2021		
21	The Cooperage Phase II	1650 Overbrook Road	Richmond	VA	23220	Under Construction	55	Richmond - North Side	02/03/2020	02/28/2021		
22	The Current	400 Hull Street	Richmond	VA	23224	Under Construction	215	Richmond - Manchester	08/28/2019	12/31/2020		
Total Under Construction							2,125					
23	Centennial Terrace	507 East Main Street	Richmond	VA	23219	Planned	53	Richmond - City Center				
24	One Canal	South 1st Street & East Canal Street	Richmond	VA	23219	Planned	138	Richmond - City Center				
25	Belmont	4010 Broad Street	Richmond	VA	23230	Planned	238	Richmond - Scott's Addition				
26	Scott's Collection Two	2904 West Clay Street	Richmond	VA	23230	Planned	60	Richmond - Scott's Addition				
27	Tapestry West	Maywill Street & Thalbro Street	Richmond	VA	23230	Planned	262	Richmond - Scott's Addition				
28	1202 North 1st Street	1202 North 1st Street	Richmond	VA	23219	Planned	154	Richmond - North Side				
29	Chamberlayne Senior	1705 Chamberlayne Pkwy	Richmond	VA	23220	Planned	152	Richmond - North Side				
30	Terraces at Bellevue Redevelopment	3943 Chamberlayne Avenue	Richmond	VA	23227	Planned	143	Richmond - North Side				
31	Kingsridge Phase III	390 Kingsridge Road	Richmond	VA	23223	Planned	50	Richmond - East End				
32	The Belvidere	North 18th Street & East Grace Street	Richmond	VA	23223	Planned	129	Richmond - Church Hill				

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	
33	Fulton Yard	201 Orleans Street	Richmond	VA	23231	Planned	535	Richmond - Church Hill				
34	Shiplock Views	2801 East Main Street	Richmond	VA	23223	Planned	180	Richmond - Church Hill				
35	412 West 14th Street	412 West 14th Street	Richmond	VA	23224	Planned	83	Richmond - Manchester				
36	PortRVA Phase II	512 Hull Street	Richmond	VA	23224	Planned	188	Richmond - Manchester				
37	RiverHaus Development	Cowardin Avenue & Stonewall Avenue	Richmond	VA	23224	Planned	140	Richmond - Manchester				
38	The Riviera at Semmes	1429 McDonough Street	Richmond	VA	23224	Planned	66	Richmond - Manchester				
39	South Falls East	3 Manchester Road	Richmond	VA	23224	Planned	233	Richmond - Manchester				
40	Model Tobacco Co Redevelopment	1100 Jefferson Davis Hwy	Richmond	VA	23224	Planned	275	Richmond - South				
41	Belmont at River Mill	10180 Brook Road	Glen Allen	VA	23059	Planned	285	Glen Allen				
42	Sadler Road	4359 Sadler Road	Glen Allen	VA	23060	Planned	700	Glen Allen				
43	Townes at Oakleys Bluff	4201 Oakleys Lane	Richmond	VA	23223	Planned	50	Highland Springs				
44	Courthouse Landing	8701 Iron Bridge Road	Chesterfield	VA	23832	Planned	300	Chester				
45	Starview Village	800 Starview Lane	Richmond	VA	23225	Planned	1,100	North Chesterfield				
46	CenterPointe	14000 Center Pointe Pkwy	Midlothian	VA	23114	Planned	347	Midlothian				
47	Commonwealth	5411 Commonwealth Centre Pkwy	Midlothian	VA	23112	Planned	226	Midlothian				
48	The Lake	Genito Place & Genito Road	Clover Hill	VA	23112	Planned	750	Midlothian				
49	Promenade at Winterfield	14030 Winterfield Lane	Midlothian	VA	23113	Planned	69	Midlothian				
50	Stonebrook Terrace	2140 Old Hundred Road	Midlothian	VA	23114	Planned	64	Midlothian				
51	Watkins Centre Phase II	710 Watkins Centre Pkwy	Midlothian	VA	23114	Planned	251	Midlothian				
52	Winterfield Crossing	14210 Midlothian Turnpike	Midlothian	VA	23113	Planned	250	Midlothian				
53	Wylderose	14731 Midlothian Turnpike	Midlothian	VA	23113	Planned	160	Midlothian				
54	Petersburg Hotel Redevelopment	16 West Tabb Street	Petersburg	VA	23803	Planned	60	Petersburg				
55	VSU Chesterfield Avenue	21015 Chesterfield Avenue	Petersburg	VA	23803	Planned	62	Petersburg				
56	Quality Inn & Suites	3200 West Broad Street	Richmond	VA	23230	Planned	290	Richmond - Scott's Addition				
57	South Line at Perry Place	Farmer Street & Perry Street	Petersburg	VA	23803	Planned	226	Petersburg				
Total Planned							7,169					
58	Grace Street	321 West Grace Street	Richmond	VA	23220	Prospective	171	Richmond - City Center				
59	3013 Cutshaw	3013 Cutshaw Avenue	Richmond	VA	23230	Prospective	100	Richmond - Fan District				
60	1500 Roseneath	1500 Roseneath Road	Richmond	VA	23230	Prospective	50	Richmond - Scott's Addition				
61	1601 Roseneath Road	1601 Roseneath Road	Richmond	VA	23230	Prospective	353	Richmond - Scott's Addition				
62	Dalian Development	3210 West Marshall Street	Richmond	VA	23230	Prospective	100	Richmond - Scott's Addition				
63	Mactavish Avenue & West Marshall Street	Mactavish Avenue & West Marshall Street	Richmond	VA	23230	Prospective	205	Richmond - Scott's Addition				
64	Scott's Collection Three	3001 West Leigh Street	Richmond	VA	23230	Prospective	72	Richmond - Scott's Addition				
65	Soda Flats	2820 West Broad Street	Richmond	VA	23230	Prospective	73	Richmond - Scott's Addition				
66	2413 Ownby Lane	2413 Ownby Lane	Richmond	VA	23220	Prospective	105	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
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	139	Richmond - North Side			
70	Ownby Lane	2408 Ownby Lane	Richmond	VA	23220	Prospective	188	Richmond - North Side			
71	Saint James	1200 Saint James Street	Richmond	VA	23220	Prospective	120	Richmond - North Side			
72	Sphere	2009 Brook Road	Richmond	VA	23232	Prospective	224	Richmond - North Side			
73	Rocketts Landing	4401 East Main Street	Richmond	VA	23231	Prospective	203	Richmond - Church Hill			
74	Lombardy	700 South Lombardy Street	Richmond	VA	23220	Prospective	75	Richmond - Randolph			
75	124 West Ninth	124 West 9th Street	Richmond	VA	23224	Prospective	75	Richmond - Manchester			
76	1505 Hull Street	1505 Hull Street	Richmond	VA	23224	Prospective	75	Richmond - Manchester			
77	700 Semmes	700 Semmes Avenue	Richmond	VA	23224	Prospective	230	Richmond - Manchester			
78	The Box	511 Decatur Street	Richmond	VA	23219	Prospective	118	Richmond - Manchester			
79	River'S Edge Phase II	505 Porter Street	Richmond	VA	23224	Prospective	344	Richmond - Manchester			
80	Fox Manor	18 West 27th Street	Richmond	VA	23225	Prospective	50	Richmond - West			
81	Jahnke and German School	6400 Jahnke Road	Richmond	VA	23225	Prospective	122	Richmond - West			
82	The Village at Westlake Phase II	1500 German School Road	Richmond	VA	23225	Prospective	108	Richmond - West			
83	WestGate	13441 West Broad Street	Richmond	VA	23228	Prospective	194	Richmond - West End			
84	The Gateway Redevelopment	1648 North Parham Road	Henrico	VA	23229	Prospective	100	Tuckahoe			
85	The Shire	Church Road & Pump Road	Tuckahoe	VA	23229	Prospective	225	Three Chopt			
86	The Corner at Twin Hickory	Pouncey Tract Road & Twin Hickory Lake Drive	Glen Allen	VA	23059	Prospective	90	Glen Allen			
87	Highwoods	10022 Elks Pass Lane	Glen Allen	VA	23060	Prospective	100	Glen Allen			
88	Innslake Place Phase III	4245 Innslake Drive	Glen Allen	VA	23060	Prospective	130	Glen Allen			
89	One Pouncey	4545 Pouncey Tract Road	Glen Allen	VA	23059	Prospective	295	Glen Allen			
90	Silver Hills at Innsbrook	10945 Nuckols Road	Glen Allen	VA	23060	Prospective	234	Glen Allen			
91	West View	3500 Cox Road	Henrico	VA	23233	Prospective	407	Glen Allen			
92	Fairfield Townhomes	Brook Road & Brook Run Drive	Richmond	VA	23227	Prospective	52	Lakeside			
93	Boulders Lakeside Phase II	1006 Boulder Lake Terrace	Richmond	VA	23225	Prospective	214	North Chesterfield			
94	Lambert Landing	Jefferson Davis Hwy & Myron Avenue	Bellwood	VA	23237	Prospective	112	North Chesterfield			
95	Watermark Gardens	1417 Westhall Gardens Drive	Chesterfield	VA	23235	Prospective	80	North Chesterfield			
96	Winchester Green	2701 Drewrys Bluff Road	Richmond	VA	23237	Prospective	164	North Chesterfield			
97	City View Drive	15800 City View Drive	Midlothian	VA	23113	Prospective	250	Midlothian			
98	Madison Crossing	15101 Hull Street Road	Chesterfield	VA	23832	Prospective	520	Chesterfield County			
99	Winterpock	Bethia Road & Winterpock Road	Chesterfield	VA	23832	Prospective	288	Chesterfield County			
100	Francisco Landing	Appomattox Court & West Randolph Road	Hopewell	VA	23860	Prospective	180	Hopewell			
101	380 East Washington	380 East Washington Street	Petersburg	VA	23803	Prospective	100	Petersburg			

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
102	Pecan Acres Estates	433 Pecan Street	Petersburg	VA	23803	Prospective	50	Petersburg			
103	Boxwood Parke	Bell Creek Road & Left Flank Road	Mechanicsville	VA	23116	Prospective	304	Mechanicsville			
104	Sherwood Crossing Phase II	7477 Sherwood Crossing Place	Mechanicsville	VA	23111	Prospective	90	Mechanicsville			
105	Hickory Grove	9312 East Patrick Henry Road	Ashland	VA	23005	Prospective	100	Hanover County			
106	The Lake District at Glen Allen	Mountain Road & Overhill Lake Lane	South Anna	VA	23059	Prospective	323	Hanover County			
Total Prospective							8,175				
TOTAL RICHMOND							19,635				