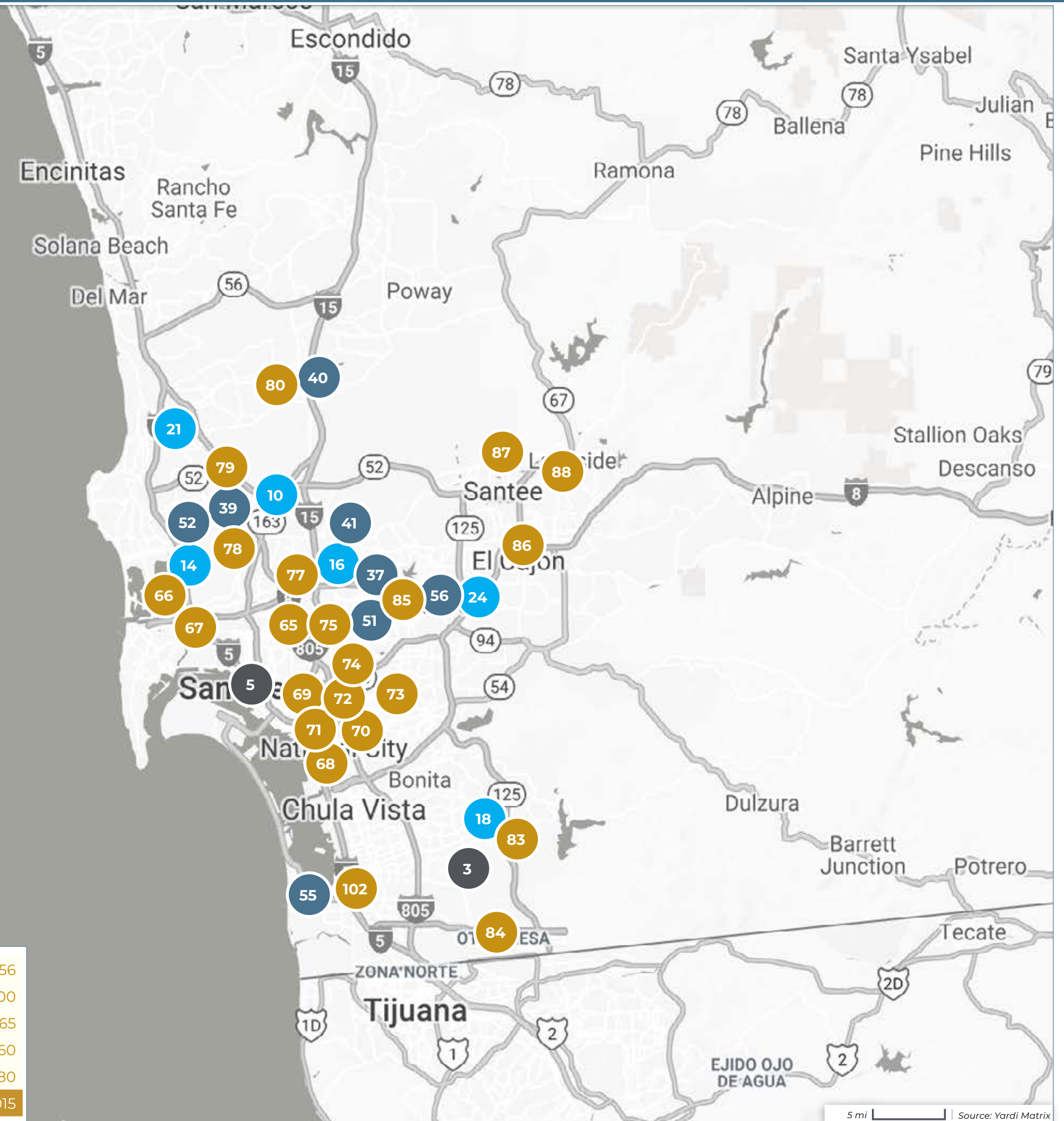
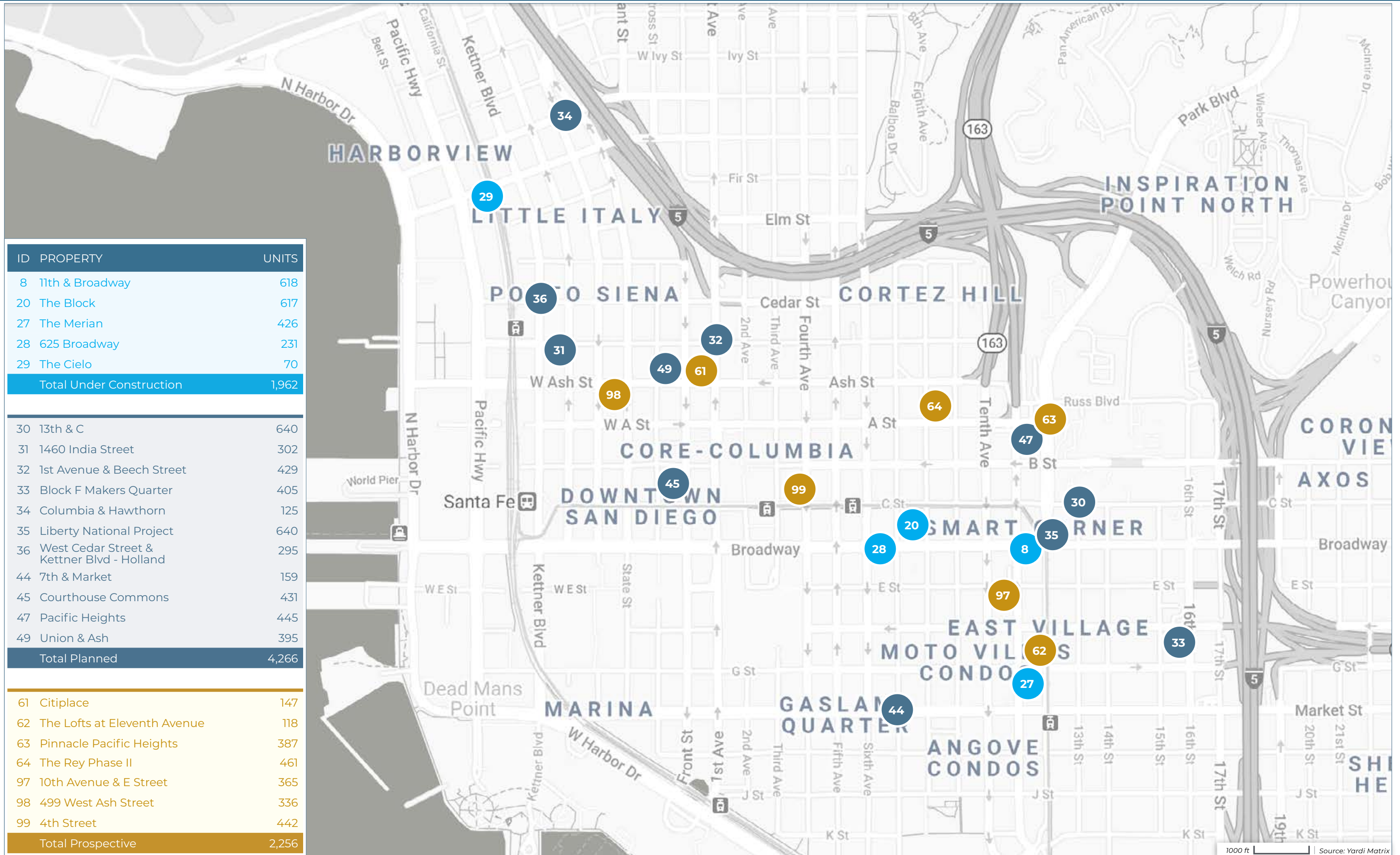
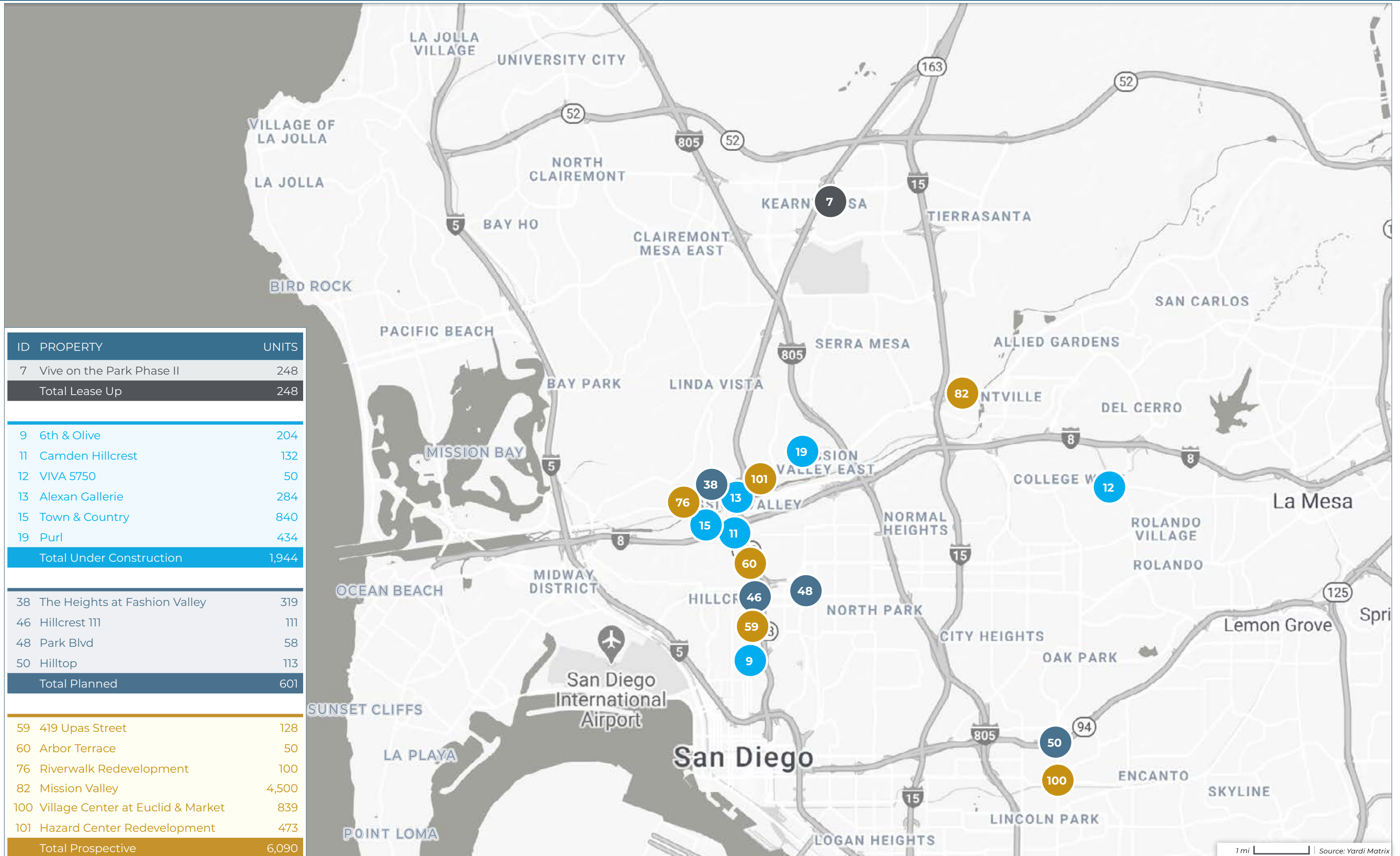


ID	PROPERTY	UNITS
3	The Residences at Escaya	272
5	4th + J	168
Total Lease Up		440
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10	Vive Lux	442
14	The Seaton	150
16	Gravity	325
18	Santa Venetia Street	297
21	Lux UTC Phase II	445
24	Little Flower Haven	130
Total Under Construction		1,789
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37	Montezuma	128
39	Ivy Senior	53
40	The Hub at Scripps Ranch	260
41	Mission Gorge	996
51	University Avenue Manor	63
52	Bayview Plaza	156
55	Blue Wave	51
56	Jefferson La Mesa	230
Total Planned		1,937
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65	Wollcott Crossing	55
66	Pechanga Arena Redevelopment	100
67	The Post	272
68	1105 National City Blvd	170
69	233 Roosevelt Tower	400
70	Paradise Senior	126
71	Waypoint	180
72	Bella Vista Renovation	170
73	Encanto Gateway	65
74	Northwest Village Creek	149
75	4089 Fairmount Avenue	73
77	SDSU Mission Valley	100
78	Ulric Street	96
79	Winthrop Street	73
80	Stone Creek	4,445
83	Millenia	480
84	Airway Road & Britannia Blvd	100
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85	Aldea La Mesa	56
86	172 Wells Avenue	100
87	Park Center Drive Townhomes	365
88	Winter Gardens	60
102	408 Hollister Street	380
Total Prospective		8,015





ID	PROPERTY	UNITS
8	11th & Broadway	618
20	The Block	617
27	The Merian	426
28	625 Broadway	231
29	The Cielo	70
Total Under Construction		1,962
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30	13th & C	640
31	1460 India Street	302
32	1st Avenue & Beech Street	429
33	Block F Makers Quarter	405
34	Columbia & Hawthorn	125
35	Liberty National Project	640
36	West Cedar Street & Kettner Blvd - Holland	295
44	7th & Market	159
45	Courthouse Commons	431
47	Pacific Heights	445
49	Union & Ash	395
Total Planned		4,266
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61	Citiplace	147
62	The Lofts at Eleventh Avenue	118
63	Pinnacle Pacific Heights	387
64	The Rey Phase II	461
97	10th Avenue & E Street	365
98	499 West Ash Street	336
99	4th Street	442
Total Prospective		2,256



San Diego 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	Monarch Buena Vista	740 Paseo Buena Vista	Vista	CA	92084	Lease-Up	179	Vista	08/31/2019	02/28/2021	03/16/2020
2	Rowan	700 West Grand Avenue	Escondido	CA	92025	Lease-Up	126	Escondido	11/01/2018	08/31/2020	02/03/2020
3	The Residences at Escaya	1925 Avenida Escaya	Chula Vista	CA	91913	Lease-Up	272	Sweetwater	11/18/2018	08/31/2020	09/16/2019
4	One Paseo Living	3200 Paseo Village Way	San Diego	CA	92130	Lease-Up	608	Del Mar	07/12/2018	08/31/2020	04/26/2019
5	4th + J	372 4th Avenue	San Diego	CA	92101	Lease-Up	168	Central San Diego	02/10/2018	07/31/2020	03/05/2020
6	Block C Phase II	250 North City Drive	San Marcos	CA	92078	Lease-Up	66	Escondido	09/14/2018	07/31/2020	10/12/2019
7	Vive on the Park Phase II	8725 Ariva Court	San Diego	CA	92123	Lease-Up	248	Kearny Mesa	12/01/2016	07/31/2020	07/29/2019
Total Lease-Up							1,667				
8	11th & Broadway	SEC 11th Avenue & Broadway	San Diego	CA	92101	Under Construction	618	Central San Diego	12/02/2019	12/31/2022	02/28/2022
9	6th & Olive	SEC 6th Avenue & Olive Street	San Diego	CA	92103	Under Construction	204	Central San Diego	05/27/2020	06/30/2022	
10	Vive Lux	SEC Kearny Villa Road & Lightwave Avenue	San Diego	CA	92123	Under Construction	442	Kearny Mesa	04/01/2020	04/30/2022	
11	Camden Hillcrest	4311 3rd Avenue	San Diego	CA	92103	Under Construction	132	Central San Diego	12/16/2019	09/30/2021	
12	VIVA 5750	5750 Campanile Drive	San Diego	CA	92115	Under Construction	50	Mid - City	05/20/2020	09/30/2021	
13	Alexan Gallerie	375 Camino De La Reina	San Diego	CA	92108	Under Construction	284	Kearny Mesa	11/14/2019	09/30/2021	
14	The Seaton	1302 Frankfort Street	San Diego	CA	92110	Under Construction	150	Kearny Mesa	05/27/2020	07/31/2021	
15	Town & Country	Fashion Valley Road & Hotel Circle North	San Diego	CA	92108	Under Construction	840	Kearny Mesa	08/20/2019	06/30/2021	
16	Gravity	4570 Mission Gorge Place	San Diego	CA	92120	Under Construction	325	Elliot - Navajo	11/11/2019	05/31/2021	
17	The Courtyards Pacific Village	10955 Carmel Mountain Road	San Diego	CA	92129	Under Construction	274	North San Diego	05/15/2019	03/31/2021	
18	Santa Venetia Street	1627 Santa Venetia Street	Chula Vista	CA	91913	Under Construction	297	Sweetwater	08/18/2019	02/28/2021	
19	Purl	Civita Blvd & Russell Pkwy	San Diego	CA	92108	Under Construction	434	Kearny Mesa	04/01/2018	01/31/2021	
20	The Block	710 Broadway	San Diego	CA	92101	Under Construction	617	Central San Diego	11/30/2018	12/31/2020	
21	Lux UTC Phase II	4200 Brooke Court	San Diego	CA	92122	Under Construction	445	University	09/02/2019	12/31/2020	
22	Outpost	13247 Poway Road	Poway	CA	92064	Under Construction	53	Poway	10/07/2019	12/31/2020	
23	Persea	1333 North Santa Fe Avenue	Vista	CA	92084	Under Construction	305	Vista	06/17/2019	12/31/2020	
24	Little Flower Haven	8585 La Mesa Blvd	La Mesa	CA	91942	Under Construction	130	La Mesa	11/08/2019	12/31/2020	
25	Casa Aldea at Carlsbad	SEC Cannon Road & Wind Trail Way	Carlsbad	CA	92010	Under Construction	98	Carlsbad	08/12/2019	12/31/2020	
26	The Rylan	100 Main Street	Vista	CA	92083	Under Construction	126	Vista	03/29/2019	09/30/2020	
27	The Merian	601 11th Avenue	San Diego	CA	92101	Under Construction	426	Central San Diego	12/01/2017	08/31/2020	
28	625 Broadway	625 Broadway Street	San Diego	CA	92101	Under Construction	231	Central San Diego	10/01/2017	07/31/2020	
29	The Cielo	915 West Grape Street	San Diego	CA	92101	Under Construction	70	Central San Diego	03/24/2019	07/31/2020	
Total Under Construction							6,551				
30	13th & C	13th Street & C Street	San Diego	CA	92101	Planned	640	Central San Diego			
31	1460 India Street	1460 India Street	San Diego	CA	92101	Planned	302	Central San Diego			
32	1st Avenue & Beech Street	1st Avenue & Beech Street	San Diego	CA	92101	Planned	429	Central San Diego			
33	Block F Makers Quarter	SWC 16th Street & F Street	San Diego	CA	92101	Planned	405	Central San Diego			

San Diego New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
34	Columbia & Hawthorn	SEC Columbia Street & West Hawthorn Street	San Diego	CA	92101	Planned	125	Central San Diego				
35	Liberty National Project	Broadway & Park Blvd	San Diego	CA	92101	Planned	640	Central San Diego				
36	West Cedar Street & Kettner Blvd - Holland	West Cedar Street & Kettner Blvd	San Diego	CA	92101	Planned	295	Central San Diego				
37	Montezuma	6213 Montezuma Road	San Diego	CA	92115	Planned	128	Mid - City				
38	The Heights at Fashion Valley	7050 Friars Road	San Diego	CA	92108	Planned	319	Kearny Mesa				
39	Ivy Senior	5858 Mt. Alifan Drive	San Diego	CA	92111	Planned	53	Kearny Mesa				
40	The Hub at Scripps Ranch	9850 Carroll Canyon Road	San Diego	CA	92131	Planned	260	Poway				
41	Mission Gorge	Mission Gorge Road & Old Cliffs Road	San Diego	CA	92120	Planned	996	Elliot - Navajo				
42	Copper Hills Mixed Use	Fallsview Road & San Elijo Road	San Marcos	CA	92078	Planned	189	San Dieguito				
43	The Belvedere	901 Mission Avenue	Oceanside	CA	92054	Planned	90	Oceanside				
44	7th & Market	701 Market Street	San Diego	CA	92101	Planned	159	Central San Diego				
45	Courthouse Commons	220 West Broadway	San Diego	CA	92101	Planned	431	Central San Diego				
46	Hillcrest 111	635 Robinson Avenue	San Diego	CA	92103	Planned	111	Central San Diego				
47	Pacific Heights	11th Avenue & B Street	San Diego	CA	92101	Planned	445	Central San Diego				
48	Park Blvd	3922 Park Blvd	San Diego	CA	92103	Planned	58	Central San Diego				
49	Union & Ash	232 West Ash Street	San Diego	CA	92101	Planned	395	Central San Diego				
50	Hilltop	NWC Euclid Avenue & Hilltop Drive	San Diego	CA	92114	Planned	113	Southeast San Diego				
51	University Avenue Manor	5556 University Avenue	San Diego	CA	92105	Planned	63	Mid - City				
52	Bayview Plaza	2565 Clairemont Drive	San Diego	CA	92117	Planned	156	Kearny Mesa				
53	Merge 56	Carmel Mountain Road & Via Panacea	San Diego	CA	92129	Planned	242	Del Mar				
54	Scripps Mesa	10380 Spring Canyon Road	San Diego	CA	92131	Planned	264	Poway				
55	Blue Wave	550 Hwy 75	Imperial Beach	CA	91932	Planned	51	South Bay				
56	Jefferson La Mesa	4949 Baltimore Drive	La Mesa	CA	91942	Planned	230	La Mesa				
57	Carlsbad Village Lofts	1044 Carlsbad Village Drive	Carlsbad	CA	92008	Planned	106	Carlsbad				
58	Taylor Vista	1858 East Vista Way	Vista	CA	92084	Planned	90	Vista				
Total Planned							7,785					
59	419 Upas Street	419 Upas Street	San Diego	CA	92103	Prospective	128	Central San Diego				
60	Arbor Terrace	4186 4th Avenue	San Diego	CA	92103	Prospective	50	Central San Diego				
61	Citiplace	110 West Ash Street	San Diego	CA	92101	Prospective	147	Central San Diego				
62	The Lofts at Eleventh Avenue	1122 G Street	San Diego	CA	92101	Prospective	118	Central San Diego				
63	Pinnacle Pacific Heights	SEC 11th Avenue & A Street	San Diego	CA	92101	Prospective	387	Central San Diego				
64	The Rey Phase II	810 A Street	San Diego	CA	92101	Prospective	461	Central San Diego				
65	Wollcott Crossing	4693 Grim Avenue	San Diego	CA	92104	Prospective	55	Central San Diego				
66	Pechanga Arena Redevelopment	3500 Sports Arena Blvd	San Diego	CA	92110	Prospective	100	Peninsula				
67	The Post	2535 Midway Drive	San Diego	CA	92138	Prospective	272	Peninsula				

San Diego New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
68	1105 National City Blvd	1105 National City Blvd	National City	CA	91950	Prospective	170	National City			
69	233 Roosevelt Tower	233 Roosevelt Avenue	National City	CA	91950	Prospective	400	National City			
70	Paradise Senior	2238 East 6th Street	National City	CA	91950	Prospective	126	National City			
71	Waypoint	1040 National City Blvd	National City	CA	91950	Prospective	180	National City			
72	Bella Vista Renovation	4742 Solola Avenue	San Diego	CA	92113	Prospective	170	Southeast San Diego			
73	Encanto Gateway	6601 Imperial Avenue	San Diego	CA	92114	Prospective	65	Southeast San Diego			
74	Northwest Village Creek	4970 Market Street	San Diego	CA	92102	Prospective	149	Southeast San Diego			
75	4089 Fairmount Avenue	4089 Fairmount Avenue	San Diego	CA	92105	Prospective	73	Mid - City			
76	Riverwalk Redevelopment	Fashion Valley Road & Friars Road	San Diego	CA	92108	Prospective	100	Kearny Mesa			
77	SDSU Mission Valley	9449 Friars Road	San Diego	CA	92108	Prospective	100	Kearny Mesa			
78	Ulric Street	2645 Ulric Street	San Diego	CA	92111	Prospective	96	Kearny Mesa			
79	Winthrop Street	Limerick Avenue & Winthrop Street	San Diego	CA	92117	Prospective	73	Kearny Mesa			
80	Stone Creek	Camino Ruiz & Carroll Canyon Road	San Diego	CA	92126	Prospective	4,445	Mira Mesa			
81	Poway Road	12941 Poway Road	Poway	CA	92064	Prospective	221	Poway			
82	Mission Valley	Friars Road & San Diego Mission Road	San Diego	CA	92108	Prospective	4,500	Elliot - Navajo			
83	Millenia	Birch Road & Eastlake Pkwy	Chula Vista	CA	91915	Prospective	480	Sweetwater			
84	Airway Road & Britannia Blvd	NEC Airway Road & Britannia Blvd	San Diego	CA	92154	Prospective	100	South Bay			
85	Aldea La Mesa	7808 El Cajon Blvd	La Mesa	CA	91942	Prospective	56	La Mesa			
86	172 Wells Avenue	172 Wells Avenue	El Cajon	CA	92020	Prospective	100	El Cajon			
87	Park Center Drive Townhomes	Mast Blvd & Park Center Drive	Santee	CA	92071	Prospective	365	Santee			
88	Winter Gardens	9224 Winter Gardens Blvd	Lakeside	CA	92040	Prospective	60	Lakeside			
89	Elliott Pond	500 Ramona Street	Ramona	CA	92065	Prospective	70	Ramona			
90	2020 Encinitas	2020 Encinitas Blvd	Encinitas	CA	92024	Prospective	283	San Dieguito			
91	Kamp	Foussat Road & Mission Avenue	Oceanside	CA	92054	Prospective	310	Oceanside			
92	Park Villas at El Corazon	NWC Oceanside Blvd & Rancho Del Oro Drive	Oceanside	CA	92056	Prospective	278	Oceanside			
93	Aspire	137 West Valley Pkwy	Escondido	CA	92025	Prospective	131	Escondido			
94	Palomar Heights	555 East Valley Pkwy	Escondido	CA	92025	Prospective	348	Escondido			
95	1100 West San Marcos	1100 West San Marcos Blvd	San Marcos	CA	92078	Prospective	82	San Marcos			
96	Main Square	1167 West San Marcos Blvd	San Marcos	CA	92078	Prospective	446	San Marcos			
97	10th Avenue & E Street	10th Avenue & E Street	San Diego	CA	92101	Prospective	365	Central San Diego			
98	499 West Ash Street	499 West Ash Street	San Diego	CA	92101	Prospective	336	Central San Diego			
99	4th Street	1122 4th Avenue	San Diego	CA	92101	Prospective	442	Central San Diego			
100	Village Center at Euclid & Market	SWC Euclid Avenue & Market Street	San Diego	CA	92102	Prospective	839	Southeast San Diego			
101	Hazard Center Redevelopment	7510 Hazard Center Drive	San Diego	CA	92108	Prospective	473	Kearny Mesa			
102	408 Hollister Street	408 Hollister Street	San Diego	CA	92154	Prospective	380	South Bay			
103	Solana Highlands Redevelopment	701 South Nardo Avenue	Solana Beach	CA	92075	Prospective	260	San Dieguito			

San Diego New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
104	Encinas Creek	Cannon Road & College Blvd	Carlsbad	CA	92010	Prospective	100	Carlsbad			
105	Marja Acres	El Camino Real & Kelly Drive	Carlsbad	CA	92008	Prospective	294	Carlsbad			
106	Alta Oceanside	SWC North Coast Hwy & Costa Pacifica Way	Oceanside	CA	92054	Prospective	309	Oceanside			
107	Rincon Oceanside	1602 South Coast Hwy	Oceanside	CA	92054	Prospective	54	Oceanside			
Total Prospective							19,547				
TOTAL SAN DIEGO							35,550				