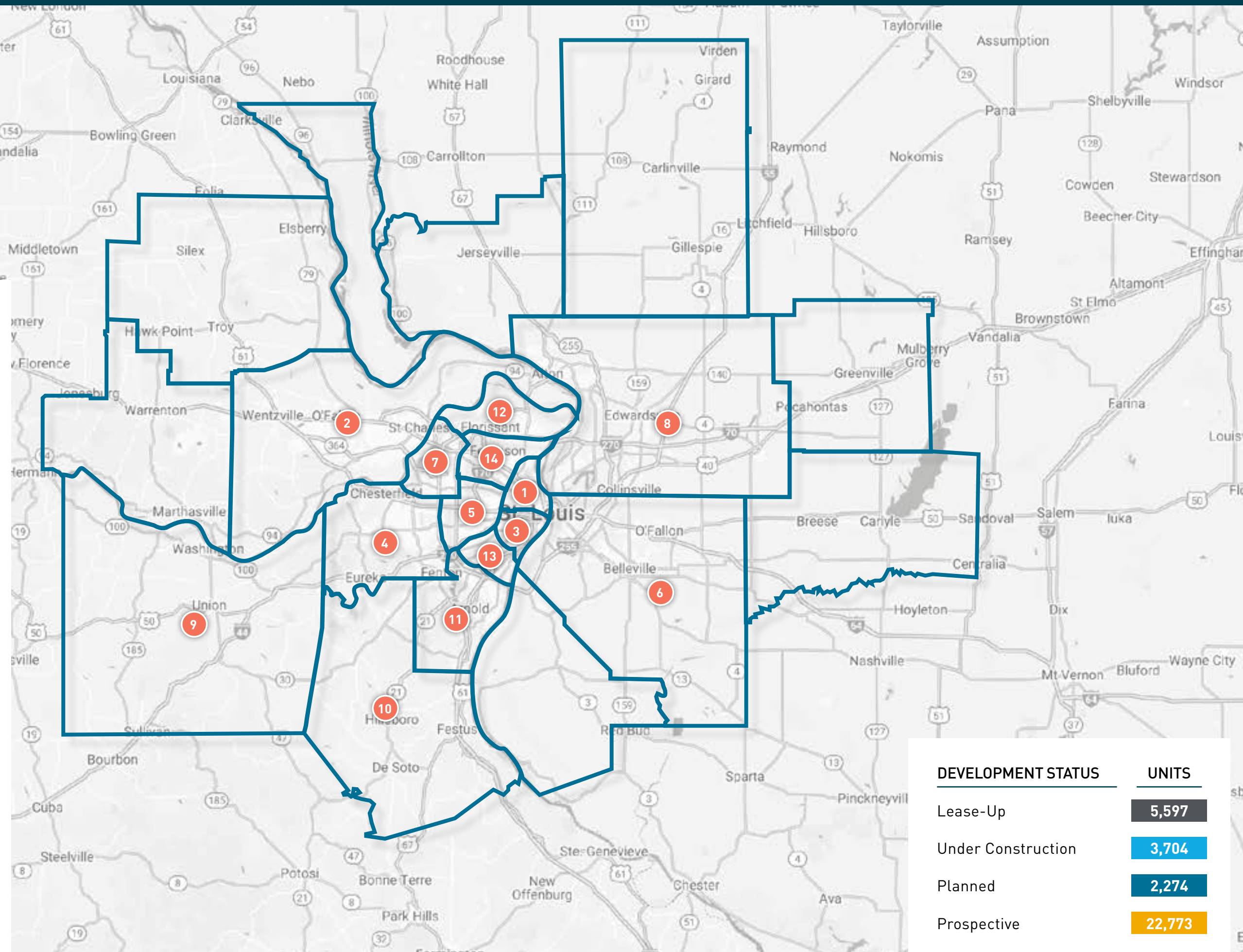


# ST. LOUIS | MULTIFAMILY QUARTERLY PIPELINE MAP

# 3Q23

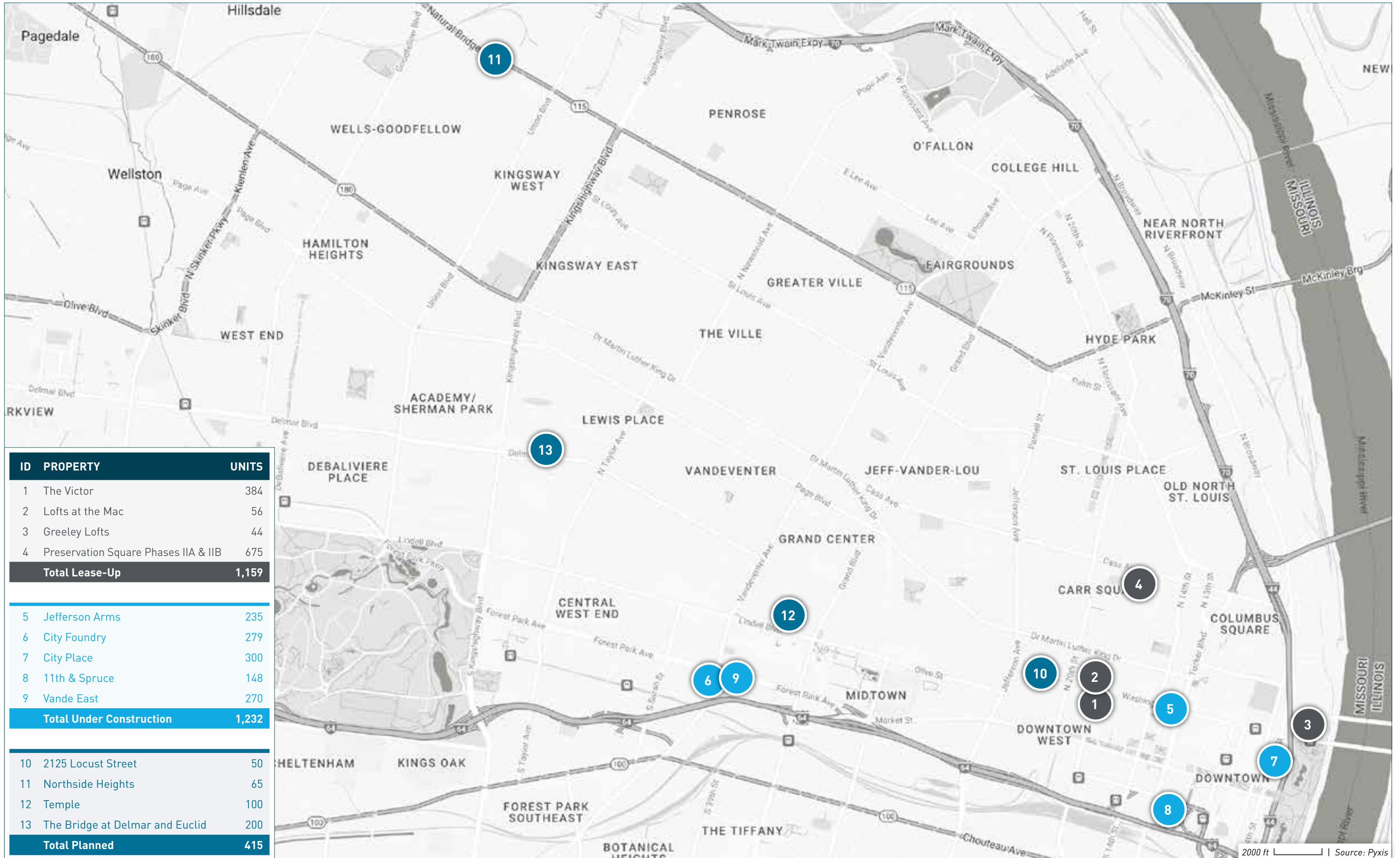


ID	SUBMARKET NAME	PAGE
1	St. Louis City North	2
2	St. Charles County	4
3	St. Louis City South	6
4	Manchester / West County	8
5	Clayton / Mid - County	10
<b>Other Submarkets</b>		<b>12</b>
6	St. Clair County	
7	Maryland Heights / NW County	
8	Madison County	
9	Franklin County	
10	Jefferson County / Other	
11	South	
12	Florissant / North County	
13	East of I - 44	
14	Airport / I - 70	

DEVELOPMENT STATUS	UNITS
Lease-Up	5,597
Under Construction	3,704
Planned	2,274
Prospective	22,773

Submarkets with less than five total projects in lease-up, under construction, or planned stages are combined on a single map. Maps exclude prospective projects. Submarkets with zero units in the pipeline don't have ID numbers.





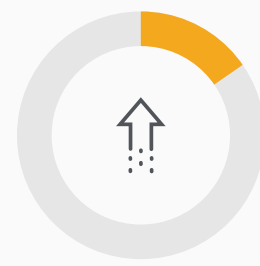
ID	PROPERTY	UNITS
1	The Victor	384
2	Lofts at the Mac	56
3	Greeley Lofts	44
4	Preservation Square Phases IIA & IIB	675
<b>Total Lease-Up</b>		<b>1,159</b>
5	Jefferson Arms	235
6	City Foundry	279
7	City Place	300
8	11th & Spruce	148
9	Vande East	270
<b>Total Under Construction</b>		<b>1,232</b>
10	2125 Locust Street	50
11	Northside Heights	65
12	Temple	100
13	The Bridge at Delmar and Euclid	200
<b>Total Planned</b>		<b>415</b>

# ST. LOUIS CITY NORTH SUBMARKET

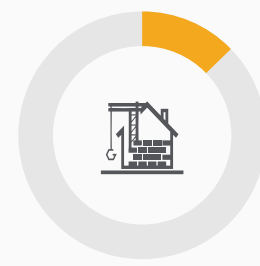
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Victor	1717 Olive Street	St. Louis	MO	63103	Lease-Up	384	St. Louis City North	11/01/2023	05/01/2023	06/01/2023
2	Lofts at the Mac	1800 Washington Avenue	St. Louis	MO	63103	Lease-Up	56	St. Louis City North	11/30/2023	04/03/2023	05/01/2023
3	Greeley Lofts	618-624 N 2nd St	St Louis	MO	63102	Lease-Up	44	St. Louis City North	03/01/2024	03/01/2023	07/01/2023
4	Preservation Square Phases IIA & IIB	1405 North 16th Street	St. Louis	MO	63106	Lease-Up	675	St. Louis City North	07/31/2024	05/01/2022	
5	Jefferson Arms	415 North Tucker Blvd	St. Louis	MO	63101	Under Construction	235	St. Louis City North	04/30/2025	01/01/2025	03/01/2025
6	City Foundry	3700 Forest Park Ave	St Louis	MO	63108	Under Construction	279	St. Louis City North	11/01/2024	05/01/2024	07/01/2024
7	City Place	200 N 4th St	St Louis	MO	63102	Under Construction	300	St. Louis City North	06/01/2024	01/01/2024	04/01/2024
8	11th & Spruce	1014 Spruce Street	St. Louis	MO	63102	Under Construction	148	St. Louis City North	04/30/2024	01/01/2024	04/01/2024
9	Vande East	3850 Foundry Way	St. Louis	MO	63110	Under Construction	270	St. Louis City North	03/31/2024		
10	2125 Locust Street	2125 Locust Street	St. Louis	MO	63103	Planned	50	St. Louis City North			
11	Northside Heights	5500 Natural Bridge Avenue	St. Louis	MO	63120	Planned	65	St. Louis City North			
12	Temple	3681 Lindell Blvd	St. Louis	MO	63108	Planned	100	St. Louis City North			
13	The Bridge at Delmar and Euclid	4738 Delmar Blvd	St. Louis	MO	63108	Planned	200	St. Louis City North			

**TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED      2,806**

## SUBMARKET AT A GLANCE



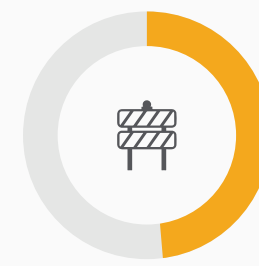
**Lease-Up**  
1,159 Units



**Under Construction**  
1,232 Units

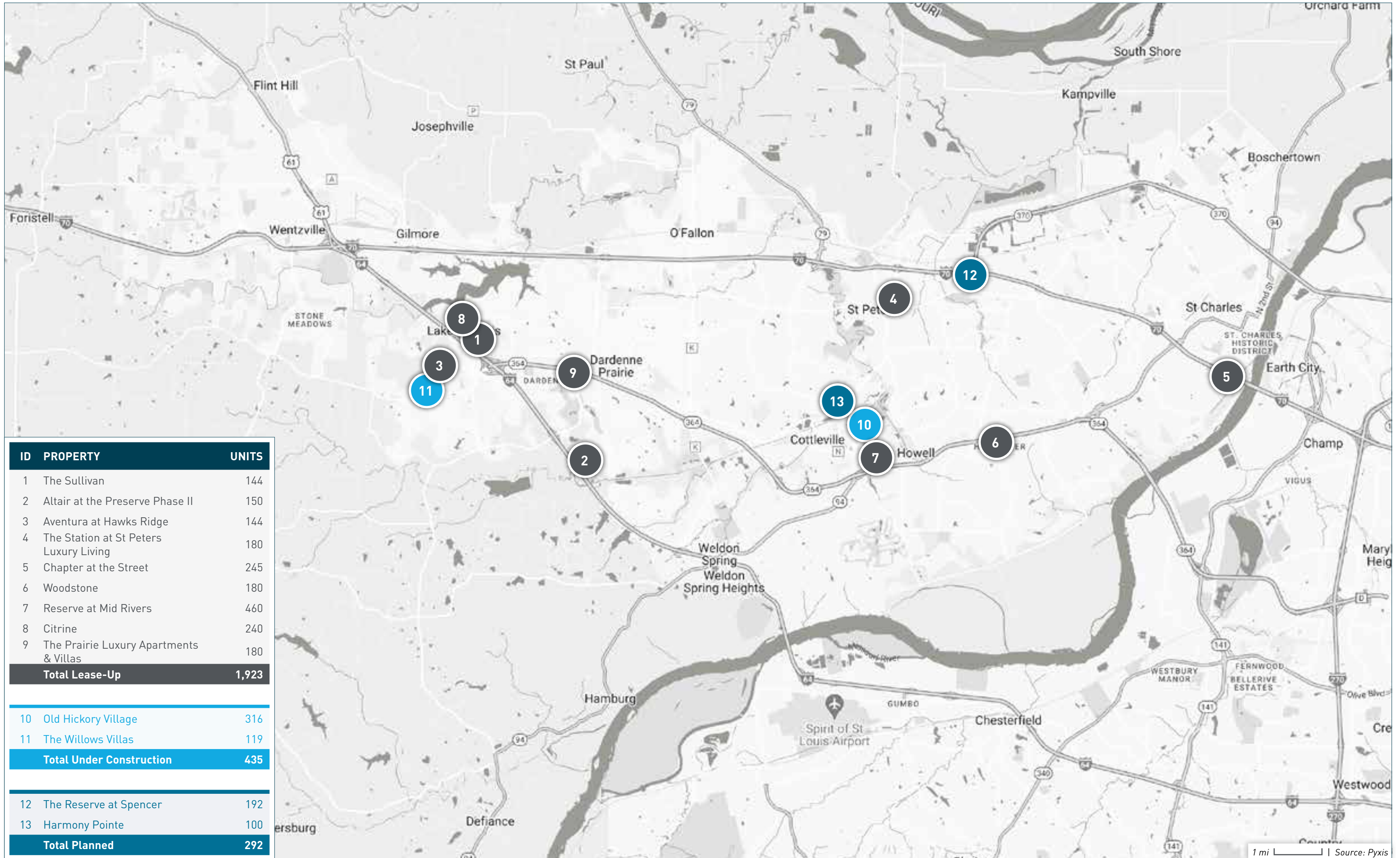


**Planned**  
415 Units



**Prospective**  
5,904 Units

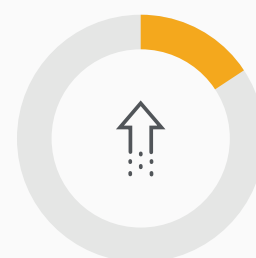




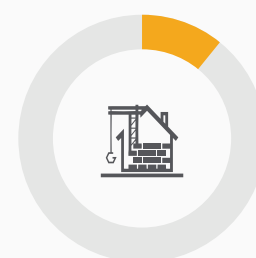
ID	PROPERTY	UNITS
1	The Sullivan	144
2	Altair at the Preserve Phase II	150
3	Aventura at Hawks Ridge	144
4	The Station at St Peters Luxury Living	180
5	Chapter at the Street	245
6	Woodstone	180
7	Reserve at Mid Rivers	460
8	Citrine	240
9	The Prairie Luxury Apartments & Villas	180
<b>Total Lease-Up</b>		<b>1,923</b>
10	Old Hickory Village	316
11	The Willows Villas	119
<b>Total Under Construction</b>		<b>435</b>
12	The Reserve at Spencer	192
13	Harmony Pointe	100
<b>Total Planned</b>		<b>292</b>

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Sullivan	1000 Sullivans Way	Lake St. Louis	MO	63367	Lease-Up	144	St. Charles County	03/31/2024	08/01/2023	09/01/2023
2	Altair at the Preserve Phase II	100 Winghaven Pointe Drive	O`Fallon	MO	63368	Lease-Up	150	St. Charles County	12/31/2023	08/01/2023	10/01/2023
3	Aventura at Hawks Ridge	2500 Hawk Ridge Trail Court	Lake St. Louis	MO	63367	Lease-Up	144	St. Charles County	10/31/2023	06/01/2023	
4	The Station at St Peters Luxury Living	2000 Swenson Ln	St Peters	MO	63376	Lease-Up	180	St. Charles County	11/01/2023	05/01/2023	06/01/2023
5	Chapter at the Street	333 Mulholland Drive	St. Charles	MO	63303	Lease-Up	245	St. Charles County	12/31/2023	04/15/2023	07/01/2023
6	Woodstone	1000 Hartman Circle	St. Peters	MO	63304	Lease-Up	180	St. Charles County	10/31/2023	02/01/2023	
7	Reserve at Mid Rivers	100 Grenache Blanc Drive	St. Peters	MO	63304	Lease-Up	460	St. Charles County	12/31/2023	10/01/2022	
8	Citrine	101 Lemon Dr	Lake St Louis	MO	63367	Lease-Up	240	St. Charles County	11/01/2023	08/01/2022	10/01/2022
9	The Prairie Luxury Apartments & Villas	210 Dogwood Prairie Drive	Dardenne Prairie	MO	63368	Lease-Up	180	St. Charles County	10/31/2023	02/21/2022	06/01/2023
10	Old Hickory Village	Mid Rivers Mall Dr & Dye Club Dr	St Peters	MO	63304	Under Construction	316	St. Charles County	05/01/2025	11/01/2024	01/01/2025
11	The Willows Villas	Highway N & Lake St. Louis Blvd	O`Fallon	MO	63367	Under Construction	119	St. Charles County	12/31/2023		
12	The Reserve at Spencer	4975 Veterans Memorial	St. Peters	MO	63376	Planned	192	St. Charles County			
13	Harmony Pointe	1601 Cottleville Pkwy	Cottleville	MO	63376	Planned	100	St. Charles County			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>2,650</b>				

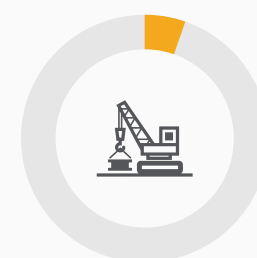
## SUBMARKET AT A GLANCE



**Lease-Up**  
1,923 Units



**Under Construction**  
435 Units

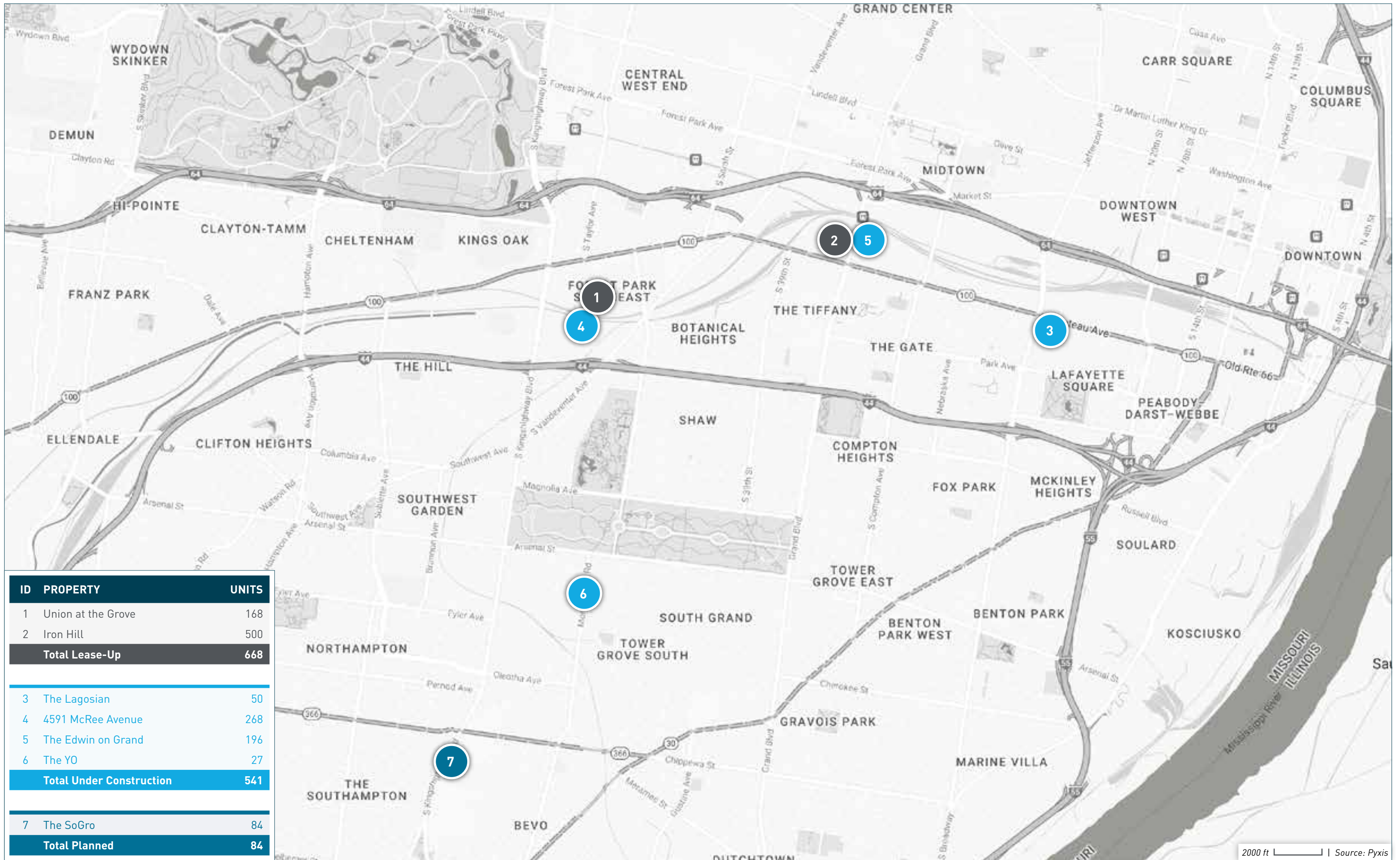


**Planned**  
292 Units



**Prospective**  
3,518 Units



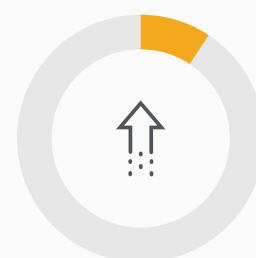


ID	PROPERTY	UNITS
1	Union at the Grove	168
2	Iron Hill	500
<b>Total Lease-Up</b>		<b>668</b>
3	The Lagosian	50
4	4591 McRee Avenue	268
5	The Edwin on Grand	196
6	The YO	27
<b>Total Under Construction</b>		<b>541</b>
7	The SoGro	84
<b>Total Planned</b>		<b>84</b>

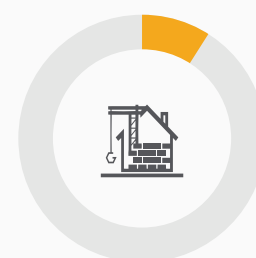
2000 ft | Source: Pyxis

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	Union at the Grove	4447 Hunt Avenue	St. Louis	MO	63110	Lease-Up	168	St. Louis City South	11/30/2023	09/01/2022	10/01/2022
2	Iron Hill	S Grand Blvd & Chouteau Ave	St Louis	MO	63103	Lease-Up	500	St. Louis City South	10/01/2023		
3	The Lagosian	2300 Lasalle St	St Louis	MO	63103	Under Construction	50	St. Louis City South	10/01/2024	06/01/2024	08/01/2024
4	4591 McRee Avenue	4591 McRee Avenue	St. Louis	MO	63110	Under Construction	268	St. Louis City South	12/31/2024	04/01/2024	06/01/2024
5	The Edwin on Grand	3534 Gratiot Street	St. Louis	MO	63103	Under Construction	196	St. Louis City South	12/31/2023	12/01/2023	03/01/2024
6	The YO	3201 Morgan Ford Rd	St Louis	MO	63116	Under Construction	27	St. Louis City South	02/01/2024	11/01/2023	01/01/2024
7	The SoGro	4350 South Kingshighway Blvd	St. Louis	MO	63109	Planned	84	St. Louis City South			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>1,293</b>				

## SUBMARKET AT A GLANCE



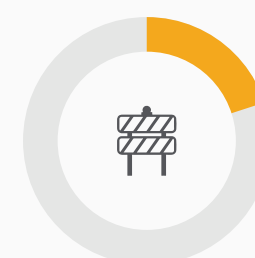
**Lease-Up**  
668 Units



**Under Construction**  
541 Units

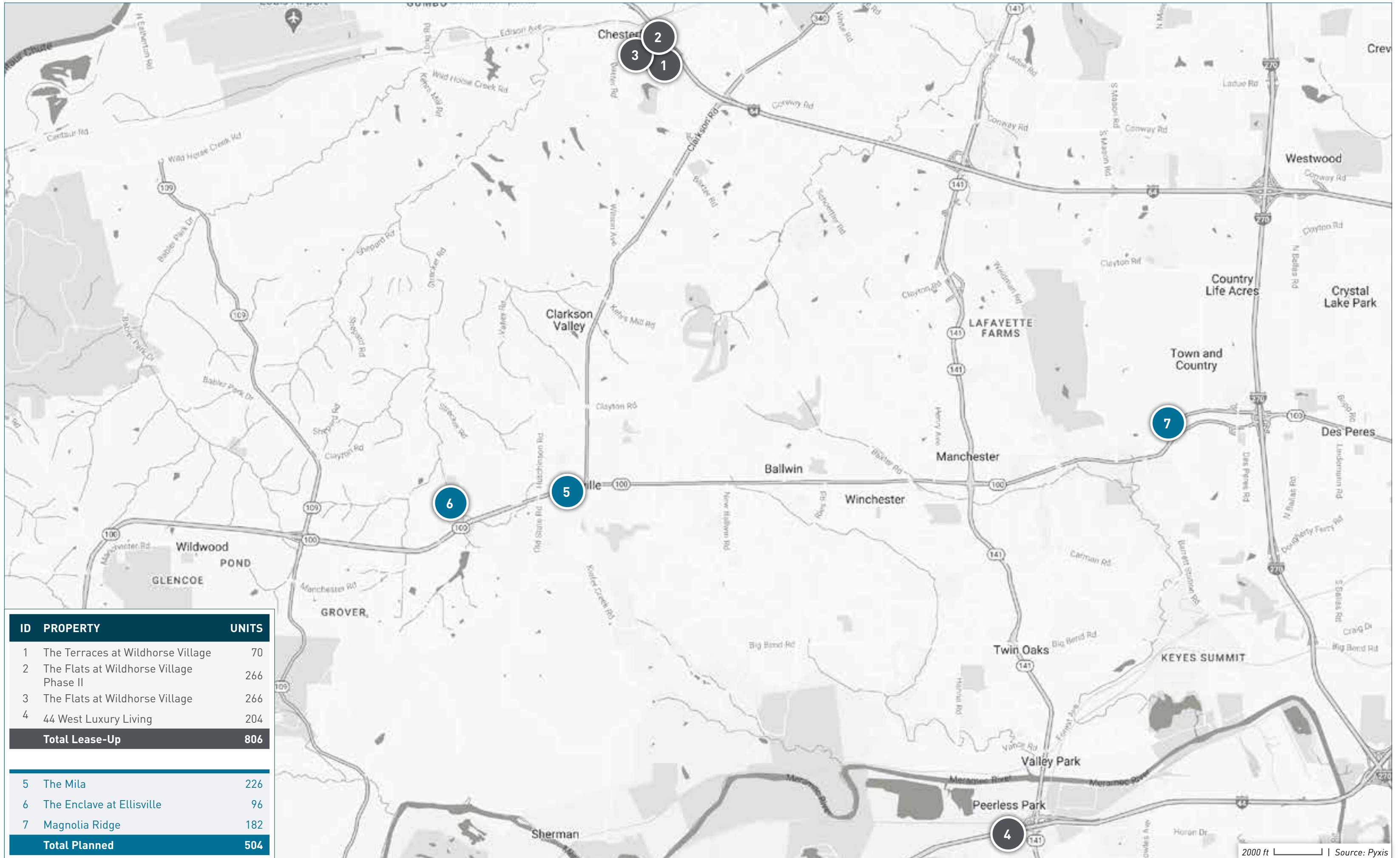


**Planned**  
84 Units



**Prospective**  
2,745 Units





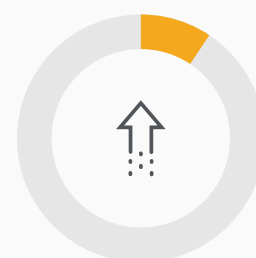
ID	PROPERTY	UNITS
1	The Terraces at Wildhorse Village	70
2	The Flats at Wildhorse Village Phase II	266
3	The Flats at Wildhorse Village	266
4	44 West Luxury Living	204
<b>Total Lease-Up</b>		<b>806</b>
<hr/>		
5	The Mila	226
6	The Enclave at Ellisville	96
7	Magnolia Ridge	182
<b>Total Planned</b>		<b>504</b>

2000 ft | Source: Pyxis

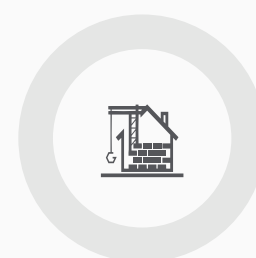


ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Terraces at Wildhorse Village	16484 Wildhorse Lake Blvd	Chesterfield	MO	63017	Lease-Up	70	Manchester / West County	03/01/2024	09/01/2023	11/01/2023
2	The Flats at Wildhorse Village Phase II	16455 Wildhorse Lake Blvd	Chesterfield	MO	63305	Lease-Up	266	Manchester / West County	05/31/2024	08/01/2023	11/01/2023
3	The Flats at Wildhorse Village	16455 Wildhorse Lake Blvd	Chesterfield	MO	63305	Lease-Up	266	Manchester / West County	04/30/2024	08/01/2023	11/01/2023
4	44 West Luxury Living	91 Kaiman Lane	Valley Park	MO	63088	Lease-Up	204	Manchester / West County	04/30/2024	06/30/2023	07/01/2023
5	The Mila	15970 Manchester Road	Ellisville	MO	63011	Planned	226	Manchester / West County	01/01/2025	07/01/2024	09/01/2024
6	The Enclave at Ellisville	16216 Autumn View Terrace Drive	Ellisville	MO	63011	Planned	96	Manchester / West County			
7	Magnolia Ridge	13431 Manchester Road	Des Peres	MO	63131	Planned	182	Manchester / West County			
<b>TOTAL LEASE-UP AND PLANNED</b>							<b>1,310</b>				

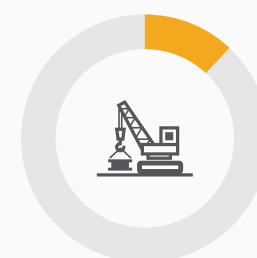
## SUBMARKET AT A GLANCE



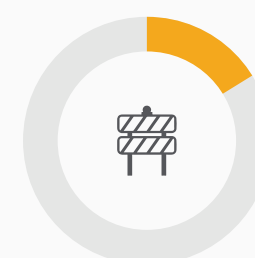
**Lease-Up**  
806 Units



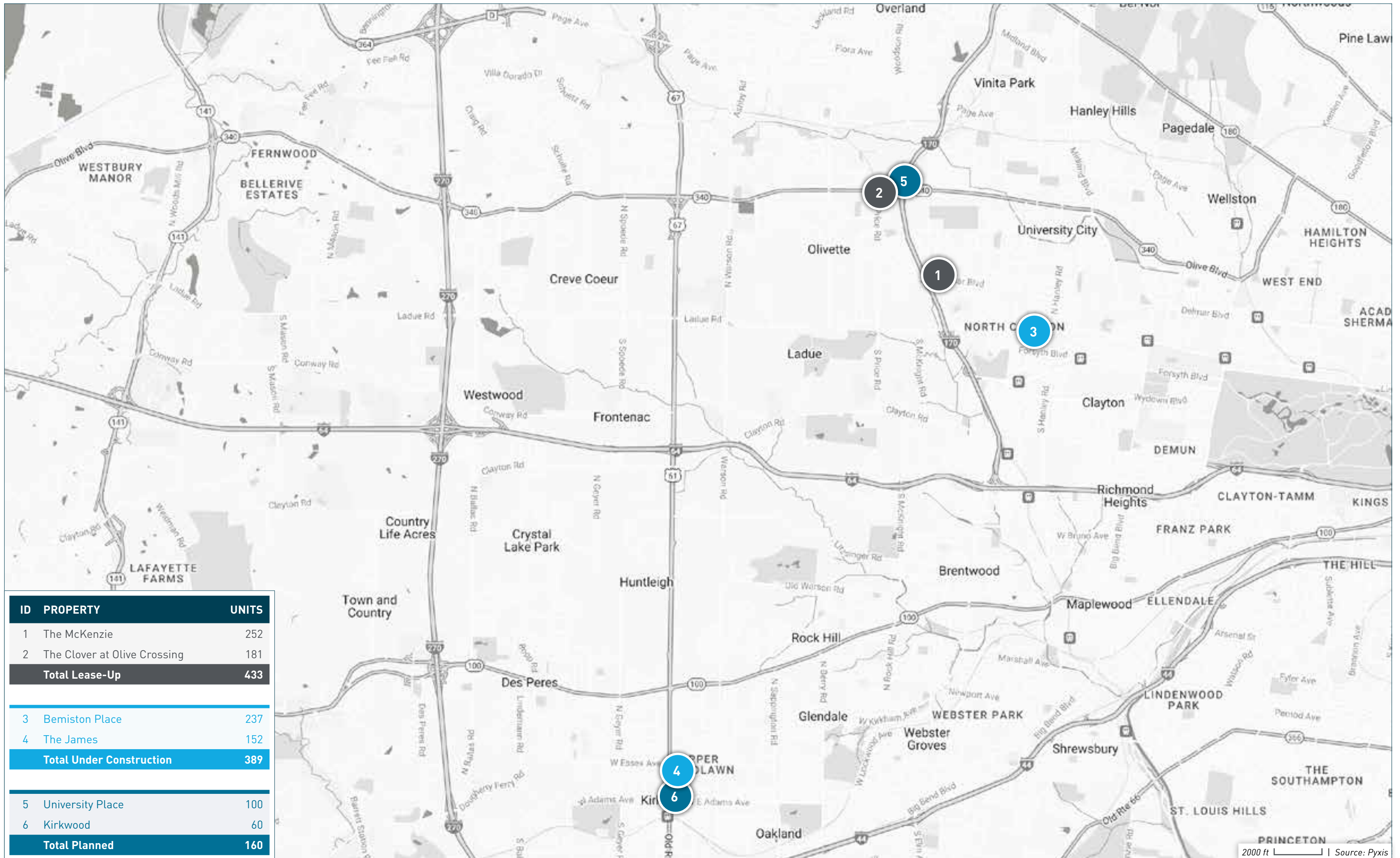
**Under Construction**  
0 Units



**Planned**  
504 Units



**Prospective**  
1,121 Units

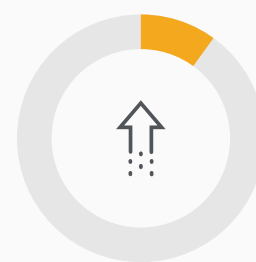




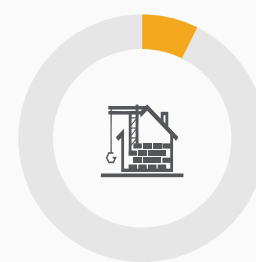
ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The McKenzie	8400 Delmar Blvd	St. Louis	MO	63124	Lease-Up	252	Clayton / Mid - County	02/29/2024	06/01/2023	09/01/2023
2	The Clover at Olive Crossing	9150 Olive Crossing	Olivette	MO	63132	Lease-Up	181	Clayton / Mid - County	11/30/2023	06/01/2023	08/01/2023
3	Bemiston Place	9 North Bemiston Avenue	Clayton	MO	63105	Under Construction	237	Clayton / Mid - County	10/31/2024	04/01/2024	06/01/2024
4	The James	416 North Kirkwood Road	Kirkwood	MO	63122	Under Construction	152	Clayton / Mid - County	08/31/2024	11/01/2023	02/01/2024
5	University Place	Interstate 170 & Olive Blvd	St. Louis	MO	63132	Planned	100	Clayton / Mid - County	10/31/2023		
6	Kirkwood	300 North Kirkwood Road	Kirkwood	MO	63122	Planned	60	Clayton / Mid - County			

**TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED 982**

## SUBMARKET AT A GLANCE



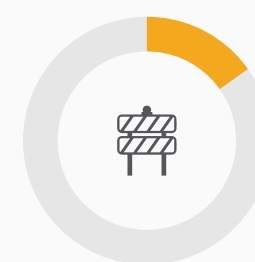
**Lease-Up**  
433 Units



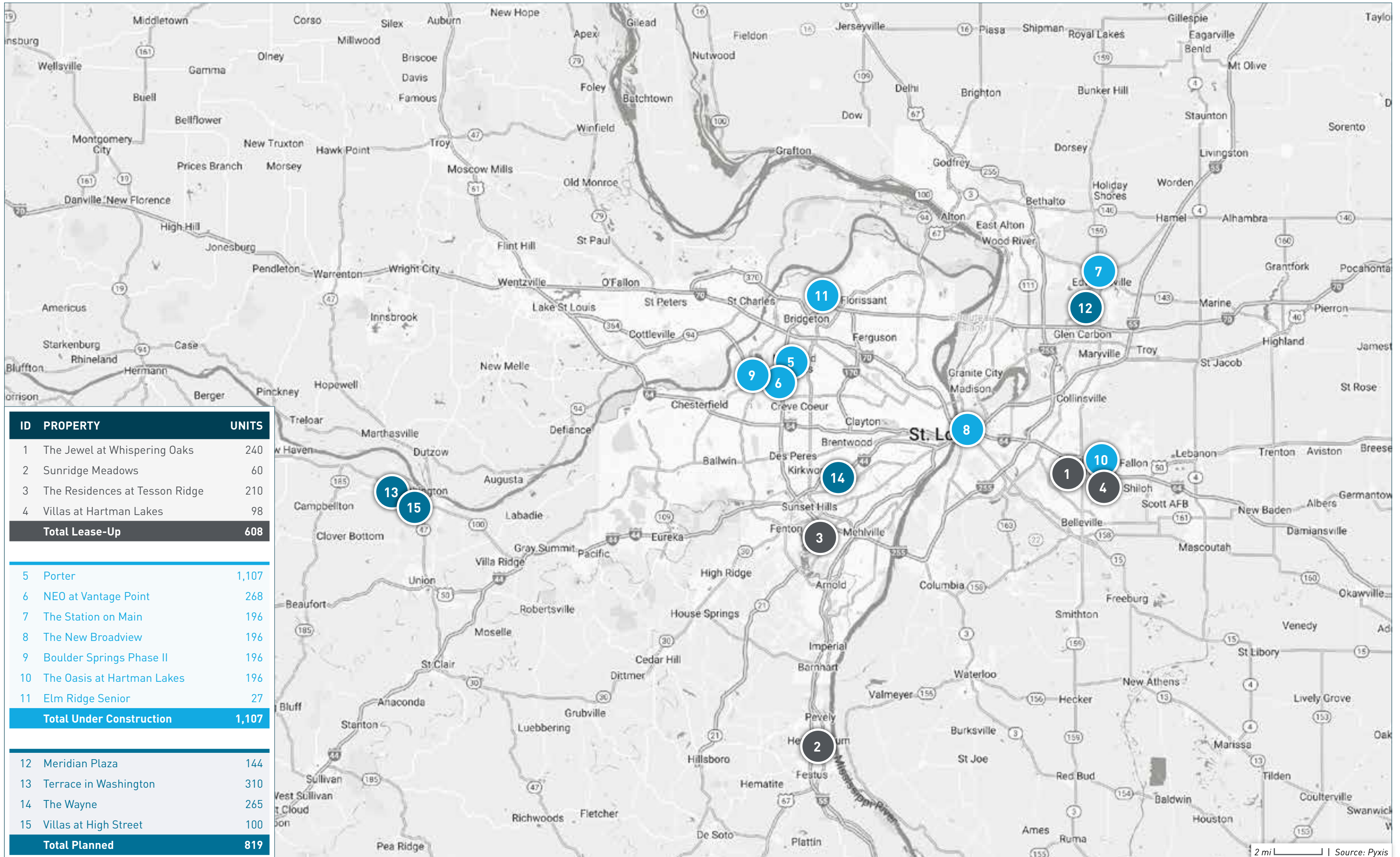
**Under Construction**  
389 Units



**Planned**  
160 Units



**Prospective**  
2,723 Units

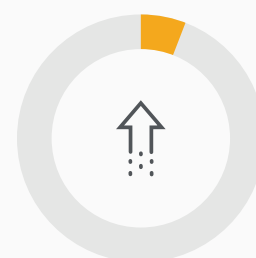




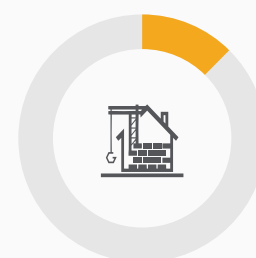
# OTHER SUBMARKETS

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	FORECASTED COMPLETION DATE	START OF RENT-UP	FIRST MOVE-IN DATE
1	The Jewel at Whispering Oaks	1856 Jewel Sisson Dr	Swansea	MO	62226	Lease-Up	240	St. Clair County	5/1/2024	6/1/2023	8/1/2023
2	Sunridge Meadows	111 Brandon Wallace Way	Festus	MO	63028	Lease-Up	60	Jefferson County / Other	12/31/2023	5/15/2023	
3	The Residences at Tesson Ridge	13045 Tesson Ferry Road	St. Louis	MO	63128	Lease-Up	210	South	12/31/2023	5/15/2023	
4	Villas at Hartman Lakes	1300 Sunset Lake Drive	Shiloh	IL	62269	Lease-Up	98	St. Clair County	04/30/2024	01/01/2021	
5	Porter	1300 W Port Plaza Dr	St Louis	MO	63146	Under Construction	255	Maryland Heights / NW County	4/1/2025	10/1/2024	12/1/2024
6	NEO at Vantage Point	Ross Ave & Boulder Springs Pkwy	Maryland Heights	MO	63146	Under Construction	269	Maryland Heights / NW County	9/1/2024	4/1/2024	6/1/2024
7	The Station on Main	420 N Main St	Edwardsville	IL	62025	Under Construction	38	Madison County	4/1/2024	1/1/2024	3/1/2024
8	The New Broadview	415 East Broadway	East St. Louis	IL	62201	Under Construction	110	St. Clair County	02/28/2025		
9	Boulder Springs Phase II	1895 Boulder Springs Drive	St. Louis	MO	63146	Under Construction	269	Maryland Heights / NW County	01/31/2025		
10	The Oasis at Hartman Lakes	1040 Eventide Drive	Shiloh	IL	62269	Under Construction	116	St. Clair County	9/30/2024		
11	Elm Ridge Senior	3746 Dunn Road	Hazelwood	MO	63042	Under Construction	50	Florissant / North County	11/30/2023		
12	Meridian Plaza	Meridian Rd & N Bluff Rd	Edwardsville	IL	62025	Planned	144	Madison County	2/1/2026	5/1/2025	7/1/2025
13	Terrace in Washington	South Old Pottery Road & State Route 100	Washington	MO	63090	Planned	310	Franklin County			
14	The Wayne	8800 Watson Road	St. Louis	MO	63119	Planned	265	East of I - 44			
15	Villas at High Street	1780 High Street	Washington	MO	63090	Planned	100	Franklin County			
<b>TOTAL LEASE-UP, UNDER CONSTRUCTION, AND PLANNED</b>							<b>2,534</b>				

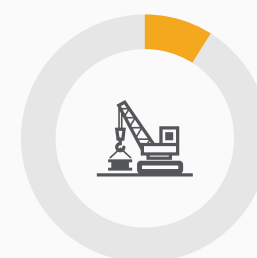
## OTHER SUBMARKETS AT A GLANCE



**Lease-Up**  
608 Units



**Under Construction**  
1,107 Units



**Planned**  
819 Units



**Prospective**  
6762 Units