



Phoenix and Surrounding Areas

Thursday, December 14, 2023

audited

Included in this report

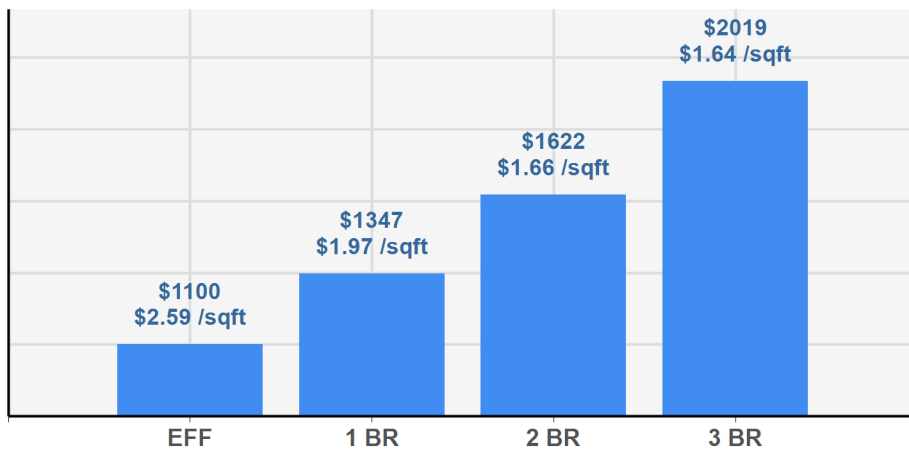
- Submarket Trends
- Historical Analysis of Rents, Occupancies and Absorption
- New, Proposed and Cancelled Construction Projects
- New Developments - "Now Leasing"
- New Management Companies
- Management Company Changes



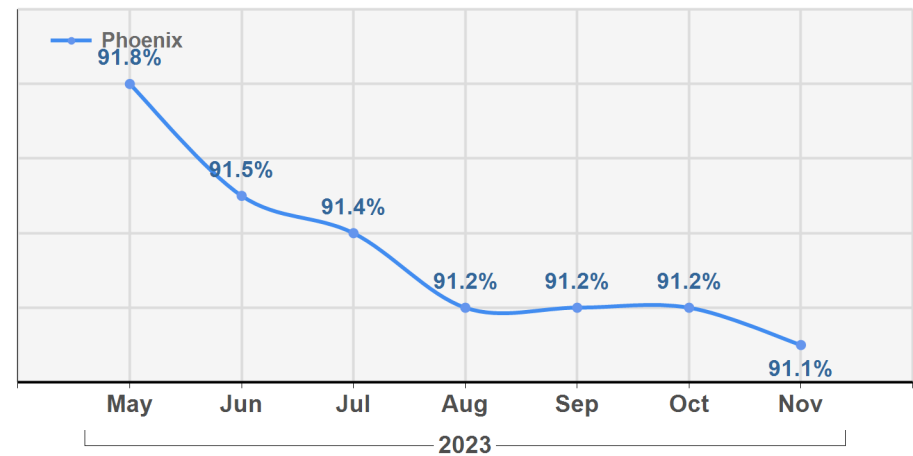
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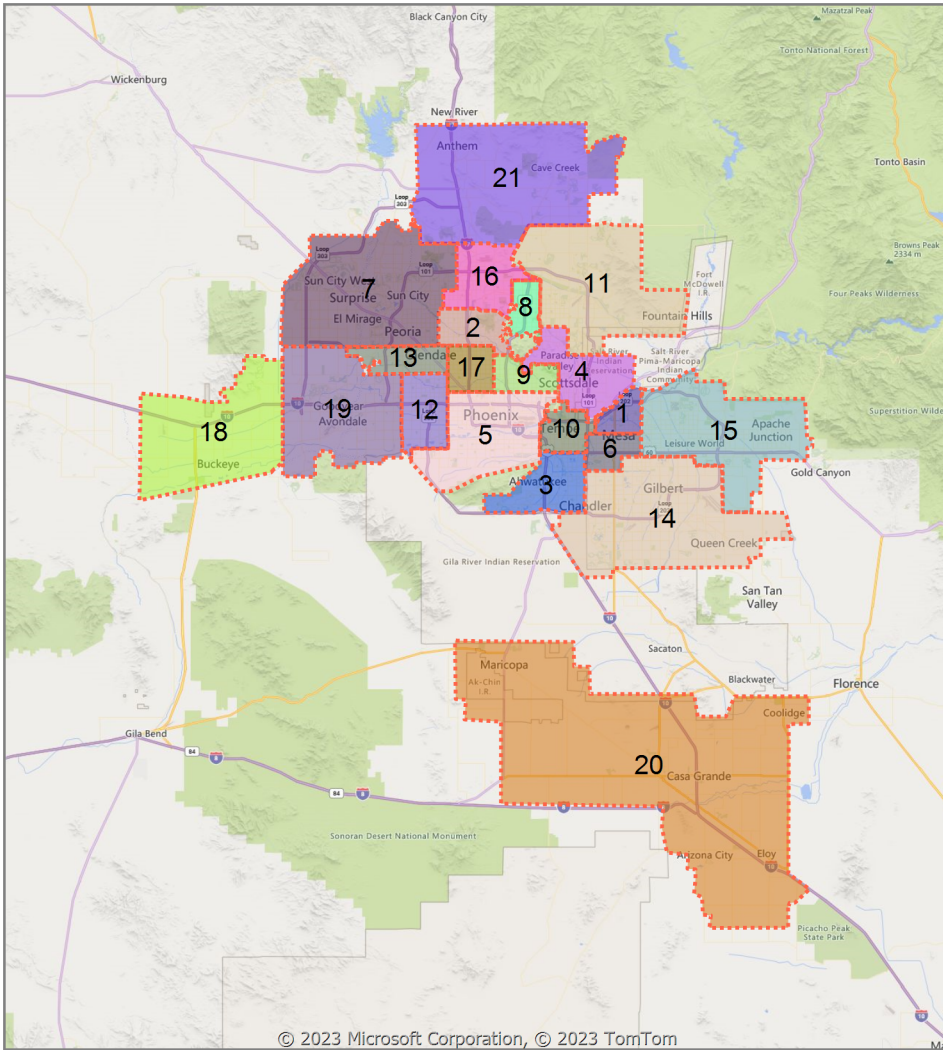
-2,580 UNITS ABSORBED (LAST 6 MONTHS)

"TRUE RENTS" Available & On-Notice Units Only



OCCUPANCIES 6 Month Trend





- 1 West Mesa
- 2 Sunnyslope
- 3 South Tempe
- 4 South Scottsdale
- 5 South Phoenix
- 6 South Mesa
- 7 Peoria / Sun City
- 8 Paradise Valley
- 9 Northeast Phoenix
- 10 North Tempe
- 11 North Scottsdale
- 12 Maryvale
- 13 Glendale
- 14 Gilbert / Chandler
- 15 East Mesa
- 16 Deer Valley
- 17 Central Phoenix
- 18 Buckeye
- 19 Avondale
- 20 Arizona City/Casa Grande/Maricopa
- 21 Anthem

CONSTRUCTION BY VINTAGE	< 5 Yrs				6-10 Yrs				11-20 Yrs				21+ Years				Totals	
	# Prop	Eff \$	Units		# Prop	Eff \$	Units		# Prop	Eff \$	Units		# Prop	Eff \$	Units		Prop	Units
Anthem	8	\$1866	1,944	(37%)	3	\$2055	683	(13%)	7	\$1674	2,353	(45%)	3	\$1611	306	(6%)	21	5,286
Arizona City/Casa Grande/Maricopa	2	\$1495	508	(14%)	--	--	--	--	3	\$1506	797	(22%)	17	\$1296	2,327	(64%)	22	3,632
Avondale	37	\$1666	8,675	(44%)	4	\$2605	519	(3%)	21	\$1490	6,379	(32%)	25	\$1418	4,359	(22%)	87	19,932
Buckeye	3	\$2072	387	(36%)	--	--	--	--	1	--	45	(4%)	5	\$1129	637	(60%)	9	1,069
Central Phoenix	16	\$2018	2,953	(14%)	4	\$1399	594	(3%)	1	--	47	(0%)	108	\$1148	17,570	(83%)	129	21,164
Deer Valley	10	\$1884	2,067	(9%)	2	\$1699	470	(2%)	10	\$1580	3,013	(13%)	64	\$1343	18,519	(77%)	86	24,069
East Mesa	23	\$1938	4,276	(22%)	3	\$1808	715	(4%)	7	\$1473	1,902	(10%)	57	\$1427	12,873	(65%)	90	19,766
Gilbert / Chandler	42	\$2004	10,199	(27%)	24	\$1852	5,953	(16%)	22	\$1583	5,911	(16%)	65	\$1648	16,072	(42%)	153	38,135
Glendale	13	\$1724	3,132	(23%)	--	--	--	--	10	\$1511	2,032	(15%)	47	\$1200	8,476	(62%)	70	13,640
Maryvale	5	\$1481	1,146	(10%)	--	--	--	--	6	\$1495	1,570	(13%)	32	\$1264	9,327	(77%)	43	12,043
North Scottsdale	18	\$2846	4,766	(21%)	14	\$2151	3,758	(16%)	8	\$2072	1,898	(8%)	46	\$1970	12,374	(54%)	86	22,796
North Tempe	21	\$1917	6,232	(22%)	17	\$1808	4,652	(16%)	12	\$1556	3,812	(13%)	65	\$1366	13,544	(48%)	115	28,240
Northeast Phoenix	10	\$2929	2,092	(13%)	10	\$1979	2,413	(15%)	4	\$1126	433	(3%)	69	\$1346	11,192	(69%)	93	16,130
Paradise Valley	--	--	--	--	3	\$1745	356	(5%)	--	--	--	--	34	\$1367	6,224	(95%)	37	6,580
Peoria / Sun City	24	\$2027	4,316	(15%)	6	\$1708	1,133	(4%)	27	\$1591	5,056	(18%)	83	\$1527	17,758	(63%)	140	28,263
South Mesa	6	\$1810	1,509	(8%)	3	\$1622	581	(3%)	--	--	--	--	65	\$1354	16,313	(89%)	74	18,403
South Phoenix	35	\$1898	7,716	(25%)	18	\$1603	3,309	(11%)	26	\$1398	4,003	(13%)	90	\$1286	15,351	(51%)	169	30,379
South Scottsdale	10	\$2506	2,411	(17%)	12	\$2487	3,412	(24%)	2	\$3451	240	(2%)	43	\$1666	7,898	(57%)	67	13,961

CONSTRUCTION BY VINTAGE		< 5 Yrs				6-10 Yrs				11-20 Yrs				21+ Years				Totals	
South Tempe	3	\$2003	590	(3%)	9	\$1830	2,683	(12%)	6	\$1786	1,071	(5%)	61	\$1557	17,446	(80%)	79	21,790	
Sunnyslope	2	\$680	262	(2%)	1	\$1851	225	(1%)	3	\$1181	510	(3%)	73	\$1191	15,966	(94%)	79	16,963	
West Mesa	1	--	71	(1%)	2	--	170	(3%)	--	--	--	--	42	\$1329	6,125	(96%)	45	6,366	
Total	289		65,252		135		31,626		176		41,072		1,094		230,657		1694	368,607	

OCCUPANCY TRENDS	Q3 2022		Q4 2022		Q1 2023		Q2 2023		Q3 2023		12 mo (Gain/Loss)
Anthem	94%		95%	+1.0%	95%	--	94%	-1.0%	93%	-1.0%	-1.0%
Arizona City/Casa Grande/Maricopa	97%		96%	-1.0%	95%	-1.0%	93%	-2.0%	92%	-1.0%	-5.0%
Avondale	93%		92%	-1.0%	90%	-2.0%	89%	-1.0%	89%	--	-4.0%
Buckeye	92%		94%	+2.0%	92%	-2.0%	94%	+2.0%	95%	+1.0%	+3.0%
Central Phoenix	94%		93%	-1.0%	91%	-2.0%	89%	-2.0%	89%	--	-5.0%
Deer Valley	93%		93%	--	92%	-1.0%	92%	--	92%	--	-1.0%
East Mesa	95%		93%	-2.0%	93%	--	92%	-1.0%	90%	-2.0%	-5.0%
Gilbert / Chandler	92%		91%	-1.0%	92%	+1.0%	91%	-1.0%	91%	--	-1.0%
Glendale	92%		92%	--	92%	--	90%	-2.0%	89%	-1.0%	-3.0%
Maryvale	94%		92%	-2.0%	91%	-1.0%	91%	--	90%	-1.0%	-4.0%
North Scottsdale	91%		91%	--	92%	+1.0%	91%	-1.0%	90%	-1.0%	-1.0%
North Tempe	93%		94%	+1.0%	93%	-1.0%	93%	--	93%	--	--
Northeast Phoenix	92%		91%	-1.0%	91%	--	91%	--	91%	--	-1.0%
Paradise Valley	95%		95%	--	95%	--	95%	--	94%	-1.0%	-1.0%
Peoria / Sun City	93%		93%	--	93%	--	92%	-1.0%	92%	--	-1.0%
South Mesa	93%		90%	-3.0%	90%	--	91%	+1.0%	91%	--	-2.0%

OCCUPANCY TRENDS

	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	12 mo (Gain/Loss)
South Phoenix	92%	91% -1.0%	91% --	91% --	92% +1.0%	--
South Scottsdale	89%	89% --	90% +1.0%	92% +2.0%	92% --	+3.0%
South Tempe	94%	94% --	94% --	94% --	94% --	--
Sunnyslope	94%	94% --	93% -1.0%	93% --	92% -1.0%	-2.0%
West Mesa	94%	93% -1.0%	94% +1.0%	94% --	94% --	--
AVG	93%	92% -0.6%	92% -0.2%	92% -0.4%	91% -0.2%	-1.5%

For maximum accuracy % change figures are computed on actual figures (no rounding)

EFFECTIVE RENTS

	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	12 mo (Gain/Loss)
Anthem	\$1,800	\$1,804 +0.2%	\$1,787 -1.0%	\$1,729 -3.3%	\$1,674 -3.3%	-7.0%
Arizona City/Casa Grande/Maricopa	\$1,439	\$1,413 -1.9%	\$1,408 -0.4%	\$1,391 -1.2%	\$1,334 -4.3%	-7.3%
Avondale	\$1,652	\$1,627 -1.6%	\$1,594 -2.0%	\$1,608 +0.9%	\$1,584 -1.5%	-4.1%
Buckeye	\$1,323	\$1,261 -5.0%	\$1,403 +10.2%	\$1,230 -14.1%	\$1,401 +12.2%	+5.9%
Central Phoenix	\$1,206	\$1,199 -0.5%	\$1,254 +4.4%	\$1,216 -3.1%	\$1,219 +0.2%	+1.1%
Deer Valley	\$1,484	\$1,474 -0.6%	\$1,485 +0.7%	\$1,480 -0.3%	\$1,458 -1.5%	-1.7%
East Mesa	\$1,609	\$1,586 -1.5%	\$1,546 -2.6%	\$1,562 +1.1%	\$1,545 -1.2%	-4.0%
Gilbert / Chandler	\$1,810	\$1,791 -1.1%	\$1,763 -1.6%	\$1,751 -0.7%	\$1,753 +0.1%	-3.1%
Glendale	\$1,300	\$1,319 +1.4%	\$1,323 +0.3%	\$1,326 +0.3%	\$1,348 +1.6%	+3.7%
Maryvale	\$1,373	\$1,338 -2.6%	\$1,327 -0.8%	\$1,310 -1.3%	\$1,327 +1.3%	-3.3%
North Scottsdale	\$2,012	\$2,058 +2.3%	\$2,061 +0.1%	\$2,024 -1.8%	\$2,004 -1.0%	-0.4%
North Tempe	\$1,714	\$1,668 -2.7%	\$1,634 -2.1%	\$1,637 +0.2%	\$1,652 +0.9%	-3.6%
Northeast Phoenix	\$1,509	\$1,492 -1.1%	\$1,516 +1.6%	\$1,589 +4.6%	\$1,577 -0.8%	+4.5%

EFFECTIVE RENTS	Q3 2022	Q4 2022		Q1 2023		Q2 2023		Q3 2023		12 mo (Gain/Loss)
Paradise Valley	\$1,422	\$1,419	-0.2%	\$1,436	+1.2%	\$1,446	+0.7%	\$1,421	-1.8%	-0.1%
Peoria / Sun City	\$1,544	\$1,534	-0.6%	\$1,563	+1.8%	\$1,567	+0.2%	\$1,552	-0.9%	+0.5%
South Mesa	\$1,455	\$1,407	-3.4%	\$1,386	-1.5%	\$1,406	+1.5%	\$1,372	-2.5%	-5.7%
South Phoenix	\$1,444	\$1,419	-1.8%	\$1,399	-1.4%	\$1,433	+2.3%	\$1,431	-0.1%	-0.9%
South Scottsdale	\$1,979	\$2,007	+1.4%	\$2,018	+0.5%	\$2,002	-0.8%	\$2,028	+1.3%	+2.5%
South Tempe	\$1,713	\$1,686	-1.6%	\$1,678	-0.5%	\$1,683	+0.3%	\$1,692	+0.6%	-1.2%
Sunnyslope	\$1,268	\$1,285	+1.3%	\$1,277	-0.6%	\$1,286	+0.8%	\$1,250	-2.9%	-1.4%
West Mesa	\$1,389	\$1,371	-1.3%	\$1,360	-0.8%	\$1,363	+0.2%	\$1,338	-1.9%	-3.7%
AVG	\$1,582	\$1,568	-0.9%	\$1,563	-0.3%	\$1,565	+0.1%	\$1,557	-0.5%	-1.5%

For maximum accuracy % change figures are computed on actual figures (no rounding)

EFFECTIVE RENTS / SQFT	Q3 2022	Q4 2022		Q1 2023		Q2 2023		Q3 2023		12 mo (Gain/Loss)
Anthem	\$1.88	\$1.88	+0.2%	\$1.86	-1.0%	\$1.81	-3.0%	\$1.75	-3.3%	-6.7%
Arizona City/Casa Grande/Maricopa	\$1.71	\$1.68	-1.9%	\$1.68	-0.3%	\$1.66	-1.2%	\$1.59	-4.3%	-7.3%
Avondale	\$1.79	\$1.77	-1.4%	\$1.73	-2.0%	\$1.75	+0.9%	\$1.72	-1.6%	-4.0%
Buckeye	\$1.21	\$1.16	-4.2%	\$1.30	+10.4%	\$1.14	-13.9%	\$1.19	+4.8%	-1.4%
Central Phoenix	\$1.67	\$1.67	-0.3%	\$1.75	+4.6%	\$1.69	-3.2%	\$1.69	-0.3%	+1.0%
Deer Valley	\$1.76	\$1.75	-0.7%	\$1.76	+0.7%	\$1.75	-0.3%	\$1.73	-1.5%	-1.7%
East Mesa	\$1.76	\$1.74	-1.3%	\$1.69	-2.6%	\$1.72	+1.7%	\$1.69	-1.8%	-3.8%
Gilbert / Chandler	\$1.90	\$1.87	-1.1%	\$1.84	-1.6%	\$1.83	-0.6%	\$1.83	+0.1%	-3.2%
Glendale	\$1.67	\$1.70	+1.9%	\$1.71	+0.4%	\$1.71	--	\$1.73	+1.2%	+3.7%
Maryvale	\$1.81	\$1.76	-2.4%	\$1.75	-0.6%	\$1.77	+0.8%	\$1.75	-1.1%	-3.3%

EFFECTIVE RENTS / SQFT	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	12 mo (Gain/Loss)
North Scottsdale	\$2.04	\$2.09 +2.2%	\$2.09 --	\$2.05 -1.9%	\$2.03 -1.0%	-0.6%
North Tempe	\$2.11	\$2.05 -2.7%	\$2.01 -2.2%	\$2.01 +0.3%	\$2.03 +0.9%	-3.5%
Northeast Phoenix	\$1.96	\$1.94 -1.4%	\$1.97 +1.5%	\$2.06 +4.5%	\$2.04 -0.8%	+4.1%
Paradise Valley	\$1.73	\$1.73 -0.3%	\$1.75 +1.4%	\$1.77 +0.7%	\$1.74 -1.8%	+0.1%
Peoria / Sun City	\$1.75	\$1.74 -0.5%	\$1.78 +2.1%	\$1.78 +0.2%	\$1.77 -0.4%	+1.4%
South Mesa	\$1.85	\$1.79 -3.4%	\$1.76 -1.5%	\$1.79 +1.5%	\$1.74 -2.6%	-5.8%
South Phoenix	\$1.87	\$1.84 -1.6%	\$1.81 -1.8%	\$1.85 +2.0%	\$1.84 -0.3%	-1.6%
South Scottsdale	\$2.18	\$2.18 -0.2%	\$2.19 +0.6%	\$2.17 -0.8%	\$2.20 +1.3%	+0.9%
South Tempe	\$1.84	\$1.81 -1.6%	\$1.80 -0.5%	\$1.81 +0.4%	\$1.82 +0.6%	-1.0%
Sunnyslope	\$1.68	\$1.70 +1.1%	\$1.69 -0.5%	\$1.70 +0.8%	\$1.65 -2.9%	-1.4%
West Mesa	\$1.80	\$1.78 -1.2%	\$1.76 -0.8%	\$1.77 +0.3%	\$1.74 -1.5%	-3.1%
AVG	\$1.85	\$1.83 -0.9%	\$1.83 -0.3%	\$1.83 +0.2%	\$1.82 -0.7%	-1.5%

CURRENT CONCESSIONS	< 5 Yrs			6-10 Yrs			11-20 Yrs			21+ Years		
	# Prop	Avg \$	Concession	# Prop	Avg \$	Concession	# Prop	Avg \$	Concession	# Prop	Avg \$	Concession
Anthem	8	\$1866	- 0.0%	3	\$2055	- 0.0%	7	\$1674	- 0.0%	3	\$1611	- 0.0%
Arizona City/Casa Grande/Maricopa	2	\$1495	- 0.0%	--	--		3	\$1509	\$3 0.2%	17	\$1296	- 0.0%
Avondale	37	\$1709	\$43 2.5%	4	\$2605	- 0.0%	21	\$1492	\$2 0.2%	25	\$1422	\$3 0.2%
Buckeye	3	\$2072	- 0.0%	--	--		1	\$1905	- 0.0%	5	\$1129	- 0.0%
Central Phoenix	16	\$2060	\$42 2.1%	4	\$1463	\$64 3.7%	1	\$849	- 0.0%	108	\$1164	\$16 1.4%
Deer Valley	10	\$1895	\$11 0.6%	2	\$1735	\$36 2.1%	10	\$1580	- 0.0%	64	\$1358	\$15 1.2%
East Mesa	23	\$1961	\$23 1.3%	3	\$1808	- 0.0%	7	\$1473	- 0.0%	57	\$1439	\$12 0.9%
Gilbert / Chandler	42	\$2030	\$26 1.5%	24	\$1878	\$26 1.5%	22	\$1605	\$22 1.3%	65	\$1662	\$14 0.8%
Glendale	13	\$1794	\$71 3.6%	--	--		10	\$1520	\$9 0.6%	47	\$1215	\$15 1.3%
Maryvale	5	\$1501	\$20 1.5%	--	--		6	\$1497	\$2 0.1%	32	\$1281	\$17 1.4%
North Scottsdale	18	\$2861	\$14 0.5%	14	\$2193	\$41 2.0%	8	\$2072	- 0.0%	46	\$1984	\$14 0.8%
North Tempe	21	\$1957	\$40 2.1%	17	\$1820	\$12 0.6%	12	\$1579	\$23 1.2%	65	\$1377	\$11 0.9%
Northeast Phoenix	10	\$2935	\$6 0.2%	10	\$1979	- 0.0%	4	\$1196	\$70 4.6%	69	\$1358	\$12 0.9%
Paradise Valley	--	--		3	\$1745	- 0.0%	--	--		34	\$1367	- 0.0%
Peoria / Sun City	24	\$2057	\$30 1.5%	6	\$1791	\$84 4.8%	27	\$1605	\$15 0.8%	83	\$1544	\$17 1.1%
South Mesa	6	\$1810	- 0.0%	3	\$1622	- 0.0%	--	--		65	\$1364	\$10 0.7%
South Phoenix	35	\$1909	\$11 0.6%	18	\$1650	\$47 2.6%	26	\$1420	\$22 1.4%	90	\$1301	\$14 1.1%
South Scottsdale	10	\$2602	\$96 3.7%	12	\$2523	\$36 1.6%	2	\$3451	- 0.0%	43	\$1668	\$3 0.2%

CURRENT CONCESSIONS	< 5 Yrs			6-10 Yrs			11-20 Yrs			21+ Years		
South Tempe	3	\$2003	- 0.0%	9	\$1861	\$31 1.5%	6	\$1815	\$29 1.7%	61	\$1568	\$11 0.7%
Sunnyslope	2	\$680	- 0.0%	1	\$1851	- 0.0%	3	\$1181	- 0.0%	73	\$1214	\$23 1.8%
West Mesa	1	\$1725	- 0.0%	2	\$946	- 0.0%	--	--		42	\$1341	\$12 0.9%
	289		\$29 2%	135		\$28 1%	176		\$12 1%	1,094		\$13 1%

figures reflect monthly reductions in rent, averaged by quarter

CONCESSION TRENDS	Q3 2022		Q4 2022		Q1 2023		Q2 2023		Q3 2023		12 mo (Gain/Loss)	
	Anthem	\$1	0%	-	0%	\$3	0%	\$3	0%	\$15	1%	\$14
Arizona City/Casa Grande/Maricopa	-	0%	-	0%	-	0%	-	0%	-	0%	-	--
Avondale	\$5	0%	\$5	0%	\$12	1%	\$17	1%	\$15	1%	\$10	+0.6%
Buckeye	\$2	0%	-	0%	\$5	0%	\$10	0%	\$3	0%	\$2	+0.1%
Central Phoenix	\$6	0%	\$9	1%	\$9	1%	\$16	1%	\$12	1%	\$7	+0.5%
Deer Valley	\$3	0%	\$7	0%	\$6	0%	\$12	1%	\$12	1%	\$9	+0.6%
East Mesa	\$2	0%	\$9	0%	\$15	1%	\$13	1%	\$12	1%	\$10	+0.7%
Gilbert / Chandler	\$3	0%	\$8	0%	\$11	1%	\$10	1%	\$9	1%	\$6	+0.3%
Glendale	\$1	0%	\$6	0%	\$8	1%	\$9	1%	\$9	1%	\$7	+0.5%
Maryvale	\$4	0%	\$2	0%	\$7	1%	\$8	1%	\$7	0%	\$3	+0.2%
North Scottsdale	\$8	0%	\$6	0%	\$6	0%	\$24	1%	\$19	1%	\$10	+0.5%
North Tempe	\$3	0%	\$7	0%	\$12	1%	\$14	1%	\$6	0%	\$2	+0.2%
Northeast Phoenix	\$2	0%	\$6	0%	\$8	1%	\$9	1%	\$6	0%	\$3	+0.3%
Paradise Valley	\$2	0%	\$3	0%	\$4	0%	\$3	0%	\$4	0%	\$3	+0.2%
Peoria / Sun City	\$3	0%	\$3	0%	\$5	0%	\$7	0%	\$10	1%	\$7	+0.4%
South Mesa	\$5	0%	\$3	0%	\$10	1%	\$7	0%	\$9	1%	\$4	+0.3%
South Phoenix	\$4	0%	\$8	0%	\$15	1%	\$14	1%	\$12	1%	\$8	+0.6%
South Scottsdale	\$5	0%	\$6	0%	\$7	0%	\$15	1%	\$3	0%	(\$2)	--
South Tempe	\$2	0%	\$9	1%	\$6	0%	\$4	0%	\$6	0%	\$4	+0.2%
Sunnyslope	\$7	1%	\$1	0%	\$4	0%	\$8	1%	\$12	1%	\$5	+0.4%

CONCESSION TRENDS

	Q3 2022		Q4 2022		Q1 2023		Q2 2023		Q3 2023		12 mo (Gain/Loss)	
West Mesa	-	0%	\$4	0%	\$7	0%	\$8	1%	\$8	1%	\$7	+0.6%
AVG	\$4	0%	\$6	0%	\$9	1%	11	1%	\$10	1%	\$6.3	+0.4%

Best & Worst Performers

Best: Occupancies

South Phoenix
Buckeye
South Mesa
South Tempe
Northeast Phoenix

Q3 2023

92%	+1.0%
95%	+1.0%
91%	--
94%	--
91%	--

Best: Occupancies

South Scottsdale
Buckeye
South Tempe
West Mesa
North Tempe

Year-over-Year

92%	+3.0%
95%	+3.0%
94%	--
94%	--
93%	--

Best: \$ / Sqft

Buckeye
South Scottsdale
Glendale
North Tempe
South Tempe

Q3 2023

\$1.19	+4.8%
\$2.20	+1.3%
\$1.73	+1.2%
\$2.03	+0.9%
\$1.82	+0.6%

Best: \$ / Sqft

Northeast Phoenix
Glendale
Peoria / Sun City
South Scottsdale
Central Phoenix

Year-over-Year

\$2.04	+8.0%
\$1.73	+6.2%
\$1.77	+2.5%
\$2.20	+1.9%
\$1.69	+1.7%

Worst: Occupancies

East Mesa
Maryvale
Glendale
Paradise Valley
Sunnyslope

Q3 2023

90%	-2.0%
90%	-1.0%
89%	-1.0%
94%	-1.0%
92%	-1.0%

Worst: Occupancies

Central Phoenix
East Mesa
Arizona City/Casa Grande/Maricopa
Avondale
Maryvale

Year-over-Year

89%	-5.0%
90%	-5.0%
92%	-5.0%
89%	-4.0%
90%	-4.0%

Worst: \$ / Sqft

Arizona City/Casa Grande/Maricopa
Anthem
Sunnyslope
South Mesa
Paradise Valley

Q3 2023

\$1.59	-4.3%
\$1.75	-3.3%
\$1.65	-2.9%
\$1.74	-2.6%
\$1.74	-1.8%

Worst: \$ / Sqft

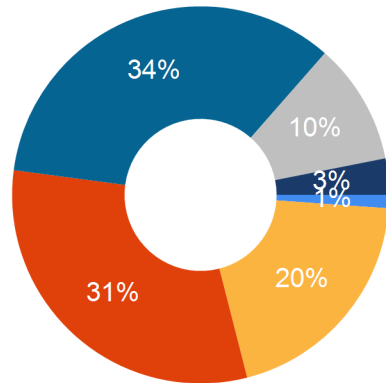
Anthem
Arizona City/Casa Grande/Maricopa
South Mesa
North Tempe
Avondale

Year-over-Year

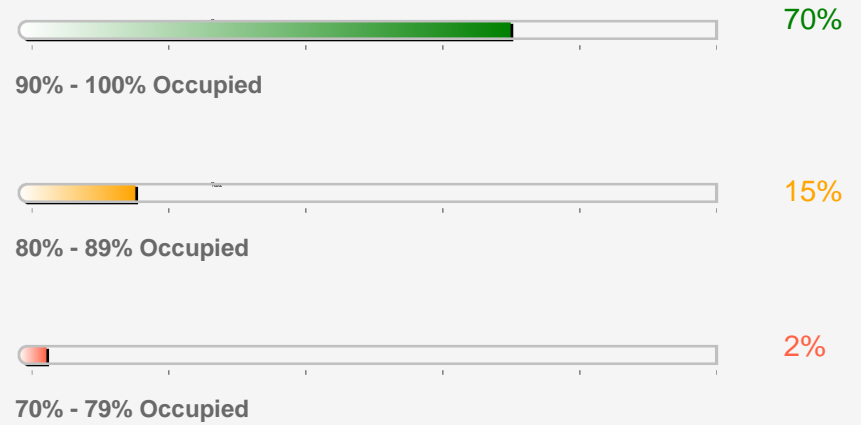
\$1.75	-12.6%
\$1.59	-12.5%
\$1.74	-10.8%
\$2.03	-7.4%
\$1.72	-7.2%

Community Size (# Units)

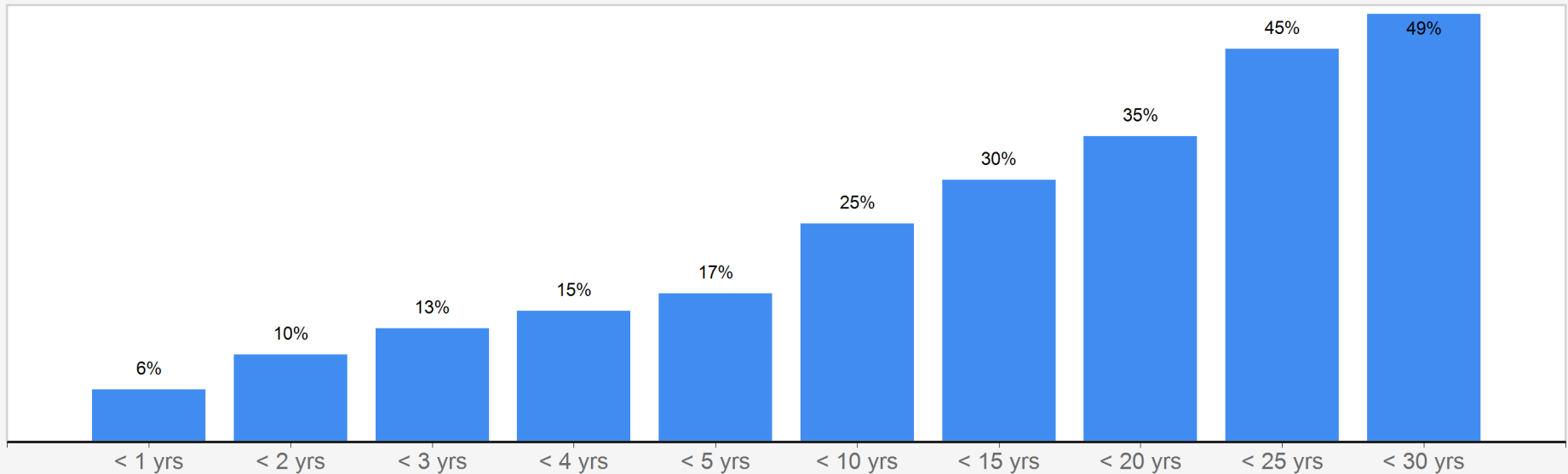
■ 0 - 50
 ■ 50 - 100
 ■ 100 - 200
 ■ 200 - 350
 ■ 350 - 500
 ■ > 500



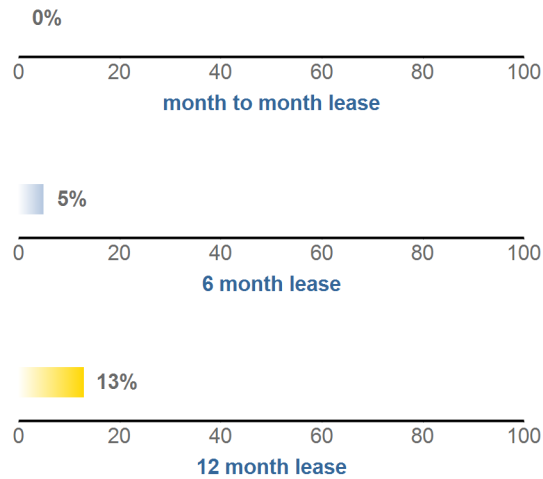
Occupancy Breakdown



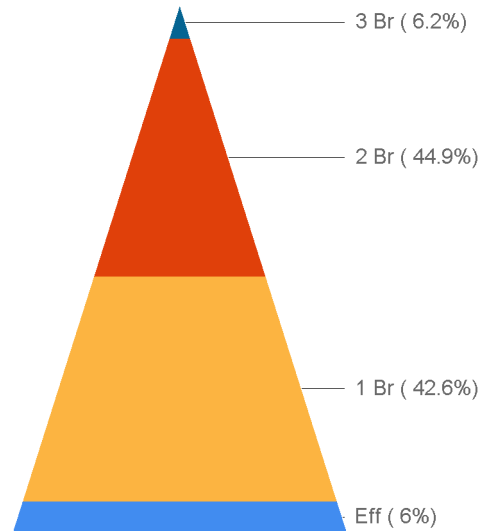
Construction Breakdown by Age



Offering Locator Commissions



Floorplan Mix



Top 10 Managements

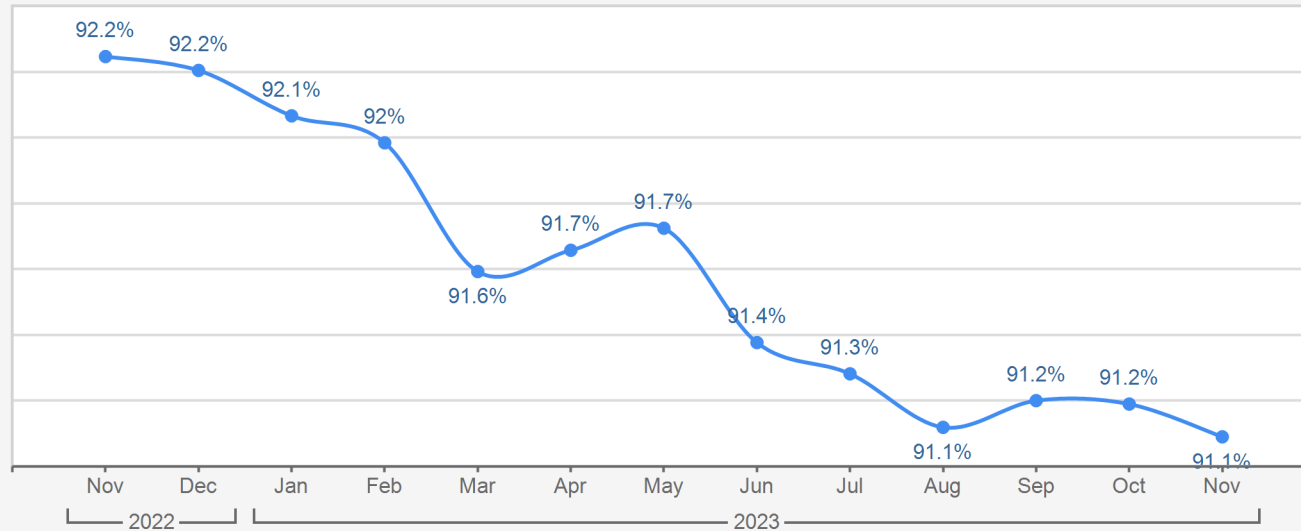
Management	Properties Managed	%
Greystar	138	8.2%
Mark-Taylor Residential	101	6.0%
Privately Owned and Managed	73	4.4%
Apartment Management Consultants LLC (AKA AMC)	72	4.3%
MEB Management (Morrison Ekre Bart)	69	4.1%
Asset Living	53	3.2%
Chamberlin Associates Real Estate Management	50	3.0%
RPM Living	44	2.6%
CAM Properties (Consolidated Asset Management)	38	2.3%
Dunlap & Magee Property Management Inc	34	2.0%

Occupancy & Absorption History

1673 Properties 362,765 Units

Occupancy Levels

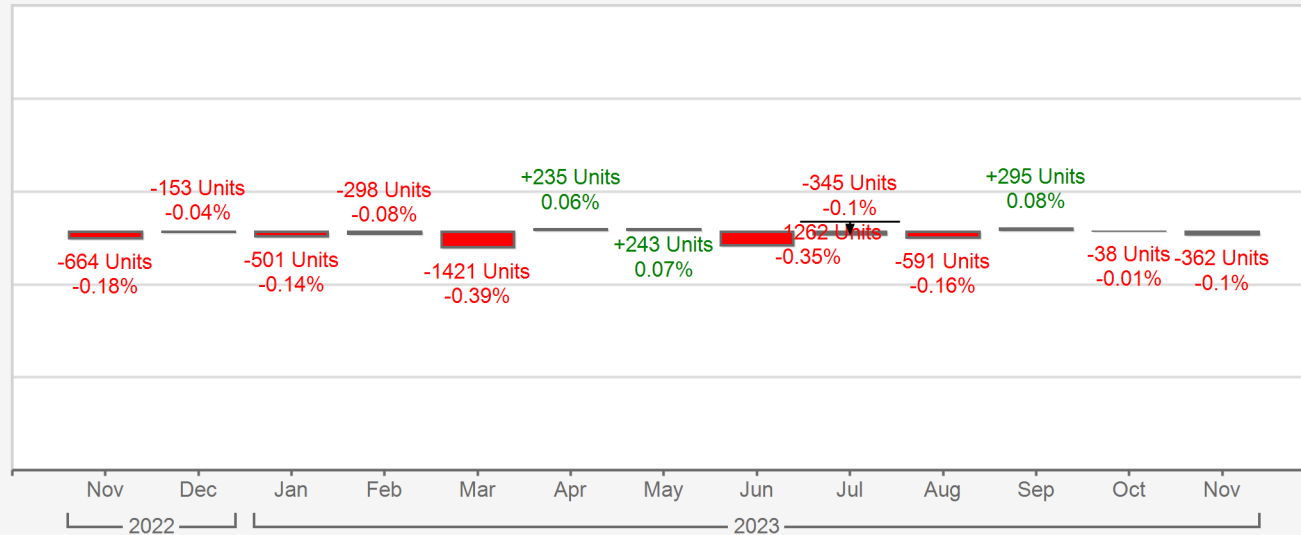
12 mo: **-1.1%** 6 mo: **-0.6%** 1 mo: **-0.1%**



Date	Occ %	Gain/Loss
November 2022	92.2%	--
December 2022	92.2%	0.0%
January 2023	92.1%	-0.1%
February 2023	92%	-0.1%
March 2023	91.6%	-0.4%
April 2023	91.7%	0.1%
May 2023	91.7%	0.1%
June 2023	91.4%	-0.3%
July 2023	91.3%	-0.1%
August 2023	91.1%	-0.2%
September 2023	91.2%	0.1%
October 2023	91.2%	0.0%
November 2023	91.1%	-0.1%

Net Absorptions (Gain/Loss)

12 mo: **-4,861** 6 mo: **-2,303** 1 mo: **-362**



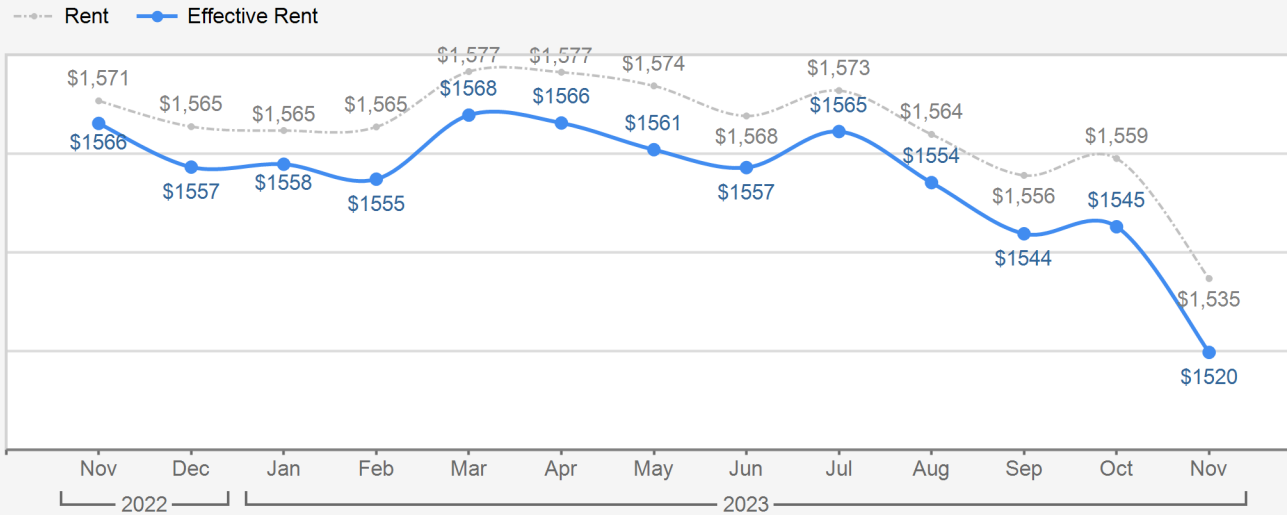
Date	+ / -	Gain/Loss
November 2022	-0.2%	-664
December 2022	0.0%	-153
January 2023	-0.1%	-501
February 2023	-0.1%	-298
March 2023	-0.4%	-1421
April 2023	0.1%	+235
May 2023	0.1%	+243
June 2023	-0.3%	-1262
July 2023	-0.1%	-345
August 2023	-0.2%	-591
September 2023	0.1%	+295
October 2023	0.0%	-38
November 2023	-0.1%	-362

Rents History (All Floorplans)

1673 Properties 362,765 Units, Avg Sqft 850

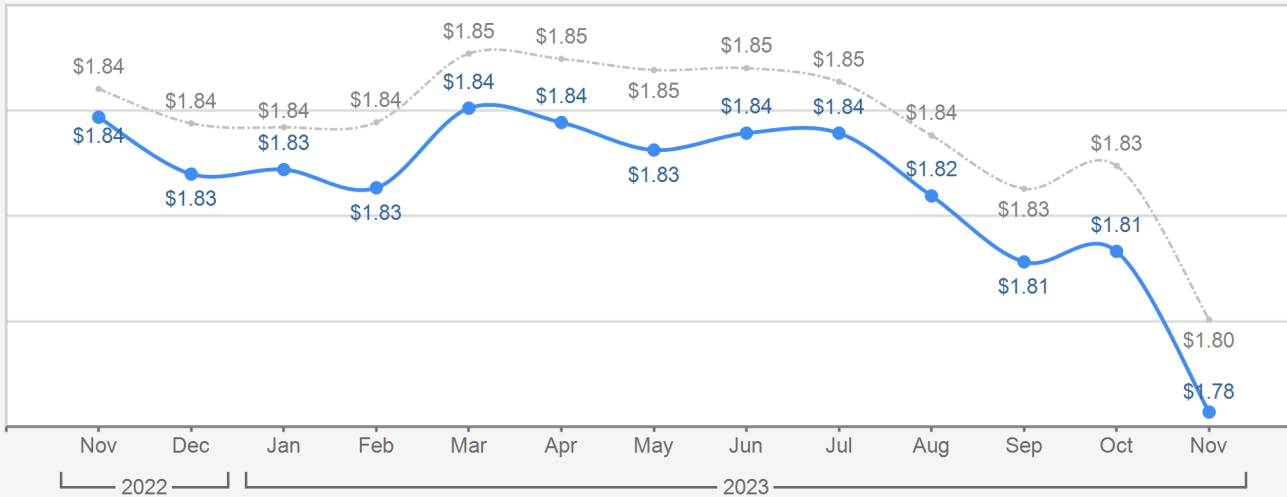
Effective Rents

12 mo: **-3.0%** 6 mo: **-2.7%** 1 mo: **-1.6%**



Date	Eff \$	Concession	Gain/Loss
Nov 2022	\$1,566	\$5 0.3%	--
Dec 2022	\$1,557	\$8 0.5%	-0.6%
Jan 2023	\$1,558	\$7 0.4%	0.0%
Feb 2023	\$1,555	\$11 0.7%	-0.2%
Mar 2023	\$1,568	\$9 0.6%	0.8%
Apr 2023	\$1,566	\$10 0.7%	-0.1%
May 2023	\$1,561	\$13 0.8%	-0.3%
Jun 2023	\$1,557	\$10 0.7%	-0.2%
Jul 2023	\$1,565	\$8 0.5%	0.5%
Aug 2023	\$1,554	\$10 0.6%	-0.7%
Sep 2023	\$1,544	\$12 0.8%	-0.7%
Oct 2023	\$1,545	\$14 0.9%	0.1%
Nov 2023	\$1,520	\$15 1.0%	-1.6%

Effective Rents / Sqft



Date	Eff \$	Concession	Gain/Loss
Nov 2022	\$1.84	\$0.01 0.3%	--
Dec 2022	\$1.83	\$0.01 0.5%	-0.6%
Jan 2023	\$1.83	\$0.01 0.4%	0.0%
Feb 2023	\$1.83	\$0.01 0.7%	-0.2%
Mar 2023	\$1.84	\$0.01 0.6%	0.8%
Apr 2023	\$1.84	\$0.01 0.7%	-0.1%
May 2023	\$1.83	\$0.02 0.8%	-0.3%
Jun 2023	\$1.84	\$0.01 0.7%	0.2%
Jul 2023	\$1.84	\$0.01 0.5%	0.0%
Aug 2023	\$1.82	\$0.01 0.6%	-0.6%
Sep 2023	\$1.81	\$0.01 0.8%	-0.7%
Oct 2023	\$1.81	\$0.02 0.9%	0.1%
Nov 2023	\$1.78	\$0.02 1.0%	-1.7%

0 Bed

5.9% of total unit mix
 0% 20% 40% 60% 80% 100%

150 - 1333 Sqft, Avg: 457

Today's Eff Rents

\$291 Avg: \$1144 \$8,590

Lowest: \$291

The Cara

Highest: \$8590

Clarendale Arcadia

Today's Eff Rents / Sqft

\$0.73 Avg: \$2.51 \$25.72

Lowest: \$0.73

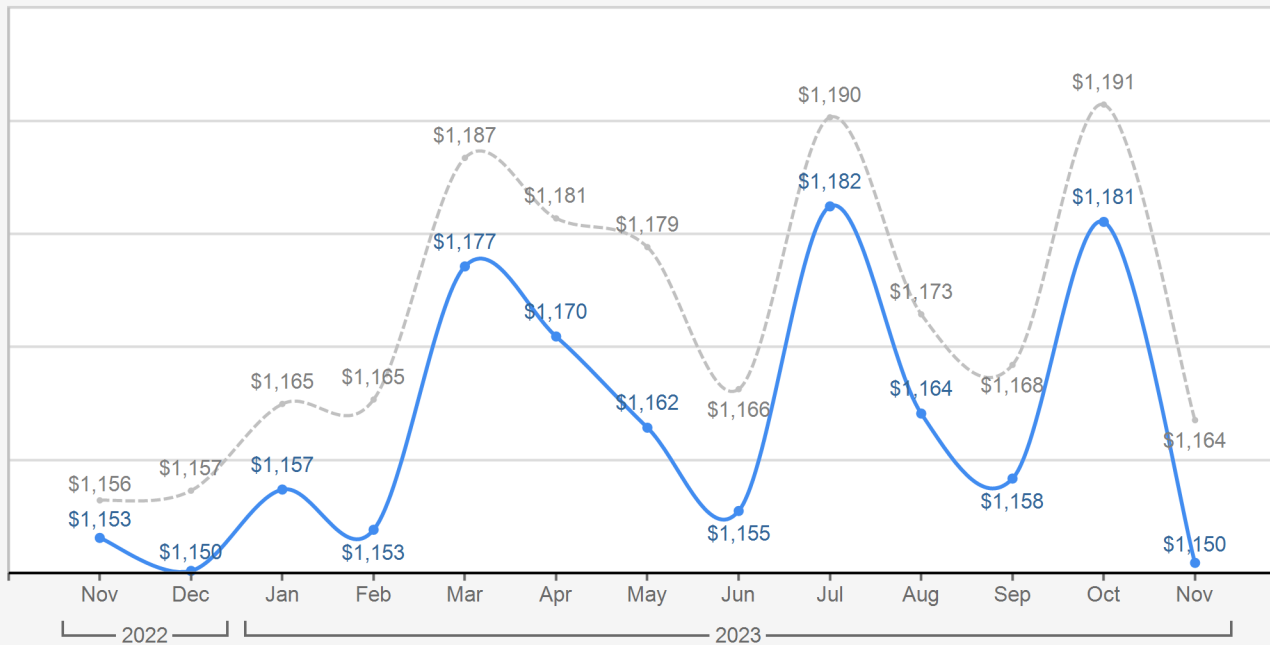
The Cara

Highest: \$25.72

Clarendale Arcadia

Effective Rent History

--- Rent — Effective Rent



Date	Eff \$ /Sqft	Eff \$	Concession	Gain/Loss
Nov 2022	\$2.55	\$1,153	0.3%	--
Dec 2022	\$2.55	\$1,150	0.6%	0.1%
Jan 2023	\$2.56	\$1,157	0.6%	0.7%
Feb 2023	\$2.55	\$1,153	1.0%	0.0%
Mar 2023	\$2.60	\$1,177	0.8%	1.8%
Apr 2023	\$2.59	\$1,170	0.9%	-0.5%
May 2023	\$2.57	\$1,162	1.4%	-0.2%
Jun 2023	\$2.57	\$1,155	0.9%	-1.1%
Jul 2023	\$2.61	\$1,182	0.7%	2.1%
Aug 2023	\$2.57	\$1,164	0.7%	-1.5%
Sep 2023	\$2.56	\$1,158	0.9%	-0.4%
Oct 2023	\$2.59	\$1,181	0.9%	2.0%
Nov 2023	\$2.54	\$1,150	1.1%	-2.3%

1 Bedrooms

42.3% of total unit mix
 0% 20% 40% 60% 80% 100%

232 - 2345 Sqft, Avg: 699

Today's Eff Rents

\$356 Avg: \$1364 \$7,275

Lowest: \$356
Page Commons

Highest: \$7275
Fountain View Village

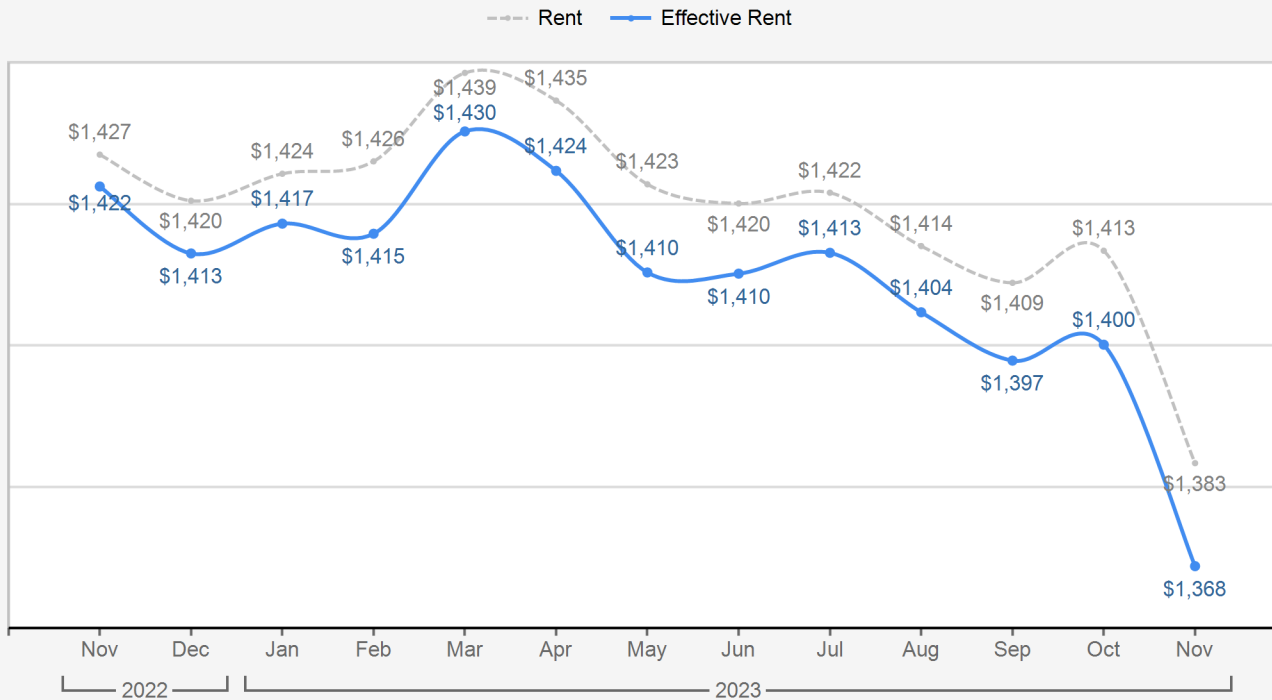
Today's Eff Rents / Sqft

\$0.49 Avg: \$1.95 \$12.48

Lowest: \$0.49
Page Commons

Highest: \$12.48
Fountain View Village

Effective Rent History



Date	Eff \$ /Sqft	Eff \$	Concession	Gain/Loss
Nov 2022	\$2.04	\$1,422	0.3%	--
Dec 2022	\$2.02	\$1,413	0.5%	-0.5%
Jan 2023	\$2.03	\$1,417	0.5%	0.3%
Feb 2023	\$2.03	\$1,415	0.7%	0.1%
Mar 2023	\$2.05	\$1,430	0.6%	0.9%
Apr 2023	\$2.04	\$1,424	0.7%	-0.3%
May 2023	\$2.02	\$1,410	0.9%	-0.8%
Jun 2023	\$2.03	\$1,410	0.7%	-0.2%
Jul 2023	\$2.02	\$1,413	0.6%	0.1%
Aug 2023	\$2.01	\$1,404	0.7%	-0.5%
Sep 2023	\$2.00	\$1,397	0.8%	-0.4%
Oct 2023	\$2.00	\$1,400	0.9%	0.3%
Nov 2023	\$1.96	\$1,368	1.1%	-2.1%

2 Bedrooms

44.4% of total unit mix
 0% 20% 40% 60% 80% 100%

457 - 3025 Sqft, Avg: 995

Today's Eff Rents

\$480 Avg: \$1636 \$13,350

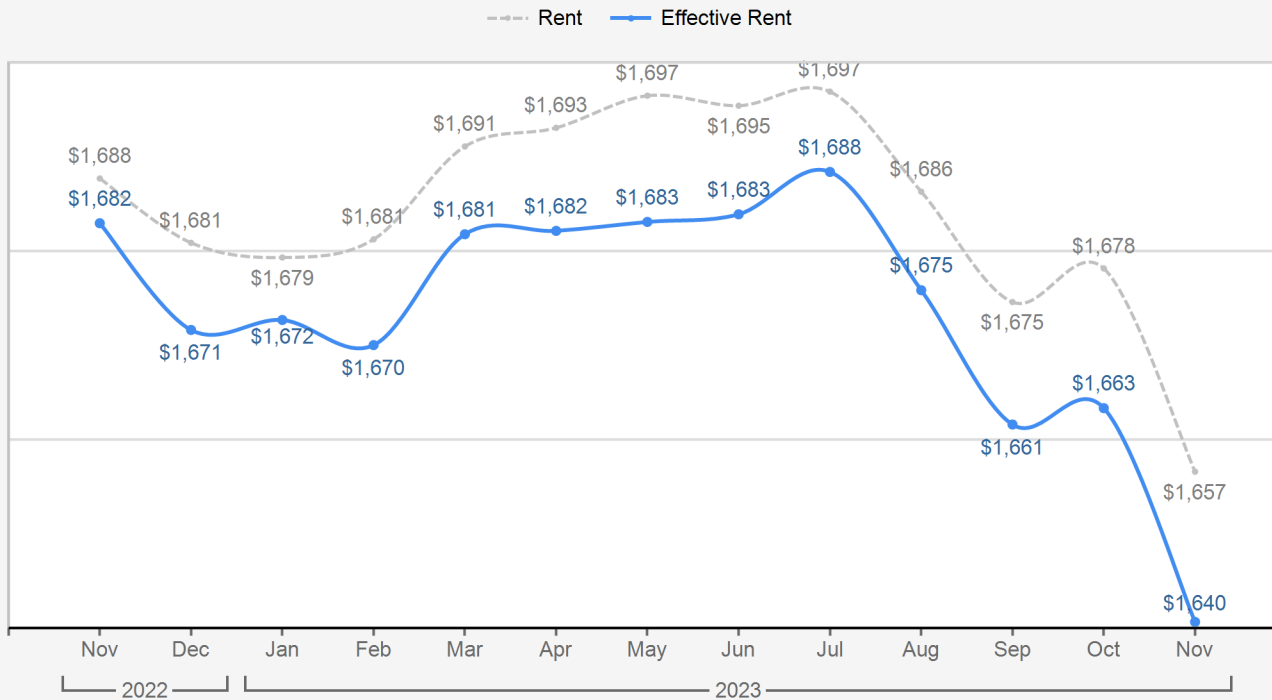
Lowest: \$480 **Highest: \$13350**
Sunset Ridge *Scottsdale on Main*

Today's Eff Rents / Sqft

\$0.53 Avg: \$1.64 \$8.75

Lowest: \$0.53 **Highest: \$8.75**
Cypress Woods *Scottsdale on Main*

Effective Rent History



Date	Eff \$ /Sqft	Eff \$	Concession	Gain/Loss
Nov 2022	\$1.70	\$1,682	0.3%	--
Dec 2022	\$1.69	\$1,671	0.6%	-0.4%
Jan 2023	\$1.69	\$1,672	0.4%	-0.1%
Feb 2023	\$1.68	\$1,670	0.7%	0.1%
Mar 2023	\$1.69	\$1,681	0.6%	0.6%
Apr 2023	\$1.70	\$1,682	0.6%	0.1%
May 2023	\$1.70	\$1,683	0.8%	0.2%
Jun 2023	\$1.70	\$1,683	0.7%	-0.1%
Jul 2023	\$1.70	\$1,688	0.5%	0.1%
Aug 2023	\$1.69	\$1,675	0.6%	-0.6%
Sep 2023	\$1.67	\$1,661	0.8%	-0.7%
Oct 2023	\$1.67	\$1,663	0.9%	0.2%
Nov 2023	\$1.66	\$1,640	1.0%	-1.3%

3 Bedrooms

6.2% of total unit mix
 0% 20% 40% 60% 80% 100%

392 - 3162 Sqft, Avg: 1251

Today's Eff Rents

\$643 Avg: \$2014 \$10,311

Lowest: \$643
Bell Mirage Estates

Highest: \$10311
Vitri

Today's Eff Rents / Sqft

\$0.49 Avg: \$1.61 \$4.70

Lowest: \$0.49
Oliv Tempe

Highest: \$4.70
Optima Kierland

Effective Rent History

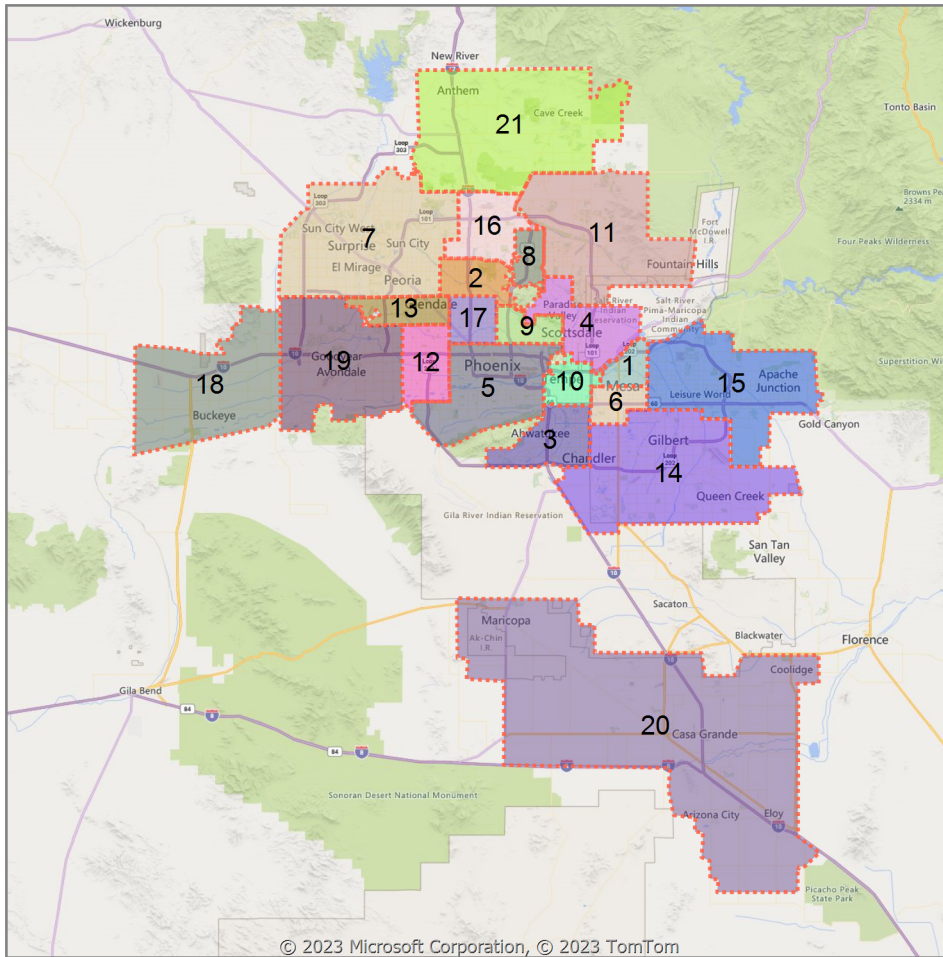
--- Rent — Effective Rent



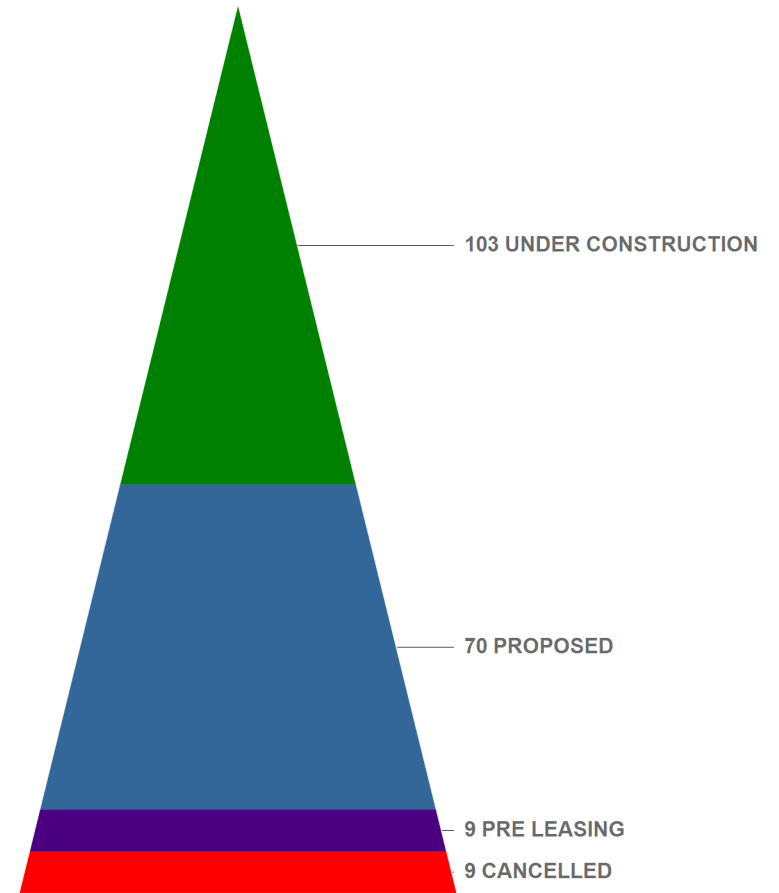
Date	Eff \$ /Sqft	Eff \$	Concession	Gain/Loss
Nov 2022	\$1.69	\$2,098	0.2%	--
Dec 2022	\$1.69	\$2,102	0.3%	0.3%
Jan 2023	\$1.67	\$2,076	0.3%	-1.3%
Feb 2023	\$1.66	\$2,061	0.4%	-0.6%
Mar 2023	\$1.66	\$2,066	0.4%	0.2%
Apr 2023	\$1.67	\$2,072	0.4%	0.3%
May 2023	\$1.68	\$2,092	0.5%	1.1%
Jun 2023	\$1.66	\$2,072	0.3%	-1.1%
Jul 2023	\$1.66	\$2,071	0.3%	-0.1%
Aug 2023	\$1.66	\$2,070	0.4%	0.1%
Sep 2023	\$1.65	\$2,060	0.6%	-0.4%
Oct 2023	\$1.65	\$2,066	0.7%	0.4%
Nov 2023	\$1.62	\$2,032	0.7%	-1.7%



NUMBER OF DEVELOPMENTS BY AREA



NUMBER OF DEVELOPMENTS BY CATEGORY



UNDER CONSTRUCTION & PRE-LEASING

Anthem	1	177
Arizona City/Casa Grande/Maricopa	2	402
Avondale	10	2,488
Buckeye	4	651
Central Phoenix	3	831
Deer Valley	1	80
East Mesa	5	1,482
Gilbert / Chandler	7	1,446
Glendale	9	2,138
Maryvale	4	909
North Scottsdale	16	6,947
North Tempe	9	2,934
Northeast Phoenix	1	216
Paradise Valley	1	278
Peoria / Sun City	8	1,748
South Mesa	2	216
South Phoenix	18	4,455
South Scottsdale	3	678
South Tempe	1	100
Sunnyslope	3	390
West Mesa	4	655
TOTAL PROPERTIES / UNITS	112	29,221

PROPOSED DEVELOPMENTS

Anthem	3	1,915
Arizona City/Casa Grande/Maricopa	1	284
Avondale	7	1,999
Buckeye	2	444
Central Phoenix	9	4,578
Deer Valley	1	74
East Mesa	3	1,340
Gilbert / Chandler	8	4,159
Glendale	2	199
Maryvale	1	60
North Scottsdale	4	3,258
North Tempe	5	1,716
Northeast Phoenix	4	1,031
Peoria / Sun City	3	984
South Mesa	1	550
South Phoenix	4	1,191
South Scottsdale	5	1,323
South Tempe	2	420
Sunnyslope	3	341
West Mesa	2	129
TOTAL PROPERTIES / UNITS	70	25,995

CANCELLED DEVELOPMENTS

Avondale	1	288
Maryvale	1	60
North Scottsdale	1	255
North Tempe	1	324
Paradise Valley	1	64
South Mesa	2	162
South Phoenix	1	120
Sunnyslope	1	137
TOTAL PROPERTIES / UNITS	9	1,410

AMAVI ASTER RIDGE

UNDER CONSTRUCTION BTR/SFR

4288 West Denali Lane, Phoenix / 177 units

Anthem

Developer: Mill Creek Residential - Arizona

Managed By: Mill Creek Residential Trust

Projected Completion: Q1 2024

Comments: 177 Units, Start Q2 2023, Completion Q1 2024.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 12/13/2023.

BUNGALOWS ON COTTONWOOD

UNDER CONSTRUCTION BTR/SFR

1632 N Trell Rd, Casa Grande / 174 units

Arizona City/Casa Grande/Maricopa

Developer: Cavan Companies

Comments: 174 Units.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 10/19/2023.

HONEYCUTT RANCH

UNDER CONSTRUCTION CONVENTIONAL

Honeycutt Rd and White & Parker Rd, Maricopa / 228 units

Arizona City/Casa Grande/Maricopa

Developer: (pending)

Comments: 228 Units, Start Q2 2023.

AS OF JULY 2023. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

ALLERO 94

UNDER CONSTRUCTION BTR/SFR

4215 North 91st Avenue,, Phoenix / 94 units

Avondale

Developer: (Developer Pending)

Comments: 94 Units, 1 Stories, 89,910 Total Sqft, Start Q3 2020.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

ALTA AVONDALE

UNDER CONSTRUCTION CONVENTIONAL

Avondale Blvd & Van Buren St, Avondale / 360 units

Avondale

Developer: Wood Partners

Comments: 7 Buildings, 360 Units, 4 Stories, Start Q4 2022.

AS OF JANUARY 2023. RESEARCHED FOR NEW UPDATES ON 11/21/2023.

AVILLA BROADWAY

UNDER CONSTRUCTION BTR/SFR

99th Ave & Broadway Rd, Phoenix / 117 units

Avondale

Developer: NexMetro Communities

Managed By: MEB Management (Morrison Ekre Bart)

Comments: 117 Units.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 8/23/2023.

AVONDALE STATION PHASE 2

UNDER CONSTRUCTION CONVENTIONAL

9975 W Encanto Blvd, Avondale / 200 units

Avondale

Developer: (Developer Pending)

Comments: 4 Buildings, 200 Units, 3 Stories, 187,000 Total Sqft, Start Q3 2023.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 11/6/2023.

ESTRELLA PARKWAY

UNDER CONSTRUCTION CONVENTIONAL

2755 Estrella Pkwy, Goodyear / 251 units

Avondale

Developer: (Developer Pending)

Managed By: FirstService Residential

Comments: 18 Buildings, 251 Units, 3 Stories, 150,000 Total Sqft, Start Q1 2023.

AS OF JULY 2023. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

ESTRELLA PARKWAY AND YUMA ROAD

UNDER CONSTRUCTION CONVENTIONAL

Estrella Pkwy and Yuma Rd, Goodyear / 300 units

Avondale

Developer: HCW Development

Comments: 300 Units, Start Q3 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/12/2023.

GOODYEAR CHAMPIONS SOUTH

UNDER CONSTRUCTION CONVENTIONAL

949 S Goodyear Blvd E Goodyear, Goodyear / 303 units

Avondale

Developer: HCW Development

Comments: 3 Buildings, 303 Units, 361,344 Total Sqft, Start Q1 2023.

AS OF APRIL 2023. RESEARCHED FOR NEW UPDATES ON 11/21/2023.

LIVANO AVONDALE

UNDER CONSTRUCTION CONVENTIONAL

920 N Avondale Blvd, Avondale / 316 units

Avondale

Developer: LIV Development

Managed By: Fogelman Properties

Projected Completion: Q2 2024

Comments: 316 Units, Completion Q2 2024.

AS OF FEBRUARY 2023. RESEARCHED FOR NEW UPDATES ON 8/28/2023.

ATIVO OF SUNDANCE

UNDER CONSTRUCTION SENIOR

22744 W Yuma Rd, Buckeye / 103 units

Buckeye

Developer: Link Senior Development

Comments: 103 Units, 3 Stories, 211,000 Total Sqft, Start Q3 2023.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

MILLER ROAD AND MONROE AVENUE

UNDER CONSTRUCTION CONVENTIONAL

Miller Rd and Monroe Ave, Buckeye / 216 units

Buckeye

Developer: Roers Companies

Comments: 216 Units, 3 Stories, Start Q3 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

SOLANA VILLAS

UNDER CONSTRUCTION CONVENTIONAL

25201 W MC 85, Buckeye / 216 units

Buckeye

Developer: (Developer Pending)

Managed By: Roers Companies FKA Core Living

Comments: 9 Buildings, 216 Units, 3 Stories, 309,000 Total Sqft, Start Q2 2023.

AS OF DECEMBER 2023. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

FORTY600

UNDER CONSTRUCTION MIXED USE

N Central Ave & W Coolidge St, Phoenix / 150 units

Central Phoenix

Developer: (pending)

Comments: 150 Units, Start Q3 2023.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 11/15/2023.

NORTH 3RD STREET

UNDER CONSTRUCTION MIXED USE

4141 N 3rd St, Phoenix / 600 units

Central Phoenix

Developer: (pending)

Comments: 2 Buildings, 600 Units, Start Q2 2023.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 11/22/2023.

WEST INDIAN SCHOOL ROAD

UNDER CONSTRUCTION CONVENTIONAL

1320 W Indian School Rd, Phoenix / 81 units

Central Phoenix

Developer: (Developer Pending)

Comments: 81 Units, Start Q3 2016.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

COYOTE POINTE

UNDER CONSTRUCTION CONVENTIONAL

21435 & 21449 N 24th Ave, Phoenix / 80 units

Deer Valley

Developer: Housing Trust Group

Comments: 1 Buildings, 80 Units, Start Q2 2023.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 10/17/2023.

ASCEND AT LONGBOW HIGHPOINT

UNDER CONSTRUCTION MIXED USE

Recker Rd & S Loop 202 Red Mountain Frwy, Mesa / 356 units

East Mesa

Developer: (Developer Pending)

Comments: 356 Units, Start Q1 2023.

AS OF APRIL 2023. RESEARCHED FOR NEW UPDATES ON 11/23/2023.

ATLAS MESA

UNDER CONSTRUCTION CONVENTIONAL

E Baseline Rd & Sunview, Gilbert / 394 units

East Mesa

Developer: Dinerstein Companies

Comments: 4 Buildings, 394 Units, 400,000 Total Sqft, Start Q3 2023.

AS OF FEBRUARY 2023. RESEARCHED FOR NEW UPDATES ON 10/17/2023.

HOMESTEAD AT LEHI CROSSING

UNDER CONSTRUCTION CONVENTIONAL

SE Corner of Gilbert Rd & McDowell Rd, Mesa / 262 units

East Mesa

Developer: Sweetwater Companies

Comments: 262 Units, 4 Stories, Start Q3 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

RECKER RANCH

UNDER CONSTRUCTION CONVENTIONAL

6036 E Baseline Rd, Mesa / 76 units

East Mesa

Developer: Pacific Rim

Comments: 76 Units, 2 Stories, Start Q3 2021.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

SOUTH SUNVIEW

UNDER CONSTRUCTION CONVENTIONAL

1910 S Sunview, Mesa / 394 units

East Mesa

Developer: (Developer Pending)

Comments: 4 Buildings, 394 Units, 4 Stories, Start Q3 2023.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 10/17/2023.

ACERO HAWES 2

UNDER CONSTRUCTION CONVENTIONAL

S Sossaman Rd & E Elliot Rd, Mesa / 372 units

Gilbert / Chandler

Developer: IDM Companies

Comments: 14 Buildings, 372 Units, 3 Stories, Start Q2 2023.

AS OF JULY 2023. RESEARCHED FOR NEW UPDATES ON 11/22/2023.

AMBERLIN QUEEN CREEK

UNDER CONSTRUCTION SENIOR

120 W Ocotillo Rd, Queen Creek / 199 units

Gilbert / Chandler

Developer: Sparrow Partners

Comments: 199 Units.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

ARIZONA AVENUE

UNDER CONSTRUCTION MIXED USE

Arizona Ave and Chandler Blvd (SE Corner) Site 7, Chandler / 70 units

Gilbert / Chandler

Developer: (Developer Pending)

Comments: 2 Buildings, 70 Units, 5 Stories, 333,000 Total Sqft, Start Q4 2018.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

BUNGALOWS AT SAN TAN VILLAGE

UNDER CONSTRUCTION BTR/SFR

2120 E Ray Rd, Gilbert / 166 units

Gilbert / Chandler

Developer: Cavan Companies

Managed By: RPM Living

Comments: 40 Buildings, 166 Units, 1 Stories, 166,815 Total Sqft, Start Q3 2021.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

HARMONY AT HAWES CROSSING

UNDER CONSTRUCTION CONVENTIONAL

Hawes Rd and Elliot Rd, Mesa / 234 units

Gilbert / Chandler

Developer: Treger Partners

Comments: 6 Buildings, 234 Units, Start Q3 2023.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 11/7/2023.

THE MOXIE GILBERT COMMONS

UNDER CONSTRUCTION CONVENTIONAL

1400 N. Cooper Road, Gilbert / 205 units

Gilbert / Chandler

Developer: (Developer Pending)

Managed By: PB Bell Companies

Comments: 8 Buildings, 205 Units, 3 Stories, 205,000 Total Sqft, Start Q1 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/21/2023.

47TH AVENUE AND GLENDALE AVENUE

UNDER CONSTRUCTION INCOME RESTRICTED

W Glendale Ave & N 47th Ave, Glendale / 105 units

Glendale

Developer: TWG Developments, LLC

Comments: 105 Units, Start Q1 2023.

AS OF APRIL 2023. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

67 FLATS

UNDER CONSTRUCTION CONVENTIONAL

6504 N 67th Ave, Glendale / 384 units

Glendale

Developer: Dominionium

Comments: 384 Units, Start Q3 2023.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

99TH & GLENDALE AVENUES PARCEL 1

UNDER CONSTRUCTION CONVENTIONAL

W Glendale Ave & N 99th Ave, Glendale / 292 units

Glendale

Developer: Continental Properties Company, Inc.

Comments: 12 Buildings, 292 Units, 2 Stories, Start Q3 2023.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 10/24/2023.

AVIVA VILLAS & FLATS

UNDER CONSTRUCTION CONVENTIONAL

10060 West Desert Blvd., Glendale / 324 units

Glendale

Developer: (Developer Pending)

Comments: 21 Buildings, 324 Units, 4 Stories, 504,021 Total Sqft, Start Q4 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

CABANA ALDEA

UNDER CONSTRUCTION INCOME RESTRICTED

9910 W Montebello Ave, Glendale / 257 units

Glendale

Developer: Greenlight Communities

Comments: 257 Units, Start Q2 2023.

AS OF JULY 2023. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

G83 PLAZA

UNDER CONSTRUCTION MIXED USE

W Glendale Ave & N 83rd Ave, Glendale / 88 units

Glendale

Developer: (pending)

Comments: 88 Units, 4 Stories, Start Q3 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/6/2023.

GLENDALE SENIOR

UNDER CONSTRUCTION CONVENTIONAL

N 50th Ave & W Glenn Dr, Glendale / 148 units

Glendale

Developer: (Developer Pending)

Comments: 1 Buildings, 148 Units, 4 Stories, 117,960 Total Sqft, Start Q2 2023.

AS OF MAY 2023. RESEARCHED FOR NEW UPDATES ON 12/12/2023.

STATE FARM STADIUM

UNDER CONSTRUCTION MIXED USE

1 Cardinals Dr, Glendale / 230 units

Glendale

Developer: Plaza Companies

Comments: 230 Units, Start Q2 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

ZANJERO

UNDER CONSTRUCTION CONVENTIONAL

6751 N Sunset Blvd, Glendale / 310 units

Glendale

Developer: (Developer Pending)

Comments: 310 Units, Start Q1 2021.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 8/21/2023.

79TH ENCANTO

UNDER CONSTRUCTION SENIOR

N 79th Ave & W Encanto Blvd, Phoenix / 575 units

Maryvale

Developer: Dominionium

Comments: 4 Buildings, 575 Units, Start Q2 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

BIRDSONG PHOENIX

UNDER CONSTRUCTION CONVENTIONAL

6626 W McDowell Rd, Phoenix / 72 units

Maryvale

Developer: Vecino Group

Comments: 12 Buildings, 72 Units, 3 Stories, 75,503 Total Sqft, Start Q4 2022.

AS OF AUGUST 2023. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

THE VILLAGE AT LIBERTY FARMS

UNDER CONSTRUCTION BTR/SFR

W Southern Ave & S 51st Ave, Phoenix / 153 units

Maryvale

Developer: The Empire Group

Comments: 153 Units, Start Q1 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

CITY NORTH BLOCK D

UNDER CONSTRUCTION CONVENTIONAL

N 55th St 20660 N 55th St, Phoenix / 272 units

North Scottsdale

Developer: (Developer Pending)

Comments: 2 Buildings, 272 Units, 5 Stories, 346,802 Total Sqft, Start Q4 2021.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

DAVIS KIERLAND

UNDER CONSTRUCTION CONVENTIONAL

E Marilyn Rd & N 71st St, Phoenix / 261 units

North Scottsdale

Developer: (Developer Pending)

Comments: 261 Units, 5 Stories, Start Q4 2022.

AS OF JANUARY 2023. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

DISTRICT AT 9400 SHEA

UNDER CONSTRUCTION CONVENTIONAL

9400 E Shea Blvd, Scottsdale / 331 units

North Scottsdale

Developer: (Developer Pending)

Managed By: Kaplan Management Co Inc

Comments: 331 Units, 2 Stories, Start Q1 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

GRAYHAWK RESIDENCES AT CAVASSON

UNDER CONSTRUCTION CONVENTIONAL

7701 Legacy Blvd, Scottsdale / 400 units

North Scottsdale

Developer: Alliance Residential California

Comments: 400 Units, Start Q1 2023.

AS OF APRIL 2023. RESEARCHED FOR NEW UPDATES ON 11/21/2023.

GREYSTAR ACTIVE

UNDER CONSTRUCTION SENIOR

E Raintree Dr & N 90th St, Scottsdale / 151 units

North Scottsdale

Developer: (Developer Pending)

Comments: 151 Units, 161,000 Total Sqft, Start Q1 2022.

AS OF JANUARY 2023. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

INA LEVINE JEWISH COMMUNITY CAMPUS

UNDER CONSTRUCTION SENIOR

12701 N. Scottsdale Rd., Scottsdale / 185 units

North Scottsdale

Developer: (pending)

Comments: 185 Units, Start Q1 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/6/2023.

MODERA KIERLAND

UNDER CONSTRUCTION MIXED USE

7171 East Paradise Lane, Scottsdale / 438 units

North Scottsdale

Developer: Mill Creek Residential - Arizona

Managed By: Mill Creek Residential Trust

Projected Completion: Q1 2025

Comments: 2 Buildings, 438 Units, 7 Stories, Start Q4 2022, Completion Q1 2025.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 12/13/2023.

MODERA RESERVE

UNDER CONSTRUCTION MIXED USE

14811 North Kierland Boulevard, Scottsdale / 360 units

North Scottsdale

Developer: Mill Creek Residential - Arizona

Managed By: Mill Creek Residential Trust

Comments: 360 Units.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 10/19/2023.

OPTIMA KIERLAND PHASE 2

UNDER CONSTRUCTION CONVENTIONAL

7190 E. Kierland Boulevard, Scottsdale / 288 units

North Scottsdale

Developer: Optima

Comments: 4 Buildings, 288 Units, 10 Stories, Start Q3 2021.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

PARADISE VALLEY

UNDER CONSTRUCTION MIXED USE

Tatum Blvd & Cactus Rd, Phoenix / 2500 units

North Scottsdale

Developer: RED Development

Comments: 2500 Units, 5 Stories, Start Q1 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

RD KIERLAND

UNDER CONSTRUCTION CONVENTIONAL

E Greenway Pkwy & N Kierland Blvd, Phoenix / 360 units

North Scottsdale

Developer: The Related Group

Comments: 360 Units, 5 Stories, 310,802 Total Sqft, Start Q2 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/7/2023.

SCOTTSDALE & BELL

UNDER CONSTRUCTION CONVENTIONAL

E Frank Lloyd Wright Blvd & N Scottsdale Rd, Scottsdale / 255 units

North Scottsdale

Developer: (pending)

Comments: 255 Units, 14 Stories, 111,513 Total Sqft, Start Q4 2022.

AS OF JANUARY 2023. RESEARCHED FOR NEW UPDATES ON 10/19/2023.

SCOTTSDALE QUARTER BLOCK L

UNDER CONSTRUCTION MIXED USE

15279 N Scottsdale Rd, Scottsdale / 300 units

North Scottsdale

Developer: Washington Prime Group

Managed By: Quatterra FKA LMC A Lennar Company

Comments: 300 Units, 3 Stories, 277,800 Total Sqft, Start Q1 2018.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 7/5/2023.

SHEA BOULEVARD

UNDER CONSTRUCTION CONVENTIONAL

9375 Shea Boulevard, Scottsdale / 220 units

North Scottsdale

Developer: (Developer Pending)

Comments: 220 Units, Start Q4 2021.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

THE MANOR SCOTTSDALE

UNDER CONSTRUCTION CONVENTIONAL

13220 N Scottsdale Road, Phoenix / 360 units

North Scottsdale

Developer: The Related Group

Comments: 2 Buildings, 360 Units, 5 Stories, 304,549 Total Sqft, Start Q4 2020.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

THE QUINCY AT KIERLAND

UNDER CONSTRUCTION MIXED USE

N Scottsdale Road & E Paradise Ln, Phoenix / 266 units

North Scottsdale

Developer: Embrey Partners

Managed By: Embrey

Comments: 266 Units, 6 Stories, Start Q4 2021.

AS OF JANUARY 2023. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

AURA APACHE

UNDER CONSTRUCTION MIXED USE

1820 E Apache Blvd, Tempe / 295 units

North Tempe

Developer: Trinsic Residential Group

Managed By: Avenue 5 Residential

Projected Completion: Q1 2025

Comments: 4 Buildings, 295 Units, 6 Stories, 424,454 Total Sqft, Start Q2 2022, Completion Q1 2025.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

BLUE AT EASTLINE VILLAGE

UNDER CONSTRUCTION MIXED USE

S Smith Rd & Apache Blvd, Tempe / 187 units

North Tempe

Developer: The Jones Group Real Estate

Projected Completion: Q1 2024

Comments: 2 Buildings, 187 Units, 4 Stories, Start Q4 2022, Completion Q1 2024.

AS OF MAY 2023. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

DANELLE PLAZA

UNDER CONSTRUCTION CONVENTIONAL

3400 S Mill Ave, Tempe / 200 units

North Tempe

Developer: (pending)

Comments: 200 Units, Start Q1 2023.

AS OF APRIL 2023. RESEARCHED FOR NEW UPDATES ON 10/30/2023.

MILHAUS AT APACHE & RIVER

UNDER CONSTRUCTION MIXED USE

2125 E Apache Blvd, Tempe / 219 units

North Tempe

Developer: Milhaus

Managed By: Milhaus

Comments: 219 Units, 4 Stories, Start Q4 2022.

AS OF JUNE 2023. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

NOVUS INNOVATION CORRIDOR PH3

UNDER CONSTRUCTION MIXED USE

777 S Novus Pl Ste. 100,, Tempe / 318 units

North Tempe

Developer: Aspen Heights

Comments: 318 Units, 6 Stories.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

PIER 202

UNDER CONSTRUCTION MIXED USE

1125 E Rio Salado Parkway, Tempe / 587 units

North Tempe

Developer: (Developer Pending)

Comments: 2 Buildings, 587 Units, 24 Stories, 1,345,926 Total Sqft, Start Q1 2020.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

RIO EAST

UNDER CONSTRUCTION MIXED USE

98 S River Dr, Tempe / 336 units

North Tempe

Developer: Streetlights Residential

Comments: 336 Units, Start Q2 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

SOUTH PIER LOT 6 PHASE 1

UNDER CONSTRUCTION MIXED USE

1306 E Vista Del Lago, Tempe / 724 units

North Tempe

Developer: (Developer Pending)

Projected Completion: Q3 2026

Comments: 3 Buildings, 724 Units, 22 Stories, 1,280,447 Total Sqft, Start Q3 2023, Completion Q3 2026.

AS OF SEPTEMBER 2023. RESEARCHED FOR NEW UPDATES ON 11/29/2023.

TEMPE ARTSPACE LOFT

UNDER CONSTRUCTION CONVENTIONAL

1233 E Lemon St, Tempe / 68 units

North Tempe

Developer: Artspace

Comments: 1 Buildings, 68 Units, Start Q3 2023.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 10/17/2023.

ALTA BILTMORE

UNDER CONSTRUCTION CONVENTIONAL

1720 E. Camelback Rd, Phoenix / 216 units

Northeast Phoenix

Developer: Wood Partners

Managed By: Wood Partners

Comments: 216 Units, 5 Stories, Start Q2 2021.

AS OF JULY 2023. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

HARKINS ON BELL

UNDER CONSTRUCTION CONVENTIONAL

3420 E Bell Rd, Phoenix / 278 units

Paradise Valley

Developer: The Wolff Company

Projected Completion: Q2 2025

Comments: 15 Buildings, 278 Units, 3 Stories, 340,053 Total Sqft, Start Q1 2023, Completion Q2 2025.

AS OF SEPTEMBER 2023. RESEARCHED FOR NEW UPDATES ON 10/30/2023.

AVILLA PALOMINO

UNDER CONSTRUCTION BTR/SFR

N 51st Ave & W Peoria Ave, Glendale / 197 units

Peoria / Sun City

Developer: NexMetro Communities

Comments: 197 Units, Start Q3 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 8/16/2023.

BUNGALOWS ON SARIVAL

UNDER CONSTRUCTION CONVENTIONAL

16755 N Sarival Ave, Surprise / 340 units

Peoria / Sun City

Developer: Cavan Companies

Managed By: RPM Living

Comments: 15 Buildings, 340 Units, 1 Stories, 35,167 Total Sqft, Start Q3 2023.

AS OF DECEMBER 2023. RESEARCHED FOR NEW UPDATES ON 12/13/2023.

ENCLAVE POINT

UNDER CONSTRUCTION CONVENTIONAL

N 163rd Ave & W Happy Valley Rd, Surprise / 60 units

Peoria / Sun City

Developer: Hines

Comments: 60 Units, Start Q4 2022.

AS OF JANUARY 2023. RESEARCHED FOR NEW UPDATES ON 11/29/2023.

MODERNE ARROWHEAD

UNDER CONSTRUCTION CONVENTIONAL

15431 N 67th Ave, Glendale / 182 units

Peoria / Sun City

Developer: Batson-Cook Development

Projected Completion: Q2 2024

Comments: 12 Buildings, 182 Units, 2 Stories, Start Q3 2022, Completion Q2 2024.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/23/2023.

PRASADA BELLA

UNDER CONSTRUCTION CONVENTIONAL

1234 Prasada Pkwy, Surprise / 252 units

Peoria / Sun City

Developer: HCW Development

Comments: 252 Units, 259,190 Total Sqft, Start Q1 2023.

AS OF APRIL 2023. RESEARCHED FOR NEW UPDATES ON 11/21/2023.

THE PLACE AT CAMINO A LAGO

UNDER CONSTRUCTION MIXED USE

10152 W LAKE PLEASANT PW, Peoria / 280 units

Peoria / Sun City

Developer: (pending)

Comments: 280 Units, Start Q4 2021.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/6/2023.

VILLAGES AT PLEASANT RIVER

UNDER CONSTRUCTION CONVENTIONAL

W Happy Valley Pkwy & N 115th Ave, Peoria / 297 units

Peoria / Sun City

Developer: The Empire Group

Comments: 297 Units, 1 Stories, Start Q4 2021.

AS OF APRIL 2023. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

MACDONALD AND 1ST

UNDER CONSTRUCTION CONVENTIONAL

S Macdonald St & 1st Ave, Mesa / 72 units

South Mesa

Developer: (Developer Pending)

Comments: 3 Buildings, 72 Units, Start Q4 2021.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

THE COMMONS OF MESA

UNDER CONSTRUCTION MIXED USE

140 W 2nd Ave, Mesa / 144 units

South Mesa

Developer: (pending)

Comments: 12 Buildings, 144 Units, 3 Stories, 160,000 Total Sqft, Start Q1 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/6/2023.

4TH & PIERCE

UNDER CONSTRUCTION STUDENT HOUSING

706 N 4th St, Phoenix / 234 units

South Phoenix

Developer: CA Ventures

Comments: 1 Buildings, 234 Units, 28 Stories, 286,247 Total Sqft, Start Q4 2020.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

601 NORTH CENTRAL AVENUE

UNDER CONSTRUCTION MIXED USE

601 N Central Ave, Phoenix / 747 units

South Phoenix

Developer: LG Development

Comments: 747 Units, 29 Stories, 1,306,935 Total Sqft.

AS OF JULY 2023. RESEARCHED FOR NEW UPDATES ON 7/6/2023.

BANYAN RESIDENTIAL 48TH STREET AND WASHINGTON PHASE 1

UNDER CONSTRUCTION CONVENTIONAL

48th St & Washington St, Phoenix / 321 units

South Phoenix

Developer: Banyan Residential

Comments: 321 Units, 4 Stories, Start Q1 2023.

AS OF APRIL 2023. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

COPPER SANDS ESTATES

UNDER CONSTRUCTION CONVENTIONAL

1025 W Broadway Rd, Phoenix / 96 units

South Phoenix

Developer: JES Holdings

Comments: 96 Units, Start Q2 2023.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 10/30/2023.

DECK PARK VISTA

UNDER CONSTRUCTION MIXED USE

1125 N 3rd St, Phoenix / 236 units

South Phoenix

Developer: (pending)

Comments: 236 Units, Start Q4 2021.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/6/2023.

DESERT WILLOW ESTATES

UNDER CONSTRUCTION CONVENTIONAL

941 W Broadway, Phoenix / 88 units

South Phoenix

Developer: Old Town Companies

Comments: 88 Units, Start Q3 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

MCKINLEY GREEN

UNDER CONSTRUCTION MIXED USE

805 N 2nd Ave 802 N 1st Ave,, Phoenix / 383 units

South Phoenix

Developer: (pending)

Projected Completion: Q3 2024

Comments: 1 Buildings, 383 Units, 23 Stories, 500,000 Total Sqft, Start Q3 2022, Completion Q3 2024.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/6/2023.

NORTH 44TH STREET

UNDER CONSTRUCTION CONVENTIONAL

1150 N 44TH ST, Phoenix / 456 units

South Phoenix

Developer: (Developer Pending)

Comments: 3 Buildings, 456 Units, 3 Stories, 409,568 Total Sqft, Start Q1 2021.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

NWC 3RD STREET AND PIERCE STREET PHASE 3

UNDER CONSTRUCTION MIXED USE

NWC 3rd Street and Pierce Street, Phoenix / 156 units

South Phoenix

Developer: Clark Street Development LLC

Comments: 156 Units, 19 Stories, Start Q3 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/29/2023.

PATRIOT SQUARE

UNDER CONSTRUCTION CONVENTIONAL

640 N 32nd St, Phoenix / 83 units

South Phoenix

Developer: Overland Group

Managed By: Portico Property Management

Comments: 1 Buildings, 83 Units, 3 Stories, 103,820 Total Sqft, Start Q1 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

RED MOUNTAIN PLACE

UNDER CONSTRUCTION INCOME RESTRICTED

913 N 32nd St, Phoenix / 50 units

South Phoenix

Developer: G.A. Haan Development

Comments: 1 Buildings, 50 Units, 3 Stories, 65,049 Total Sqft, Start Q1 2020.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 8/22/2023.

SEVEN OAKS

UNDER CONSTRUCTION CONVENTIONAL

2320 N 7th St, Phoenix / 332 units

South Phoenix

Developer: (Developer Pending)

Comments: 1 Buildings, 332 Units, 5 Stories, 592,847 Total Sqft, Start Q1 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

THE ASTRA PHOENIX

UNDER CONSTRUCTION MIXED USE

2nd Ave between Van Buren St & Fillmore St, Phoenix / 400 units

South Phoenix

Developer: The Empire Group

Projected Completion: Q3 2025

Comments: 400 Units, Start Q3 2022, Completion Q3 2025.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/28/2023.

THE HENRI

UNDER CONSTRUCTION CONVENTIONAL

502 W Van Buren St, Phoenix / 313 units

South Phoenix

Developer: Toll Brothers

Managed By: Toll Brothers Apartment Living

Projected Completion: Q3 2025

Comments: 2 Buildings, 313 Units, 6 Stories, 500,857 Total Sqft, Start Q3 2023, Completion Q3 2025.

AS OF AUGUST 2023. RESEARCHED FOR NEW UPDATES ON 11/6/2023.

UNION AT ROOSEVELT PHASE 2

UNDER CONSTRUCTION MIXED USE

880 N 1st Ave, Phoenix / 110 units

South Phoenix

Developer: (Developer Pending)

Comments: 1 Buildings, 110 Units, 6 Stories, 152,199 Total Sqft, Start Q3 2021.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

LUCKY PLAZA

UNDER CONSTRUCTION MIXED USE

N Hayden Rd & E Osborn Rd, Scottsdale / 300 units

South Scottsdale

Developer: (Developer Pending)

Comments: 300 Units, Start Q1 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

THE MILLER

UNDER CONSTRUCTION CONVENTIONAL

N Miller Rd & E 6th Ave, Scottsdale / 148 units

South Scottsdale

Developer: (Developer Pending)

Comments: 148 Units, 6 Stories, Start Q2 2023.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

THE TRIANGLE

UNDER CONSTRUCTION MIXED USE

7110 E. Indian School Road, Scottsdale / 230 units

South Scottsdale

Developer: PEG Companies

Comments: 230 Units, Start Q2 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

FOUR POINTS BY SHERATON PHOENIX SOUTH MOUNTAIN HOTEL

UNDER CONSTRUCTION CONVENTIONAL

I-10 & Elliot Rd, Phoenix / 100 units

South Tempe

Developer: (Developer Pending)

Comments: 100 Units, Start Q3 2023.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

DESERT COVE PLACE

UNDER CONSTRUCTION CONVENTIONAL

526 W. Desert Cove Ave, Phoenix / 90 units

Sunnyslope

Developer: G.A. Haan Development

Comments: 5 Buildings, 90 Units, Start Q1 2023.

AS OF APRIL 2023. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

METRO LOFTS

UNDER CONSTRUCTION CONVENTIONAL

9201 N. 29th Ave., Phoenix / 204 units

Sunnyslope

Developer: MK Company

Comments: 204 Units, Start Q4 2022.

AS OF JANUARY 2023. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

PALO VERDE COMMONS

UNDER CONSTRUCTION CONVENTIONAL

10440 N Cave Creek Rd, Phoenix / 96 units

Sunnyslope

Developer: Old Town Companies

Comments: 4 Buildings, 96 Units, Start Q3 2023.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 10/18/2023.

560 WEST BROWN ROAD

UNDER CONSTRUCTION MIXED USE

560 W Brown Rd, Mesa / 64 units

West Mesa

Developer: Phoenix Development Company

Comments: 64 Units, Start Q1 2023.

AS OF APRIL 2023. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

STALWART HOUSING

UNDER CONSTRUCTION MIXED USE

E University Dr & N Miller St, Mesa / 53 units

West Mesa

Developer: (Developer Pending)

Comments: 53 Units, 3 Stories, Start Q3 2022.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

THE GRID

UNDER CONSTRUCTION MIXED USE

240 E Main St, Mesa / 286 units

West Mesa

Developer: Palladium USA

Comments: 286 Units, 7 Stories, 20,000 Total Sqft, Start Q1 2020.

AS OF FEBRUARY 2023. RESEARCHED FOR NEW UPDATES ON 8/22/2023.

THE RESIDENCES AT MESA & MAIN

UNDER CONSTRUCTION MIXED USE

424 W Main St, Mesa / 252 units

West Mesa

Developer: City Creek Construction

Comments: 4 Buildings, 252 Units, 5 Stories, Start Q1 2019.

AS OF DECEMBER 2023. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

AVILLA VISTA NORTE

PROPOSED CONVENTIONAL

N 43rd Ave & W Samples Ln, Anthem / 191 units

Anthem

Developer: NexMetro Communities

Comments: 191 Units, 1 Stories, Start Q2 2024.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 10/17/2023.

FIVE NORTH AT VISTANCIA

PROPOSED MIXED USE

N Vistancia Blvd & N El Mirage Rd, Peoria / 1500 units

Anthem

Developer: (Developer Pending)

Comments: 1500 Units, Start Q1 2024.

AS OF APRIL 2023. RESEARCHED FOR NEW UPDATES ON 12/13/2023.

REFINERY AT POINTE17

PROPOSED CONVENTIONAL

N Valley Pkwy and W Dove Valley Rd Phoenix, AZ 85085, Phoenix / 224 units

Anthem

Developer: Thompson Thrift

Comments: 2 Buildings, 224 Units, 4 Stories, Start Q4 2023.

AS OF NOVEMBER 2023. RESEARCHED FOR NEW UPDATES ON 12/13/2023.

NORTH CAMINO MERCADO APARTMENTS

PROPOSED CONVENTIONAL

N Camino Mercado, Casa Grande / 284 units

Arizona City/Casa Grande/Maricopa

Developer: Jackson Dearborn Partners

Comments: 284 Units, 3 Stories.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 8/22/2023.

AVIATA AT CANYON TRAILS

PROPOSED CONVENTIONAL

Cotton Ln & Canyon Trails Blvd, Goodyear / 418 units

Avondale

Developer: (Developer Pending)

Comments: 418 Units, Start Q3 2023.

AS OF FEBRUARY 2023. RESEARCHED FOR NEW UPDATES ON 10/17/2023.

CRYSTAL COVE

PROPOSED CONVENTIONAL

NEC North Central Avenue & East La Canada Blvd, Avondale / 238 units

Avondale

Developer: (Developer Pending)

Comments: 16 Buildings, 238 Units.

AS OF AUGUST 2023. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

LITCHFIELD ROAD DEVELOPMENT

PROPOSED MIXED USE

Litchfield Rd. and Wigwam Blvd., Goodyear / 313 units

Avondale

Developer: (Developer Pending)

Comments: 313 Units, 13,000 Total Sqft.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 7/5/2023.

NORTON CIRCLE

PROPOSED CONVENTIONAL

304 S 5th Ave, Avondale / 100 units

Avondale

Developer: Housing Authority of Maricopa County

Comments: 5 Buildings, 100 Units, 3 Stories, 93,635 Total Sqft, Start Q4 2023.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 10/17/2023.

PASEO AT PEBBLE CREEK II

PROPOSED CONVENTIONAL

15600 W. Monte Vista, Goodyear / 300 units

Avondale

Developer: (pending)

Comments: 300 Units.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 7/5/2023.

THE WILSHIRE

PROPOSED CONVENTIONAL

1844 N 83rd Ave, Phoenix / 138 units

Avondale

Developer: (Developer Pending)

Comments: 6 Buildings, 138 Units, 3 Stories, 144,031 Total Sqft.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 11/21/2023.

WEST VAN BUREN

PROPOSED MIXED USE

9802 W Van Buren NEC 99th Ave & Van Buren,, Tolleson / 492 units

Avondale

Developer: (Developer Pending)

Comments: 27 Buildings, 492 Units, 3 Stories, 500,000 Total Sqft.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/27/2023.

MONROE AVENUE AND MC85 PHASE 1

PROPOSED CONVENTIONAL

802 E Monroe Ave, Buckeye / 240 units

Buckeye

Developer: (Developer Pending)

Comments: 240 Units, Start Q4 2023.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/15/2023.

SPRINGS AT SUNDANCE

PROPOSED CONVENTIONAL

S 234th Ln, Buckeye / 204 units

Buckeye

Developer: (Developer Pending)

Comments: 7 Buildings, 204 Units, 3 Stories, 300,000 Total Sqft.

AS OF SEPTEMBER 2023. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

3RD & FLOWER

PROPOSED CONVENTIONAL

3rd Ave and Flower St, Phoenix / 338 units

Central Phoenix

Developer: Dinerstein Companies

Comments: 338 Units, Start Q2 2024.

AS OF MARCH 2023. RESEARCHED FOR NEW UPDATES ON 11/15/2023.

ACACIA HEIGHTS 2

PROPOSED CONVENTIONAL

N 7th Ave, Phoenix / 66 units

Central Phoenix

Developer: Trinity Housing Development

Comments: 66 Units, 6 Stories, 115,652 Total Sqft, Start Q4 2023.

AS OF NOVEMBER 2023. RESEARCHED FOR NEW UPDATES ON 11/21/2023.

ACACIA HEIGHTS 3

PROPOSED INCOME RESTRICTED

4747 N 7th Ave, Phoenix / 68 units

Central Phoenix

Developer: (pending)

Comments: 68 Units, Start Q4 2023.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

CITY VILLAGE PHASE 3

PROPOSED MIXED USE

Second Ave., Phoenix / 600 units

Central Phoenix

Developer: (Developer Pending)

Comments: 600 Units, Start Q1 2026.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 7/4/2023.

HIGHBRIDGE

PROPOSED CONVENTIONAL

3248 W Indian School Rd, Phoenix / 60 units

Central Phoenix

Developer: G.A. Haan Development

Comments: 60 Units, Start Q4 2023.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

MULBERRY STREET

PROPOSED CONVENTIONAL

3rd St. and Mulberry St., Phoenix / 104 units

Central Phoenix

Developer: (pending)

Comments: 104 Units, 7 Stories.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 7/27/2023.

NORTH CENTRAL AVENUE & WEST GLENROSA BUILDING 2

PROPOSED MIXED USE

N Central Ave & W Glenrosa Ave, Phoenix / 1500 units

Central Phoenix

Developer: (Developer Pending)

Comments: 1500 Units, Start Q1 2025.

AS OF JUNE 2023. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

TOWER 3

PROPOSED CONVENTIONAL

3200 N Central Ave, Phoenix / 342 units

Central Phoenix

Developer: (Developer Pending)

Comments: 342 Units.

AS OF APRIL 2023. RESEARCHED FOR NEW UPDATES ON 10/24/2023.

WEST GLENROSA AVENUE BUILDING 4

PROPOSED CONVENTIONAL

N Central Ave & W Glenrosa Ave, Phoenix / 1500 units

Central Phoenix

Developer: (Developer Pending)

Comments: 1500 Units, Start Q1 2027.

AS OF JUNE 2023. RESEARCHED FOR NEW UPDATES ON 11/16/2023.

DODGE PLACE

PROPOSED CONVENTIONAL

19280 N. 25th Pl., Phoenix / 74 units

Deer Valley

Developer: (Developer Pending)

Comments: 74 Units.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 7/27/2023.

AVALON CROSSING

PROPOSED BTR/SFR

Crismon Rd and Williams Field Rd, Mesa / 700 units

East Mesa

Developer: Shea Homes

Comments: 700 Units, 2 Stories, Start Q4 2023.

AS OF JANUARY 2023. RESEARCHED FOR NEW UPDATES ON 10/30/2023.

CRISMON COMMONS

PROPOSED CONVENTIONAL

1810 S Crismon Rd, Mesa / 240 units

East Mesa

Developer: (Developer Pending)

Comments: 1 Buildings, 240 Units, 4 Stories, 375,700 Total Sqft.

AS OF JANUARY 2023. RESEARCHED FOR NEW UPDATES ON 10/17/2023.

NAVONA

PROPOSED CONVENTIONAL

10141 East Williams Field Road, Mesa / 400 units

East Mesa

Developer: Toll Brothers

Projected Completion: Q3 2024

Comments: 12 Buildings, 400 Units, 3 Stories, Completion Q3 2024.

AS OF NOVEMBER 2023. RESEARCHED FOR NEW UPDATES ON 12/13/2023.

ARIZONA AVENUE & PECOS ROAD

PROPOSED MIXED USE

E Pecos Rd & S Arizona Ave, Chandler / 800 units

Gilbert / Chandler

Developer: (Developer Pending)

Comments: 2 Buildings, 800 Units, 6 Stories, Start Q4 2023.

AS OF NOVEMBER 2023. RESEARCHED FOR NEW UPDATES ON 11/21/2023.

BELLA STORIA

PROPOSED MIXED USE

S Power Rd & E Williams Field Rd, Gilbert / 851 units

Gilbert / Chandler

Developer: Davis Development Georgia

Comments: 851 Units, Start Q1 2024.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/21/2023.

DISTRICT AT COOLEY STATION PHASE 2

PROPOSED MIXED USE

3700 E Williams Field Rd, Gilbert / 612 units

Gilbert / Chandler

Developer: Kaplan Residential

Comments: 2 Buildings, 612 Units, Start Q3 2024.

AS OF MAY 2023. RESEARCHED FOR NEW UPDATES ON 12/13/2023.

EAST PECOS ROAD & SOUTH LINDSAY ROAD

PROPOSED CONVENTIONAL

E Pecos Rd & S Lindsay Rd, Gilbert / 352 units

Gilbert / Chandler

Developer: (Developer Pending)

Comments: 352 Units, 5 Stories, Start Q1 2024.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/12/2023.

FALCON POINTE AT PINELAKE

PROPOSED CONVENTIONAL

485 E Ocotillo Rd, Chandler / 176 units

Gilbert / Chandler

Developer: (Developer Pending)

Comments: 176 Units, 3 Stories.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 7/21/2023.

MODERA GILBERT

PROPOSED MIXED USE

E Ray Rd & S Higley Rd, Gilbert / 274 units

Gilbert / Chandler

Developer: Mill Creek Residential Trust - Portland

Comments: 4 Buildings, 274 Units, 4 Stories, Start Q2 2024.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/13/2023.

NEELY STREET & UNION PACIFIC RAILROAD

PROPOSED MIXED USE

Neely St & the Union Pacific Railroad, Gilbert / 803 units

Gilbert / Chandler

Developer: (pending)

Comments: 5 Buildings, 803 Units, Start Q3 2024.

AS OF JANUARY 2023. RESEARCHED FOR NEW UPDATES ON 10/17/2023.

ONE CHANDLER

PROPOSED MIXED USE

N Arizona Ave & E Chandler Blvd, Chandler / 291 units

Gilbert / Chandler

Developer: Jackson Dearborn Partners

Comments: 291 Units, 263,840 Total Sqft, Start Q2 2024.

AS OF AUGUST 2023. RESEARCHED FOR NEW UPDATES ON 11/15/2023.

SUNSET VISTA ESTATES

PROPOSED CONVENTIONAL

4858 W Maryland Ave, Glendale / 94 units

Glendale

Developer: JES Holdings

Comments: 19 Buildings, 94 Units, Start Q4 2023.

AS OF NOVEMBER 2023. RESEARCHED FOR NEW UPDATES ON 12/12/2023.

UNITY AT GLENDALE

PROPOSED CONVENTIONAL

4751 W Glendale Ave, Glendale / 105 units

Glendale

Developer: TWG Developments, LLC

Projected Completion: Q2 2025

Comments: 3 Buildings, 105 Units, 3 Stories, Start Q4 2023, Completion Q2 2025.

AS OF JUNE 2023. RESEARCHED FOR NEW UPDATES ON 10/17/2023.

MUSTANG VILLAS

PROPOSED CONVENTIONAL

5959 W McDowell Rd, Phoenix / 60 units

Maryvale

Developer: YES Housing

Comments: 1 Buildings, 60 Units, 3 Stories, Start Q4 2023.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 10/17/2023.

AXON STONEBROOK BUILDING 1

PROPOSED MIXED USE

Mayo Blvd & Hayden Rd, Scottsdale / 575 units

North Scottsdale

Developer: (pending)

Comments: 575 Units, 5 Stories, Start Q1 2026.

AS OF JULY 2023. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

EAST SHEA BOULEVARD

PROPOSED CONVENTIONAL

7000 E Shea Blvd, Scottsdale / 240 units

North Scottsdale

Developer: High Street Residential

Comments: 240 Units, Start Q2 2024.

AS OF AUGUST 2023. RESEARCHED FOR NEW UPDATES ON 11/15/2023.

LEGACY NORTH AT CROSSROADS

PROPOSED CONVENTIONAL

Legacy Blvd & N Miller Rd, Scottsdale / 443 units

North Scottsdale

Developer: Dinerstein Companies

Comments: 443 Units, Start Q1 2024.

AS OF JULY 2023. RESEARCHED FOR NEW UPDATES ON 12/13/2023.

ONE SCOTTSDALE

PROPOSED MIXED USE

Legacy Blvd, Scottsdale / 2000 units

North Scottsdale

Developer: DMB inc

Comments: 2000 Units.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 7/4/2023.

16 EAST UNIVERSITY

PROPOSED MIXED USE

16 E University Dr, Tempe / 453 units

North Tempe

Developer: Wexford Science and Technology LLC

Comments: 453 Units, 25 Stories, Start Q3 2024.

AS OF MARCH 2023. RESEARCHED FOR NEW UPDATES ON 11/15/2023.

MILHAUS NORTH TEMPE

PROPOSED CONVENTIONAL

1245 E Curry Rd, Tempe / 621 units

North Tempe

Developer: Milhaus

Comments: 4 Buildings, 621 Units, 5 Stories.

AS OF AUGUST 2023. RESEARCHED FOR NEW UPDATES ON 10/30/2023.

SKYVIEW

PROPOSED MIXED USE

855 S. Rural Road, Tempe / 393 units

North Tempe

Developer: GOLUB and Company

Comments: 393 Units, 24 Stories, 501,390 Total Sqft.

AS OF JULY 2023. RESEARCHED FOR NEW UPDATES ON 7/17/2023.

THE HAYDEN

PROPOSED MIXED USE

580 S College Ave, Tempe / 60 units

North Tempe

Developer: MacDonald Development Corporation

Comments: 60 Units, 22 Stories.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 7/4/2023.

THE MARSHALL AT TEMPE

PROPOSED STUDENT HOUSING

1057 E Apache Blvd, Tempe / 189 units

North Tempe

Developer: (pending)

Comments: 189 Units, Start Q3 2024.

AS OF SEPTEMBER 2023. RESEARCHED FOR NEW UPDATES ON 11/16/2023.

44TH STREET

PROPOSED CONVENTIONAL

3416 North 44th Street, Phoenix / 400 units

Northeast Phoenix

Developer: (Developer Pending)

Managed By: Olen Properties

Comments: 400 Units.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 7/31/2023.

BILTMORE FASHION

PROPOSED CONVENTIONAL

2502 E Camelback Rd, Phoenix / 250 units

Northeast Phoenix

Developer: Macerich

Comments: 250 Units, 10 Stories, 250,000 Total Sqft, Start Q1 2024.

AS OF MAY 2023. RESEARCHED FOR NEW UPDATES ON 11/15/2023.

NORTH PHOENIX

PROPOSED MIXED USE

35th Ave & Happy Valley Rd, Phoenix / 325 units

Northeast Phoenix

Developer: (pending)

Comments: 325 Units.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 12/6/2023.

PHOENIX SCHOLAR HOUSE

PROPOSED INCOME RESTRICTED

2945 N 18th Pl, Phoenix / 56 units

Northeast Phoenix

Developer: Brinshore

Comments: 2 Buildings, 56 Units, Start Q3 2024.

AS OF APRIL 2023. RESEARCHED FOR NEW UPDATES ON 10/31/2023.

CHRISTOPHER TODD COMMUNITIES AT PARADISI

PROPOSED CONVENTIONAL

Loop 303 and Cactus Road, Surprise / 193 units

Peoria / Sun City

Developer: Christopher Todd Properties, LLC

Managed By: Christopher Todd Communities

Comments: 193 Units.

AS OF JANUARY 2023. RESEARCHED FOR NEW UPDATES ON 7/5/2023.

REVOLVE AT P83

PROPOSED MIXED USE

7551 W Paradise Ln, Peoria / 194 units

Peoria / Sun City

Developer: (pending)

Comments: 1 Buildings, 194 Units, 5 Stories, 177,888 Total Sqft, Start Q2 2024.

AS OF NOVEMBER 2023. RESEARCHED FOR NEW UPDATES ON 12/12/2023.

WADDELL CROSSING

PROPOSED MIXED USE

N Cotton Ln & W Waddell Rd, Surprise / 597 units

Peoria / Sun City

Developer: (Developer Pending)

Comments: 597 Units, Start Q1 2024.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/21/2023.

SOUTH ALMA SCHOOL ROAD & WEST SOUTHERN AVENUE

PROPOSED CONVENTIONAL

S Alma School Rd & W Southern Ave, Mesa / 550 units

South Mesa

Developer: Anton DevCo, Inc

Comments: 550 Units, Start Q2 2024.

AS OF APRIL 2023. RESEARCHED FOR NEW UPDATES ON 11/15/2023.

GARFIELD FAMILY

PROPOSED CONVENTIONAL

3210 E Garfield St, Phoenix / 72 units

South Phoenix

Developer: Chelsea Investment Corporation

Comments: 72 Units, Start Q4 2023.

AS OF NOVEMBER 2023. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

HAVEN AT WASHINGTON

PROPOSED CONVENTIONAL

1101 E Washington St, Phoenix / 362 units

South Phoenix

Developer: Guefen Development

Comments: 4 Buildings, 362 Units, 7 Stories, 188,670 Total Sqft, Start Q2 2024.

AS OF NOVEMBER 2023. RESEARCHED FOR NEW UPDATES ON 11/29/2023.

THE ASPEN

PROPOSED CONVENTIONAL

5th Street and Lincoln Street, Phoenix / 387 units

South Phoenix

Developer: American Realty Development of Maitland

Comments: 387 Units.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 8/1/2023.

X ROOSEVELT PHASE 2

PROPOSED CONVENTIONAL

625-629 N 2nd Ave, Phoenix / 370 units

South Phoenix

Developer: The X Project

Comments: 370 Units, 19 Stories, 350,000 Total Sqft, Start Q4 2023.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

ARTESIA

PROPOSED CONVENTIONAL

Scottsdale Rd & Indian School Rd, Scottsdale / 546 units

South Scottsdale

Developer: (Developer Pending)

Comments: 546 Units, 4 Stories, Start Q1 2024.

AS OF MARCH 2023. RESEARCHED FOR NEW UPDATES ON 10/18/2023.

CHINA MIST

PROPOSED MIXED USE

7363 E. Scottsdale Mall, Scottsdale / 192 units

South Scottsdale

Developer: Clayton Companies

Comments: 192 Units, 4 Stories, 26,109 Total Sqft.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 7/27/2023.

THE ARTISAN SCOTTSDALE

PROPOSED MIXED USE

N Marshall Way & E Indian School Rd, Scottsdale / 83 units

South Scottsdale

Developer: Jackson Dearborn Partners

Comments: 2 Buildings, 83 Units, 5 Stories, Start Q4 2023.

AS OF MAY 2023. RESEARCHED FOR NEW UPDATES ON 11/14/2023.

THE ATRESIA

PROPOSED CONVENTIONAL

7271 N Scottsdale Rd, Scottsdale / 242 units

South Scottsdale

Developer: (Developer Pending)

Comments: 242 Units, 4 Stories, 485,630 Total Sqft.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 7/3/2023.

WATERVIEW

PROPOSED CONVENTIONAL

4518 N 73rd St, Scottsdale / 260 units

South Scottsdale

Developer: Stockdale Capital Partners

Comments: 2 Buildings, 260 Units, 4 Stories, 262,162 Total Sqft.

AS OF JUNE 2023. RESEARCHED FOR NEW UPDATES ON 7/4/2023.

ARIZONA GRAND RESORT

PROPOSED CONVENTIONAL

8000 South Arizona Grand E, Phoenix / 190 units

South Tempe

Developer: (pending)

Comments: 190 Units, Start Q2 2024.

AS OF JULY 2023. RESEARCHED FOR NEW UPDATES ON 11/6/2023.

TOWN COMMONS

PROPOSED INCOME RESTRICTED

Avenida Del Yaqui & Calle Guadalupe, Guadalupe / 230 units

South Tempe

Developer: The Richman Group/ Richman Ascension

Comments: 230 Units, Start Q4 2024.

AS OF SEPTEMBER 2023. RESEARCHED FOR NEW UPDATES ON 12/7/2023.

8900 NORTH 22ND AVENUE

PROPOSED CONVENTIONAL

8900 N 22nd Ave, Phoenix / 145 units

Sunnyslope

Developer: (pending)

Comments: 145 Units, Start Q1 2024.

AS OF MARCH 2023. RESEARCHED FOR NEW UPDATES ON 11/15/2023.

THE COVE

PROPOSED CONVENTIONAL

1526 W Desert Cove Ave, Phoenix / 88 units

Sunnyslope

Developer: The Commonwealth Companies

Comments: 88 Units, Start Q4 2023.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 10/17/2023.

THE RESERVE AT THUNDERBIRD PHASE I

PROPOSED INCOME RESTRICTED

3045 W Thunderbird Rd, Phoenix / 108 units

Sunnyslope

Developer: Atlantic Development

Comments: 108 Units, Start Q4 2023.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 10/17/2023.

PATHWAY ON UNIVERSITY

PROPOSED INCOME RESTRICTED

17-37 W. University Dr, Mesa / 54 units

West Mesa

Developer: (pending)

Comments: 54 Units, 6 Stories, Start Q2 2024.

AS OF APRIL 2023. RESEARCHED FOR NEW UPDATES ON 12/12/2023.

WEST MAIN STREET

PROPOSED MIXED USE

Main St. and Center St, Mesa / 75 units

West Mesa

Developer: (pending)

Comments: 75 Units.

NO NEW UPDATES. RESEARCHED FOR NEW UPDATES ON 7/27/2023.

BUNGALOWS ON COTTON LANE

PRE LEASING BTR/SFR

7315 N Cotton Ln, Waddell / 336 units

Avondale

Developer: Cavan Companies

Managed By: RPM Living

Comments: 336 Units.

AS OF OCTOBER 2023. RESEARCHED FOR NEW UPDATES ON 10/13/2023.

SOLACE AT BALLPARK VILLAGE

PRE LEASING CONVENTIONAL

2445 Estrella Pkwy, Goodyear / 211 units

Avondale

Developer: (Developer Pending)

Managed By: PB Bell Companies

Projected Completion: Q3 2022

Comments: 4 Buildings, 211 Units, 3 Stories, 200,000 Total Sqft, Start Q1 2021, Completion Q3 2022.

AS OF SEPTEMBER 2023. RESEARCHED FOR NEW UPDATES ON 11/27/2023.

THE RESERVE AT WESTPARK

PRE LEASING BTR/SFR

25931 W Elwood St, Buckeye / 116 units

Buckeye

Developer: (Developer Pending)

Managed By: Celtic Property Management

Projected Completion: Q2 2021

Comments: 116 Units, 1 Stories, Start Q2 2019, Completion Q2 2021.

AS OF FEBRUARY 2023. RESEARCHED FOR NEW UPDATES ON 2/7/2023.

AMBERLIN QUEEN CREEK

PRE LEASING CONVENTIONAL

270 W. Ocotillo Rd., Queen Creek / 200 units

Gilbert / Chandler

Developer: Sparrow Partners

Managed By: Sparrow Partners (Sparrow Living)

Comments: 200 Units, 4 Stories, Start Q2 2023.

AS OF JANUARY 2023. RESEARCHED FOR NEW UPDATES ON 12/7/2023.

ZORA ENCANTO

PRE LEASING CONVENTIONAL

8200 W Encanto Blvd, Phoenix / 109 units

Maryvale

Developer: (pending)

Managed By: MEB Management (Morrison Ekre Bart)

Comments: 109 Units, 2 Stories, Start Q3 2022.

AS OF SEPTEMBER 2023. RESEARCHED FOR NEW UPDATES ON 12/8/2023.

GRANDSTONE AT SUNRISE

PRE LEASING MIXED USE

24701 N Lake Pleasant Pky, Peoria / 140 units

Peoria / Sun City

Developer: Thompson Thrift

Managed By: Thompson Thrift

Comments: 140 Units, 2 Stories, 58,380 Total Sqft, Start Q2 2020.

AS OF DECEMBER 2023. RESEARCHED FOR NEW UPDATES ON 12/8/2023.

HARMONY AT THE PARK

PRE LEASING CONVENTIONAL

1950 E Polk St, Phoenix / 300 units

South Phoenix

Developer: Gorman & Company, Inc.

Managed By: Gorman & Company

Comments: 4 Buildings, 300 Units, 3 Stories, 152,261 Total Sqft, Start Q2 2022.

AS OF SEPTEMBER 2023. RESEARCHED FOR NEW UPDATES ON 12/7/2023.

NEWSOM VILLAGE

PRE LEASING CONVENTIONAL

4020 - 4032 S 9th St, Phoenix / 60 units

South Phoenix

Developer: (Developer Pending)

Comments: 60 Units, Start Q2 2022.

AS OF FEBRUARY 2023. RESEARCHED FOR NEW UPDATES ON 12/4/2023.

SUNLAND FLATS

PRE LEASING CONVENTIONAL

205 W Sunland Ave, Phoenix / 90 units

South Phoenix

Developer: TWG Developments, LLC

Managed By: TWG Development

Projected Completion: Q4 2023

Comments: 90 Units, Start Q3 2022, Completion Q4 2023.

AS OF SEPTEMBER 2023. RESEARCHED FOR NEW UPDATES ON 12/7/2023.

CASCADE FALLS AT CANYON TRAILS

CANCELLED CONVENTIONAL

NWC North Sarival Avenue & West Van Buren Street, Goodyear / 288 units

Avondale

Developer: Allante Properties

Comments: 288 Units.

NO NEW UPDATES.

67 THOMAS

CANCELLED CONVENTIONAL

W Thomas Rd & N 67th Ave, Phoenix / 60 units

Maryvale

Developer: (Developer Pending)

Comments: 60 Units.

NO NEW UPDATES.

DICE DESERT RIDGE APARTMENTS

CANCELLED CONVENTIONAL

20155 N 56th St, Phoenix / 255 units

North Scottsdale

Developer: (Developer Pending)

Comments: 255 Units.

NO NEW UPDATES.

PARC BROADWAY

CANCELLED CONVENTIONAL

711 Broadway Rd W, Tempe / 324 units

North Tempe

Developer: (Developer Pending)

Managed By: MEB Management (Morrison Ekre Bart)

Comments: 4 Buildings, 324 Units, 4 Stories, Start Q4 2020.

NO NEW UPDATES.

TONATIERRA

CANCELLED MIXED USE

16801 N. 25th St., Phoenix / 64 units

Paradise Valley

Developer: (Developer Pending)

Comments: Start Q2 2018.

NO NEW UPDATES.

JACINTO LOFTS AT MESA SHORES

CANCELLED CONVENTIONAL

2136 E. Baseline Rd, Mesa / 102 units

South Mesa

Developer: (Developer Pending)

Comments: 102 Units, Start Q2 2018.

NO NEW UPDATES.

NEW FRONTIER SENIOR LIVING

CANCELLED MIXED USE

200 S Dobson Rd, Mesa / 60 units

South Mesa

Developer: (Developer Pending)

Comments: 60 Units, 3 Stories, Start Q1 2018.

NO NEW UPDATES.

PUESTA DEL SOL II

CANCELLED CONVENTIONAL

8818 S. Central Ave, Phoenix / 120 units

South Phoenix

Developer: (pending)

Comments: 120 Units, Start Q4 2020.

NO NEW UPDATES.

METRO CENTER REDEVELOPMENT

CANCELLED MIXED USE

9617 North Metro Parkway, Phoenix / 137 units

Sunnyslope

Developer: (Developer Pending)

Comments: 137 Units.

NO NEW UPDATES.

		Leasing	Occ %	Management Company	On-site Manager	Supervisor	Units
Copa Flats	Arizona City/Casa Grande/Maricopa	2023	100%	Real Estate Equities (REE Apartments)	Yolanda Garcia	Brad Groebe	312
Bungalows on Bowlin	Arizona City/Casa Grande/Maricopa	2023	5%	RPM Living	Jennifer Zarling	William (Billy) Mask	196
Prose at Ballpark Village	Avondale	2023	9%	Greystar	Kasie Nevada	Leah Smith Patin	360
Bungalows on Camelback	Avondale	2023	85%	RPM Living	Shalana Davidson	(No Supervisor)	334
Flatz 520	Avondale	2023	50%	Greystar	Lindsey Riley	Liz Girenti	348
Vlux at Sunset Farms	Avondale	2023	43%	Greystar	Nicole Vari	Karlee Gomez	195
Cabana Bullard	Avondale	2023	48%	Rangewater Real Estate (formerly Matrix Residential Pollack Shores)	Cathleen Cruz	Monica Montez	336
Bella Encanta	East Mesa	2023	48%	MEB Management (Morrison Ekre Bart)	Angela Schutte	Jon Gilbreath	212
Amberlin Queen Creek	Gilbert / Chandler	2023	--	Sparrow Partners (Sparrow Living)	David Frazier	Kim Zamora	200
Bungalows on Ash	Gilbert / Chandler	2023	3%	RPM Living	Shalana Davidson	William (Billy) Mask	164
Village at Camelback Park	Glendale	2023	53%	Stellar Residential	Jenny Highland	(No Supervisor)	191
Ascend on Glendale	Glendale	2023	56%	Cushman & Wakefield Living (formerly Pinnacle)	Aztryd Lugo	Christi Moutray	216
Overture North Scottsdale	North Scottsdale	2023	--	Greystar	William Wyatt	Charlotte Warda	152
Smith & Rio	North Tempe	2023	59%	Greystar	Kacey Turner	Mariel Addison	310
Amberlin Arrowhead (Senior)	Peoria / Sun City	2023	--	Sparrow Partners (Sparrow Living)	Deea Williams	Margo Reid	204
Townhomes at Sunnyside	Peoria / Sun City	2023	1%	Avenue 5 Residential	(No Onsite Manager)	Andrea Mack	148
The Village on Greenway Apartments	Peoria / Sun City	2023	85%	Maxx Property Management	Divine White	Trechon Creer	194
Springs at Stadium Village	Peoria / Sun City	2023	--	Continental Properties Inc	Elizabeth Kanclerowicz	Jen Sarro	204
Harmony at the Park	South Phoenix	2023	--	Gorman & Company	Jenny Rangel	Paul Navallez	300
Moontower	South Phoenix	2023	19%	Greystar	Emily Mueller	Kelsey Montano	326
Skye on 6th	South Phoenix	2023	1%	Greystar	Marina Maldonado	Alex Gomez	309
Kalon Luxury	Anthem	2022	98%	Apartment Management Consultants LLC (AKA AMC)	Alexandra Welch	Shauna Smith	215
Sunset View	Avondale	2022	91%	Apartment Management Consultants LLC (AKA AMC)	Gail Garcia	(No Supervisor)	286

Luna Bear 94	Avondale	2022	92%	Apartment Management Consultants LLC (AKA AMC)	Rae Wilke	Lori Jernejen	94
Callia	Central Phoenix	2022	14%	Greystar	Anthony Pronos	Alex Gomez	403
WaterWalk Phoenix – North Happy Valley	Deer Valley	2022	88%	WaterWalk	Miriam Dyker	Adrian Mcduff	50
Town Deer Valley	Deer Valley	2022	51%	The Related Group (TRG) Related Management Company (SimplyBetter Homes)	Audrey Newby	(No Supervisor)	388
Springs at Eastmark	East Mesa	2022	92%	Continental Properties Inc	Christina Musell	Jen Sarro	276
Lumina Mountain Vista	East Mesa	2022	93%	Apartment Management Consultants LLC (AKA AMC)	Corinne Hanson	Brandi Payne	300
Hampton Meridian	East Mesa	2022	86%	Rangewater Real Estate (formerly Matrix Residential Pollack Shores)	Liza Rodriguez	Ashley Rebal	195
Elevation at the Village	Gilbert / Chandler	2022	82%	Greystar	Jennifer Husslein	Crystal Duran	214
Vlux at Queen Creek	Gilbert / Chandler	2022	78%	Greystar	Lucinda Pineiro	Karlee Gomez	241
Alta Cooley Station	Gilbert / Chandler	2022	90%	Wood Partners	Danielle Polson	Amy Voss	248
The Plaza Taos	Gilbert / Chandler	2022	33%	RPM Living	Lynne Cruz	Jordan Gecht	164
Acero Queen Creek	Gilbert / Chandler	2022	84%	IDM Companies	Laura Gutierrez	Zachary Bartels	476
The Tyler	Gilbert / Chandler	2022	82%	Greystar	Noelle Vo	Mariel Addison	320
Cuvee	Glendale	2022	89%	Fore Property Company	Katrina Mascher	Lori McGreal	310
Bungalows at Westgate	Glendale	2022	89%	RPM Living	Shallana Davidson	William (Billy) Mask	190
Flatz 602	Maryvale	2022	88%	Greystar	Irma Guzman	Liz Girgenti	180
Revel Legacy	North Scottsdale	2022	12%	Revel Communities	Shannen Desutelle	Lauren Goodrich	175
Overture Kierland	North Scottsdale	2022	96%	Greystar	Eisbeth Bustamante	Charlotte Warda	170
Pillar at Fountain Hills	North Scottsdale	2022	90%	Pillar Communities LLC	Mickey Contreras	Katie Malone	147
Seventyone15 McDowell	North Tempe	2022	96%	Apartment Management Consultants LLC (AKA AMC)	Kilie Harrison	Shauna Smith	274
Culdesac	North Tempe	2022	33%	Privately Owned and Managed	Rebecca Grossman	No Area/ Regional Supervisor	636
Clarendale Arcadia Senior Residences	Northeast Phoenix	2022	--	Life Care Services (LCS)	Stefanie Smith	(No Supervisor)	140
Overture Arcadia	Northeast Phoenix	2022	57%	Greystar	Mark Loss	Charlotte Warda	160
VLux at Peoria Heights	Peoria / Sun City	2022	82%	Greystar	Tracy Vaughan	Karlee Gomez	189
Landmark on 67th	Peoria / Sun City	2022	--	Privately Owned and Managed	(No Onsite Manager)	No Area/ Regional Supervisor	56

Broadstone Dobson Ranch	South Mesa	2022	82%	Greystar	Michelle Jones	Leah Smith Patin	288
The Rey Downtown	South Phoenix	2022	89%	Fore Property Company	Leslie Walker	Lori McGreal	323
VB on 12th	South Phoenix	2022	95%	Cushman & Wakefield Living (formerly Pinnacle)	Cameron Pall	Jeffrey Atreides	235
Lucent Scottsdale	South Scottsdale	2022	--	Cushman & Wakefield Living (formerly Pinnacle)	Mckenzie Orr	Christi Moutray	285
Mera Chandler	South Tempe	2022	--	Sparrow Partners (Sparrow Living)	David Frazier	Kim Zamora	90
Total: 53 communities							12929



	Submarket	Contact	Occ %	Old Management	Now Managed By...	Effective
The Lennox	North Tempe	(480) 838-3876	95%	CALCAP Properties	Chamberlin Associates Real Estate Management	12/12/2023
Palm Villas	South Scottsdale	(833) 854-9703	89%	PEM Real Estate Group	Affinity Property Management	12/12/2023
U at 19	Central Phoenix	(602) 675-2327	87%	Investors Property Services	Chamberlin Associates Real Estate Management	12/7/2023
The Groove Independent Living	East Mesa	(480) 981-0098	97%	Privately Owned and Managed	In Transition (formerly Privately Owned and Managed)	12/7/2023
The Bronte East	West Mesa	(623) 283-1104	88%	CALCAP Properties	Chamberlin Associates Real Estate Management	12/5/2023
The Marlowe	Northeast Phoenix	(520) 779-3190	98%	Living Well Homes	Valley Income Properties	12/5/2023
El Cortez	Central Phoenix	(623) 624-8554	75%	Investors Property Services	Chamberlin Associates Real Estate Management	12/1/2023
Camelback Properties	Central Phoenix	(602) 265-3022	99%	Dunlap & Magee Property Management Inc	MEB Management (Morrison Ekre Bart)	11/30/2023
Tides on McDowell	Maryvale	(623) 278-2753	94%	RPM Living	CAF Management	11/28/2023
Grandfamilies Place	South Phoenix	(602) 354-4897	96%	Alliance Property Group	FPI Management	11/28/2023
Lumina Mountain Vista	East Mesa	(623) 292-2665	93%	Cushman & Wakefield Living (formerly Pinnacle)	Apartment Management Consultants LLC (AKA AMC)	11/28/2023
Grid	South Mesa	(480) 890-2613	--	In Transition (formerly Omnium Management Company Inc. dba Palladium Management Company)	Asset Living	11/27/2023
Westmount at the District	South Mesa	(833) 376-2251	92%	MEB Management (Morrison Ekre Bart)	Greystar	11/17/2023
Sobremesa Villas	Peoria / Sun City	(480) 535-9963	--	Privately Owned and Managed	Mark-Taylor Residential	11/16/2023
Aspire	Central Phoenix	(602) 780-3351	80%	Privately Owned and Managed	Timberland Partners	11/15/2023
San Montego	East Mesa	(480) 396-8200	93%	Bassham Properties Inc.	Willow Bridge Property Company FKA Lincoln Property Company	11/14/2023
Paseo on University	North Tempe	(480) 968-8118	85%	Greystar	Avenue 5 Residential	11/10/2023
Symphony	Gilbert / Chandler	(480) 726-2400	91%	Greystar	Avenue 5 Residential	11/10/2023

Eclipse	Sunnyslope	(602) 246-1585	86%	In Transition (formerly Privately Owned and Managed)	Privately Owned and Managed	11/10/2023
Connect On Missouri	Central Phoenix	(602) 433-7660	91%	PEM Real Estate Group	Affinity Property Management	11/10/2023
Park Place at Fountain Hills	North Scottsdale	(480) 573-6331	96%	Alliance Residential Company	Mark-Taylor Residential	11/8/2023
CityScape Residences	South Phoenix	(623) 439-8702	92%	Greystar	Mark-Taylor Residential	11/8/2023
Brix Warehouse District	South Phoenix	(602) 932-1870	96%	Wood Partners	Mark-Taylor Residential	11/8/2023
Soleil	Gilbert / Chandler	(480) 680-0136	83%	Chamberlin Associates Real Estate Management	Mark-Taylor Residential	11/3/2023
Aiya	Gilbert / Chandler	(480) 536-7666	89%	Avenue 5 Residential	Olympus Property	11/3/2023
BB Living at Val Vista	Gilbert / Chandler	(480) 900-4238	94%	Mark-Taylor Residential	Cardinal Group Companies - Cardinal Group Management - Solidago Residential Services	10/30/2023
Westmount at Downtown Tempe	North Tempe	(833) 691-5175	74%	MEB Management (Morrison Ekre Bart)	Greystar	10/27/2023
Connect On Northern	Peoria / Sun City	(623) 931-9301	88%	PEM Real Estate Group	Affinity Property Management	10/25/2023
Trails at Harris	South Mesa	(833) 715-8449	95%	Greystar	Asset Living	10/20/2023
The Link	West Mesa	(833) 574-1956	94%	PEM Real Estate Group	Affinity Property Management	10/19/2023
Callia	Central Phoenix	(520) 274-1989	14%	Toll Brothers Apartment Living	Greystar	10/16/2023
Tallows At Peoria	Peoria / Sun City	(623) 878-0660	96%	Cushman & Wakefield Living (formerly Pinnacle)	Chamberlin Associates Real Estate Management	10/5/2023
The Northerly	Deer Valley	(602) 482-2788	81%	Chamberlin Associates Real Estate Management	CAM Properties (Consolidated Asset Management)	10/4/2023
Lynnwood	Maryvale	(602) 806-8320	97%	Privately Owned and Managed	Chamberlin Associates Real Estate Management	10/3/2023
Grid	South Mesa	(480) 890-2613	--	Omnium Management Company Inc. dba Palladium Management Company	In Transition (formerly Omnium Management Company Inc. dba Palladium Management Company)	10/2/2023
Escondido	Northeast Phoenix	(602) 957-8816	96%	Chamberlain Property Management	Chamberlin Associates Real Estate Management	9/26/2023
Sunset View	Avondale	(623) 323-5340	91%	Rangewater Real Estate (formerly Matrix Residential Pollack Shores)	Apartment Management Consultants LLC (AKA AMC)	9/26/2023
Avia McCormick Ranch	North Scottsdale	(480) 306-7001	89%	Greystar	Avenue 5 Residential	9/25/2023
Peoria Grand	Peoria / Sun City	(623) 278-5431	87%	Western Wealth Communities	CloudTen Residential - Sunrise Management	9/21/2023
Mercury on Mill	South Tempe	(480) 839-3482	84%	In Transition (formerly Silverstar)	Silver Star Real Estate LLC aka Friendly Franchisees Corporation	9/19/2023
Andara	North Scottsdale	(480) 451-1800	72%	Privately Owned and Managed	Cogir Senior Living FKA Cadence Living	9/15/2023
Twillingate	Central Phoenix	(623) 471-5015	--	Valley Income Properties	Investors Property Services	9/14/2023

Northern Edge	Central Phoenix	(602) 368-4824	90%	Asset Living	Chamberlin Associates Real Estate Management	9/14/2023
Zinc	Avondale	(623) 230-3430	93%	Avenue 5 Residential	RPM Living	9/13/2023
Jade Scottsdale	North Scottsdale	(480) 451-0048	93%	Avenue 5 Residential	RPM Living	9/13/2023
Lamar Villa	Central Phoenix	(623) 937-9766	92%	Marcus & Millichap In Transition (formerly PMG Property Management FKA The Robinson Group)	Privately Owned and Managed	9/11/2023
Tides on Osborn	Northeast Phoenix	(623) 462-2746	95%	Greystar	RPM Living	9/6/2023
Aerie	Deer Valley	(623) 246-1299	95%	TNCR - The New City Realty Property Management	RPM Living	9/6/2023
Lucera	East Mesa	(480) 924-1680	98%	MEB Management (Morrison Ekre Bart)	New City Management	9/6/2023
Tanner Gardens	South Phoenix	(602) 268-8866	98%	RPM Living	Biltmore Properties Inc.	8/31/2023
The Julia	South Mesa	(480) 834-1748	87%	Inland Residential Real Estate Services LLC	Greystar	8/31/2023
Christopher Todd Communities at Country Place	Avondale	(602) 562-8720	93%	PMG Property Management FKA The Robinson Group	Christopher Todd Communities	8/31/2023
Tides on Cave Creek	Deer Valley	(623) 304-4280	87%	In Transition (formerly Privately Owned and Managed)	RPM Living	8/31/2023
Phoenix Manor	South Phoenix	(602) 932-7761	--	Priderock Capital Partners LLC (Priderock Capital Management)	Reliant Property Management aka The Reliant Group	8/29/2023
Arcadia Cove	South Phoenix	(602) 244-1600	88%	PMG Property Management FKA The Robinson Group	RPM Living	8/29/2023
Tides on East Broadway	North Tempe	(623) 745-2254	91%	PMG Property Management FKA The Robinson Group	RPM Living	8/28/2023
Tides on 59th	Peoria / Sun City	(602) 560-2643	84%	PMG Property Management FKA The Robinson Group	FPI Management	8/28/2023
Tides at East Glendale	Central Phoenix	(623) 552-5141	94%	PMG Property Management FKA The Robinson Group	RPM Living	8/28/2023
Tides on 51st Ave	Maryvale	(623) 462-4414	83%	PMG Property Management FKA The Robinson Group	RPM Living	8/28/2023
Tides At Chandler	Gilbert / Chandler	(623) 343-1189	93%	PMG Property Management FKA The Robinson Group	RPM Living	8/28/2023
Ember at North Phoenix	Deer Valley	(623) 462-3736	79%	PMG Property Management FKA The Robinson Group	RPM Living	8/28/2023
Tides On Dunlap	Sunnyslope	(602) 973-0672	92%	PMG Property Management FKA The Robinson Group	RPM Living	8/28/2023
Tides On West Thomas	Maryvale	(623) 462-4366	95%	PMG Property Management FKA The Robinson Group	RPM Living	8/28/2023
Tides on McDowell	Maryvale	(623) 278-2753	94%	PMG Property Management FKA The Robinson Group	RPM Living	8/28/2023
Tides at Park View	South Tempe	(623) 343-3527	89%	PMG Property Management FKA The Robinson Group	RPM Living	8/28/2023
Tides on 67th	Glendale	(623) 218-6684	98%	PMG Property Management FKA The Robinson Group	RPM Living	8/28/2023

Tides on West Indian School	Maryvale	(844) 876-5535	83%	PMG Property Management FKA The Robinson Group	RPM Living	8/28/2023
Tides at Downtown Chandler	Gilbert / Chandler	(602) 755-8166	84%	PMG Property Management FKA The Robinson Group	RPM Living	8/28/2023
Tides on Gilbert West	West Mesa	(623) 294-7212	96%	PMG Property Management FKA The Robinson Group	RPM Living	8/28/2023
The Plaza Taos	Gilbert / Chandler	(480) 361-7400	33%	The Garrett Companies (Garrett Residential)	RPM Living	8/25/2023
Tides on 71st	Maryvale	(623) 249-6635	80%	PMG Property Management FKA The Robinson Group	Rangewater Real Estate (formerly Matrix Residential Pollack Shores)	8/22/2023
Tides on University	North Tempe	(623) 462-4457	83%	PMG Property Management FKA The Robinson Group	RPM Living	8/22/2023
Tides at Papago	South Phoenix	(602) 286-6060	92%	PMG Property Management FKA The Robinson Group	RPM Living	8/18/2023
Haven at Midtown	Central Phoenix	(833) 750-1658	79%	In Transition (formerly Chamberlin Associates Real Estate Management)	Greystar	8/18/2023
Tides on 7th	Deer Valley	(602) 910-2231	98%	PMG Property Management FKA The Robinson Group	RPM Living	8/18/2023
Tides on West Dunlap	Sunnyslope	(623) 842-1149	94%	In Transition (formerly Shelton Residential FKA Shelton-Cook Real Estate Services)	RPM Living	8/18/2023
Waterford at Peoria	Peoria / Sun City	(623) 292-5856	96%	In Transition (formerly Greystar)	Olympus Property	8/18/2023
Bayside	Deer Valley	(888) 623-6011	94%	Greystar	Avenue 5 Residential	8/18/2023
Del Sol	North Scottsdale	(833) 862-4328	95%	Greystar	Avenue 5 Residential	8/18/2023
The Tide at Paradise Valley	Paradise Valley	(602) 971-8020	95%	In Transition (formerly PMG Property Management FKA The Robinson Group)	RPM Living	8/17/2023
Tides on Country Club	South Mesa	(480) 649-2618	85%	PMG Property Management FKA The Robinson Group	RPM Living	8/17/2023
Tides on Southern	East Mesa	(623) 900-1648	88%	PMG Property Management FKA The Robinson Group	RPM Living	8/17/2023
Tides on 61st Ave	Peoria / Sun City	(623) 335-0226	81%	PMG Property Management FKA The Robinson Group	RPM Living	8/15/2023
Tides on Gilbert East	East Mesa	(480) 687-7847	84%	PMG Property Management FKA The Robinson Group	RPM Living	8/15/2023
Avilla Centerra Crossings	Avondale	(855) 306-9093	94%	In Transition (formerly NexMetro Communities)	MEB Management (Morrison Ekre Bart)	8/14/2023
Alexan Tempe	South Tempe	(602) 362-4934	--	Trammell Crow Residential (TCR)	Mark-Taylor Residential	8/14/2023
Haven Towne Center	Peoria / Sun City	(844) 386-6718	85%	Portico Property Management	MEB Management (Morrison Ekre Bart)	8/11/2023
909 West	South Tempe	(480) 865-2330	94%	Two Coast Living	Two Coast Living aka JRK Property Holdings	8/11/2023
Callia	Central Phoenix	(520) 274-1989	14%	In Transition (formerly Greystar)	Toll Brothers Apartment Living	8/10/2023

Tides on Glendale Avenue	Avondale	(623) 935-6479	82%	PMG Property Management FKA The Robinson Group	RPM Living	8/4/2023
Tides on South Mill	North Tempe	(848) 283-6108	67%	PMG Property Management FKA The Robinson Group	Avenue 5 Residential	8/4/2023
Soluna	South Phoenix	(602) 607-5785	100%	Dunlap & Magee Property Management Inc	Gorman & Company	8/2/2023
La Serena at Toscana	Deer Valley	(602) 923-3862	91%	In Transition (formerly B&R Property Management)	Privately Owned and Managed	8/1/2023
Lazo Apartment	Gilbert / Chandler	(833) 951-3266	92%	Avenue 5 Residential	Greystar	8/1/2023
Mosaic	South Scottsdale	(480) 948-0206	92%	In Transition (formerly Greystar)	Avenue 5 Residential	7/31/2023
Tides at Mesa	East Mesa	(480) 590-1825	83%	PMG Property Management FKA The Robinson Group	RPM Living	7/31/2023
Tides at Mesa	East Mesa	(623) 343-3758	--	PMG Property Management FKA The Robinson Group	RPM Living	7/28/2023
Country Gables	Peoria / Sun City	(602) 938-2578	86%	Western Wealth Communities	RPM Living	7/26/2023
Aston Scottsdale	North Scottsdale	(623) 343-1298	88%	Wood Partners	The Connor Group	7/25/2023
The Met at 3rd and Fillmore	South Phoenix	(602) 258-6387	91%	SRG Residential - Sares Regis Group	Greystar	7/24/2023
Tides on Osborn	Northeast Phoenix	(623) 462-2746	95%	PMG Property Management FKA The Robinson Group	In Transition (formerly PMG Property Management FKA The Robinson Group)	7/24/2023
Slate Scottsdale	North Scottsdale	(833) 485-5119	94%	Avenue 5 Residential	Greystar	7/24/2023
Monterey Village	South Phoenix	(602) 273-7227	71%	Cushman & Wakefield Living (formerly Pinnacle)	Greystar	7/20/2023
Tides on 27th	Central Phoenix	(623) 303-4824	82%	PMG Property Management FKA The Robinson Group	RPM Living	7/18/2023
Zone Luxe	Glendale	(623) 266-1802	94%	In Transition (formerly Avenue 5 Residential)	Greystar	7/17/2023
Mercury on Mill	South Tempe	(480) 839-3482	84%	Silverstar	In Transition (formerly Silverstar)	7/17/2023
Inspira Gateway	East Mesa	(480) 912-1200	--	Cogir Retirement Community	Cogir Senior Living FKA Cadence Living	7/12/2023
The Tide at Paradise Valley	Paradise Valley	(602) 971-8020	95%	PMG Property Management FKA The Robinson Group	In Transition (formerly PMG Property Management FKA The Robinson Group)	7/11/2023
Haven at Midtown	Central Phoenix	(833) 750-1658	79%	Chamberlin Associates Real Estate Management	In Transition (formerly Chamberlin Associates Real Estate Management)	7/11/2023
Grid	South Mesa	(480) 890-2613	--	Palladium Management LLC	Omnium Management Company Inc. dba Palladium Management Company	7/10/2023
Sierra Foothills	South Tempe	(480) 847-0191	93%	In Transition (formerly Greystar)	Preferred Apartment Communities Inc	7/10/2023
Tides on 44th	Maryvale	(602) 233-2749	77%	PMG Property Management FKA The Robinson Group	RPM Living	7/6/2023
Tides on East Cactus	Paradise Valley	(602) 482-5200	85%	PMG Property Management FKA The Robinson Group	RPM Living	7/6/2023

Tides on West Dunlap	Sunnyslope	(623) 842-1149	94%	Shelton Residential FKA Shelton-Cook Real Estate Services	In Transition (formerly Shelton Residential FKA Shelton-Cook Real Estate Services)	7/6/2023
Villas on Olive	Peoria / Sun City	(623) 388-3230	96%	Silver Star Real Estate LLC	Silver Star Real Estate LLC aka Friendly Franchisees Corporation	7/6/2023
Callia	Central Phoenix	(520) 274-1989	14%	Greystar	In Transition (formerly Greystar)	7/6/2023
Waterford at Peoria	Peoria / Sun City	(623) 292-5856	96%	Greystar	In Transition (formerly Greystar)	6/30/2023
Mosaic	South Scottsdale	(480) 948-0206	92%	Greystar	In Transition (formerly Greystar)	6/29/2023
Sage Villa	Peoria / Sun City	(623) 435-1226	92%	Privately Owned and Managed	In Transition (formerly Privately Owned and Managed)	6/29/2023
Tatum Place	North Scottsdale	(602) 584-7207	95%	Rockwell Property Co.	Village Green Management	6/26/2023
Tides at Palm Valley	Avondale	(623) 935-7100	--	PMG Property Management FKA The Robinson Group	RPM Living	6/26/2023
Solaire on Scottsdale	North Tempe	(480) 656-5500	90%	Greystar	Haven Residential Apartment Management Consultants LLC	6/26/2023
Sunrise in Biltmore	Northeast Phoenix	(602) 675-0398	92%	Asset Living	(AKA AMC)	6/21/2023
Avilla Grand	Peoria / Sun City	(833) 692-4718	36%	MEB Management (Morrison Ekre Bart)	In Transition (formerly MEB Management (Morrison Ekre Bart))	6/19/2023
Tanner Manor	South Phoenix	(602) 323-0100	95%	MEB Management (Morrison Ekre Bart)	FPI Management	6/15/2023
The Nines at Kierland	North Scottsdale	(480) 699-6300	94%	Avenue 5 Residential	Greystar	6/14/2023

Total: 126 communities



No new management companies in last 12 months

[AFFINITY PROPERTY MANAGEMENT](#)

www.affinityproperty.com

1303 Southwest 16th Avenue Portland, OR 97201

Headquarters

(503) 892-0099

Regional: Stacie Peters (2 assets)

speters@affinityproperty.com (503) 892-0099

Sycamore Square

1120 South Sycamore St Mesa, AZ 85202

sycamoresquareleasing@affinityproperty.com

Manager: Yamisia Herrera

Phone: (480) 969-1088

South Mesa

Size: 120 Units

Built: 1978 Renovated in 2018

Occ: 90.83% Occupied

Connect On Missouri

1737 West Missouri Avenue Phoenix, AZ 85015

Manager: Wendy Vandyke

Phone: (602) 433-7660

Central Phoenix

Size: 136 Units

Built: 1973 Renovated in 2022

Occ: 91% Occupied

Regional: Carol Ann Holck (1 asset)

(503) 892-0099

Gilbert Square

1821 East Covina St Mesa, AZ 85203

Manager: Anna Ross

Phone: (833) 956-1098

West Mesa

Size: 164 Units

Built: 1980 Renovated in 2016

Occ: 92.68% Occupied

5 asset(s) without a regional supervisor

The Link

1457 West University Dr Mesa, AZ 85203

Manager: Jose Rosales

Phone: (833) 574-1956

West Mesa

Size: 108 Units

Built: 1969 Renovated in 2022

Occ: 93.5% Occupied

Connect On Northern

5220 West Northern Avenue Glendale, AZ 85302

Manager: Christina Dominguez

Phone: (623) 931-9301

Peoria / Sun City

Size: 260 Units

Built: 1979 Renovated in 2019

Occ: 88.46% Occupied

St. James on Hall
11155 SW Hall Blvd Tigard, OR 97223
stjames@affinityproperty.com,stjames@aptleasing.info

Manager: Kevin
Phone: (503) 624-6135
Raleigh Hills

Size: 108 Units
Built: 1979
Occ: 99% Occupied

New Heritage
2148 Geary St SE Albany, OR 97322

Manager: Mariah Willis
Phone: (844) 932-4215
Albany/Corvallis

Size: 100 Units
Built: 1994
Occ: 100% Occupied

Palm Villas
7002 E Hubbell St Scottsdale, AZ 85257

Manager: Barbara Gonzalez
Phone: (833) 854-9703
South Scottsdale

Size: 90 Units
Built: 1962 Renovated in 2018
Occ: 89% Occupied

BELLA MANAGEMENT

<https://www.bellamngmt.com>

5456 Peachtree Blvd #188 Atlanta, GA 30341

Headquarters (678) 829-1222

TIMBERLAND PARTNERS

<https://timberlandpartners.com>

8500 Normandale Lake Boulevard, Suite 700 Minneapolis, MN 55437

Headquarters (952) 893-1216

5 asset(s) without a regional supervisor

Riverchase
7901 Riverside Dr Tulsa, OK 74136
riverchase@timberlandpartners.com,riverchase.facebook.ti
mberland@aptleasing.info

Manager: Salina Vallejo
Phone: (918) 710-2465
South

Size: 432 Units
Built: 1978 Renovated in 2019
Occ: 96.99% Occupied

Aspire
5656 North 17th Avenue Phoenix, AZ 85015

Manager: Pilar Galendo
Phone: (602) 780-3351
Central Phoenix

Size: 160 Units
Built: 1973 Renovated in 2020
Occ: 80% Occupied

Oak Hollow
646 Whispering Oak Dr Southaven, MS 38671
oakhollow@tn.com,oakhollow.facebook.timberland@aptle
asing.info,oakhollow@aptleasing.info

Manager: Shana Hall
Phone: (662) 269-6086
Southaven/Horn Lake

Size: 277 Units
Built: 2008 Renovated in 2019
Occ: 97% Occupied

Ashley Square
5501 Aurora Ave Des Moines, IA 50310

Manager: Omkar Bhatt
Phone: (515) 444-2370

Size: 144 Units
Built: 1986 Renovated in 2019

ashleysquare@timberlandpartners.com,ashleysquare.facebook.timberland@aptleasing.info

Northwest

Occ: 98% Occupied

Grand Ridge

620 Ashton Place NE Cedar Rapids, IA 52402

grandridge.facebook.timberland@aptleasing.info

Manager: Heather Wilford

Phone: (319) 249-5768

Cedar Rapids

Size: 101 Units

Built: 1991

Occ: 96% Occupied