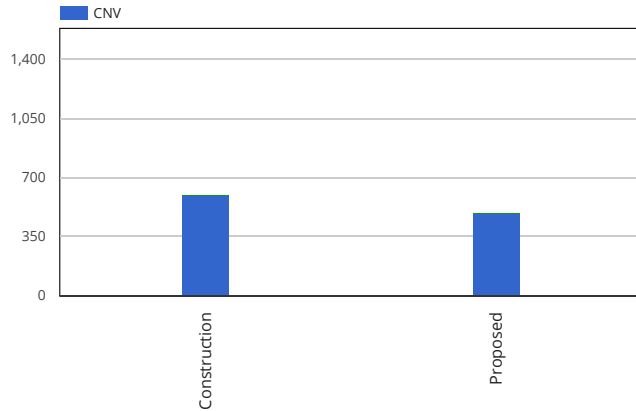


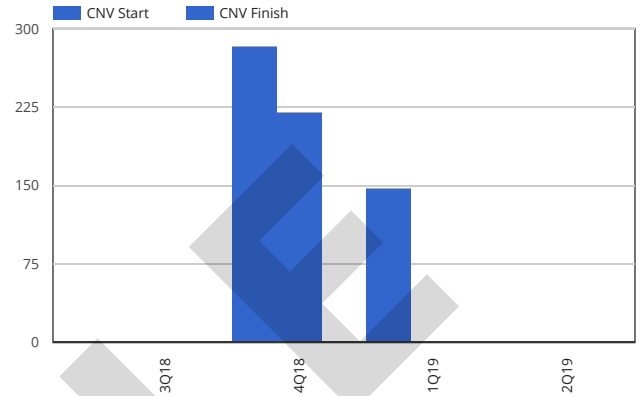
Development Pipeline Activity

Market: San Antonio Area, Within 3 Miles From Rosemont at Olmos Park, Property Type: Conventional Development Pipeline, Affordable Housing Development Pipeline, Student Housing Development Pipeline, Senior Housing Development Pipeline

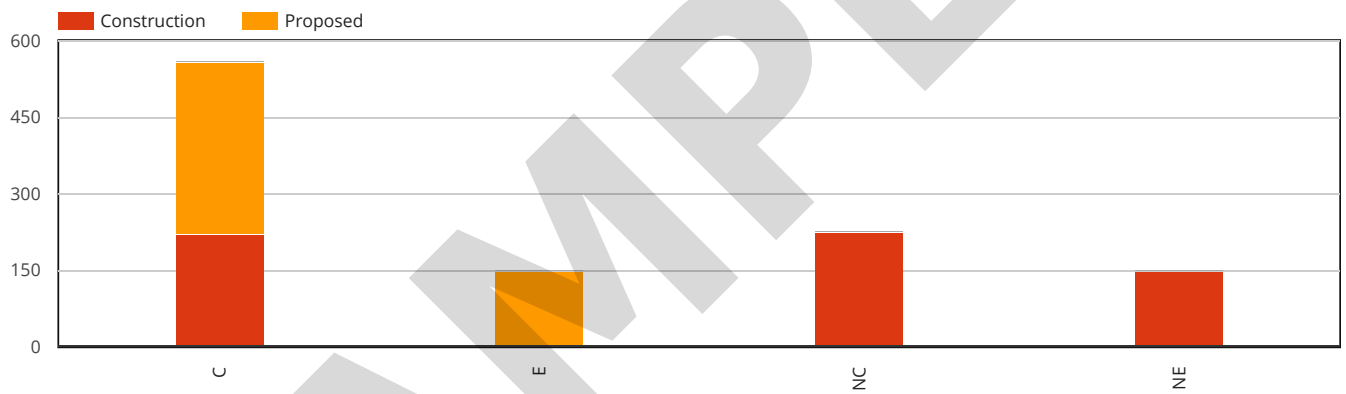
Development Pipeline Totals



Potential Upcoming Starts/Completions



Development Pipeline by Submarket



Sub.mkt	Construction					Approved					Submitted					Proposed					12 Mo.	
	Conv. Hsg.	Aff. Hsg.	Std. Hsg.	Sen. Hsg.	TTL	Conv. Hsg.	Aff. Hsg.	Std. Hsg.	Sen. Hsg.	TTL	Conv. Hsg.	Aff. Hsg.	Std. Hsg.	Sen. Hsg.	TTL	Conv. Hsg.	Aff. Hsg.	Std. Hsg.	Sen. Hsg.	TTL	Est. Starts	Est. Complete
C	220	-	-	-	220	-	-	-	-	-	-	-	-	-	-	338	-	-	-	338	283	220
E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	147	-	-	-	147	147	-
NC	223	-	-	-	223	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NE	150	-	-	-	150	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	593	-	-	-	593	-	-	-	-	-	-	-	-	-	-	485	-	-	-	485	430	220
%s	100.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.00	-	-	-	-	-	-

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Date Produced: 10-Aug-2018

Development Pipeline

Map# Subj.Dist. Submkt	Project	Ttl Units/ Rent Units	Construction				
			Filed	Approved	Start	1st Units	Finish
Construction							
- 1.79Mi NE	Broadway Ellwood 220 Ellwood Alamo Heights, TX 78209	150/0	-	-	11/01/2016	06/01/2019	10/01/2019
Contact: Argyle Residential Property Type: CNV, Style: GDN, Type: - Comments: 1Q18 - First Units delayed to 4/2019; 3Q16 - # units lowered to 150 from 252; Podium w/ 5,100 sqft retail; 1Q15 - Project received approval from AH city council; 4Q14 - Proposed 2 levels of underground pkg w/4 levels of apts, 276 parking spaces							
- 2.23Mi C	120 Ninth Street 120 9th St. San Antonio, TX 78215	220/0	08/13/2015	09/18/2015	01/16/2017	10/01/2018	10/17/2018
Contact: SC Bodner Company Inc. Property Type: CNV, Style: MR, Type: - Comments: 2Q18 - First Units 10/1/2018; 1Q17 - Infrastructure work underway, vertical work by end of April; 4Q16 - This is a stand alone residential w/adjacent garage; 1Q16 - Completing demo; - 21 mo finish out							
- 1.90Mi NC	Brewery South 226 Newell Ave. San Antonio, TX 78215	223/0	06/13/2017	10/01/2017	10/15/2017	06/15/2019	09/15/2019
Contact: Silver Ventures Property Type: CNV, Style: MR, Type: - Comments: 2Q18 - Completion Date: 8/1/2019; 1Q18 - First Units 6/15/2019; 2Q17 - Submitted; 4 floors atop a parking garage; Podium; est. approval date 2.5 Acres							
Proposed							
- 2.60Mi E	Bridge, The 803 N. Cherry San Antonio, TX 78202	147/0	-	-	01/15/2019	-	03/16/2020
Contact: Loopy Ltd. Property Type: CNV, Style: MR, Type: Podium Comments: 2Q18 - City Mgr. overturns HDRC denial; May head TX Supreme Court; Otherwise could begin in the next 6 months; 1Q18 - Neighborhood opposition; Still in planning phase							
- 2.92Mi C	Floodgate 139 Commerce St. San Antonio, TX 78205	55/0	-	-	-	-	-
Contact: JMJ Development Property Type: CNV, Style: -, Type: - Comments: To be presented to HDRC late summer 2018.							
- 2.26Mi C	Broadway Jones 1011 Broadway St. San Antonio, TX 78215	283/0	-	-	11/15/2018	-	08/01/2020
Contact: NRP Enterprises LLC Property Type: CNV, Style: GDN, Type: - Comments: 2Q18 - Land Closing Nov. 2018 and expect to start within 2 weeks.							

Key: Submitted – Site development plan has been filed; Approved – Site development plan is approved; Construction – Under Construction; Proposed – project in planning stages.

Property Type: CNV-Conventional Hsg.; AH-Affordable/Tax Credit Hsg. SH-Student/Leased by the bedroom; SEN-Senior 65+Hsg. Apartment Style: HR-Highrise; MR-Mid-Rise (4-5 Floors); GDN-Garden.

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