2010 - Current								
For illustration purposes only								
							Est. Consen	vative Completed Valuation / Sale (Rounded)
Development Name Lippincott Alley	Type (SFR/Townhome(s)/Condo) PUD Townhome(s)	Stage In Progress	Address 44-50 N. 3rd Street	City Philadelphia	Completion Year In Progress	Development Cost Completed 15,957,500	eted Valuation	25,000,000
Black Horse Alley 116 – 130 Reed Street	PUD Townhome(s) PUD Townhome(s)	In Progress In Progress	24 - 28 S. Front Street 116 - 130 Reed Street	Philadelphia Philadelphia	In Progress In Progress	17,355,000 15,572,996	± .	25,000,000 21,000,000
184 Lincoln Place	Condo	In Progress	184 Lincoln Place	Brooklyn	In Progress	3,350,000		4,500,000
377 Degraw Street 640 Baltic Street	Condo Condo	In Progress In Progress	377 Degraw Street 640 Baltic Street	Brooklyn Brooklyn	In Progress In Progress	4,737,619 4,861,186		5,739,550 6,270,000
647 Warren Street 1070 Bergen Street	Condo Condo	In Progress In Progress	647 Warren Street 1070 Bergen Street	Brooklyn Brooklyn	In Progress In Progress	5,127,966 3,531,692	-	6,100,000 4,798,000
143 Summit Street	Condo	In Progress	143 Summit Street	Brooklyn	In Progress	5,628,345	-	6,727,500
434 Union Street 160 Carroll Street	Condo Condo	In Progress In Progress	434 Union Street 160 Carroll Street	Brooklyn Brooklyn	In Progress In Progress	5,267,062 5,958,451		6,250,000 7,000,000
279 Sackett Street	Condo	Contract - Closing	279 Sackett Street	Brooklyn	In Progress	6,589,039		8,185,000
423 3rd Street 227 Berkeley Place	Condo Condo	Contract - Closing Contract - Closing	423 3rd Street 227 Berkeley Place	Brooklyn Brooklyn	In Progress In Progress	6,402,158 6,020,773		7,890,000 7,250,000
494 7th Street	Condo	Contract - Closing	494 7th Street	Brooklyn	In Progress	4,578,199	-	5,500,000 7,500,000
341 Union Street 140 Luquer Street	Condo Condo	Contract - Closing Contract - Closing	341 Union Street 140 Luquer Street	Brooklyn Brooklyn	In Progress In Progress	6,137,694 5,256,219		6,400,000
248 Union Street	Condo	Contract - Closing	248 Union Street	Brooklyn	In Progress	6,020,773	-	7,225,000
SoNo26 SoNo26	PUD Townhome PUD Townhome	Completed Completed	328 Fairmount Ave. 326 Fairmount Ave.	Philadelphia Philadelphia	2016 2016	635,208 652,901	850,000 850,000	-
SoNo26 SoNo26	PUD Townhome PUD Townhome	Completed Completed	324 Fairmount Ave. 322 Fairmount Ave.	Philadelphia Philadelphia	2016 2016	652,901 652,901	850,000 850,000	
SoNo26	PUD Townhome	Completed	320 Fairmount Ave.	Philadelphia Philadelphia	2016	652,901	850,000	-
SoNo26 SoNo26	PUD Townhome PUD Townhome	Completed Completed	318 Fairmount Ave. 316 Fairmount Ave.	Philadelphia Philadelphia	2016 2016	655,453 635,201	850,000 850,000	
SoNo26 SoNo26	PUD Townhome PUD Townhome	Completed Completed	314 Fairmount Ave. 312 Fairmount Ave.	Philadelphia Philadelphia	2016 2016	635,201 635,201	850,000 850,000	
SoNo26	PUD Townhome	Completed	312 Potts Street	Philadelphia	2016	635,200	855,000	
SoNo26 SoNo26	PUD Townhome PUD Townhome	Completed Completed	314 Potts Street 316 Potts Street	Philadelphia Philadelphia	2016 2016	694,901 652,901	855,000 855,000	1
SoNo26 SoNo26	PUD Townhome PUD Townhome	Completed Completed	318 Potts Street 320 Potts Street	Philadelphia Philadelphia	2016 2016	644,900 648,901	855,000 855,000	
SoNo26	PUD Townhome	Completed	322 Potts Street	Philadelphia	2016	651,401	855,000	
SoNo26 SoNo26	PUD Townhome PUD Townhome	Completed Completed	326 Potts Street 328 Potts Street	Philadelphia Philadelphia	2016 2016	650,903 682,049	855,000 855,000	
SoNo26 SoNo26	PUD Townhome PUD Townhome	Completed Completed	330 Potts Street 332 Potts Street	Philadelphia Philadelphia	2016 2016	682,049 644,901	855,000 855,000	-
SoNo26	PUD Townhome	Completed	334 Potts Street	Philadelphia	2016	635,201	855,000	
SoNo26 SoNo26	PUD Townhome PUD Townhome	Completed Completed	336 Potts Street 619 N. 4th Street	Philadelphia Philadelphia	2016 2016	635,201 652,901	855,000 760,000	
SoNo26 SoNo26	PUD Townhome PUD Townhome	Completed	621 N. 4th Street 623 N. 4th Street	Philadelphia Philadelphia	2016 2016	652,901 652,901	815,000 815,000	-
SoNo26	PUD Townhome	Completed Completed	625 N. 4th Street	Philadelphia	2016	635,201	815,000	
Adagio Adagio	PUD Townhome PUD Townhome	Completed Completed	141 S. Hancock 143 S. Hancock	Philadelphia Philadelphia	2016 2016	891,499 1,937,100	3,400,000 2,225,000	
Adagio	PUD Townhome	Completed	145 S. Hancock	Philadelphia	2016	1,187,354	2,225,000	
Adagio Bedford Estates	PUD Townhome PUD Townhome	Completed Completed	147 S. Hancock 616 S. 7th Street	Philadelphia Philadelphia	2016 2016	1,207,081 1,078,708	2,225,000 1,475,000	
Bedford Estates Bedford Estates	PUD Townhome PUD Townhome	Completed Completed	618 S. 7th Street 620 S. 7th Street	Philadelphia Philadelphia	2016 2016	1,078,708 777,893	1,475,000 1,475,000	1
Bedford Estates	PUD Townhome	Completed	622 S. 7th Street	Philadelphia	2016	777,893	1,475,000	-
Bedford Estates Bedford Estates	PUD Townhome PUD Townhome	Completed Completed	715 Bainbridge Street 710 Kater Street	Philadelphia Philadelphia	2016 2016	1,151,683 777,893	1,525,000 1,400,000	
Bedford Estates The Homes at Penn's Row	PUD Townhome PUD Townhome	Completed Completed	712 Kater Street 702-12 N Front #4	Philadelphia Philadelphia	2016 2015	1,139,708 140,831	1,400,000 720,000	
The Homes at Penn's Row	PUD Townhome	Completed	702-12 N Front #13	Philadelphia	2015	543,764	720,000	1
The Homes at Penn's Row The Homes at Penn's Row	PUD Townhome PUD Townhome	Completed Completed	702-12 N Front #6 702-12 N Front #11	Philadelphia Philadelphia	2015 2015	548,764 567,456	720,000 720,000	
Fireman's Place Fireman's Place	PUD Townhome PUD Townhome	Completed	151-59 N 2nd #1 151-59 N 2nd #2	Philadelphia Philadelphia	2015 2015	1,025,283 322,083	1,600,000 1,330,000	-
Fireman's Place	PUD Townhome	Completed Completed	151-59 N 2nd #3	Philadelphia	2015	852,983	1,330,000	
Fireman's Place Fireman's Place	PUD Townhome PUD Townhome	Completed Completed	151-59 N 2nd #4 151-59 N 2nd #5	Philadelphia Philadelphia	2015 2015	862,983 833.783	1,330,000 1.330,000	
Fireman's Place	PUD Townhome	Completed	151-59 N 2nd #6	Philadelphia	2015	833,783	1,330,000	
Fireman's Place Fireman's Place	PUD Townhome PUD Townhome	Completed Completed	151-59 N 2nd #7 117 Quarry #1	Philadelphia Philadelphia	2015 2015	823,483 761,431	1,330,000 1,500,000	
Fireman's Place Fireman's Place	PUD Townhome PUD Townhome	Completed Completed	117 Quarry #2 117 Quarry #3	Philadelphia Philadelphia	2015 2015	761,431 754,931	1,500,000 1,500,000	-
Fireman's Place	PUD Townhome	Completed	117 Quarry #4	Philadelphia	2015	737,031	1,500,000	
Fireman's Place Fireman's Place	PUD Townhome PUD Townhome	Completed Completed	117 Quarry #5 117 Quarry #6	Philadelphia Philadelphia	2015 2015	754,931 757,931	1,500,000 1,500,000	-
Fireman's Place Fireman's Place	PUD Townhome PUD Townhome	Completed Completed	117 Quarry #7 117 Quarry #8	Philadelphia Philadelphia	2015 2015	754,431 737,031	1,500,000 1,500,000	1
Fireman's Place	PUD Townhome	Completed	117 Quarry #9	Philadelphia	2015	737,031	1,500,000	-
Fireman's Place Adagio	PUD Townhome PUD Townhome	Completed Completed	117 Quarry #10 106 Sansom	Philadelphia Philadelphia	2015 2015	753,431 1,704,502	1,500,000 2,225,000	1
Adagio Adagio	PUD Townhome PUD Townhome	Completed Completed	108 Sansom 110 Sansom	Philadelphia Philadelphia	2015 2015	1,718,502 1,704,502	2,225,000 2,225,000	-
Adagio	PUD Townhome	Completed	112 Sansom	Philadelphia	2015	1,702,802	2,225,000	
Adagio Adagio	PUD Townhome PUD Townhome	Completed Completed	114 Sansom 130 S Front	Philadelphia Philadelphia	2015 2015	1,702,802 309,602	2,225,000 2,225,000	
Adagio Adagio	PUD Townhome PUD Townhome	Completed Completed	132 S Front 136 S Front	Philadelphia Philadelphia	2015 2015	309,602 309,602	2,225,000 2,225,000	-
Adagio	PUD Townhome	Completed	138 S Front	Philadelphia	2015	309,727	2,225,000	1
Adagio Adagio	PUD Townhome PUD Townhome	Completed Completed	138R S Front 140 S Front	Philadelphia Philadelphia	2015 2015	1,664,002 1,647,902	2,225,000 2,225,000	
Adagio Adagio	PUD Townhome PUD Townhome	Completed Completed	140R S Front 142 S Front	Philadelphia Philadelphia	2015 2015	1,719,002 1,656,339	2,225,000 2,225,000	=
Adagio	PUD Townhome	Completed	142R S Front	Philadelphia	2015	1,684,202	2,225,000	1
Ortlieb's Square Ortlieb's Square	PUD Townhome PUD Townhome	Completed Completed	230 Poplar St 232 Poplar St	Philadelphia Philadelphia	2015 2015	451,489 560,545	570,000 756,000	
Ortlieb's Square Ortlieb's Square	PUD Townhome PUD Townhome	Completed Completed	234 Poplar St 236 Poplar St	Philadelphia Philadelphia	2015 2015	441,489 575,989	526,000 756,000	1
Ortlieb's Square	PUD Townhome	Completed	238 Poplar St	Philadelphia	2015	442,289	526,000	-
Ortlieb's Square Ortlieb's Square	PUD Townhome PUD Townhome	Completed Completed	240 Poplar St 242 Poplar St	Philadelphia Philadelphia	2015 2015	560,670 441,489	756,000 526,000	1
Ortlieb's Square Ortlieb's Square	PUD Townhome PUD Townhome	Completed Completed	244 Poplar St 246 Poplar St	Philadelphia Philadelphia	2015 2015	575,289 440,789	756,000 526,000	1
Ortlieb's Square	PUD Townhome	Completed	248 Poplar St	Philadelphia	2015	575,189	756,000	-
Ortlieb's Square Ortlieb's Square	PUD Townhome PUD Townhome	Completed Completed	250 Poplar St 252 Poplar St	Philadelphia Philadelphia	2015 2015	454,189 575,089	570,000 756,000	-
Ortlieb's Square Ortlieb's Square	PUD Townhome PUD Townhome	Completed Completed	848 N American St 846 N American St	Philadelphia Philadelphia	2015 2015	454,189 560,545	570,000 756,000	=
Ortlieb's Square	PUD Townhome	Completed	844 N American St	Philadelphia	2015	441,489	526,000	
Ortlieb's Square Ortlieb's Square	PUD Townhome PUD Townhome	Completed Completed	842 N American St 840 N American St	Philadelphia Philadelphia	2015 2015	575,689 441,489	756,000 526,000	-
Ortlieb's Square Ortlieb's Square	PUD Townhome PUD Townhome	Completed Completed	838 N American St 838R N American St	Philadelphia Philadelphia	2015 2015	560,545 453,489	756,000 570,000	-
Ortlieb's Square	PUD Townhome	Completed	840R N American St	Philadelphia	2015	574,989	756,000	
Ortlieb's Square Ortlieb's Square	PUD Townhome PUD Townhome	Completed Completed	842R N American St 844R N American St	Philadelphia Philadelphia	2015 2015	441,489 570,953	526,000 756,000	-
Ortlieb's Square Ortlieb's Square	PUD Townhome PUD Townhome	Completed Completed	846R N American St 848R N American St	Philadelphia Philadelphia	2015 2015	454,189 575,489	570,000 756,000	-
Ortlieb's Square	PUD Townhome	Completed	835 N 3rd St	Philadelphia	2015	560,545	756,000	
Ortlieb's Square Ortlieb's Square	PUD Townhome PUD Townhome	Completed Completed	837 N 3rd St 839 N 3rd St	Philadelphia Philadelphia	2015 2015	428,852 560,545	526,000 756,000	
Ortlieb's Square Ortlieb's Square	PUD Townhome PUD Townhome	Completed Completed	841 N 3rd St 843 N 3rd St	Philadelphia Philadelphia	2015 2015	428,852 570,953	526,000 756,000	
Ortlieb's Square	PUD Townhome	Completed	845 N 3rd St	Philadelphia	2015	441,489	526,000	1
Ortlieb's Square Ortlieb's Square	PUD Townhome PUD Townhome	Completed Completed	849 N 3rd St 851 N 3rd St	Philadelphia Philadelphia	2015 2015	570,953 441,489	756,000 526,000	-
Ortlieb's Square	PUD Townhome	Completed	853 N 3rd St	Philadelphia	2015	575,189	756,000	-
Ortlieb's Square Ortlieb's Square	PUD Townhome PUD Townhome	Completed Completed	855 N 3rd St 857 N 3rd St	Philadelphia Philadelphia	2015 2015	442,189 575,189	526,000 756,000	= -
Ortlieb's Square Logan Square	PUD Townhome PUD Townhome	Completed Completed	859 N 3rd St 237 N 23rd St #1	Philadelphia Philadelphia	2015 2015	441,489 1,452,936	526,000 2,225,000	-
Logan Square	PUD Townhome	Completed	227 N 23rd St #2	Philadelphia Philadelphia	2015	1,404,392	2,029,000	-
Logan Square Logan Square	PUD Townhome PUD Townhome	Completed Completed	231R N 23rd St #3 229R N 23rd St #4	Philadelphia	2015 2015	1,400,136 1,389,936	2,200,000 2,200,000	-
The Quarters at Fairmount The Quarters at Fairmount	PUD Townhome PUD Townhome	Completed Completed	626 N 5th St 628 N 5th St	Philadelphia Philadelphia	2015 2015	571,641 567,927	775,000 775,000	-
The Quarters at Fairmount	PUD Townhome	Completed	630 N 5th St	Philadelphia	2015	567,927	775,000	
The Quarters at Fairmount The Quarters at Fairmount	PUD Townhome PUD Townhome	Completed Completed	632 N 5th St 636 N 5th St	Philadelphia Philadelphia	2015 2015	531,474 506,474	650,000 650,000	÷
The Quarters at Fairmount The Quarters at Fairmount	PUD Townhome PUD Townhome	Completed Completed	638 N 5th St 640 N 5th St	Philadelphia Philadelphia	2015 2015	596,641 570,641	775,000 775,000	=
The Quarters at Fairmount	PUD Townhome	Completed	642 N 5th St	Philadelphia	2015	571,641	775,000	
The Quarters at Fairmount The Quarters at Fairmount	PUD Townhome PUD Townhome	Completed Completed	502 Fairmount Ave 504 Fairmount Ave	Philadelphia Philadelphia	2015 2015	571,641 179,743	775,000 775,000	÷
The Quarters at Fairmount The Quarters at Fairmount	PUD Townhome PUD Townhome	Completed Completed	506 Fairmount Ave 508 Fairmount Ave	Philadelphia Philadelphia	2015 2015	573,374 573,374	775,000 775,000	=
The Quarters at Fairmount	PUD Townhome	Completed	510 Fairmount Ave	Philadelphia Philadelphia Philadelphia	2015	556,674	775,000	
The Quarters at Fairmount The Quarters at Fairmount	PUD Townhome PUD Townhome	Completed Completed	512 Fairmount Ave 514 Fairmount Ave	Philadelphia	2015 2015	596,641 573,374	775,000 775,000	-
The Quarters at Fairmount The Quarters at Fairmount	PUD Townhome PUD Townhome	Completed Completed	516 Fairmount Ave 518 Fairmount Ave	Philadelphia Philadelphia	2015 2015	573,374 573,374	775,000 775,000	-
The Quarters at Fairmount	PUD Townhome	Completed	520 Fairmount Ave	Philadelphia	2015	598,374	775,000	-

Development Name	Type (SFR/Townhome(s)/Condo)	Stage	Address	City	Completion Year	Development Cost Complete	ed Valuation	rvative Completed Valuation / Sale (Rounded)
The Quarters at Fairmount The Quarters at Fairmount	PUD Townhome PUD Townhome PUD Townhome	Completed Completed	634 N 5th #17 634 N 5th #18 634 N 5th #16	Philadelphia Philadelphia Philadelphia	2015 2015 2015	504,524 504,674 557,974	647,500 647,500 775,000	-
The Quarters at Fairmount The Quarters at Fairmount The Quarters at Fairmount	PUD Townhome PUD Townhome	Completed Completed Completed	634 N 5th #15 634 N 5th #14	Philadelphia Philadelphia Philadelphia	2015 2015 2015	557,974 557,374 572,074	775,000 775,000 775,000	
The Quarters at Fairmount The Quarters at Fairmount	PUD Townhome PUD Townhome	Completed Completed	634 N 5th #13 634R N 5th #12	Philadelphia Philadelphia	2015 2015	559,774 567,927	775,000 775,000	-
The Quarters at Fairmount	PUD Townhome	Completed	634 N 5th #11	Philadelphia	2015	556,674	775,000	± .
The Quarters at Fairmount	PUD Townhome	Completed	634 N 5th #10	Philadelphia	2015	557,751	775,000	
The Quarters at Fairmount	PUD Townhome	Completed	634 N 5th #3	Philadelphia	2015	571,308	775,000	-
The Quarters at Fairmount	PUD Townhome	Completed	634 N 5th #5	Philadelphia	2015	571,641	775,000	
The Quarters at Fairmount	PUD Townhome	Completed	634 N 5th #6	Philadelphia	2015	570,641	775,000	÷
The Quarters at Fairmount	PUD Townhome	Completed	634 N 5th #7	Philadelphia	2015	570,349	775,000	
The Quarters at Fairmount The Quarters at Fairmount The Quarters at Fairmount	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	634 N 5th #9 634 N 5th #8 634 N 5th #1	Philadelphia Philadelphia Philadelphia	2015 2015 2015	506,474 504,674 543,474	647,500 647,500	
The Quarters at Fairmount The Quarters at Fairmount The Quarters at Fairmount	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	634 N 5th #1 634 N 5th #2 634 N 5th #4	Philadelphia Philadelphia Philadelphia	2015 2015 2015	543,474 556,674 556,674	775,000 775,000 775,000	
The Quarters at Fairmount The Quarters at Fairmount	PUD Townhome PUD Townhome	Completed Completed	625 N 6th St 625R N 6th St	Philadelphia Philadelphia	2015 2015 2015	478,115 404,500	583,500 638,500	
SoNo26	PUD Townhome	Completed	324 Potts Street	Philadelphia	2015	454,000	855,000	-
SFR	SFR	Completed	2730 W George	Philadelphia	2014	377,861	600,000	
SFR	SFR	Completed	2734 W George	Philadelphia	2014	402,670	600,000	÷
SFR	SFR	Completed	2031 Abigail	Philadelphia	2014	338,805	453,000	
SFR	SFR	Completed	2033 Abigail	Philadelphia	2014	338,805	453,000	1
SFR	SFR	Completed	2072 E Susquehanna	Philadelphia	2014	338,016	460,000	
SFR	SFR	Completed	2074 E Susquehanna	Philadelphia	2014	337,288	480,000	-
SFR	SFR	Completed	2076 E Susquehanna	Philadelphia	2014	333,705	460,000	
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #15	Philadelphia	2014	549,934	850,000	
Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome	Completed Completed	740 Columbus #75 740 Columbus #44	Philadelphia Philadelphia	2014 2014 2014	549,934 549,934	860,000 850,000	-
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #45	Philadelphia	2014	549,934	850,000	÷
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #38	Philadelphia	2014	549,934	800,000	
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #65	Philadelphia	2014	549,934	850,000	-
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #10	Philadelphia	2014	549,934	850,000	
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #19	Philadelphia	2014	549,934	850,000	÷
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #53	Philadelphia	2014	549,934	780,000	
Bridgeview at the Waterfront Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome	Completed Completed	740 Columbus #64 740 Columbus #68 740 Columbus #70	Philadelphia Philadelphia Philadelphia	2014 2014	549,934 525,288	850,000 850,000	-
Bridgeview at the Waterfront Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	740 Columbus #70 740 Columbus #74 740 Columbus #14	Philadelphia Philadelphia Philadelphia	2014 2014 2014	549,934 549,934 549,934	850,000 895,000 850,000	
Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome	Completed Completed	740 Columbus #17 740 Columbus #36	Philadelphia Philadelphia	2014 2014	549,934 549,934	850,000 850,000	-
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #51	Philadelphia	2014	549,934	850,000	-
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #18	Philadelphia	2014	549,934	850,000	
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #21	Philadelphia	2014	549,934	850,000	-
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #22	Philadelphia	2014	549,934	850,000	-
Bridgeview at the Waterfront Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	740 Columbus #41 740 Columbus #67 740 Columbus #4	Philadelphia Philadelphia Philadelphia	2014 2014 2014	549,934 549,934 563,603	850,000 850,000 850,000	- -
Bridgeview at the Waterfront Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	740 Columbus #47 740 Columbus #47 740 Columbus #35	Philadelphia Philadelphia Philadelphia	2014 2014 2014	563,603 563,603 563,603	850,000 855,000 850,000	
Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome	Completed Completed	740 Columbus #5 740 Columbus #5	Philadelphia Philadelphia	2014 2014 2014	563,603 563,603	800,000 850,000	
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #62	Philadelphia	2014	594,603	830,000	-
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #43	Philadelphia	2014	416,909	850,000	
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #55	Philadelphia	2014	565,713	800,000	÷
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #72	Philadelphia	2014	416,909	750,000	
Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome	Completed Completed	740 Columbus #23 740 Columbus #3	Philadelphia Philadelphia Philadelphia	2014 2014	563,603 563,603	815,000 850,000	-
Bridgeview at the Waterfront Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	740 Columbus #46 740 Columbus #7 740 Columbus #28	Philadelphia Philadelphia Philadelphia	2014 2014 2014	566,603 563,603 563,603	850,000 850,000 850,000	
Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome	Completed Completed	740 Columbus #49 740 Columbus #25	Philadelphia Philadelphia	2014 2014 2014	565,713 563,603	850,000 850,000	
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #26	Philadelphia	2014	563,603	850,000	-
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #32	Philadelphia	2014	566,603	850,000	
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #33	Philadelphia	2014	566,603	850,000	-
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #37	Philadelphia	2014	565,713	815,000	-
Bridgeview at the Waterfront Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	740 Columbus #69 740 Columbus #11 740 Columbus #12	Philadelphia Philadelphia Philadelphia	2014 2014 2014	565,713 566,603 566,603	850,000 850,000 830,000	-
Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome	Completed Completed Completed	740 Columbus #57 740 Columbus #8	Philadelphia Philadelphia Philadelphia	2014 2014 2014	566,603 566,603	850,000 850,000	
Bridgeview at the Waterfront Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome	Completed Completed	740 Columbus #9 740 Columbus #58	Philadelphia Philadelphia	2014 2014 2014	566,603 563,603	840,000 850,000	
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #39	Philadelphia	2014	565,713	850,000	
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #66	Philadelphia	2014	563,603	850,000	
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #71	Philadelphia	2014	566,603	850,000	÷
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #73	Philadelphia	2014	562,113	850,000	
Bridgeview at the Waterfront Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome PUD Townhome	Completed Completed	740 Columbus #20 740 Columbus #24 740 Columbus #29	Philadelphia Philadelphia Philadelphia	2014 2014 2014	561,603 563,603 563,603	850,000 850,000 815,000	-
Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	740 Columbus #30 740 Columbus #34	Philadelphia Philadelphia Philadelphia	2014 2014 2014	563,603 549,934 563,603	850,000 850,000	
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #52	Philadelphia	2014	569,603	850,000	÷
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #59	Philadelphia	2014	569,603	800,000	
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #1	Philadelphia	2014	565,713	850,000	-
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #13	Philadelphia	2014	566,603	850,000	-
Bridgeview at the Waterfront Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	740 Columbus #16 740 Columbus #40 740 Columbus #42	Philadelphia Philadelphia Philadelphia	2014 2014 2014	566,603 567,613 567,613	855,000 850,000 850,000	1
Bridgeview at the Waterfront Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	740 Columbus #42 740 Columbus #48 740 Columbus #50	Philadelphia Philadelphia Philadelphia	2014 2014 2014	567,613 563,603 566,603	850,000 850,000 899,000	
Bridgeview at the Waterfront Bridgeview at the Waterfront	PUD Townhome PUD Townhome	Completed Completed	740 Columbus #54 740 Columbus #6	Philadelphia Philadelphia	2014 2014	549,626 561,603	850,000 830,000	-
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #60	Philadelphia	2014	566,603	800,000	-
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #2	Philadelphia	2014	549,934	850,000	
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #27	Philadelphia	2014	563,603	850,000	÷
Bridgeview at the Waterfront	PUD Townhome	Completed	740 Columbus #31	Philadelphia	2014	566,603	850,000	
Bridgeview at the Waterfront Bridgeview at the Waterfront SFR	PUD Townhome PUD Townhome SFR	Completed Completed Completed	740 Columbus #61 740 Columbus #63 545 Wilder	Philadelphia Philadelphia Philadelphia	2014 2014 2014	566,603 563,603 311,334	780,000 780,000 365,000	- -
Lofts at Front Lofts at Front	PUD Townhome PUD Townhome	Completed Completed Completed	927 N Front #1 927 N Front #2	Philadelphia Philadelphia Philadelphia	2014 2014 2014	511,334 537,267 535,317	620,000 750,000	
Lofts at Front	PUD Townhome	Completed	927 N Front #4	Philadelphia	2014	535,317	680,000	-
Lofts at Front	PUD Townhome	Completed	927 N Front #5	Philadelphia	2014	487,980	680,000	-
Lofts at Front	PUD Townhome	Completed	927 N Front #6	Philadelphia	2014	504,017	680,000	-
Lofts at Front	PUD Townhome	Completed	927 N Front #7	Philadelphia	2014	504,417	615,000	-
Lofts at Front Franklin Village Franklin Village	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	927 N Front #3 115 Quarry 202 N Front/144 N Front St	Philadelphia Philadelphia Philadelphia	2014 2014 2014	517,770 721,196 733,796	680,000 1,300,000 1,150,000	
Franklin Village Franklin Village	PUD Townhome PUD Townhome PUD Townhome	Completed Completed	204 N Front/146 N Front St 210 N Front/152 N Front St	Philadelphia Philadelphia Philadelphia	2014 2014 2014	733,796 426,470 733,796	1,150,000 1,150,000 1,262,000	
Franklin Village	PUD Townhome	Completed	212 N Front/154 N Front St	Philadelphia	2014	693,796	1,300,000	-
Franklin Village	PUD Townhome	Completed	216 N Front/158 N Front St	Philadelphia	2014	721,196	1,262,000	
Franklin Village	PUD Townhome	Completed	200 N Front/142 N Front St	Philadelphia	2014	733,796	1,262,000	÷
Franklin Village	PUD Townhome	Completed	206 N Front/148 N Front St	Philadelphia	2014	733,796	1,300,000	
Franklin Village	PUD Townhome	Completed	208 N Front/150 N Front St	Philadelphia	2014	675,796	1,262,000	1
Franklin Village	PUD Townhome	Completed	214 N Front/156 N Front St	Philadelphia	2014	733,796	921,000	
Premier Estates on North Third Premier Estates on North Third Premier Estates on North Third	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	845-8 N Orianna 848 N 3rd 851 N Orianna	Philadelphia Philadelphia Philadelphia	2014 2014 2014	559,666 568,766 571,166	755,000 755,000 755,000	-
Premier Estates on North Third Premier Estates on North Third Premier Estates on North Third	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	851 N Orianna 838 N 3rd 840 N 3rd	Philadelphia Philadelphia Philadelphia	2014 2014 2014	571,166 554,386 554,386	755,000 755,000 755,000	
Premier Estates on North Third	PUD Townhome	Completed	844 N 3rd	Philadelphia	2014	570,246	755,000	
Premier Estates on North Third	PUD Townhome	Completed	845-5 N Orianna	Philadelphia	2014	562,466	755,000	
Premier Estates on North Third	PUD Townhome	Completed	845-10 N Orianna	Philadelphia	2014	547,966	755,000	1
Premier Estates on North Third	PUD Townhome	Completed	845-12 N Oriaana	Philadelphia	2014	567,766	760,000	
Premier Estates on North Third	PUD Townhome	Completed	847 N Orianna	Philadelphia	2014	567,766	755,000	
Premier Estates on North Third	PUD Townhome	Completed	849 N Orianna	Philadelphia	2014	568,466	755,000	-
Premier Estates on North Third	PUD Townhome	Completed	836 N 3rd	Philadelphia	2014	576,266	755,000	-
Premier Estates on North Third	PUD Townhome	Completed	841 N Orianna	Philadelphia	2014	567,066	755,000	
Premier Estates on North Third	PUD Townhome	Completed	845-1 N Orianna	Philadelphia	2014	547,966	755,000	
Premier Estates on North Third	PUD Townhome	Completed	845-1 N Orianna	Philadelphia	2014	547,966	755,000	
Premier Estates on North Third	PUD Townhome	Completed	845-11 N Orianna	Philadelphia	2014	562,366	740,000	
Premier Estates on North Third	PUD Townhome	Completed	845-6 N Orianna	Philadelphia	2014	562,066	755,000	
Premier Estates on North Third	PUD Townhome	Completed	845-7 N Orianna	Philadelphia	2014	562,566	755,000	-
Premier Estates on North Third	PUD Townhome	Completed	850 N 3rd	Philadelphia	2014	567,066	755,000	
Premier Estates on North Third	PUD Townhome	Completed	837 N Orianna	Philadelphia	2014	276,128	755,000	-
Premier Estates on North Third	PUD Townhome	Completed	839 N Orianna	Philadelphia	2014	563,266	755,000	-
Premier Estates on North Third Premier Estates on North Third Premier Estates on North Third	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	843 N Orianna 845-3 N Orianna 845-4 N Orianna	Philadelphia Philadelphia Philadelphia	2014 2014 2014	578,766 562,766 600.266	755,000 755,000 755,000	-
Premier Estates on North Third Premier Estates on North Third Premier Estates on North Third	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	845-4 N Orianna 845-9 N Orianna 846 N 3rd	Philadelphia Philadelphia Philadelphia	2014 2014 2014	562,066 558.355	755,000 755,000 755,000	-
Premier Estates on North Third	PUD Townhome	Completed	845-2 N Orianna	Philadelphia	2014	561,766	755,000	-
The Marian	PUD Townhome	Completed	708 N 4th	Philadelphia	2014	542,499	740,000	-
The Marian	PUD Townhome	Completed	710 N 4th	Philadelphia	2014	539,776	760,000	-
The Marian	PUD Townhome	Completed	712 N 4th	Philadelphia	2014	539,776	740,000	-

Development Name	Type (SFR/Townhome(s)/Condo)	Stage	Address	City	Completion Year	Development Cost Complete	d Valuation	ative Completed Valuation / Sale (Rounded)
The Marian The Marian	PUD Townhome PUD Townhome	Completed Completed	714 N 4th 716 N 4th	Philadelphia Philadelphia	2014 2014	543,726 546,226	740,000 740,000	-
The Homes at Penn's Row The Homes at Penn's Row The Homes at Penn's Row	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	702-12 N Front #14 702-12 N Front #10 702-12 N Front #2	Philadelphia Philadelphia Philadelphia	2014 2014 2014	525,288 525,288 525,288	720,000 720,000 720,000	= =
The Homes at Penn's Row The Homes at Penn's Row	PUD Townhome PUD Townhome	Completed Completed	702-12 N Front #7 702-12 N Front #8	Philadelphia Philadelphia	2014 2014 2014	525,288 525,288	720,000 720,000 720,000	
The Homes at Penn's Row The Homes at Penn's Row	PUD Townhome PUD Townhome	Completed Completed	702-12 N Front #1 702-12 N Front #12	Philadelphia Philadelphia	2014 2014	541,764 539,388	720,000 720,000	± -
The Homes at Penn's Row The Homes at Penn's Row	PUD Townhome PUD Townhome	Completed Completed	702-12 N Front #3 702-12 N Front #5	Philadelphia Philadelphia	2014 2014	540,388 540,388	720,000 720,000	- -
The Homes at Penn's Row SFR	PUD Townhome SFR	Completed Completed	702-12 N Front #9 877 N 5th	Philadelphia Philadelphia	2014 2013	540,488 411,734	720,000 646,000	-
SFR SFR SFR	SFR SFR SFR	Completed Completed Completed	873 N 5th 875 N 5th 877 B N 5th	Philadelphia Philadelphia Philadelphia	2013 2013 2013	411,619 393,301 411,619	557,000 560,000 646,000	-
The Townhomes at the Rye The Townhomes at the Rye	PUD Townhome PUD Townhome	Completed Completed	1107 Hope 1101 Hope	Philadelphia Philadelphia	2013 2013 2013	378,153 381,005	560,000 538.000	
The Townhomes at the Rye The Townhomes at the Rye	PUD Townhome PUD Townhome	Completed Completed	1123 Hope 1125 Hope	Philadelphia Philadelphia	2013 2013	366,172 403,153	545,000 538,000	= =
The Townhomes at the Rye The Townhomes at the Rye	PUD Townhome PUD Townhome	Completed Completed	1127 Hope 1129 Hope	Philadelphia Philadelphia	2013 2013	378,153 378,153	536,000 538,000	- -
The Townhomes at the Rye The Townhomes at the Rye	PUD Townhome PUD Townhome	Completed Completed	1131 Hope 1139 Hope	Philadelphia Philadelphia	2013 2013	378,153 378,153	525,000 538,000	-
The Townhomes at the Rye The Townhomes at the Rye The Townhomes at the Rye	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	1128 C Front 1109 Hope 1111 Hope	Philadelphia Philadelphia Philadelphia	2013 2013 2013	373,238 382,905 378,153	560,000 536,000 538,000	- -
The Townhomes at the Rye The Townhomes at the Rye The Townhomes at the Rye	PUD Townhome PUD Townhome PUD Townhome	Completed Completed	1111 Hope 1119 Hope 1133 Hope	Philadelphia Philadelphia	2013 2013 2013	376,133 386,705 378,473	536,000 536,000 545,000	
The Townhomes at the Rye The Townhomes at the Rye	PUD Townhome PUD Townhome	Completed Completed	1128 B Front 1128 A Front	Philadelphia Philadelphia	2013 2013	389,631 386,131	544,000 552,000	-
The Townhomes at the Rye The Townhomes at the Rye	PUD Townhome PUD Townhome	Completed Completed	1105 Hope 1115 Hope	Philadelphia Philadelphia	2013 2013	378,407 387,505	550,000 536,000	= -
The Townhomes at the Rye The Townhomes at the Rye	PUD Townhome PUD Townhome	Completed Completed	1137 Hope 1141 Hope	Philadelphia Philadelphia	2013 2013	378,153 378,653	550,000 536,000	-
The Townhomes at the Rye The Townhomes at the Rye The Townhomes at the Rye	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	1130 B Front 1103 Hope 1117 Hope	Philadelphia Philadelphia Philadelphia	2013 2013 2013	378,153 381,267 378,224	544,000 540,000 550,000	= =
The Townhomes at the Rye The Townhomes at the Rye The Townhomes at the Rye	PUD Townhome PUD Townhome	Completed Completed	1121 Hope 1121 Hope 1135 Hope	Philadelphia Philadelphia	2013 2013 2013	378,224 383,826 378,224	460,000 545,000	
The Townhomes at the Rye The Townhomes at the Rye	PUD Townhome PUD Townhome	Completed Completed	1130 C Front 1113 Hope	Philadelphia Philadelphia	2013 2013	378,224 378,224	544,000 550,000	-
The Townhomes at the Rye SFR	PUD Townhome SFR	Completed Completed	1130 A Front 2547 Tilton	Philadelphia Philadelphia	2013 2013	378,224 254,938	550,000 420,000	- -
Pressman Commons Pressman Commons	PUD Townhome PUD Townhome	Completed Completed	907 Randolph 909 Randolph	Philadelphia Philadelphia	2013 2013	394,467 394,467	625,000 587,000	-
Pressman Commons Pressman Commons Pressman Commons	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	904 N 5th 901 Randolph 914 N 5th	Philadelphia Philadelphia Philadelphia	2013 2013 2013	390,455 407,315 402,783	558,000 600,000 575,000	Ī
Pressman Commons Pressman Commons	PUD Townhome PUD Townhome	Completed Completed	918 N 5th 905 Randolph	Philadelphia Philadelphia	2013 2013 2013	402,783 403,614 125.035	580,000 558,000	
Pressman Commons Pressman Commons	PUD Townhome PUD Townhome	Completed Completed	911 Randolph 920 N 5th	Philadelphia Philadelphia	2013 2013	393,328 401,882	558,000 689,000	
Pressman Commons Pressman Commons	PUD Townhome PUD Townhome	Completed Completed	922 A N 5th 922 B N 5th	Philadelphia Philadelphia	2013 2013	402,784 402,784	689,000 712,000	= -
Pressman Commons Pressman Commons	PUD Townhome PUD Townhome	Completed Completed	902 N 5th 906 N 5th	Philadelphia Philadelphia	2013 2013	402,783 404,189	580,000 580,000	-
Pressman Commons Pressman Commons Pressman Commons	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	910 N 5th 903 Randolph 908 N 5th	Philadelphia Philadelphia Philadelphia	2013 2013 2013	405,234 408,657 404,189	580,000 587,000 632,000	
Pressman Commons Pressman Commons	PUD Townhome PUD Townhome	Completed Completed	913 N Randolph 916 N 5th	Philadelphia Philadelphia	2013 2013	408,175 402,783	587,000 580,000	÷ .
Pressman Commons Pressman Commons	PUD Townhome PUD Townhome	Completed Completed	912 N 5th 915 Randolph	Philadelphia Philadelphia	2013 2013	409,773 419,893	632,000 605,000	-
Pressman Commons SFR	PUD Townhome SFR	Completed Completed	900 N 5th 2553 Tilton	Philadelphia Philadelphia	2013 2013	410,031 288,809	640,000 404,000	
The Twenty The Twenty The Twenty	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	826 N 3rd #2 832 N 3rd #5 826 N 3rd #8	Philadelphia Philadelphia Philadelphia	2013 2013 2013	466,381 463,005 450,491	700,000 715,000 735,000	
The Twenty The Twenty The Twenty	PUD Townhome PUD Townhome PUD Townhome	Completed Completed	826 N 3rd #1 826 N 3rd #1 826 N 3rd #3	Philadelphia Philadelphia	2013 2013 2013	450,491 450,491 466,381	735,000 726,000 710,000	
The Twenty The Twenty	PUD Townhome PUD Townhome	Completed Completed	826 N 3rd #7 832 N 3rd #6	Philadelphia Philadelphia	2013 2013	463,006 467,471	710,000 710,000 640,000	= =
The Twenty The Twenty	PUD Townhome PUD Townhome	Completed Completed	826 N 3rd #4 826 N 3rd #5	Philadelphia Philadelphia	2013 2013	467,221 467,471	625,000 715,000	-
The Twenty The Twenty	PUD Townhome PUD Townhome	Completed Completed	826 N 3rd #6 832 N 3rd #2	Philadelphia Philadelphia	2013 2013	467,471 466,471	715,000 700,000	= -
The Twenty The Twenty The Twenty	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	832 N 3rd #4 832 N 3rd #8 832 N 3rd #3	Philadelphia Philadelphia Philadelphia	2013 2013 2013	463,005 466,381 450,491	694,000 700,000 640,000	- -
The Twenty The Twenty The Twenty	PUD Townhome PUD Townhome PUD Townhome	Completed Completed	832 N 3rd #1 832 N 3rd #1 832 N 3rd #10	Philadelphia Philadelphia	2013 2013 2013	448,111 470,681	683,000 695,000	
The Twenty The Twenty	PUD Townhome PUD Townhome	Completed Completed	832 N 3rd #7 832 N 3rd #9	Philadelphia Philadelphia	2013 2013	466,786 470,681	715,000 700,000	= =
The Twenty The Twenty	PUD Townhome PUD Townhome	Completed Completed	826 N 3rd #10 826 N 3rd #9	Philadelphia Philadelphia	2013 2013	464,471 455,381	688,000 700,000	= -
SFR SFR Queen's Walk	SFR SFR PUD Townhome	Completed Completed Completed	2549 Tilton 2550 Salmon 505 Montrose	Philadelphia Philadelphia Philadelphia	2013 2013 2013	317,816 306,551 407,367	405,000 410,000 645,000	
Queen's Walk Queen's Walk Queen's Walk	PUD Townhome PUD Townhome PUD Townhome	Completed Completed	503 Montrose 501 Montrose	Philadelphia Philadelphia	2013 2013 2013	407,367 406,698 393,010	590,000 622,000	
SFR SFR	SFR SFR	Completed Completed	2554 Salmon 7 Bank St	Philadelphia Philadelphia	2013 2013	298,703 529,629	422,000 590,000	= =
SFR SFR	SFR SFR	Completed Completed	9 Bank St 11 Bank St	Philadelphia Philadelphia	2013 2013	554,879 529,629	865,000 865,000	
SFR SFR	SFR SFR PUD Townhome	Completed Completed	13 Bank St 2028 Susquehanna	Philadelphia Philadelphia Philadelphia	2013 2013	529,629 325,688 515,822	865,000 440,000 775,000	-
The Stables The Stables The Stables	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	1124-34 N American #1 1124-34 N American #6 1102-22 N American #2	Philadelphia Philadelphia Philadelphia	2013 2013 2013	515,822 532,072 532,072	775,000 754,000 741.000	= =
The Stables The Stables The Stables	PUD Townhome PUD Townhome	Completed Completed	1102-22 N American #3 1102-22 N American #6	Philadelphia Philadelphia	2013 2013 2013	532,072 532,072 532,072	732,000 750,000	
The Stables The Stables	PUD Townhome PUD Townhome	Completed Completed	1102-22 N American #7 1124-34 N American #4	Philadelphia Philadelphia	2013 2013	532,072 532,072	741,000 750,000	-
The Stables The Stables	PUD Townhome PUD Townhome	Completed Completed	1124-34 N American #9 1102-22 N American #1	Philadelphia Philadelphia	2013 2013	526,747 532,072	775,000 743,000	-
The Stables The Stables The Stables	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	1102-22 N American #4 1102-22 N American #8 1102-22 N American #9	Philadelphia Philadelphia Philadelphia	2013 2013 2013	531,970 532,072 532,072	753,000 630,000 750,000	
The Stables The Stables The Stables	PUD Townhome PUD Townhome	Completed Completed	1124-34 N American #2 1124-34 N American #3	Philadelphia Philadelphia	2013 2013 2013	535,747 535,747	748,000 748,000	
The Stables The Stables	PUD Townhome PUD Townhome	Completed Completed	1102-22 N American #5 1124-34 N American #5	Philadelphia Philadelphia	2013 2013	532,072 515,822	775,000 775,000	-
The Stables The Stables	PUD Townhome PUD Townhome	Completed Completed	1124-34 N American #7 1124-34 N American #8	Philadelphia Philadelphia	2013 2013	532,072 532,072	752,000 752,000	÷ .
SFR SFR Riverview at Front	SFR SFR PUD Townhome	Completed Completed Completed	504 Cambridge 506 Cambridge 933-37 N Front #1	Philadelphia Philadelphia Philadelphia	2013 2013 2013	381,381 395,131 451,985	690,000 700,000 680,000	-
Riverview at Front Riverview at Front	PUD Townhome PUD Townhome	Completed Completed	933-37 N Front #2 933-37 N Front #3	Philadelphia Philadelphia	2013 2013 2013	456,685 449,870	660,000 638,000	
Riverview at Front Riverview at Front	PUD Townhome PUD Townhome	Completed Completed	933-37 N Front #4 933-37 N Front #5	Philadelphia Philadelphia	2013 2013	449,874 449,874	670,000 661,000	
Riverview at Front Riverview at Front	PUD Townhome PUD Townhome	Completed Completed	933-37 N Front #6 933-37 N Front #7	Philadelphia Philadelphia	2013 2013	504,017 504,417	660,000 662,000	= -
SFR SFR	SFR SFR	Completed Completed	2460 Frankford 2462 Frankford	Philadelphia Philadelphia	2013 2013	260,500 258,000	412,000 435,000	-
SFR SFR Mildred Court	SFR SFR PUD Townhome	Completed Completed Completed	131 Allen 133 Allen 800A Montrose	Philadelphia Philadelphia Philadelphia	2013 2013 2013	356,798 335,905 483,827	475,000 475,000 695,000	Ī
Mildred Court Mildred Court	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	800B Montrose 802 Montrose	Philadelphia Philadelphia	2013 2013 2013	501,587 498,587	695,000 695,000	
Mildred Court Mildred Court	PUD Townhome PUD Townhome	Completed Completed	804 Montrose 806 Montrose	Philadelphia Philadelphia	2013 2013	483,827 483,827	656,000 695,000	1
Mildred Court Mildred Court	PUD Townhome PUD Townhome	Completed Completed	809 Carpenter 810 Montrose	Philadelphia Philadelphia	2013 2013	498,587 498,587	600,000 720,000	
Mildred Court Mildred Court	PUD Townhome PUD Townhome	Completed Completed	811 Carpenter 812 Montrose	Philadelphia Philadelphia	2013 2013	498,619 483,827	712,000 700,000	-
Mildred Court Mildred Court Mildred Court	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	813 Carpenter 815 Carpenter 817 Carpenter	Philadelphia Philadelphia Philadelphia	2013 2013 2013	483,827 498,587 498,587	710,000 710,000 661,000	Ī
Mildred Court Mildred Court	PUD Townhome PUD Townhome PUD Townhome	Completed Completed	818 Montrose 819A Carpenter	Philadelphia Philadelphia	2013 2013 2013	496,367 483,827 483,827	698,000 700,000	
Mildred Court Mildred Court	PUD Townhome PUD Townhome	Completed Completed	819B Carpenter 820 Montrose	Philadelphia Philadelphia	2013 2013	495,487 483,827	710,000 698,000	1
Mildred Court Mildred Court	PUD Townhome PUD Townhome	Completed Completed	926 S 8th 928 S 8th	Philadelphia Philadelphia	2013 2013	483,827 530,587	700,000 712,000	÷ .
Mildred Court Mildred Court Mildred Court	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	930 S 8h 932 S 8th 934 S 8th	Philadelphia Philadelphia Philadelphia	2013 2013 2013	498,587 498,587 504,587	720,000 750,000 712,000	-
Mildred Court	PUD Townhome	Completed	936 S 8th	Philadelphia	2013	498,717	710,000	-

The color					_			Est. Conserv	rative Completed Valuation /
March		PUD Townhome	Completed		Philadelphia			ted Valuation 710,000	Sale (Rounded)
	Mildred Court	PUD Townhome	Completed	808A Montrose	Philadelphia	2013	500,565	680,000	
1	SFR	SFR	Completed	717 Kimball	Philadelphia	2013	447,485	595,000	
	SFR SFR	SFR SFR	Completed	409 Manton 411 Manton	Philadelphia Philadelphia	2012	277,916 277,916	370,000 380,000	- -
	SFR	SFR	Completed	753 Marshall	Philadelphia	2012	412,131	610,000	-
	SFR	SFR	Completed	823 Darien	Philadelphia	2012	415,355	620,000	-
	SFR SFR	SFR SFR	Completed Completed	554 Hewson 556 Hewson	Philadelphia	2012 2012	281,379 278,722	425,000 425,000	-
	The Townhomes of Manayunk Hills	PUD Townhome	Completed	317 Dupont	Philadelphia	2012	355,546	518,000	
Part	The Townhomes of Manayunk Hills	PUD Townhome	Completed	314 Green	Philadelphia	2012	355,546	525,000	1
	The Townhomes of Manayunk Hills The Townhomes of Manayunk Hills	PUD Townhome	Completed	318 Green	Philadelphia	2012	355,546	525,000	=
1	SFR	SFR	Completed	625 Bodine	Philadelphia	2012	396,834	548,000	-
19	SFR	SFR	Completed	621 Bodine	Philadelphia	2012	387,834	670,000	-
The Color	SFR	SFR	Completed	313 Dupont	Philadelphia	2012	341,296	570,000	
March   Marc	SFR SFR	SFR SFR	Completed	614 N American	Philadelphia Philadelphia	2012	403,369 355,191	695,000 515,000	- -
The color	The Townhomes of Manayunk Hills	PUD Townhome	Completed	309 Dupont	Philadelphia	2012	355,546	570,000	
Column	SFR	SFR	Completed	2551 Tilton	Philadelphia	2012	261,891	385,000	-
The color	Darien Way	PUD Townhome	Completed	916 Darien 918 Darien	Philadelphia Philadelphia	2012 2012	426,109	613,000 632,000	1
18	SFR	SFR	Completed	1301 Phillip St	Philadelphia	2012	307,775	420,000	- -
March   Marc	SFR	SFR	Completed	1305 Phillip St	Philadelphia	2012	309,250	420,000	-
Column   C	Crease Court	PUD Townhome PUD Townhome	Completed	1237 Crease St 1239 Crease St	Philadelphia	2012	312,554	430,000	- - -
Care Company   Care	Crease Court Crease Court	PUD Townhome PUD Townhome	Completed Completed	1241 A Crease St 1243 A Crease St	Philadelphia Philadelphia	2012 2012	302,935 301,434	420,000 435,000	-
1	Crease Court	PUD Townhome	Completed	1243 B Crease St	Philadelphia	2012	305,934	415,000	= =
Part	SFR	SFR	Completed	2046 Trenton	Philadelphia	2012	297,041	425,000	-
The Company of Class	The Townhomes at 412 Luxe The Townhomes at 412 Luxe	PUD Townhome PUD Townhome	Completed Completed	412 Front St #10 412 Front St #4	Philadelphia Philadelphia	2012 2012	406,890 402,890	640,000 710,000	- - -
The Content of Class	The Townhomes at 412 Luxe	PUD Townhome	Completed	412 Front #2	Philadelphia	2012	387,990	600,000	-
The Teachers of Early and Company of Company	The Townhomes at 412 Luxe	PUD Townhome	Completed	412 Front #16	Philadelphia	2012	406,592	640,000	-
The Teachers of Education	The Townhomes at 412 Luxe	PUD Townhome	Completed	412 Front #21	Philadelphia	2012	399,900	600,000	1
The Financies of 12-law (12-law 12-law 12-la	The Townhomes at 412 Luxe The Townhomes at 412 Luxe	PUD Townhome PUD Townhome	Completed Completed	412 Front #9 412 Front #19	Philadelphia	2012 2012	402,890 402,890	630,000 662,000	1
The Control of Control   The Control of Cont	The Townhomes at 412 Luxe	PUD Townhome	Completed	412 Front #20	Philadelphia	2012	402,890	700,000	-
The Fire Control of Class   Co	The Townhomes at 412 Luxe	PUD Townhome	Completed	412 Front #22	Philadelphia	2012	402,890	700,000	
The Control of Contr	The Townhomes at 412 Luxe The Townhomes at 412 Luxe	PUD Townhome	Completed Completed	412 Front #11 412 Front #5	Philadelphia	2012	402,890	640,000	1
Processor   Proc	The Townhomes at 412 Luxe	PUD Townhome	Completed	412 Front #32	Philadelphia	2012	387,990	700,000	
Part	The Townhomes at 412 Luxe	PUD Townhome	Completed	412 Front #17	Philadelphia	2012	402,890	710,000	-
The Control of Note Report   100 membrane   100 m	The Townhomes at 412 Luxe	PUD Townhome	Completed	412 Front #28	Philadelphia	2012	403,990	700,000	
The Control and Burb 19th   P.C. D'amburbas   Completed   1914 10 15 02   Philosophia   222   1928	The Courtyard at North Fifth	PUD Townhome	Completed	919 N. 5th St #1	Philadelphia	2012	392,028	625,000	-
The Control and Numbril 19 10 10 10 10 10 10 10 10 10 10 10 10 10	The Courtyard at North Fifth	PUD Townhome	Completed	919 N. 5th St #4	Philadelphia	2012	407,028	625,000	1
The Contraried Res Published	The Courtyard at North Fifth	PUD Townhome	Completed	919 N. 5th St #22	Philadelphia	2012	389,894	625,000	
The Country of Amon Philip  PLU Transformer  PLU Transfor	The Courtyard at North Fifth The Courtyard at North Fifth	PUD Townhome PUD Townhome	Completed Completed	919 N. 5th St #17 919 N. 5th St #3	Philadelphia Philadelphia	2012 2012	386,028 378,784	625,000 597,000	- -
The Contraver A through PAT De Transforder  The Contraver A throug	The Courtyard at North Fifth	PUD Townhome	Completed	919 N. 5th St #7	Philadelphia	2012	392,028	620,000	-
The Country of the Co	The Courtyard at North Fifth	PUD Townhome	Completed	919 N. 5th St #21	Philadelphia	2012	386,028	625,000	-
The Converse of North Ph. D. Vourbonnes   918 N. 50 8 124   Philosophila   202   20208   62.500   -   The Converse of North Ph. D. Vourbonnes   Ph. 50 8 124   Philosophila   202   20208   62.500   -   The Converse of North Ph. D. Vourbonnes   Ph. 50 8 125   Philosophila   202   20208   62.500   -   The Converse of North Ph. D. Vourbonnes   Ph. 50 8 125   Philosophila   202   20208   62.500   -   The Converse of North Ph. D. Vourbonnes   Philosophila   202   20208   62.500   -   The Converse of North Ph. D. Vourbonnes   Philosophila   202   20208   62.500   -   The Converse of North Ph. D. Vourbonnes   Philosophila   202   20208   20208   62.500   -   The Converse of North Ph. D. Vourbonnes   Philosophila   202   20208   20208   62.500   -   The Converse of North Ph. D. Vourbonnes   Philosophila   202   20208	The Courtyard at North Fifth The Courtyard at North Fifth	PUD Townhome PUD Townhome	Completed Completed	919 N. 5th St #8 919 N. 5th St #9	Philadelphia Philadelphia	2012 2012	386,028 392,234	597,000 630,000	1
The Conversed Nation Fifth PLUS Teachesine Conversed 939 K 875 4 Philadelpha 201 932,000 1 Phila	The Courtyard at North Fifth	PUD Townhome	Completed	919 N. 5th St #14	Philadelphia	2012	392,028	625,000	-
STR         51R         Completed         \$99.06.051         Philadelphia         202         \$170,066         \$00,000         -           STR         51R         Completed         110 Podar         Philadelphia         2012         \$17,008         \$10,000         -           STR         51R         Completed         107 Podar         Philadelphia         2012         \$37,008         \$60,000         -           STR         51R         Completed         108 Podar         Philadelphia         2012         \$37,008         \$60,000         -           STR         51R         Completed         128 Podar         Philadelphia         2012         \$71,008         \$50,000         -           STR         51R         Completed         128 Podar         Philadelphia         2012         \$71,008         \$50,000         -           STR         51R         Completed         120 Podar         Philadelphia         2012         \$32,000         \$32,000         -           STR         51R         Completed         120 Podar         Philadelphia         2012         \$32,000         \$32,000         -           STR         51R         Completed         120 Podar         Philadelphia         2012 <td>The Courtyard at North Fifth</td> <td>PUD Townhome</td> <td>Completed</td> <td>919 N. 5th St #12</td> <td></td> <td>2012</td> <td>392,028</td> <td>621,000</td> <td></td>	The Courtyard at North Fifth	PUD Townhome	Completed	919 N. 5th St #12		2012	392,028	621,000	
STR	SFR SFR	SFR SFR	Completed	939 N. 6th St	Philadelphia	2012	370,986	605,000	
SFR	SFR	SFR	Completed	105 Poplar	Philadelphia	2012	374,088	635,000	
SFR	SFR	SFR	Completed	908 N Front	Philadelphia	2012	367,395	555,000	Ē
SFR	SFR SFR	SFR SFR	Completed	912 N Front 920 N Front	Philadelphia Philadelphia	2012 2012	391,788 382,894	633,000 629,000	
SFR	SFR	SFR	Completed	914 N Front	Philadelphia	2012	383,288	629,000	-
57R         SFR         Comoleted         2207 Americs St.         Philadelphia         2011         293,780         69,000         -           57R         SFR         Completed         2217 Americs St.         Philadelphia         2011         223,009         48,000         -           57R         SFR         SFR         Completed         2217 Americs St.         Philadelphia         2011         29,009         48,000         -           57R         SFR         Completed         2217 Americs St.         Philadelphia         2011         28,009         40,000         -           57R         SFR         Completed         2218 Merces St.         Philadelphia         2011         28,059         40,000         -           37R         SFR         Completed         2212 Exceptablena Amer         Philadelphia         2011         28,059         40,000         -           37R         SFR         Completed         2212 Exceptablena American         2011         28,088         42,000         40,000         -           37R         SFR         Completed         2212 Exceptablena American         2011         28,088         42,000         40,000         -         -         -         -         -         -<	SFR	SFR	Completed	1519 S 5th	Philadelphia	2012	275,983	405,000	1
SFR         SFR         Completed         211 Amber St.         Philadelpha Pia         2011         293,089         430,000         -           SFR         SFR         SFR         Completed         2003 Trenton St.         Philadelpha         2011         291,895         415,000         -           SFR         SFR         Completed         2213 Brenzh Stee         Philadelpha         2011         291,895         415,000         -           SFR         SFR         Completed         2213 Brenzh Stee         Philadelpha         2011         283,355         410,000         -           SFR         SFR         Completed         2122 Suckidahana Ave         Philadelpha         2011         286,884         45,000         -           Queen's Walk         PUD Townhome         Completed         507 Montrose St.         Philadelpha         2011         375,020         600,000         -           Queen's Walk         PUD Townhome         Completed         94 K S Sh St.         Philadelpha         2011         375,020         615,000         -           Queen's Walk         PUD Townhome         Completed         94 K S Sh St.         Philadelpha         2011         390,000         615,000         -           Queen's Walk </td <td>SFR</td> <td>SFR</td> <td>Completed</td> <td>2209 Amber St. 2022 Trenton St.</td> <td>Philadelphia</td> <td>2011</td> <td>293,780</td> <td>405,000</td> <td></td>	SFR	SFR	Completed	2209 Amber St. 2022 Trenton St.	Philadelphia	2011	293,780	405,000	
SFR         SFR         Completed         2131 Berges St. Philadelphia         2011         28,355         410,000         -           SFR         SFR         Completed         212E Susquehama Ave         Philadelphia         2011         28,609         40,000         -           Guents Walk         PUD Townhome         Completed         557 Months         Publishelphia         2011         390,400         62,200         -           Quents Walk         PUD Townhome         Completed         509 Montrose St. Philadelphia         2011         375,000         600,000         -           Quents Walk         PUD Townhome         Completed         591 Montrose St. Philadelphia         2011         390,400         615,000         -           Quents Walk         PUD Townhome         Completed         515 Montrose St. Philadelphia         2011         390,400         615,000         -           Quents Walk         PUD Townhome         Completed         914 TS 5th St.         Philadelphia         2011         390,400         630,000         630,000         -           Guents Walk         PUD Townhome         Completed         914 TS 5th St.         Philadelphia         2011         390,400         630,000         630,000         -           SFR <td>SFR SFR</td> <td>SFR SFR</td> <td>Completed Completed</td> <td>2211 Amber St. 2008 Trenton St.</td> <td>Philadelphia Philadelphia</td> <td>2011 2011</td> <td>293,089 275,479</td> <td>430,000 405,000</td> <td>1</td>	SFR SFR	SFR SFR	Completed Completed	2211 Amber St. 2008 Trenton St.	Philadelphia Philadelphia	2011 2011	293,089 275,479	430,000 405,000	1
SFR	SFR	SFR	Completed	2131 Berges St.	Philadelphia	2011	263,555	410,000	-
Queen's Walk	SFR	SFR	Completed	2122 E Susquehanna Ave	Philadelphia	2011	286,884	425,000	-
Queen's Walk	Queen's Walk	PUD Townhome PUD Townhome	Completed	509 Montrose St. 914 C S 5th St.	Philadelphia	2011 2011	<b>375,020</b> 375,020	600,000 615,000	1
Queen's Walk	Queen's Walk	PUD Townhome	Completed	914 E S 5th St.	Philadelphia	2011	390,400	615,000	-
SFR         Completed         39 N Bambrey St.         Philadelphia         2011         259,638         355,000         -           SFR         SFR         Completed         1222 Fodord         Philadelphia         2011         390,917         61,000         -           SFR         SFR         Completed         123 Montrose         Philadelphia         2011         390,917         61,000         -           SFR         SFR         Completed         1022 S 3h St.         Philadelphia         2011         373,003         627,000         -           SFR         SFR         Completed         1022 S 3h St.         Philadelphia         2011         373,003         627,000         -           SFR         SFR         Completed         1022 S 3h St.         Philadelphia         2011         373,003         627,000         -           SFR         SFR         Completed         1002 S 3h St.         Philadelphia         2011         286,078         420,000         -           SFR         SFR         Completed         2205 Martha         Philadelphia         2011         283,022         430,000         -           SFR         SFR         Completed         2018 Mortrose St.         Philadelphia	Queen's Walk	PUD Townhome	Completed	914 F S 5th St.	Philadelphia	2011	390,400	620,000	-
SPR   SPR   SPR   Completed   1020 5 31h St.   Philadelphia   2011   390,047   615,000   - 5 5 7 5 7 5 7 5 7 5 7 5 7 5 7 5 7 5 7	SFR SFR	SFR SFR	Completed Completed	930 N Bambrey St. 1223 E Oxford	Philadelphia Philadelphia	2011 2011	259,638 306,156	355,000 430,000	- - - -
SFR         SFR         Completed         100.4 S Sth St.         Philadelphia         2011         373.376         611.000         -           SFR         SFR         Completed         1026 S Sth St.         Philadelphia         2011         273.472         60.000         -           SFR         SFR         Completed         2205 Martha         Pull D (1)         28.5078         420,000         -           SFR         Completed         210 Martha         2011         28.5072         420,000         -           Guers's Walk         PUD Townshome         Completed         51 Montroor St.         2011         28.5072         480.00         -           SFR         SFR         Completed         51 Montroor St.         Philadelphia         2011         28.402         480.00         -           SFR         SFR         Completed         821 Leitheow         Philadelphia         2011         27.402         480.00         -           SFR         SFR         Completed         2021 Leitheow         Philadelphia         2011         28.402         400.000         -           SFR         SFR         Completed         2035 Serws St.         Philadelphia         2011         28.400         400.000	Queen's Walk SFR	PUD Townhome SFR	Completed	513 Montrose 1020 S 5th St.	Philadelphia Philadelphia	2011 2011	373,561	615,000 611,000	-
SFR         SFR         Completed         2205 Martha         Philadelphia         2011         286,078         420,000         -           SFR         Completed         210 Montrose St.         Philadelphia         2011         383,020         440,000         -           SFR         SFR         Completed         211 Montrose St.         Philadelphia         2011         390,442         484,000         -           SFR         SFR         Completed         2218 Terrors         2011         325,102         395,000         -           SFR         SFR         Completed         2015 Terrors         2011         325,102         395,000         -           SFR         SFR         Completed         2015 Terrors         2011         321,102         400,000         -           SFR         SFR         Completed         2015 Terrors         2011         321,520         400,000         -           SFR         SFR         Completed         2035 Senvive St.         Philadelphia         2011         284,500         400,000         -           SFR         SFR         Completed         2035 Ferbres         Philadelphia         2011         264,346         380,000         -           SF	SFR	SFR	Completed	1024 S 5th St.	Philadelphia	2011	373,376	611,000	-
Queen's Walk         PUD Townhome         Completed         511 Montrose St.         Philadelphia         2011         390,42         48,000         -           SFR         SFR         Completed         2018 Trestron St.         Philadelphia         2011         285,102         395,000         -           SFR         SFR         Completed         1021 Lettand St.         Philadelphia         2011         275,970         400,000         -           SFR         SFR         Completed         1025 Lettand St.         Philadelphia         2011         281,920         400,000         -           SFR         SFR         Completed         2035 Sepwas St.         Philadelphia         2011         281,920         400,000         -           SFR         SFR         Completed         2035 Sepwas St.         Philadelphia         2011         281,920         400,000         -           SFR         SFR         Completed         2035 Fercher St.         Philadelphia         2011         284,900         400,000         -           SFR         SFR         Completed         2036 Fercher St.         Philadelphia         2011         275,492         390,000         -           SFR         SFR         Completed	SFR	SFR	Completed	2205 Martha 2206 Trenton	Philadelphia Philadelphia	2011	286,078 283,920	420,000 440,000	- - -
SFR         Compeled         811 Leland St.         Philadelphia         2011         274,970         400,000         -           SFR         SFR         Completed         1031 Lelthrow         Philadelphia         2011         342,130         400,000         -           SFR         SFR         Completed         2038 Sepwivs St.         Philadelphia         2011         281,920         400,000         -           SFR         SFR         Completed         2038 Sepwivs St.         Philadelphia         2011         284,900         400,000         -           SFR         SFR         Completed         2045 Fietcher St.         Philadelphia         2011         264,346         380,000         -           SFR         SFR         Completed         2045 Fietcher St.         Philadelphia         2011         275,492         395,000         -           SFR         SFR         Completed         442 Cross         Philadelphia         2011         261,582         370,000         -           SFR         SFR         Completed         440 Federal St         Philadelphia         2011         349,754         455,000         -           SFR         SFR         Completed         410 Federal St         Philadelphia	Queen's Walk SFR	PUD Townhome SFR	Completed Completed	511 Montrose St. 2018 Trenton St.	Philadelphia Philadelphia	2011 2011	390,442 285,102	484,000 395,000	-
SFR         SFR         Completed         2038 Sepsylve St.         Philadelphia         2011         284,900         400,000         -           SFR         SFR         Completed         2045 Fletcher'St.         Philadelphia         2011         264,346         380,000         -           SFR         SFR         Completed         205 Fletcher'St.         Philadelphia         2011         275,492         395,000         -           SFR         SFR         Completed         487 Federal St.         Philadelphia         2011         340,754         465,000         -           SFR         SFR         Completed         2026 Freetral St.         2011         330,377         400,000         -           SFR         SFR         Completed         2026 Freetral St.         Philadelphia         2011         330,377         40,000         -	SFR	SFR	Completed	1021 Leithgow	Philadelphia	2011	342,130	460,000	-
SFR         SFR         Completed         2046 E Fletcher St.         Philadelphia         2011         275-982         395,000         -           SFR         SFR         Completed         432 Cross         Philadelphia         2011         261,582         370,000         -           SFR         SFR         Completed         480 Federal St         Philadelphia         2011         349,754         465,000         -           SFR         SFR         Completed         410 Federal St         Philadelphia         2011         320,351         419,900         -           SFR         Completed         2025 Terotron Ave         Philadelphia         2011         303,017         430,000         -	SFR	SFR	Completed	2038 Sepviva St.	Philadelphia	2011	284,900	400,000	-
SFR         SFR         Completed         408 Federal St         Philadelphia         2011         349,754         455,000         -           SFR         SFR         Completed         410 Federal St         Philadelphia         2011         320,351         419,900         -           SFR         SFR         Completed         2025 Tenton Ave         Philadelphia         2011         303,017         430,000         -	SFR SFR	SFR SFR	Completed Completed	2046 E Fletcher St. 432 Cross	Philadelphia Philadelphia	2011 2011	275,492 261,582	395,000 370,000	- - -
SFR SFR Completed 2028 Trenton Ave Philadelphia 2011 285,102 430,000 -	SFR	SFR	Completed Completed	410 Federal St	Philadelphia	2011	320,351	419,900	÷
	SFR	SFR							-

								Est. Conservative Completed Valuation /
Development Name SFR	Type (SFR/Townhome(s)/Condo) SFR	Stage Completed	Address 2030 Trenton Ave	City Philadelphia	Completion Year 2011	Development Cost 303,018	Completed Valuation 428,500	Sale (Rounded)
SFR SFR	SFR SFR	Completed Completed	2032 Trenton Ave 2034 Trenton Ave 811 Montrose	Philadelphia Philadelphia	2011 2011	303,018 280,781	430,000 405,000	
Market Square Market Square	PUD Townhome PUD Townhome	Completed Completed	821 Montrose	Philadelphia Philadelphia	2011 2011	401,007 401,007	605,000 620,000	- -
Market Square Market Square	PUD Townhome PUD Townhome	Completed Completed	801 Montrose 803 Montrose 813 Montrose	Philadelphia Philadelphia Philadelphia	2011 2011	401,058 401,007 413,258	610,000 600,000	-
Market Square Market Square Market Square	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	813 Montrose 819 Montrose 805 Montrose	Philadelphia Philadelphia Philadelphia	2011 2011 2011	413,258 385,738 385,738	608,000 600,000 605,000	-
Market Square Market Square Market Square	PUD Townhome PUD Townhome PUD Townhome	Completed Completed	807 Montrose 812 C Christian	Philadelphia Philadelphia	2011 2011 2011	413,258 401,038	595,000 610,000	
SFR	SFR	Completed	2044 Trenton	Philadelphia	2011	284,210	440,000	-
Market Square Market Square Market Square	PUD Townhome PUD Townhome PUD Townhome	Completed Completed Completed	806 Christian 808 Christian 809 Montrose	Philadelphia Philadelphia Philadelphia	2011 2011 2011	401,007 401,007 401,038	610,000 605,000 645,000	-
Market Square Market Square Market Square	PUD Townhome PUD Townhome PUD Townhome	Completed Completed	810 Christian 812 A Christian	Philadelphia Philadelphia	2011 2011 2011	401,038 401,007 396,477	610,000 610,000	· · · · · · · · · · · · · · · · · · ·
Market Square Market Square Market Square	PUD Townhome PUD Townhome PUD Townhome	Completed Completed	812 D Christian 812 E Christian	Philadelphia Philadelphia	2011 2011 2011	395,477 401,007 385,738	610,000 610,000 610,000	
Market Square Market Square Market Square	PUD Townhome PUD Townhome PUD Townhome	Completed Completed	815 Montrose 817 Montrose	Philadelphia Philadelphia Philadelphia	2011 2011 2011	401,009 401,009	605,000 605,000	
Market Square SFR	PUD Townhome SFR	Completed	812 B Christian 2038 Trenton	Philadelphia Philadelphia	2011 2011 2011	401,007 276,102	590,000 409.000	1
SFR SFR	SFR SFR	Completed Completed	2543 Tilton 1525 S 5th	Philadelphia Philadelphia	2011 2011 2011	238,680 303,829	397,000 450.000	1
SFR SFR	SFR SFR	Completed Completed	2024 Trenton 2036 Trenton	Philadelphia Philadelphia	2011 2011 2011	295,641 289.752	425,000 430,000	
SFR SFR	SFR SFR	Completed Completed	882 N. Lawrence 884 N. Lawrence	Philadelphia Philadelphia	2011 2011	346,615 346,655	485,000 485,000	
SFR SFR	SFR SFR	Completed Completed	886 N. Lawrence 880 N. Lawrence	Philadelphia Philadelphia	2011 2011	346,615 347,235	495,000 535,000	
SFR SFR	SFR SFR	Completed Completed	1213 E. Palmer 2022 E. Susquehanna	Philadelphia Philadelphia	2011 2011	259,003 263,813	374,500 365,000	-
SFR SFR	SFR SFR	Completed Completed	2026 E. Susquehanna 821 S. Darien	Philadelphia Philadelphia	2011 2011	252,585 430,849	432,500 620,000	÷
SFR SFR	SFR SFR	Completed Completed	2024 E. Susquehanna 817 S. Darien	Philadelphia Philadelphia	2011 2011 2011	275,979 435,149	427,500 650,000	÷
SFR SFR	SFR SFR	Completed Completed	819 S. Darien 2043 Fletcher	Philadelphia Philadelphia	2011 2011	435,124 252,149	635,000 410,000	÷
The Residences @ H3 The Residences @ H3	PUD Townhome PUD Townhome	Completed Completed	1114 N. Hope St (H3-2) 1112 N. Hope St (H3-3)	Philadelphia Philadelphia	2011 2011	289,840 289,704	490,000 495,000	-
The Residences @ H3 The Residences @ H3	PUD Townhome PUD Townhome	Completed Completed	1119 N. Howard Street (H3-10) 1107 N. Hancock Street (H3-17)	Philadelphia Philadelphia	2011 2011	381,386 384,044	520,000 550,000	
The Residences @ H3 The Residences @ H3	PUD Townhome PUD Townhome	Completed Completed	1110 N. Hope Street (H3-4) 1109 N. Howard Street (H3-15)	Philadelphia Philadelphia	2011 2011	280,060 381,237	518,000 520,000	
The Residences @ H3 The Residences @ H3	PUD Townhome PUD Townhome	Completed Completed	1105 N. Hancock Street (H3-18) 1108 N. Hope Street (H3-5)	Philadelphia Philadelphia	2011 2011	326,268 363,982	525,000 518,000	÷ .
The Residences @ H3 The Residences @ H3	PUD Townhome PUD Townhome	Completed Completed	1107 N. Howard Street (H3-16) 1102 N. Hope Street (H3-19)	Philadelphia Philadelphia	2011 2011	381,237 399,054	492,000 575,000	÷ .
The Residences @ H3 The Residences @ H3	PUD Townhome PUD Townhome	Completed Completed	1100 N. Hope Street (H3-20) 1116 N. Hope St (H3-1)	Philadelphia Philadelphia	2011 2011	364,586 289,554	515,000 500,000	
The Residences @ H3 The Residences @ H3	PUD Townhome PUD Townhome	Completed Completed	1104 N. Hope Street (H3-7) 1117 N. Howard Street (H3-11)	Philadelphia Philadelphia	2011 2011	371,282 381,237	520,000 520,000	÷
The Residences @ H3 The Residences @ H3	PUD Townhome PUD Townhome	Completed Completed	1115 N. Howard Street (H3-12) 1121-A N. Howard Street (H3-9)	Philadelphia Philadelphia	2011 2011	381,387 381,351	520,000 475,750	÷ .
The Residences @ H3 The Residences @ H3	PUD Townhome PUD Townhome	Completed Completed	1111 N. Howard Street (H3-14) 1106 N. Hope Street (H3-6)	Philadelphia Philadelphia	2011 2011	381,386 366,502	515,000 518,000	÷ .
The Residences @ H3 The Residences @ H3	PUD Townhome PUD Townhome	Completed Completed	1121- B N. Howard Street (H3-8) 1113 N. Howard Street (H3-13)	Philadelphia Philadelphia	2011 2011	384,217 383,366	520,000 520,000	÷ .
SFR SFR	SFR SFR	Completed Completed	2544 Salmon Street 319 N Wiota	Philadelphia Philadelphia	2011 2010	246,044 244,105	380,000 340,000	
SFR SFR	SFR SFR	Completed Completed	321 N Wiota 619 N 12th	Philadelphia Philadelphia	2010 2010	244,405 331,092	350,000 510,000	-
SFR SFR	SFR SFR	Completed Completed	621 N 12th 1114 Greenwich	Philadelphia Philadelphia	2010 2010	331,093 311,944	510,000 455,000	
SFR SFR	SFR SFR	Completed Completed	446 Belgrade 1528 S 4th	Philadelphia Philadelphia	2010 2010	271,018 291,024	420,000 420,400	-
SFR SFR	SFR SFR SFR	Completed Completed Completed	1900 Carpenter 507 Carpenter St. 509 Carpenter St.	Philadelphia Philadelphia Philadelphia	2010 2010 2010	342,019 360,129 374,400	510,000 620,000 625,000	
SFR SFR SFR	SFR SFR SFR	Completed Completed	511 Carpenter St. 517 Carpenter St.	Philadelphia Philadelphia	2010 2010 2010	374,400 374,392 375,565	630,000 650,000	-
SFR SFR	SFR SFR	Completed Completed	513 Carpenter St 515 Carpenter St	Philadelphia Philadelphia	2010 2010 2010	372,298 375,534	640,000 635,000	1
SFR SFR	SFR SFR	Completed Completed	313 N 40th St. 1639 Francis St.	Philadelphia Philadelphia	2010 2010 2010	288,113 250,913	395,000 420,000	1
SFR SFR	SFR SFR	Completed Completed	1538 S 4th 2544 Montrose St.	Philadelphia Philadelphia	2010 2010 2010	268,339 276,172	385,000 399,000	1
SFR SFR	SFR SFR	Completed Completed	1527 S 5th 937 N 6th St.	Philadelphia Philadelphia	2010 2010	306,915 326,637	458,000 499,000	
SFR SFR	SFR SFR	Completed Completed	1345 Palethorp 1342 Palethorp	Philadelphia Philadelphia	2010 2010	290,166 275.411	400,000 345,000	÷
SFR SFR	SFR SFR	Completed Completed	521 Carpenter 523 Carpenter	Philadelphia Philadelphia	2010 2010	386,295 386,295	620,000 489,000	
SFR SFR	SFR SFR	Completed Completed	1736 Wylie St. 519 Carpenter St.	Philadelphia Philadelphia	2010 2010	318,694 399,231	430,000 620,000	
SFR SFR	SFR SFR	Completed Completed	516 Montrose 518 Montrose	Philadelphia Philadelphia	2010 2010	399,582 399,580	625,000 659,000	
SFR SFR	SFR SFR	Completed Completed	514 Montrose 4013 Baring St	Philadelphia Philadelphia	2010 2010	399,711 298,351	640,000 429,000	÷
SFR SFR	SFR SFR	Completed Completed	2103 E Susquehanna 603 N 11th	Philadelphia Philadelphia	2010 2010	301,272 314,884	430,000 430,000	÷
SFR SFR	SFR SFR	Completed Completed	1118 Dunton St. 1120 Dunton	Philadelphia Philadelphia	2010 2010	337,230 337,910	460,000 502,000	÷ -
SFR SFR	SFR SFR	Completed Completed	1121 Leopard 1125 Leopard	Philadelphia Philadelphia	2010 2010	336,910 336,910	460,000 480,000	÷ -
SFR SFR	SFR SFR	Completed	1123 Leopard 1122 Dunton	Philadelphia Philadelphia	2010 2010	338,918 338,648	480,000 480,000	-
SFR SFR	SFR SFR	Completed Completed	513 Budd St. 515 Budd St.	Philadelphia Philadelphia	2010 2010	285,546 285,546	390,000 445,000	
SFR SFR SFR	SFR SFR SFR	Completed Completed Completed	511 Budd St. 2101 E Susquehanna 1108 Leopard St.	Philadelphia Philadelphia Philadelphia	2010 2010 2010	285,592 298,800 304,773	405,000 400,000 510.000	-
SFR SFR SFR	SFR SFR SFR	Completed Completed	1110 Leopard St. 1110 Leopard St. 1511 S. 5th St	Philadelphia Philadelphia Philadelphia	2010 2010 2010	304,773 304,773 305,614	460,000 430,000	
SFR SFR SFR	SFR SFR SFR	Completed Completed	1511 S. 5th St. 411 Livingston St. 413 Livingston St.	Philadelphia Philadelphia Philadelphia	2010 2010 2010	305,614 298,361 299,556	430,000 413,000 405,000	- -
SFR SFR SFR	SFR SFR SFR	Completed Completed Completed	413 Livingston St. 1804 Frankford Ave. 2016 Trenton St	Philadelphia Philadelphia Philadelphia	2010 2010 2010	299,556 283,453 285,979	405,000 433,000 402.000	-
SFR SFR SFR	SFR SFR SFR	Completed Completed Completed	2016 Trenton St. 2010 Trenton St. 1507 S 5th St.	Philadelphia Philadelphia Philadelphia	2010 2010 2010	285,979 287,865 300,524	402,000 420,000 457,000	-
SFR SFR SFR	SFR SFR SFR	Completed Completed	1507 S 5th St. 1509 S 5th St. 2519 E. Norris St.	Philadelphia Philadelphia Philadelphia	2010 2010 2010	300,524 299,970 296,711	457,000 457,000 420,000	- -
SFR SFR SFR	SFR SFR SFR	Completed Completed	2519 E. Norris St. 2012 Trenton St. 1928 Parish St.	Philadelphia Philadelphia Philadelphia	2010 2010 2010	296,711 288,316 314,010	420,000 420,000 410,000	- -
SFR SFR SFR	SFR SFR SFR	Completed Completed	2014 Trenton St 2225 Martha St.	Philadelphia Philadelphia	2010 2010 2010	289,678 272,394	420,000 420,000 418,000	-
SFR SFR	SFR SFR	Completed Completed	1630 FRANCIS St 1632 FRANCIS St.	Philadelphia Philadelphia	2010 2010	290,554 292,279	385,000 430,000	÷
SFR SFR	SFR SFR	Completed Completed	1638 FRANCIS St. 516 Carpenter Street	Philadelphia Philadelphia	2010 2010	288,420 369,597	405,000 650,000	÷
Queen's Walk Queen's Walk	PUD Townhome PUD Townhome	Completed Completed	517 Montrose St. 519 Montrose St.	Philadelphia Philadelphia	2010 2010 2010	340,396 387,800	484,000 620,000	
Queen's Walk Queen's Walk	PUD Townhome PUD Townhome	Completed Completed	521 Montrose St. 523 Montrose St.	Philadelphia Philadelphia	2010 2010	390,400 390,400	620,000 615,000	-
Queen's Walk Queen's Walk	PUD Townhome PUD Townhome	Completed Completed	914 A South 5th Street 914 B South 5th Street	Philadelphia Philadelphia	2010 2010	390,396 390,400	623,000 670,000	÷
					• •	333,400	2.3,000	