

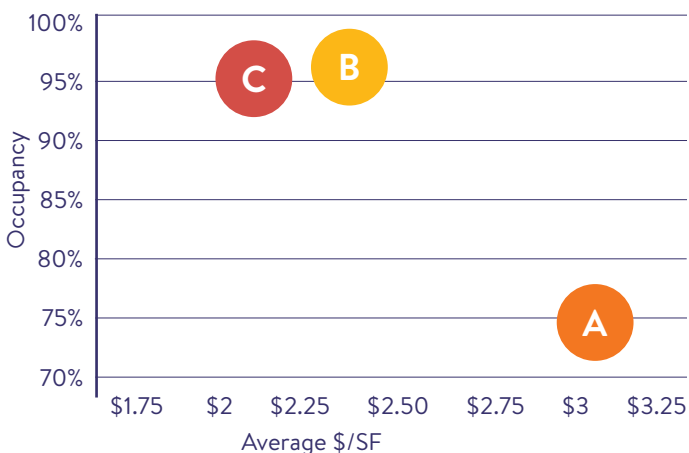
2020 Q2 RESIDENTIAL MARKET SURVEY



HOUSING BUILT SINCE 2000

Property Address	Property Name	Year Built	Occupancy	AVG Asking Rent (\$/SF)	Total Units	Number of				
						Studios	1 BR	2 BR	3 BR	4 BR
40 Cedar Walk	Camden Harbor View	2003	93.1%	\$2.56	547		204	343		
626 Locust Ave		2003	100%		5		5			
488 E Ocean Blvd		2004	100%							
404 Pine Ave	Griffis Pine Avenue	2004	96.4%	\$2.74	221	15	124	82		
745 W 3rd St	Puerto Del Sol	2007	95.3%	\$0.77	64			37	16	11
400 W Ocean Blvd	West Ocean	2007	100%		132					
225 Long Beach Blvd	210 Third Lofts	2008	95.2%	\$2.58	104		88	16		
421 W Broadway	IMT Gallery 421	2010	94.5%	\$2.51	291		164	127		
433 Pine Ave	Newberry Building	2014	100%		28					
431 E 6th St	Bella Mare 6th Street Lofts	2015	80.0%	\$2.80	30	9	15	6		
100 Long Beach Blvd	The Edison	2016	82.7%	\$2.99	156	48	56	52		
137 W 6th St	Tech Coast Lofts	2016	100%		11		1	9		
707 E Ocean Blvd	The Current	2016	93.3%	\$3.28	223	30	149	44		
434 E 4th St	The Linden	2019	89.8%	\$3.05	49		28	21		
245 W Broadway	AMLI Park Broadway	2019	83.8%	\$3.39	222	29	143	50		
150 W Ocean Blvd	Oceanaire	2019	63.4%	\$3.33	216	15	101	93	7	
442 W Ocean Blvd	442 Residences	2019	96.8%	\$3.39	94	46	18	30		
101 Alamitos Ave	The Alamitos	2020	20.6%	\$3.32	136	15	85	36		
230 W 3rd St	The Pacific	2020	39.3%	\$3.22	163	25	98	35	5	
207 Seaside Way	The Crest	2020	20.5%	\$3.46	112	25	69	18		

OCCUPANCY VS AVG RENT/SF: ALL DOWNTOWN RESIDENTIAL PROPERTIES



	Avg Age	Avg Rent /Unit	Avg \$/SF	Occupancy
CLASS A	6	\$2,650	\$3.10	74.4%
CLASS B	57	\$2,094	\$2.40	96.7%
CLASS C	84	\$1,239	\$2.03	95.6%
Overall	49	\$1,994	\$2.51	88.9%

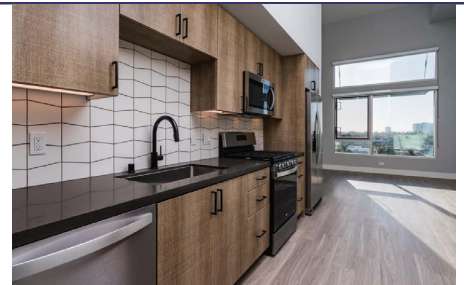
Source: CoStar 2020

2020 Q2 RESIDENTIAL LISTINGS



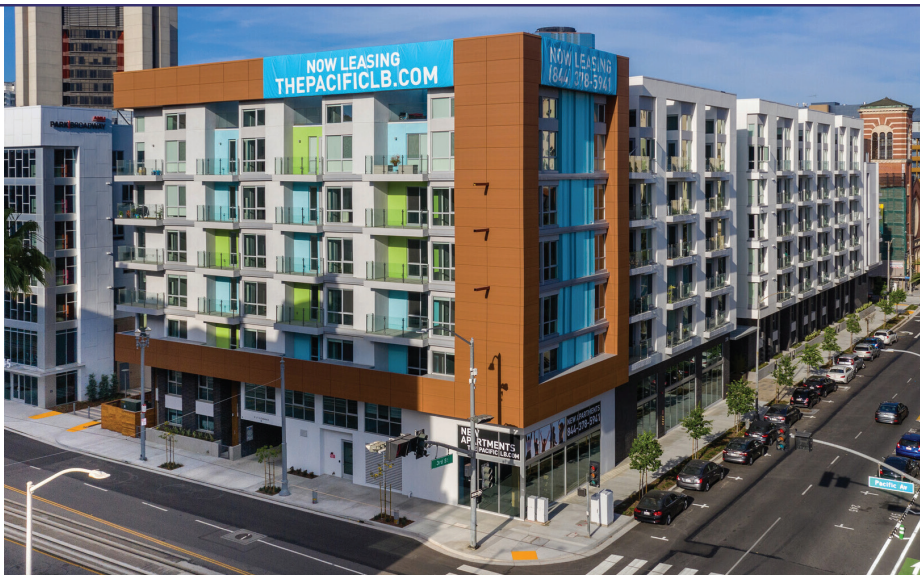
THE CREST

112 units, 7 stories
Stainless Steel Appliances
Ground floor retail overlooking convention center



THE ALAMITOS

136 units, 6 stories
Mixed use ground floor retail
Private gym



THE PACIFIC

163 units, 7 stories
Rooftop pool and spa
Pet washing station