

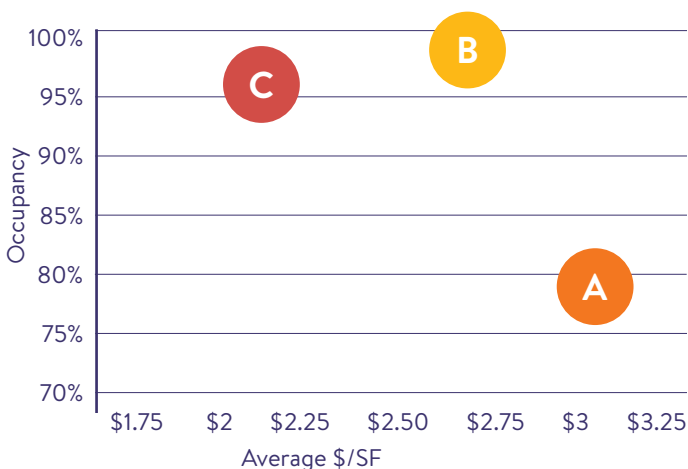
2021 Q2 RESIDENTIAL MARKET SURVEY



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 |
| 250-300 W Ocean Blvd | Camden Harbor View | 2003 | 99.0 | \$2.93 | 546 | 0 | 205 | 341 | 0 | 0 |
| 404 Pine Ave | Griffis Pine Avenue | 2004 | 97.5 | \$3.08 | 221 | 15 | 124 | 82 | 0 | 0 |
| 745 W 3rd St | Puerto Del Sol (Affordable Housing) | 2007 | 99.5 | \$0.78 | 64 | 0 | 0 | 37 | 16 | 11 |
| 225 Long Beach Blvd | 210 Third | 2008 | 99.5 | \$2.84 | 104 | 0 | 88 | 16 | 0 | 0 |
| 421 W Broadway | IMT Gallery 421 | 2010 | 96.6 | \$2.77 | 291 | 0 | 164 | 127 | 0 | 0 |
| 431 E 6th St | Bella Mare 6th Street Lofts | 2015 | 80.0 | \$2.83 | 30 | 9 | 15 | 6 | 0 | 0 |
| 137 W 6th St | Tech Coast Lofts | 2016 | 96.7 | - | 11 | 0 | 1 | 9 | 0 | 0 |
| 707 E Ocean Blvd | The Current | 2016 | 96.4 | \$3.34 | 223 | 30 | 149 | 44 | 0 | 0 |
| 100 Long Beach Blvd | The Edison | 2016 | 94.7 | \$3.19 | 156 | 48 | 56 | 52 | 0 | 0 |
| 475 W 5th St | Beachwood Apartments (Affordable Housing) | 2018 | 96.0 | \$2.99 | 45 | 0 | 33 | 12 | 0 | 0 |
| 442 W Ocean Blvd | 442 Residences | 2019 | 95.8 | \$3.51 | 95 | 47 | 18 | 30 | 0 | 0 |
| 434 E 4th St | The Linden | 2019 | 96.1 | \$3.10 | 49 | 0 | 28 | 21 | 0 | 0 |
| 245 W Broadway | AMLI Park Broadway | 2019 | 94.7 | \$3.57 | 222 | 29 | 143 | 50 | 0 | 0 |
| 207 Seaside Way | The Crest | 2019 | 95.8 | \$3.57 | 115 | 56 | 33 | 26 | 0 | 0 |
| 150 W Ocean Blvd | The Oceanaire | 2019 | 79.5 | \$3.06 | 216 | 34 | 94 | 80 | 8 | 0 |
| 101 Alamitos | The Alamitos | 2020 | 79.8 | \$3.40 | 136 | - | - | - | - | - |
| 230 W 3rd St | The Pacific | 2020 | 86.9 | \$3.15 | 181 | 34 | 80 | 67 | - | - |
| 495 The Promenade N | 5N at The Streets | 2020 | 88.1* | - | 20 | - | - | - | - | - |
| 635 Pine Ave | Volta on Pine | 2021 | 19% | \$3.35 | 271 | 93 | 94 | 66 | 18 | 0 |

OCCUPANCY VS AVG RENT/SF: ALL DOWNTOWN RESIDENTIAL PROPERTIES



| | Avg Age | Avg Rent /Unit | Avg \$/SF | Occupancy |
|----------------|-----------|----------------|---------------|--------------|
| CLASS A | 6 | \$2,713 | \$3.18 | 83.2% |
| CLASS B | 59 | \$2,308 | \$2.70 | 98.5% |
| CLASS C | 85 | \$1,258 | \$2.11 | 96.3% |
| Overall | 49 | \$2,093 | \$2.66 | 92.7% |

*pre-leasing

For a full map of Downtown Projects please follow this [link](#) to the City of Long Beach Development Map

Source: CoStar 2021



SOFI AT 3RD - 225 W 3RD ST *CUSHMAN & WAKEFIELD*

- Located in bustling Downtown Core
- 160 Total Units averaging 700 SF at \$2.95/SF
- Onsite fitness center and corporate suites
- Rooftop pool and patio



VOLTA ON PINE - 635 PINE AVE *COLDWELL BANKER COMMERCIAL*

- Newest completed multi family project in DTLB
- 271 Units averaging 857 SF at \$3.25/SF
- Car Charging Station, Fitness Center, and Roof Terrace
- Located in quiet North Pine neighborhood