

RESIDENTIAL MARKET SURVEY

**BUILT
SINCE
2000**

PROPERTY ADDRESS	PROPERTY NAME	YEAR BUILT	OCCUPANCY %	AVERAGE WEIGHTED RENT	NUMBER OF UNITS	NUMBER OF STUDIOS	NUMBER OF ONE BEDROOMS	NUMBER OF TWO BEDROOMS	NUMBER OF THREE BEDROOMS	NUMBER OF FOUR BEDROOMS
626 Locust Ave		2003	100.0	-	5	0	5	0	0	0
250-300 W Ocean Blvd	Camden Harbor View	2003	94.5	\$2.63	546	0	205	341	0	0
404 Pine Ave	Griffis Pine Avenue	2003	95.0	\$2.80	221	15	124	82	0	0
745 W 3rd St	Puerto Del Sol	2007	100.0	\$0.75	64	0	0	37	16	11
255 Long Beach Blvd	210 Third	2008	95.2	\$4.50	104	0	88	16	0	0
421 W Broadway	IMT Gallery 421	2010	94.9	\$2.75	291	0	164	127	0	0
431 E 6th St	Bella Mare 6th Street Lofts	2015	96.7	\$2.86	30	9	15	6	0	0
100 Long Beach Blvd	The Edison	2016	91.7	\$4.50	156	48	56	52	0	0
137 W 6th St	Tech Coast Lofts	2016	100.0	-	11	0	1	9	0	0
707 E Ocean Blvd	The Current	2016	94.2	\$3.22	223	30	149	44	0	0
475 W 5th St	Beachwood Apartments	2018	91.1	-	45	0	33	12	0	0
245 W Broadway	AMLI Park Broadway	2019	48.2	-	222	29	143	50	0	0
442 W Ocean Blvd	442 Residences	2019	76.8	\$3.44	95	47	18	30	0	0
434 E 4th St	The Linden	2019	-	\$3.24	49	0	28	21	0	0
101 Alamitos	First & Alamitos	2019	-	-	136	-	-	-	-	-
207 Seaside Way	The Crest	2019	-	-	115	56	33	26	0	0

RESIDENTIAL OCCUPANCY VS RENT

PROPERTY	OCCUPANCY %	AVERAGE WEIGHTED RENT
The Linden	-	\$3.24
Puerto Del Sol	100.0	\$0.75
Bella Mare 6th Street Lofts	96.7	\$2.86
210 Third	95.2	\$4.50
Griffis Pine Avenue	95.0	\$2.80
IMT Gallery 421	94.9	\$2.75
Camden Harbor View	94.5	\$2.63
The Current	94.2	\$3.22
The Edison	91.7	\$4.50
442 Residences	76.8	\$3.44

PROPERTY CLASS: ALL DOWNTOWN RESIDENTIAL BUILDINGS

	AVERAGE AGE (Y/O)	AVERAGE RENT/UNIT	AVERAGE \$/SF	OCCUPANCY %
Class A	6	\$ 2,758	\$ 2.99	84.1
Class B	50	\$ 1,805	\$ 2.25	96.6
Class C	84	\$ 1,186	\$2.01	95.7

