

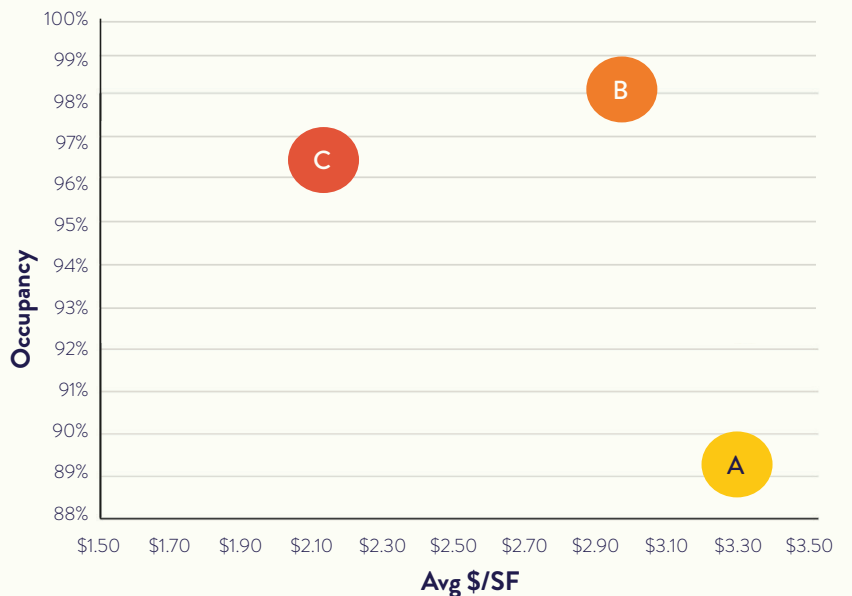
RESIDENTIAL MARKET SURVEY Q3

BUILT SINCE 2000	Property Address	Property Name	Year Built	Occupancy (%)	Average Weighted Rent	# of Units	# of Studios	# of 1 Bedrooms	# of 2 Bedrooms	# of 3 Bedrooms
	404 Pine Ave	Griffis Pine Avenue	2003	96.2	\$3.16	220	15	123	82	0
	40 Cedar Walk	Camden Harbor View	2003	98.5	\$3.15	547	0	204	343	0
	225 Long Beach Blvd	210 Third Lofts	2008	99.1	\$2.80	104	0	88	16	0
	421 W Broadway	IMT Gallery 421	2010	98.3	\$2.84	291	0	164	127	0
	431 E 6th St	Bella Mare 6th Street Lofts	2015	80.8	\$2.84	30	9	15	6	0
	137 W 6th St	Tech Coast Lofts	2016	97.1	-	11	0	1	9	0
	707 E Ocean Blvd	The Current	2016	97.8	\$3.33	223	30	149	44	0
	100 Long Beach Blvd	The Edison	2016	95.5	\$3.18	156	48	56	52	0
	245 W Broadway	AMLI Park Broadway	2019	95.4	\$3.48	222	29	143	50	0
	442 W Ocean Blvd	442 Residences	2019	91.9	\$3.52	94	46	18	30	0
	434 E 4th St	The Linden	2019	96.4	\$3.09	49	0	28	21	0
	150 W Ocean Blvd	Oceanaire	2019	91.7	\$3.15	216	34	94	80	8
	207 Seaside Way	The Crest	2020	92.2	\$3.63	112	23	68	21	0
	230 W 3rd St	The Pacific	2020	96.2	\$3.17	163	31	65	67	0
	101 Alamitos Ave	The Alamitos	2020	88.3	\$3.43	136	6	116	14	0
	495 The Promenade N	CityPlace	2020	90.5	-	20	0	0	0	0
	635 Pine Ave	Volta on Pine	2021	39.6	\$3.35	271	93	94	66	18

PROPERTIES BY CLASS: ALL DOWNTOWN RESIDENTIAL BUILDINGS

	Avg Age	Avg Rent/Unit	Avg \$/SF	Occupancy
Class A	7	\$2,688	\$3.30	89.3%
Class B	60	\$2,576	\$2.95	98.3%
Class C	86	\$1,268	\$2.12	96.5%
Overall	51	\$2,177	\$2.79	96.7%

OCCUPANCY V. RENT: ALL DOWNTOWN RESIDENTIAL PROPERTIES



RESIDENTIAL LISTINGS



CoStar

442 RESIDENCES

Greystar - 442 Residences

- 94 units averaging 793 SF at \$3.52/SF
- Balcony views of the Pacific Ocean and Port of Long Beach
- Stainless steel appliances, fitness center, and laundry service.



CoStar

BELLA MARE 6TH STREET LOFTS

Marcus & Millichamp

- 30 units averaging 676 SF at \$2.84/SF
- Open Floorplans, 10-Foot Ceilings, and Individual Balconies.
- Walking Distance to Shoreline Village, Pine Avenue Restaurants and the Pacific Ocean



CoStar