

RESIDENTIAL MARKET SURVEY (BUILT SINCE 2000)

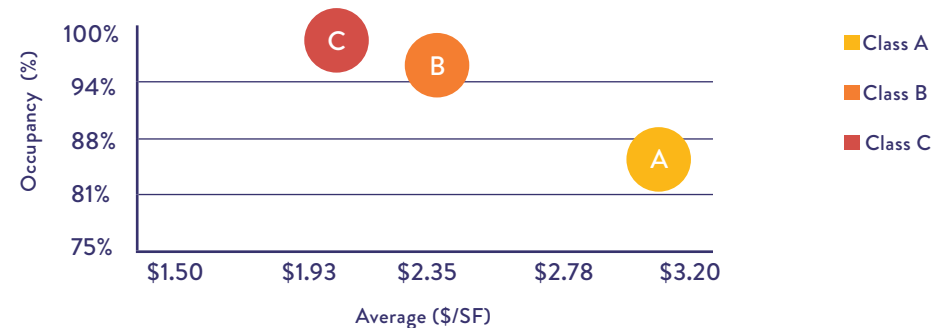
PROPERTY ADDRESS	PROPERTY NAME	YEAR BUILT	OCCUPANCY (%)	AVERAGE WEIGHTED RENT	NUMBER OF UNITS	NUMBER OF STUDIOS	NUMBER OF ONE BEDROOMS	NUMBER OF TWO BEDROOMS	NUMBER OF THREE BEDROOMS	NUMBER OF FOUR BEDROOMS
626 Locust Ave		2003	100.0	-	5	0	5	0	0	0
745 W 3rd St	Puerto Del Sol	2007	100.0	\$0.75	64	0	0	37	16	11
137 W 6th St	Tech Coast Lofts	2016	100.0	-	11	0	1	9	0	0
431 E 6th St	Bella Mare 6th Street Lofts	2015	96.7	\$2.88	30	9	15	6	0	0
225 Long Beach Blvd	210 Third	2008	95.2	\$4.50	104	0	88	16	0	0
404 Pine Ave	Griffis Pine Avenue	2003	95.1	\$2.74	221	15	124	82	0	0
421 W Broadway	IMT Gallery 421	2010	94.9	\$2.75	291	0	164	127	0	0
707 E Ocean Blvd	The Current	2016	94.2	\$3.17	223	30	149	44	0	0
250-300 W Ocean Blvd	Camden Harbor View	2003	93.0	\$2.50	546	0	205	341	0	0
100 Long Beach Blvd	The Edison	2016	92.1	\$5.00	156	48	56	52	0	0
442 W Ocean Blvd	442 Residences	2019	53.7	\$3.50	95	47	18	30	0	0
434 E 4th St	The Linden	2019	53.1	\$3.14	49	0	28	21	0	0
245 W Broadway	AMLI Park Broadway	2019	46.8	\$3.42	222	29	143	50	0	0
207 Seaside Way	The Crest	2019	-	-	115	56	33	26	0	0
101 Alamitos	First & Alamitos	2020	-	\$2.50-2.75	136	-	-	-	-	-

RESIDENTIAL OCCUPANCY VS RENT

PROPERTY	OCCUPANCY %	AVERAGE WEIGHED RENT
Puerto Del Sol	100.0	\$0.75
442 Residences	76.8	\$3.44
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
The Linden	53.1	\$3.14
AMLI Park Broadway	46.8	\$3.42

PROPERTY CLASS: ALL DOWNTOWN RESIDENTIAL BUILDINGS

	AVERAGE AGE (y/o)	AVERAGE RENT UNIT	AVERAGE \$/SF	OCCUPANCY %
Class A	6	\$2,615	\$3.06	83.6%
Class B	50	\$2,162	\$2.37	95.4%
Class C	84	\$1,209	\$2.03	96.1%
Overall	47	\$1,995	\$2.49	91.7%



RESIDENTIAL MARKET LISTINGS HIGHLIGHTS



THE LINDEN 434 E 4TH ST

49 Units, average unit size 1,039 SF
Mixed-use ground floor retail.
Rooftop Patio and lounge.
Indoor “Bicycle Kitchen” and fitness center.



OCEANAIRE 150 W OCEAN BLVD

216 Units, average unit size 930 SF
Located along historic Ocean Blvd, adjacent to Pike Outlets and Downtown Core.
Outdoor bar and game lounge.
Includes co-working lounge and meeting rooms.



AMLI PARK BROADWAY 245 W BROADWAY

222 Units, Average Unit Size 857 SF
Rooftop Pool, Fitness Center, and Bicycle Kitchen.
Location adjacent to new Civic Center and Main Library.



THE CURRENT 707 E OCEAN

223 Units, average unit size 887 SF
On-site ground floor retail.
Hardwood floors and stainless steel appliances.
24 Hour Bike Storage and rooftop pool.



442 RESIDENCES 442 W OCEAN BLVD

95-Units, average unit size 786 SF
Rooftop movie lounge, BBQ, and patio.
Underground Parking and Bike Storage.
State of the Art Fitness Facility.



THE EDISON 100 LONG BEACH BLVD

156 Units, average unit size 848 SF
Rooftop Pool and Sky Lounge.
Outdoor Community Kitchen.
Bike Kitchen and Dog Washing Station.