

## RESIDENTIAL MARKET SURVEY Q4

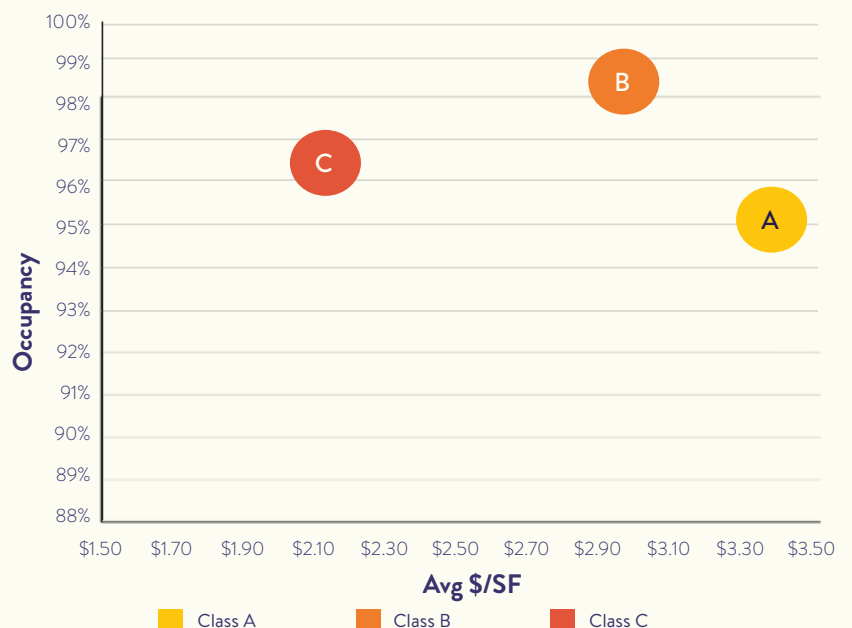
BUILT SINCE 2000	Property Address	Property Name	Year Built	Occupancy (%)	Average Weighted Rent	# of Units	# of Studios	# of 1 Bedrooms	# of 2 Bedrooms	# of 3 Bedrooms
	404 Pine Ave	Griffis Pine Avenue	2003	96.9	\$3.28	220	0	15	343	0
	40 Cedar Walk	Camden Harbor View	2003	98.1	\$3.26	547	0	0	16	0
	225 Long Beach Blvd	210 Third Lofts	2008	-	\$2.81	104	0	0	127	0
	421 W Broadway	IMT Gallery 421	2010	99.3	\$2.86	291	9	0	6	0
	431 E 6th St	Bella Mare 6th Street Lofts	2015	82.3	\$2.85	30	0	9	9	0
	137 W 6th St	Tech Coast Lofts	2016	97.8	-	11	30	0	44	0
	707 E Ocean Blvd	The Current	2016	96.9	\$3.48	223	48	30	52	0
	100 Long Beach Blvd	The Edison	2016	95.8	\$3.30	156	29	48	50	0
	245 W Broadway	AMLI Park Broadway	2019	96.8	\$3.70	222	46	29	30	0
	442 W Ocean Blvd	442 Residences	2019	92.0	\$3.54	94	0	46	21	0
	434 E 4th St	The Linden	2019	97.6	\$3.30	49	34	0	80	0
	150 W Ocean Blvd	Oceanaire	2019	98.1	\$3.23	216	23	34	21	8
	207 Seaside Way	The Crest	2020	100.0	\$3.60	112	31	23	67	0
	230 W 3rd St	The Pacific	2020	96.7	\$3.17	163	6	31	14	0
	101 Alamitos Ave	The Alamitos	2020	86.2	\$3.44	136	0	6	0	0
	495 The Promenade N	CityPlace	2020 (pre-lease)	97.8	-	20	93	0	66	0
	635 Pine Ave	Volta on Pine	2021	58.7	\$3.46	271		93		18
	777 E Ocean Blvd	Shoreline Gateway	2021	25.1	\$4.29	315		17		0

### PROPERTIES BY CLASS: ALL DOWNTOWN RESIDENTIAL BUILDINGS

	Avg Age	Avg Rent/Unit	Avg \$/SF	Occupancy
Class A	7	\$3,047	\$3.46	95.2%
Class B	60	\$2,477	\$2.90	98.3%
Class C	86	\$1,280	\$2.15	96.5%
Overall	51	\$2,268	\$3.00	96.7%

\*excludes unclassified properties

### OCCUPANCY V. RENT: ALL DOWNTOWN RESIDENTIAL PROPERTIES



Source: CoStar 2021

## RESIDENTIAL LISTINGS

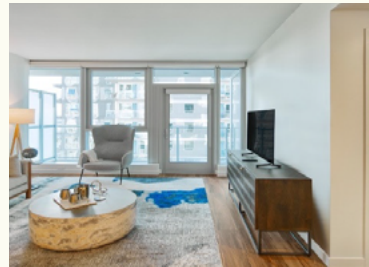


CoStar

### SHORELINE GATEWAY

*Kennedy-Wilson Properties*

- Ocean view frontage, last in the city for new construction.
- Certified LEED Silver
- 5-10 mins from every bar and restaurant in DTLB



CoStar



CoStar

### BELLA MARE 6TH STREET LOFTS

*BJ Property Management*

- Open loft unit with vaulted ceilings and walk-in closets.
- Central location in Downtown Core
- Roof Terrace and fitness center



CoStar



CoStar

### OCEANAIRE

*Greystar Property Management*

- Mix of market-rate and affordable units
- Lounge, outdoor grill, and roof terrace
- Coastal views at the heart of Downtown Long Beach



CoStar