

PROPERTY ADDRESS	PROPERTY NAME	YEAR BUILT	OCCUPANCY (%)	AVG. WEIGHED 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
404 Pine Ave.	Griffis Pine Avenue	2003	99.1	\$2.64	221	15	124	82	0	0
250-300 W. Ocean Blvd.	Camden Harbor View	2003	95.5	\$2.47	546	0	205	341	0	0
745 W. 3rd St.	Puerto Del Sol	2007	98.3	\$0.76	64	0	0	37	16	11
225 Long Beach Blvd.	210 Third	2008	93.6	\$2.97	104	0	88	16	0	0
421 W Broadway	IMT Gallery 421	2010	94.8	\$2.62	291	0	164	127	0	0
431 E. 6th St.	Bella Mare 6th Street Lofts	2015	96.7	\$2.87	30	9	15	6	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	91.9	\$3.30	223	30	149	44	0	0
100 Long Beach Blvd.	The Edison	2016	82.5	\$3.20	156	48	56	52	0	0
475 W. 5th St.	Beachwood Apartments	2018	97.8	-	45	0	33	12	0	0
442 W. Ocean Blvd.	442 Residences	2019	72.3	\$3.44	95	47	18	30	0	0
434 E. 4th St.	The Linden	2019	80.8	\$3.12	49	0	28	21	0	0
245 W. Broadway	AMLI Park Broadway	2019	67.7	\$3.38	222	29	143	50	0	0
150 W. Ocean Blvd.	Oceanaire	2019	32.2	\$3.45	216	15	101	93	7	-
101 Alamitos	First & Alamitos	2020	-	\$2.50-2.75	136	-	-	-	-	-
230 W. 3rd St.	The Pacific	2020	-	\$3.32	163	60	53	50	-	-
207 Seaside Way	The Crest	2020	-	-	115	56	33	26	0	0

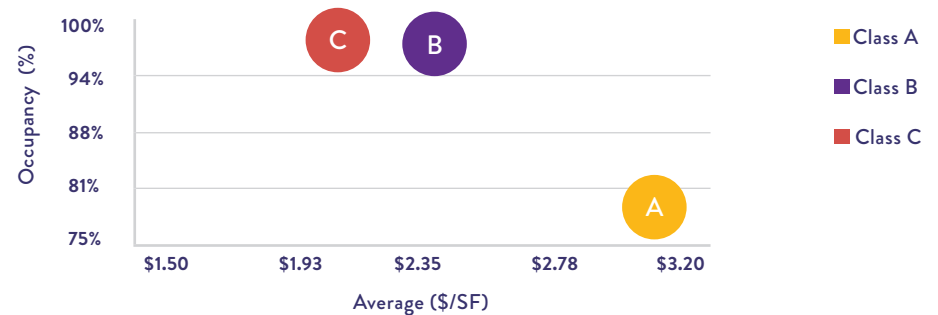
RESIDENTIAL OCCUPANCY VS RENT

PROPERTY	OCCUPANCY %	AVERAGE WEIGHTED RENT
Griffis Pine Avenue	99.1	\$2.80
Puerto Del Sol	98.3	\$0.75
Bella Mare 6th Street Lofts	96.7	\$2.86
Camden Harbor View	95.5	\$2.63
IMT Gallery 421	94.8	\$2.75
210 Third	93.6	\$4.50
The Current	91.9	\$3.22
The Edison	82.5	\$4.50
The Linden	80.8	\$3.24
442 Residences	72.3	\$3.44
AMLI Park Boardway	67.7	\$3.38
Oceanaire	32.2	\$3.45

PROPERTY CLASS: ALL DOWNTOWN RESIDENTIAL BUILDINGS*

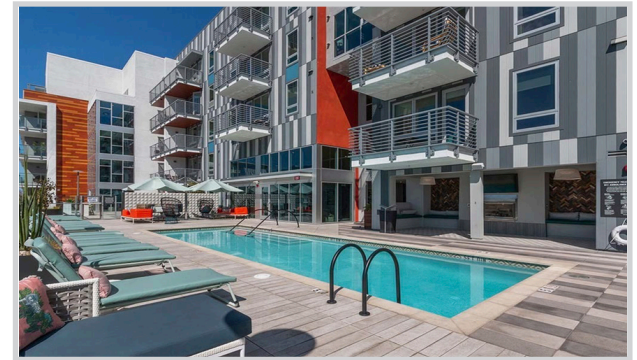
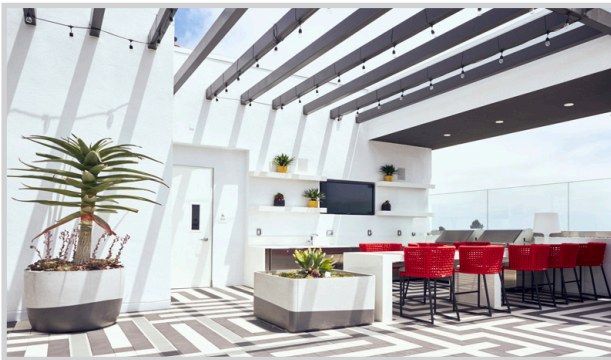
*metrics do not include unclassified units

	AVERAGE AGE (y/o)	AVERAGE UNIT SIZE (sf)	AVERAGE RENT UNIT	AVERAGE \$/SF	OCCUPANCY %
Class A	6	853	\$2,664	\$3.12	78.4
Class B	50	881	\$2,039	\$2.38	95.7
Class C	84	634	\$1,212	\$2.02	96.0
Overall	47	789	\$1,972	\$2.51	90.0



RESIDENTIAL MARKET LISTINGS HIGHLIGHTS

Below is a sample of recently completed residential projects in the Downtown area and their featured amenities.



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.

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.

AMLI PARK BROADWAY 245 W. BROADWAY

222 Units
AVERAGE UNIT SIZE 857 SF
Rooftop Pool, Fitness Center, and Bicycle Kitchen.
Adjacent to new Civic Center and Main Library.