

2020 Q3 RESIDENTIAL MARKET SURVEY

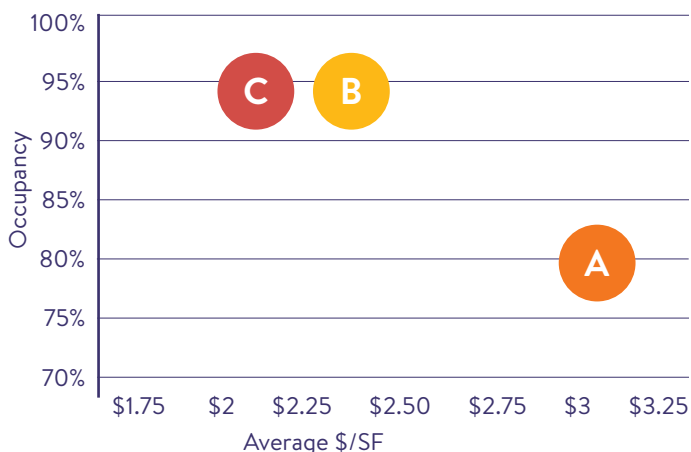


HOUSING BUILT SINCE 2000

Property Address	Property Name	Year Built	Occupancy%	AVG Asking Rent (\$/SF)	Total Units	Number of				
						Studios	1 BR	2 BR	3 BR	4 BR
40 Cedar Walk	Camden Harbor View	2003	93.4%	\$2.82	547	-	204	343	-	-
404 Pine Ave	Griffis Pine Avenue	2004	95%	\$2.79	221	15	124	82	-	-
745 W 3rd St	Puerto Del Sol	2007	93.8%	\$0.77	64	-	-	37	16	11
225 Long Beach Blvd	210 Third Lofts	2008	95.2%	\$2.60	104	-	88	16	-	-
421 W Broadway	IMT Gallery 421	2010	97.6%	\$2.67	291	-	164	127	-	-
431 E 6th St	Bella Mare 6th Street Lofts	2015	80%	\$2.80	30	9	15	6	-	-
100 Long Beach Blvd	The Edison	2016	94.2%	\$2.93	156	48	56	52	-	-
137 W 6th St	Tech Coast Lofts	2016	90%	-	11	-	1	9	-	-
707 E Ocean Blvd	The Current	2016	91.9%	\$3.16	223	30	149	44	-	-
434 E 4th St	The Linden	2019	93.9%	\$3.06	49	-	28	21	-	-
245 W Broadway	AMLI Park Broadway	2019	90.1%	\$3.11	222	29	143	50	-	-
150 W Ocean Blvd	Oceanaire	2019	74.1%	\$3.17	216	15	101	93	7	-
442 W Ocean Blvd	442 Residences	2019	89.4%	\$3.38	94	46	18	30	-	-
101 Alamitos Ave	The Alamitos	2020	27.2%	\$3.33	136	15	85	36	-	-
230 W 3rd St	The Pacific	2020	49.1%	\$3.22	163	25	98	35	5	-
207 Seaside Way	The Crest	2020	34.8%	\$3.43	112	23	68	21	-	-
495 The Promenade N	5N° at The Streets	2020	35%*	-	20	-	-	-	-	-

*(pre-lease)

OCCUPANCY VS AVG RENT/SF: ALL DOWNTOWN RESIDENTIAL PROPERTIES



	Avg Age	Avg Rent /Unit	Avg \$/SF	Occupancy
CLASS A	6	\$2,618	\$3.06	79.9%
CLASS B	59	\$2,204	\$2.52	94.8%
CLASS C	85	\$1,247	\$2.04	94.8%
Overall	49	\$2,023	\$2.54	89.8%

Source: CoStar 2020

2020 Q3 RESIDENTIAL LISTINGS



210 THIRD LOFTS

REDWOOD URBAN

Prime location along central pedestrian promenade

Gated access with rooftop pool, fitness center, and spa



IMT GALLERY 421

IMT RESIDENTIAL

Immediate access to 710 and 405 freeways

On-site gallery and landmark 65-foot façade mural



THE EDISON

AVENUE5 RESIDENTIAL

Fully renovated former office building in East Village Arts District

Adjacent access to Metro A Line (Blue) and Promenade Square Park