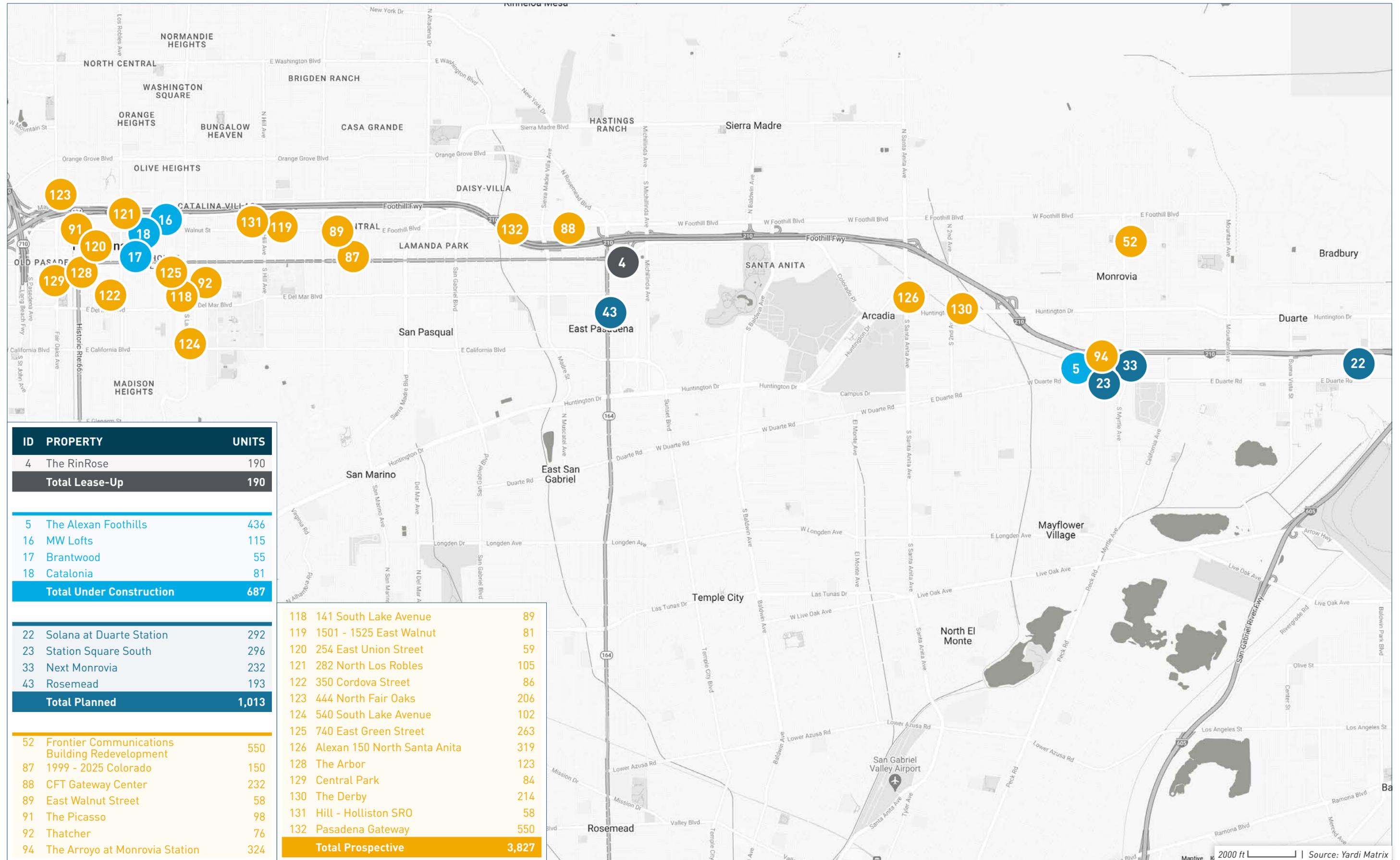
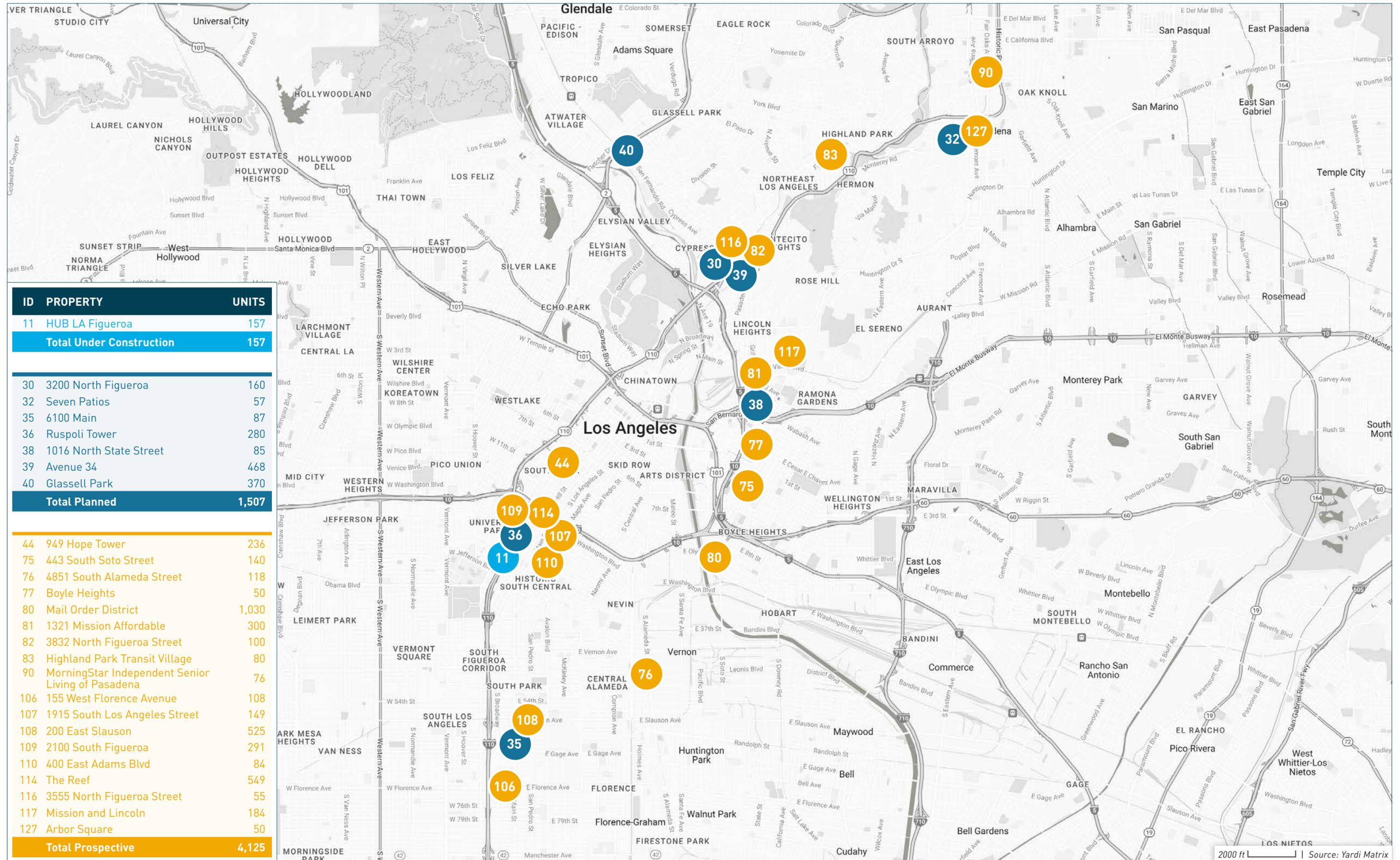
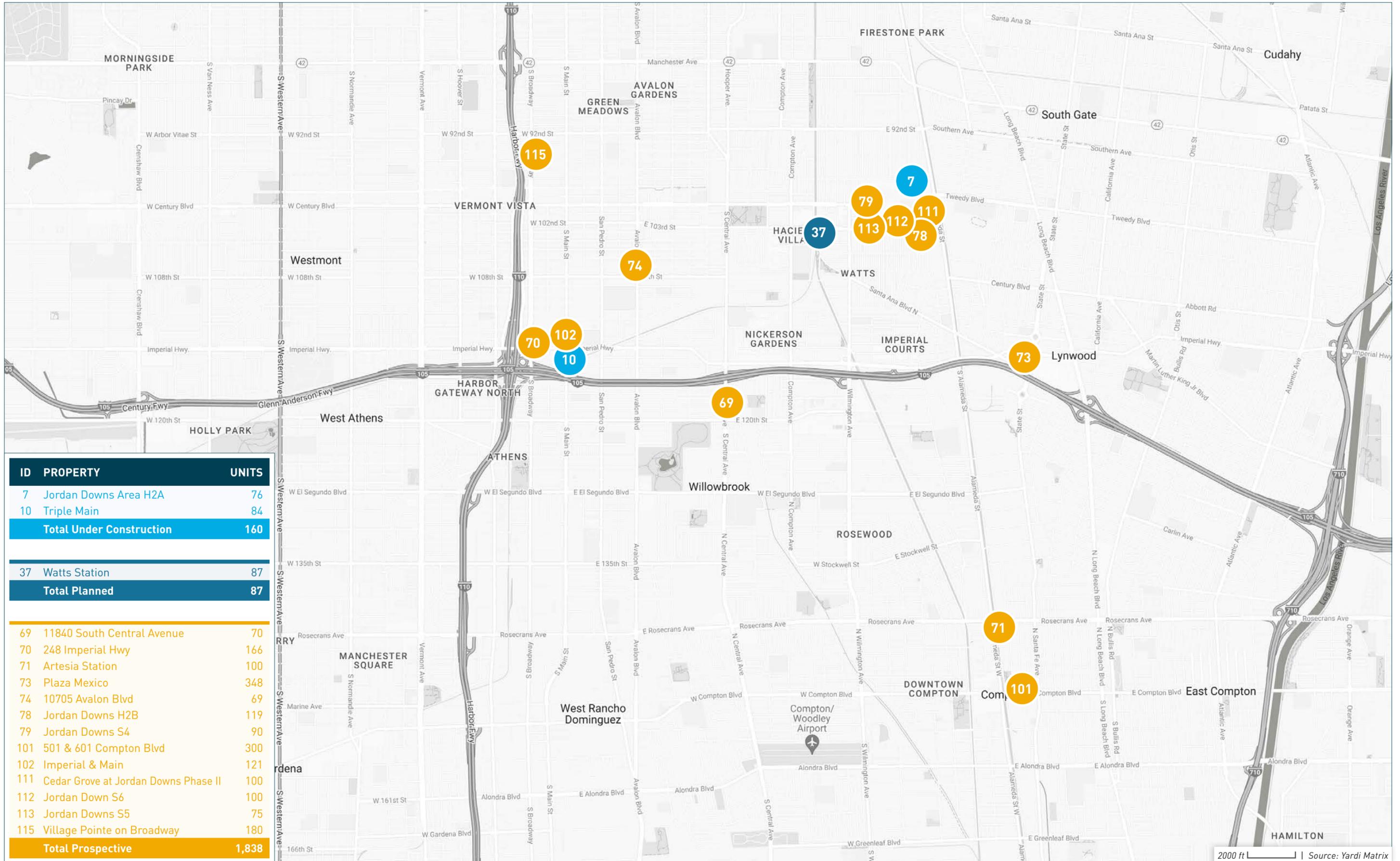


ID	PROPERTY	UNITS
2	Cierra	60
3	The Views	62
Total Lease-Up		122
8	Lumia	127
9	Edgeway Downtown Bellflower	91
15	Begonia Place	74
Total Under Construction		292
20	The 55 Residences	105
21	The Terraces at Walnut	50
29	9923 Atlantic Avenue	91
31	The Vista at the Gateway	212
41	Poplar Avenue	156
42	Rubio Village	159
Total Planned		773
45	Claremont South Village	610
46	1707 N Towne Ave	50
47	Begonia Heights	200
48	Landmark Goldline	117
49	Lanterman	100
50	Modera	50
51	The Citrus View	102
53	Walnut Grove	92
54	12826 Philadelphia Street	52
55	Alpha Beta and Uptown North	115
56	Alondra Maidstone	209
57	Artesia Place	80
72	701 West Whittier Blvd	232
84	11640 - 11730 Valley Blvd	83
85	Mirasol	51
86	Prospect Villa	75
93	Foothill and Towne	56
95	Norwalk Civic Center Redevelopment	350
96	Norwalk Transit Village	654
103	Legacy	78
104	The Mercury	255
105	Modelo	500
Total Prospective		4,111



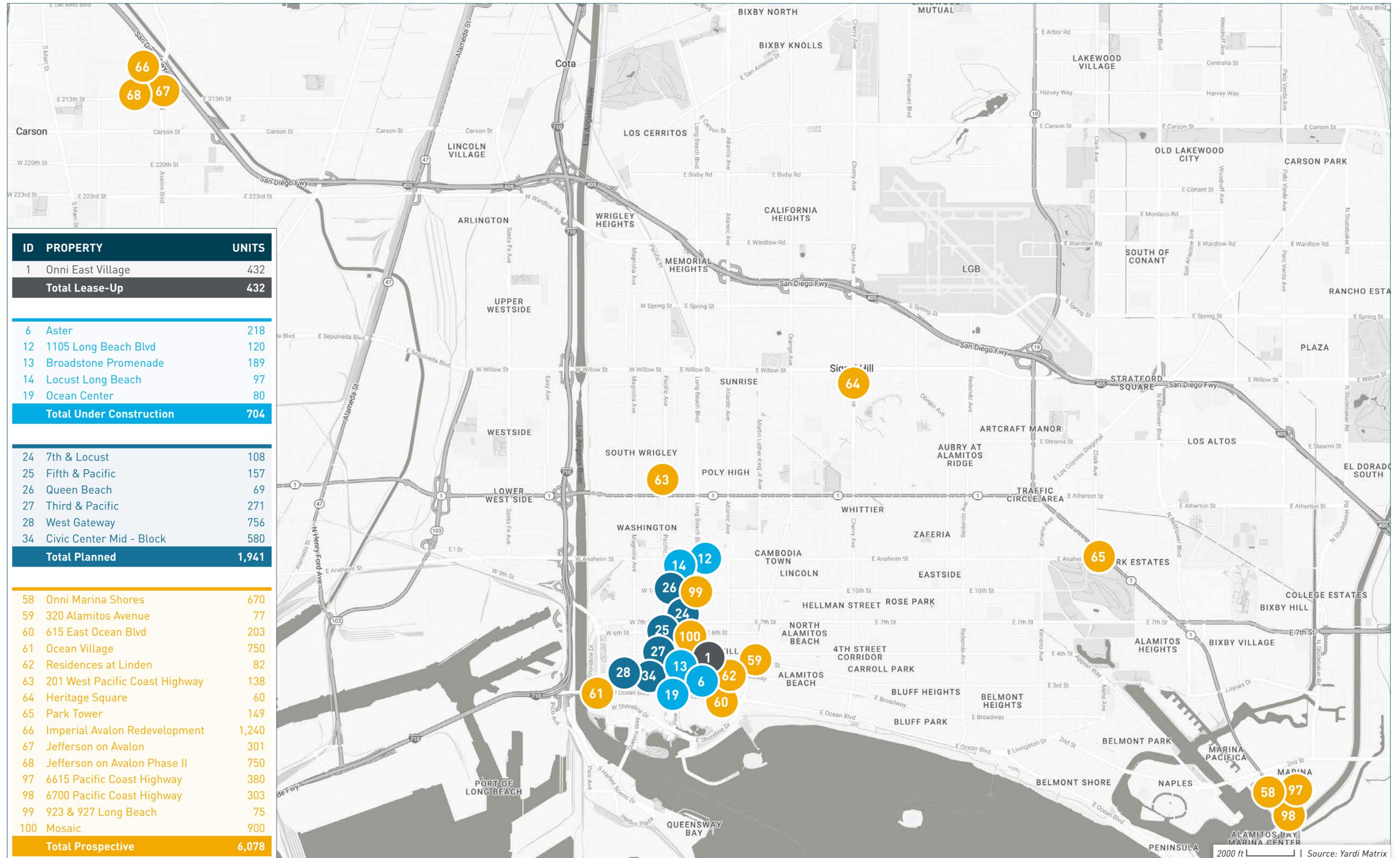


ID	PROPERTY	UNITS
11	HUB LA Figueroa	157
Total Under Construction		157
30	3200 North Figueroa	160
32	Seven Patios	57
35	6100 Main	87
36	Ruspoli Tower	280
38	1016 North State Street	85
39	Avenue 34	468
40	Glassell Park	370
Total Planned		1,507
44	949 Hope Tower	236
75	443 South Soto Street	140
76	4851 South Alameda Street	118
77	Boyle Heights	50
80	Mail Order District	1,030
81	1321 Mission Affordable	300
82	3832 North Figueroa Street	100
83	Highland Park Transit Village	80
90	MorningStar Independent Senior Living of Pasadena	76
106	155 West Florence Avenue	108
107	1915 South Los Angeles Street	149
108	200 East Slauson	525
109	2100 South Figueroa	291
110	400 East Adams Blvd	84
114	The Reef	549
116	3555 North Figueroa Street	55
117	Mission and Lincoln	184
127	Arbor Square	50
Total Prospective		4,125



ID	PROPERTY	UNITS
7	Jordan Downs Area H2A	76
10	Triple Main	84
Total Under Construction		160
37	Watts Station	87
Total Planned		87
69	11840 South Central Avenue	70
70	248 Imperial Hwy	166
71	Artesia Station	100
73	Plaza Mexico	348
74	10705 Avalon Blvd	69
78	Jordan Downs H2B	119
79	Jordan Downs S4	90
101	501 & 601 Compton Blvd	300
102	Imperial & Main	121
111	Cedar Grove at Jordan Downs Phase II	100
112	Jordan Down S6	100
113	Jordan Downs S5	75
115	Village Pointe on Broadway	180
Total Prospective		1,838

2000 ft | Source: Yardi Matrix



EASTERN LA COUNTY | New Construction & Proposed Multifamily Projects



Source: Yardi Matrix

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
1	Onni East Village	333 East Broadway	Long Beach	CA	90802	Lease-Up	432	Sw Long Beach	03/01/2021	05/31/2023	11/01/2022	
2	Cierra	8115 Via Alta	Whittier	CA	90606	Lease-Up	60	Whittier / La Mirada	09/01/2021	05/31/2023	09/01/2022	
3	The Views	14807 Pioneer Blvd	Norwalk	CA	90650	Lease-Up	62	Sante Fe Springs / Norwalk	05/01/2021	04/30/2023	02/28/2023	
4	The RinRose	3768 East Colorado Blvd	Pasadena	CA	91107	Lease-Up	190	Pasadena / Arcadia	09/27/2020	04/30/2023	07/15/2022	
Total Lease-Up							744					
5	The Alexan Foothills	1625 South Magnolia Avenue	Monrovia	CA	91016	Under Construction	436	Azusa / Monrovia	08/06/2022	12/31/2024		
6	Aster	125 Long Beach Blvd	Long Beach	CA	90802	Under Construction	218	Sw Long Beach	01/31/2022	10/31/2024		
7	Jordan Downs Area H2A	2250 East 97th Street	Los Angeles	CA	90002	Under Construction	76	East Los Angeles South	11/09/2022	06/30/2024		
8	Lumia	800 North Azusa Avenue	Azusa	CA	91702	Under Construction	127	Azusa / Monrovia	06/01/2022	12/31/2023		
9	Edgeway Downtown Bellflower	16411 Bellflower Blvd	Bellflower	CA	90706	Under Construction	91	Bellflower / Paramount	11/15/2021	12/31/2023		
10	Triple Main	11630 South Main Street	Los Angeles	CA	90061	Under Construction	84	Compton	05/15/2022	12/31/2023		
11	HUB LA Figueroa	2722 South Figueroa Street	Los Angeles	CA	90007	Under Construction	157	East Los Angeles South	10/01/2021	09/30/2023		
12	1105 Long Beach Blvd	1105 Long Beach Blvd	Long Beach	CA	90813	Under Construction	120	Sw Long Beach	03/31/2022	06/30/2023		
13	Broadstone Promenade	127 East Broadway	Long Beach	CA	90802	Under Construction	189	Sw Long Beach	11/30/2021	06/30/2023		
14	Locust Long Beach	1112 Locust Avenue	Long Beach	CA	90813	Under Construction	97	Sw Long Beach	11/19/2020	06/30/2023		
15	Begonia Place	5570 Rosemead Blvd	Temple City	CA	91780	Under Construction	74	Alhambra / San Gabriel / El Monte	01/14/2022	06/30/2023		
16	MW Lofts	709 East Walnut Street	Pasadena	CA	91101	Under Construction	115	Pasadena / Arcadia	05/23/2021	05/31/2023		
17	Brantwood	88 North Oakland Avenue	Pasadena	CA	91101	Under Construction	55	Pasadena / Arcadia	03/01/2021	05/31/2023		
18	Catalonia	535 Union Street	Pasadena	CA	91101	Under Construction	81	Pasadena / Arcadia	03/01/2021	05/31/2023		
19	Ocean Center	110 West Ocean Blvd	Long Beach	CA	90802	Under Construction	80	Sw Long Beach	02/01/2021	04/30/2023		
Total Under Construction							2,000					
20	The 55 Residences	55 Rancho Camino Drive	Pomona	CA	91766	Planned	105	Pomona				
21	The Terraces at Walnut	Faure Avenue & Valley Blvd	Walnut	CA	91789	Planned	50	Walnut / Diamond Bar				
22	Solana at Duarte Station	1750 Business Center Drive	Duarte	CA	91010	Planned	292	Azusa / Monrovia				
23	Station Square South	225 West Duarte Road	Monrovia	CA	91016	Planned	296	Azusa / Monrovia				
24	7th & Locust	636 North Locust Avenue	Long Beach	CA	90802	Planned	108	Sw Long Beach				
25	Fifth & Pacific	507 Pacific Avenue	Long Beach	CA	90802	Planned	157	Sw Long Beach				
26	Queen Beach	937 Pine Avenue	Long Beach	CA	90813	Planned	69	Sw Long Beach				
27	Third & Pacific	131 West 3rd Street	Long Beach	CA	90802	Planned	271	Sw Long Beach				
28	West Gateway	600 West Broadway	Long Beach	CA	90802	Planned	756	Sw Long Beach				
29	9923 Atlantic Avenue	9923 Atlantic Avenue	South Gate	CA	90280	Planned	91	Downey / Southgate				
30	3200 North Figueroa	3200 North Figueroa Street	Los Angeles	CA	90065	Planned	160	East Los Angeles North				
31	The Vista at the Gateway	10561 Santa Fe Drive	El Monte	CA	91731	Planned	212	Alhambra / San Gabriel / El Monte				
32	Seven Patios	845 El Centro Street	South Pasadena	CA	91030	Planned	57	Pasadena / Arcadia				
33	Next Monrovia	127 West Pomona Avenue	Monrovia	CA	91016	Planned	232	Azusa / Monrovia				
34	Civic Center Mid - Block	321 West Ocean Blvd	Long Beach	CA	90802	Planned	580	Sw Long Beach				
35	6100 Main	6100 South Main Street	Los Angeles	CA	90003	Planned	87	East Los Angeles South				
36	Ruspoli Tower	2321 Flower Street	Los Angeles	CA	90007	Planned	280	East Los Angeles South				

EASTERN LA COUNTY | New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
37	Watts Station	10341 Graham Avenue	Los Angeles	CA	90002	Planned	87	East Los Angeles South				
38	1016 North State Street	1016 North State Street	Los Angeles	CA	90033	Planned	85	East Los Angeles North				
39	Avenue 34	141 West Avenue 34	Los Angeles	CA	90031	Planned	468	East Los Angeles North				
40	Glassell Park	2910 North San Fernando Road	Los Angeles	CA	90065	Planned	370	East Los Angeles North				
41	Poplar Avenue	116 North Poplar Avenue	Montebello	CA	90640	Planned	156	S El Monte / Rosemead				
42	Rubio Village	201 South San Gabriel Blvd	San Gabriel	CA	91776	Planned	159	Alhambra / San Gabriel / El Monte				
43	Rosemead	380 South Rosemead Blvd	Pasadena	CA	91107	Planned	193	Pasadena / Arcadia				
Total Planned							5,321					
44	949 Hope Tower	949 South Hope Street	Los Angeles	CA	90015	Prospective	236					
45	Claremont South Village	SEC Bucknell Avenue & Santa Fe Street	Claremont	CA	91711	Prospective	610	Claremont				
46	1707 N Towne Ave	1707 North Towne Avenue	Pomona	CA	91767	Prospective	50	Pomona				
47	Begonia Heights	1925 West Holt Avenue	Pomona	CA	91768	Prospective	200	Pomona				
48	Landmark Goldline	2501 North Garey Avenue	Pomona	CA	91767	Prospective	117	Pomona				
49	Lanterman	3530 Pomona Blvd	Pomona	CA	91768	Prospective	100	Pomona				
50	Modera	2710 North Towne Avenue	Pomona	CA	91767	Prospective	50	Pomona				
51	The Citrus View	525 North Azusa Avenue	Azusa	CA	91702	Prospective	102	Azusa / Monrovia				
52	Frontier Communications Building Redevelopment	115 East Lime Avenue	Monrovia	CA	91016	Prospective	550	Azusa / Monrovia				
53	Walnut Grove	1651 East Rowland Avenue	West Covina	CA	91791	Prospective	92	Covina				
54	12826 Philadelphia Street	12826 Philadelphia Street	Whittier	CA	90601	Prospective	52	Whittier / La Mirada				
55	Alpha Beta and Uptown North	Hadley Street & Milton Avenue	Whittier	CA	90601	Prospective	115	Whittier / La Mirada				
56	Alondra Maidstone	11600 Alondra Blvd	Norwalk	CA	90650	Prospective	209	Artesia				
57	Artesia Place	11709 Artesia Blvd	Artesia	CA	90701	Prospective	80	Artesia				
58	Onni Marina Shores	6500 Pacific Coast Hwy	Long Beach	CA	90803	Prospective	670	East Long Beach				
59	320 Alamitos Avenue	320 Alamitos Avenue	Long Beach	CA	90802	Prospective	77	Sw Long Beach				
60	615 East Ocean Blvd	615 East Ocean Blvd	Long Beach	CA	90802	Prospective	203	Sw Long Beach				
61	Ocean Village	1 Golden Shore	Long Beach	CA	90802	Prospective	750	Sw Long Beach				
62	Residences at Linden	135 Linden Avenue	Long Beach	CA	90802	Prospective	82	Sw Long Beach				
63	201 West Pacific Coast Highway	201 West Pacific Coast Hwy	Long Beach	CA	90806	Prospective	138	Nw Long Beach				
64	Heritage Square	Cherry Avenue & Crescent Heights Street	Signal Hill	CA	90755	Prospective	60	Nw Long Beach				
65	Park Tower	5150 East Pacific Coast Hwy	Long Beach	CA	90804	Prospective	149	Nw Long Beach				
66	Imperial Avalon Redevelopment	21207 South Avalon Blvd	Carson	CA	90745	Prospective	1,240	West Long Beach				
67	Jefferson on Avalon	21243 South Avalon Blvd	Carson	CA	90745	Prospective	301	West Long Beach				
68	Jefferson on Avalon Phase II	21243 South Avalon Blvd	Carson	CA	90745	Prospective	750	West Long Beach				
69	11840 South Central Avenue	11840 South Central Avenue	Los Angeles	CA	90059	Prospective	70	Compton				
70	248 Imperial Hwy	248 Imperial Hwy	Los Angeles	CA	90061	Prospective	166	Compton				
71	Artesia Station	Alameda Street & Rosecrans Avenue	Compton	CA	90221	Prospective	100	Compton				
72	701 West Whittier Blvd	701 West Whittier Blvd	Montebello	CA	90640	Prospective	232	Downey / Southgate				
73	Plaza Mexico	3000 East Imperial Hwy	Lynwood	CA	90262	Prospective	348	Downey / Southgate				

Source: Yardi Matrix

EASTERN LA COUNTY | New Construction & Proposed Multifamily Projects



ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP
74	10705 Avalon Blvd	10705 Avalon Blvd	Los Angeles	CA	90061	Prospective	69	East Los Angeles South			
75	443 South Soto Street	443 South Soto Street	Los Angeles	CA	90033	Prospective	140	East Los Angeles South			
76	4851 South Alameda Street	4851 South Alameda Street	Los Angeles	CA	90058	Prospective	118	East Los Angeles South			
77	Boyle Heights	2115 East Cesar E Chavez Avenue	Los Angeles	CA	90033	Prospective	50	East Los Angeles South			
78	Jordan Downs H2B	East 103rd Street & Kalmia Street	Los Angeles	CA	90002	Prospective	119	East Los Angeles South			
79	Jordan Downs S4	SEC East 101st Street & Grape Street	Los Angeles	CA	90002	Prospective	90	East Los Angeles South			
80	Mail Order District	2650 East Olympic Blvd	Los Angeles	CA	90023	Prospective	1,030	East Los Angeles South			
81	1321 Mission Affordable	1321 North Mission Road	Los Angeles	CA	90033	Prospective	300	East Los Angeles North			
82	3832 North Figueroa Street	3836 North Figueroa Street	Los Angeles	CA	90065	Prospective	100	East Los Angeles North			
83	Highland Park Transit Village	North Avenue 59 & Figueroa Street	Los Angeles	CA	90042	Prospective	80	East Los Angeles North			
84	11640 - 11730 Valley Blvd	11730 Valley Blvd	El Monte	CA	91732	Prospective	83	S El Monte / Rosemead			
85	Mirasol	12247 Elliott Avenue	El Monte	CA	91732	Prospective	51	S El Monte / Rosemead			
86	Prospect Villa	7539 Garvey Avenue	Rosemead	CA	91770	Prospective	75	S El Monte / Rosemead			
87	1999 - 2025 Colorado	1999 East Colorado Blvd	Pasadena	CA	91107	Prospective	150	Pasadena / Arcadia			
88	CFT Gateway Center	3452 East Foothill Blvd	Pasadena	CA	91107	Prospective	232	Pasadena / Arcadia			
89	East Walnut Street	1880 East Walnut Street	Pasadena	CA	91107	Prospective	58	Pasadena / Arcadia			
90	MorningStar Independent Senior Living of Pasadena	995 South Fair Oaks Avenue	Pasadena	CA	91105	Prospective	76	Pasadena / Arcadia			
91	The Picasso	167 East Walnut Street	Pasadena	CA	91103	Prospective	98	Pasadena / Arcadia			
92	Thatcher	135 South Catalina Avenue	Pasadena	CA	91106	Prospective	76	Pasadena / Arcadia			
93	Foothill and Towne	1030 West Foothill Blvd	Claremont	CA	91711	Prospective	56	Claremont			
94	The Arroyo at Monrovia Station	SEC West Evergreen Avenue & South Magnolia Avenue	Monrovia	CA	91016	Prospective	324	Azusa / Monrovia			
95	Norwalk Civic Center Redevelopment	12700 Norwalk Blvd	Norwalk	CA	90650	Prospective	350	Sante Fe Springs / Norwalk			
96	Norwalk Transit Village	13200 Bloomfield Avenue	Norwalk	CA	90650	Prospective	654	Sante Fe Springs / Norwalk			
97	6615 Pacific Coast Highway	6615 Pacific Coast Hwy	Long Beach	CA	90803	Prospective	380	East Long Beach			
98	6700 Pacific Coast Highway	6700 Pacific Coast Hwy	Long Beach	CA	90803	Prospective	303	East Long Beach			
99	923 & 927 Long Beach	923 Long Beach Blvd	Long Beach	CA	90813	Prospective	75	Sw Long Beach			
100	Mosaic	501 Long Beach Blvd	Long Beach	CA	90802	Prospective	900	Sw Long Beach			
101	501 & 601 Compton Blvd	501 East Compton Blvd	Compton	CA	90221	Prospective	300	Compton			
102	Imperial & Main	110 West Imperial Hwy	Los Angeles	CA	90061	Prospective	121	Compton			
103	Legacy	10136 Adella Avenue	South Gate	CA	90280	Prospective	78	Downey / Southgate			
104	The Mercury	8825 Washington Blvd	Pico Rivera	CA	90660	Prospective	255	Downey / Southgate			
105	Modelo	7316 East Gage Avenue	Los Angeles	CA	90040	Prospective	500	Maywood / Bell / Montebello			
106	155 West Florence Avenue	155 West Florence Avenue	Los Angeles	CA	90003	Prospective	108	East Los Angeles South			
107	1915 South Los Angeles Street	1915 South Los Angeles Street	Los Angeles	CA	90011	Prospective	149	East Los Angeles South			
108	200 East Slauson	200 East Slauson Avenue	Los Angeles	CA	90011	Prospective	525	East Los Angeles South			
109	2100 South Figueroa	2100 South Figueroa Street	Los Angeles	CA	90007	Prospective	291	East Los Angeles South			
110	400 East Adams Blvd	400 East Adams Blvd	Los Angeles	CA	90011	Prospective	84	East Los Angeles South			
111	Cedar Grove at Jordan Downs Phase II	2179 East Century Blvd	Los Angeles	CA	90002	Prospective	100	East Los Angeles South			
112	Jordan Down S6	East 103rd Street & Croesus Avenue	Los Angeles	CA	90002	Prospective	100	East Los Angeles South			

Source: Yardi Matrix

EASTERN LA COUNTY | New Construction & Proposed Multifamily Projects



Source: Yardi Matrix

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
113	Jordan Downs S5	East 102rd Street & Grape Street	Los Angeles	CA	90002	Prospective	75	East Los Angeles South				
114	The Reef	1900 South Broadway	Los Angeles	CA	90007	Prospective	549	East Los Angeles South				
115	Village Pointe on Broadway	9402 South Broadway	Los Angeles	CA	90003	Prospective	180	East Los Angeles South				
116	3555 North Figueroa Street	3555 North Figueroa Street	Los Angeles	CA	90065	Prospective	55	East Los Angeles North				
117	Mission and Lincoln	3601 North Mission Road	Los Angeles	CA	90031	Prospective	184	East Los Angeles North				
118	141 South Lake Avenue	141 South Lake Avenue	Pasadena	CA	91101	Prospective	89	Pasadena / Arcadia				
119	1501 - 1525 East Walnut	1501 East Walnut Street	Pasadena	CA	91106	Prospective	81	Pasadena / Arcadia				
120	254 East Union Street	254 Union Street	Pasadena	CA	91101	Prospective	59	Pasadena / Arcadia				
121	282 North Los Robles	282 North Los Robles Avenue	Pasadena	CA	91101	Prospective	105	Pasadena / Arcadia				
122	350 Cordova Street	350 Cordova Street	Pasadena	CA	91101	Prospective	86	Pasadena / Arcadia				
123	444 North Fair Oaks	444 North Fair Oaks Avenue	Pasadena	CA	91103	Prospective	206	Pasadena / Arcadia				
124	540 South Lake Avenue	540 South Lake Avenue	Pasadena	CA	91101	Prospective	102	Pasadena / Arcadia				
125	740 East Green Street	740 East Green Street	Pasadena	CA	91101	Prospective	263	Pasadena / Arcadia				
126	Alexan 150 North Santa Anita	150 North Santa Anita Avenue	Arcadia	CA	91006	Prospective	319	Pasadena / Arcadia				
127	Arbor Square	815 Fremont Avenue	South Pasadena	CA	91030	Prospective	50	Pasadena / Arcadia				
128	The Arbor	100 East Green Street	Pasadena	CA	91105	Prospective	123	Pasadena / Arcadia				
129	Central Park	86 South Fair Oaks Avenue	Pasadena	CA	91105	Prospective	84	Pasadena / Arcadia				
130	The Derby	233 East Huntington Drive	Arcadia	CA	91006	Prospective	214	Pasadena / Arcadia				
131	Hill - Holliston SRO	228 North Holliston Avenue	Pasadena	CA	91106	Prospective	58	Pasadena / Arcadia				
132	Pasadena Gateway	3200 East Foothill Blvd	Pasadena	CA	91107	Prospective	550	Pasadena / Arcadia				
Total Prospective							19,979					
TOTAL EASTERN LA COUNTY							28,044					