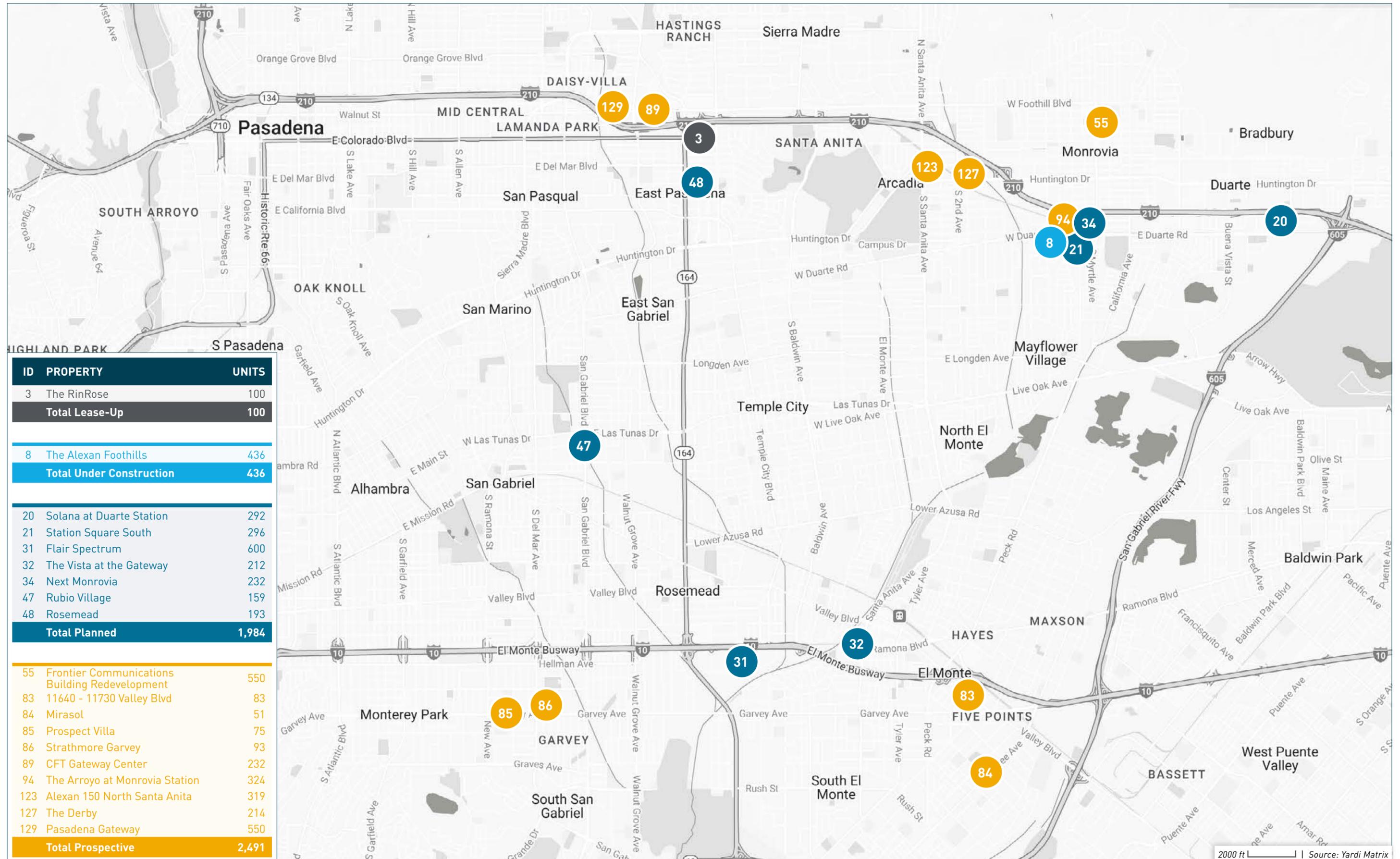
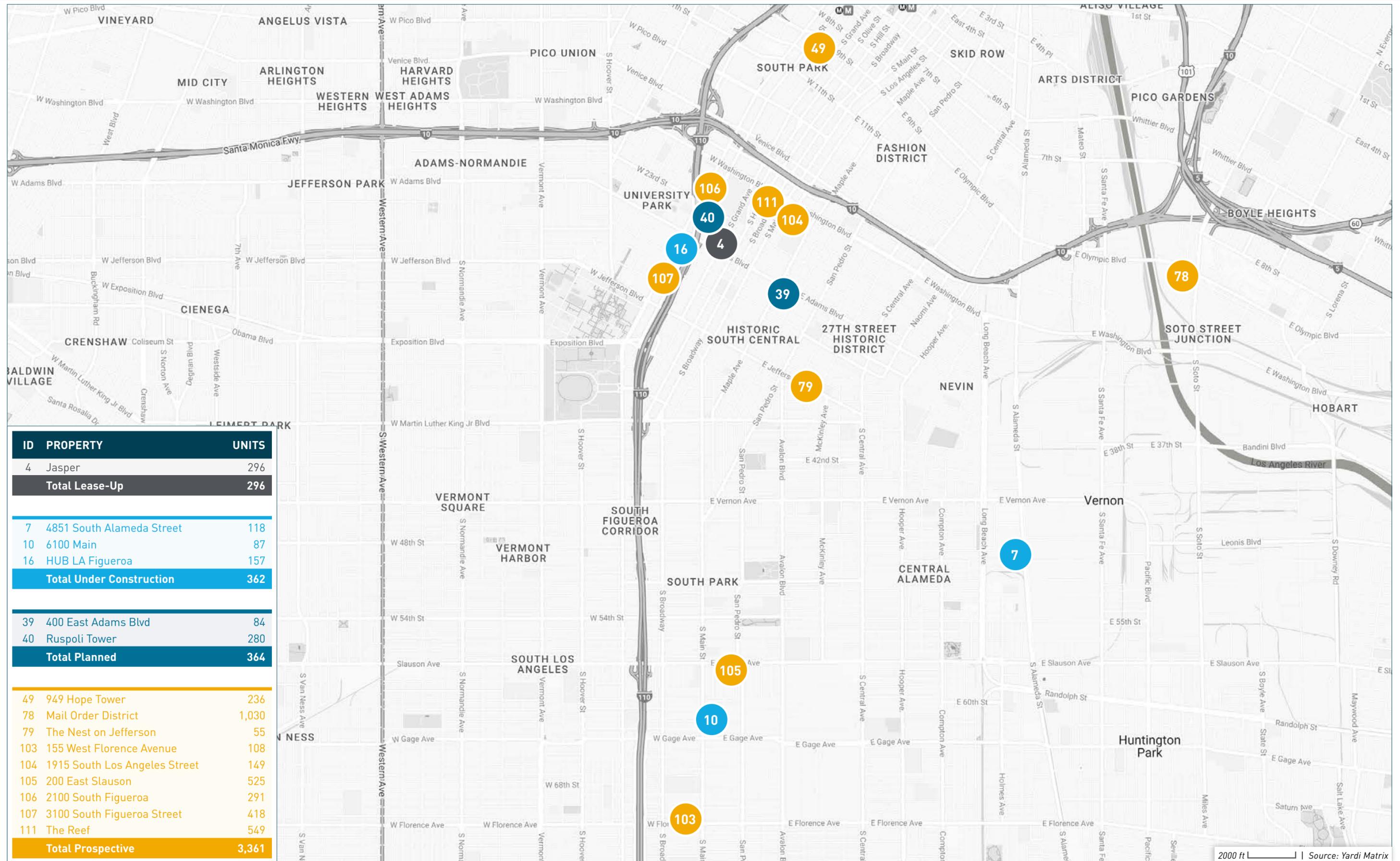
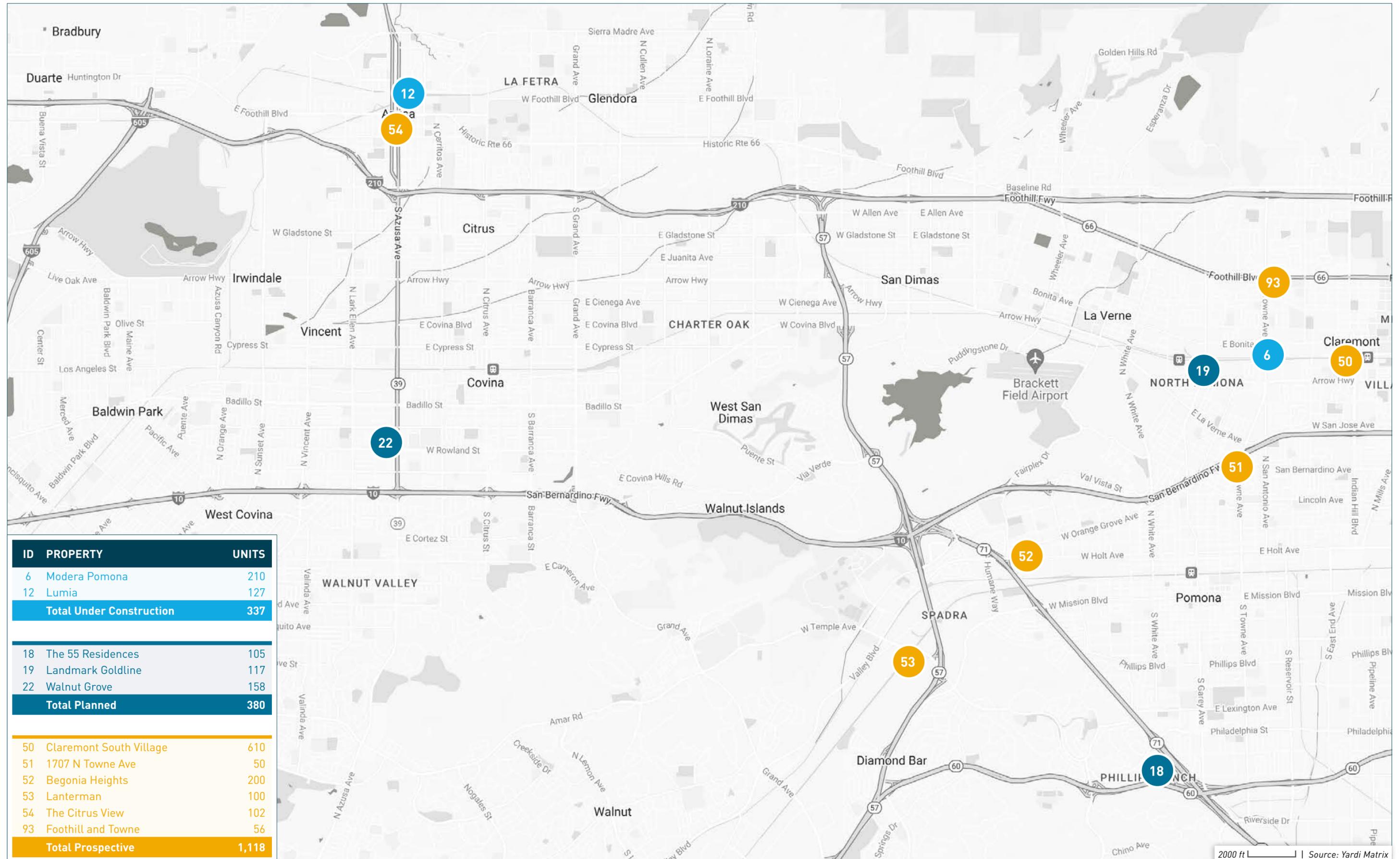


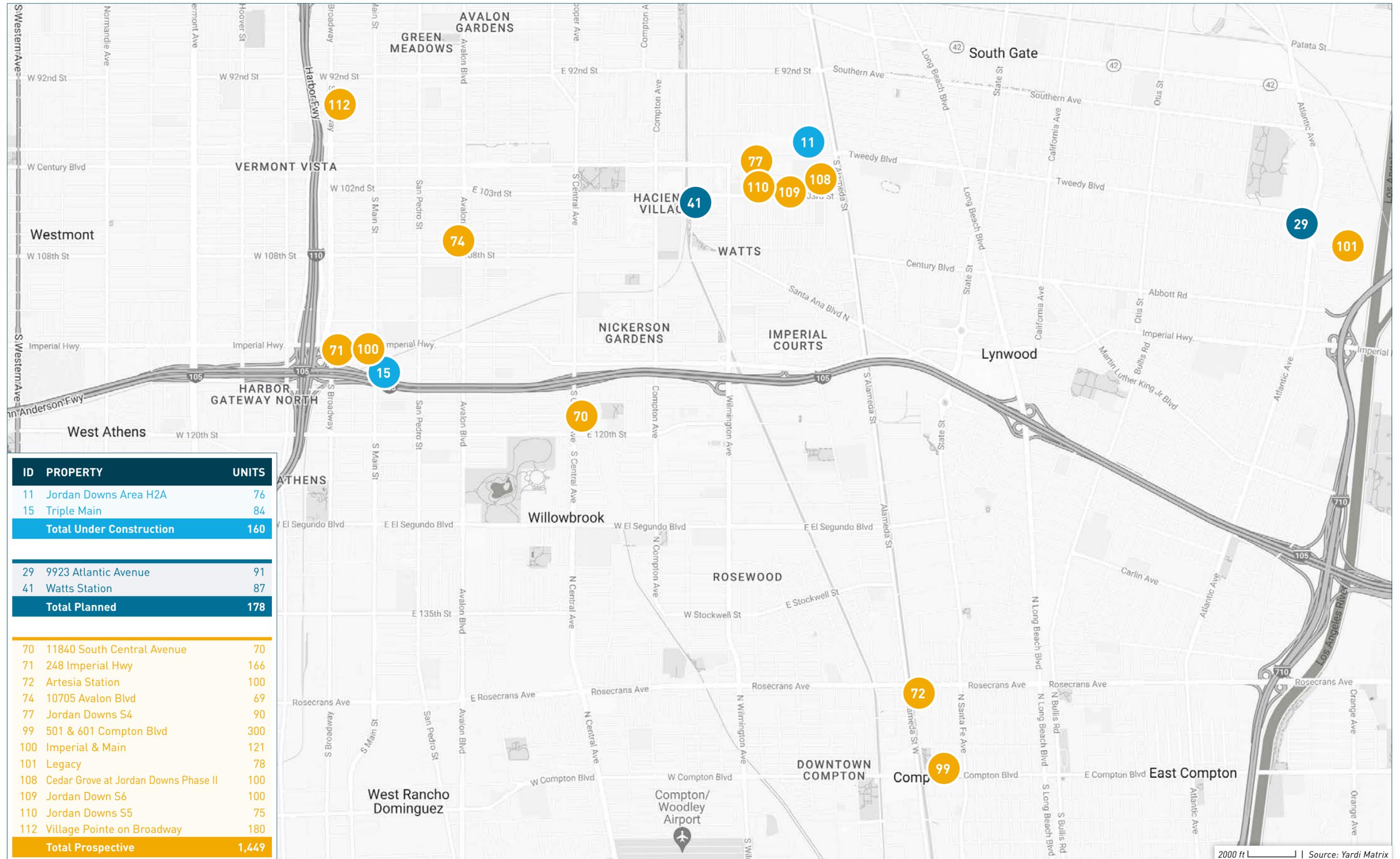
ID	PROPERTY	UNITS
1	Ocean Center	80
2	Onni East Village	432
Total Lease-Up		512
<hr/>		
5	Third & Pacific	271
9	Aster	218
13	Broadstone Promenade	189
Total Under Construction		678
<hr/>		
24	1105 Living	120
25	7th & Locust	108
26	Fifth & Pacific	157
27	Queen Beach	69
28	West Gateway	756
36	Civic Center Mid - Block	580
37	Mosaic	900
Total Planned		2,690
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60	320 Alamos Avenue	77
61	615 East Ocean Blvd	203
62	Ocean Village	750
63	Residences at Linden	82
64	201 West Pacific Coast Highway	138
98	923 Long Beach Blvd	75
Total Prospective		1,325

1000 ft | Source: Yardi Matrix



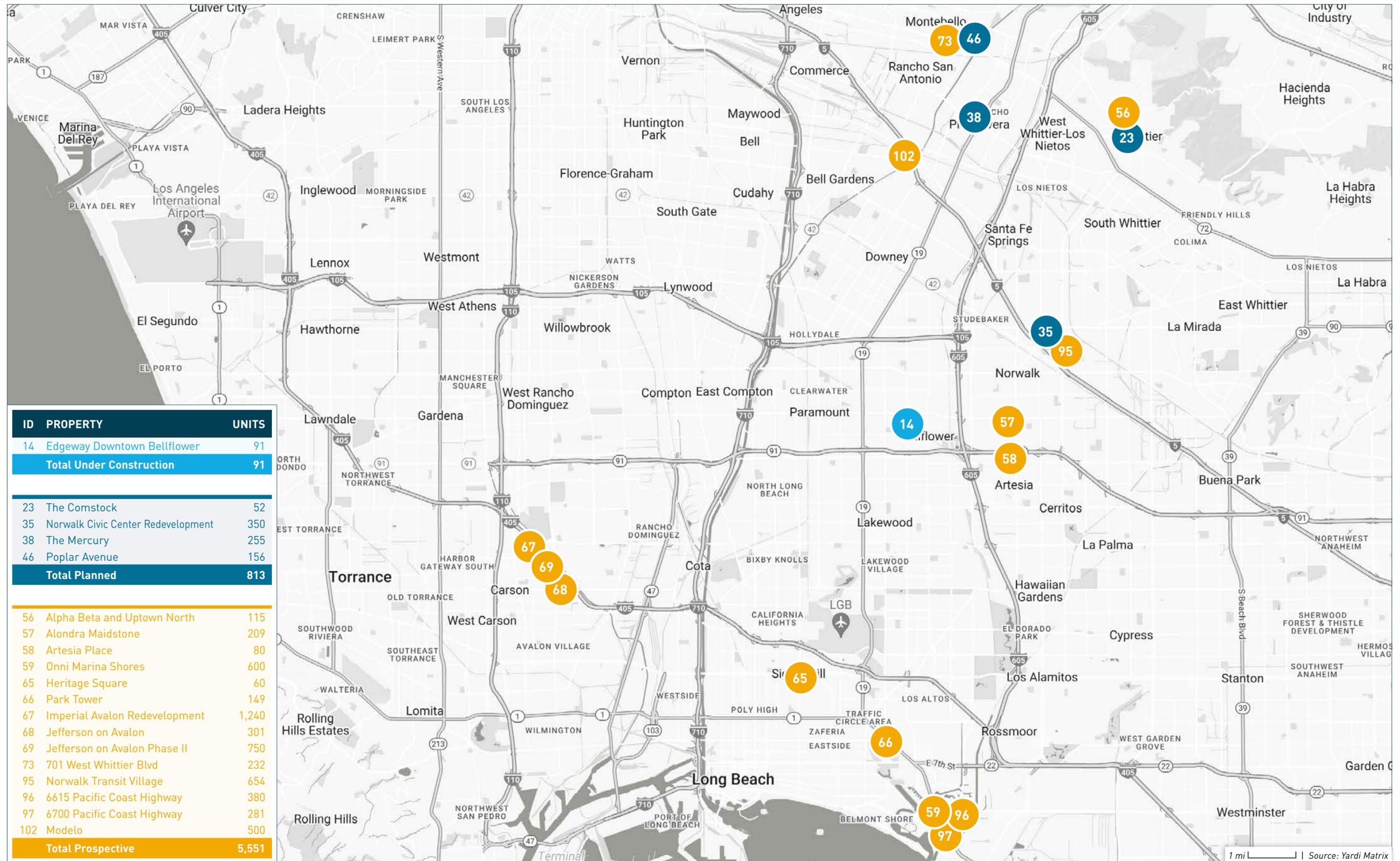




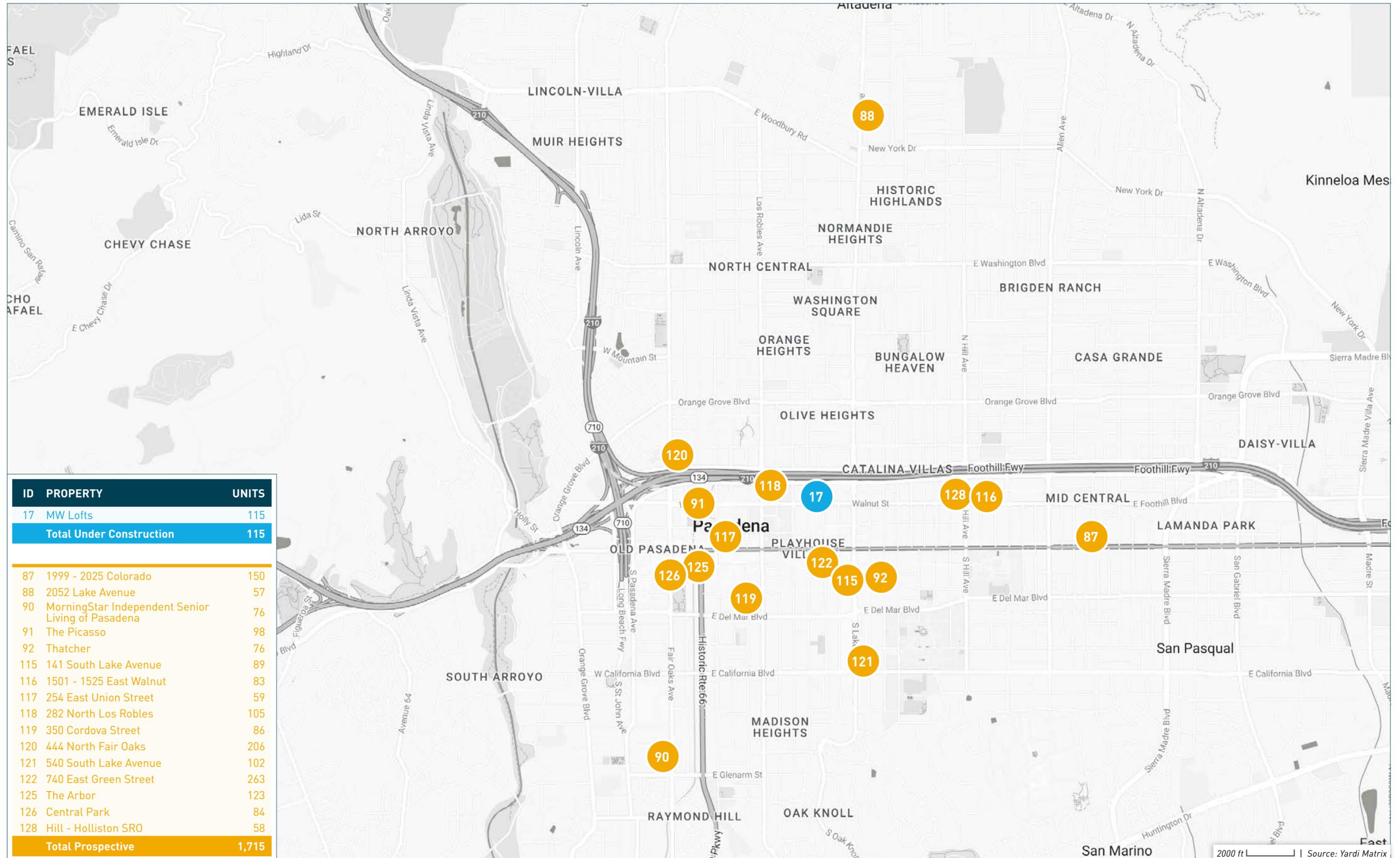


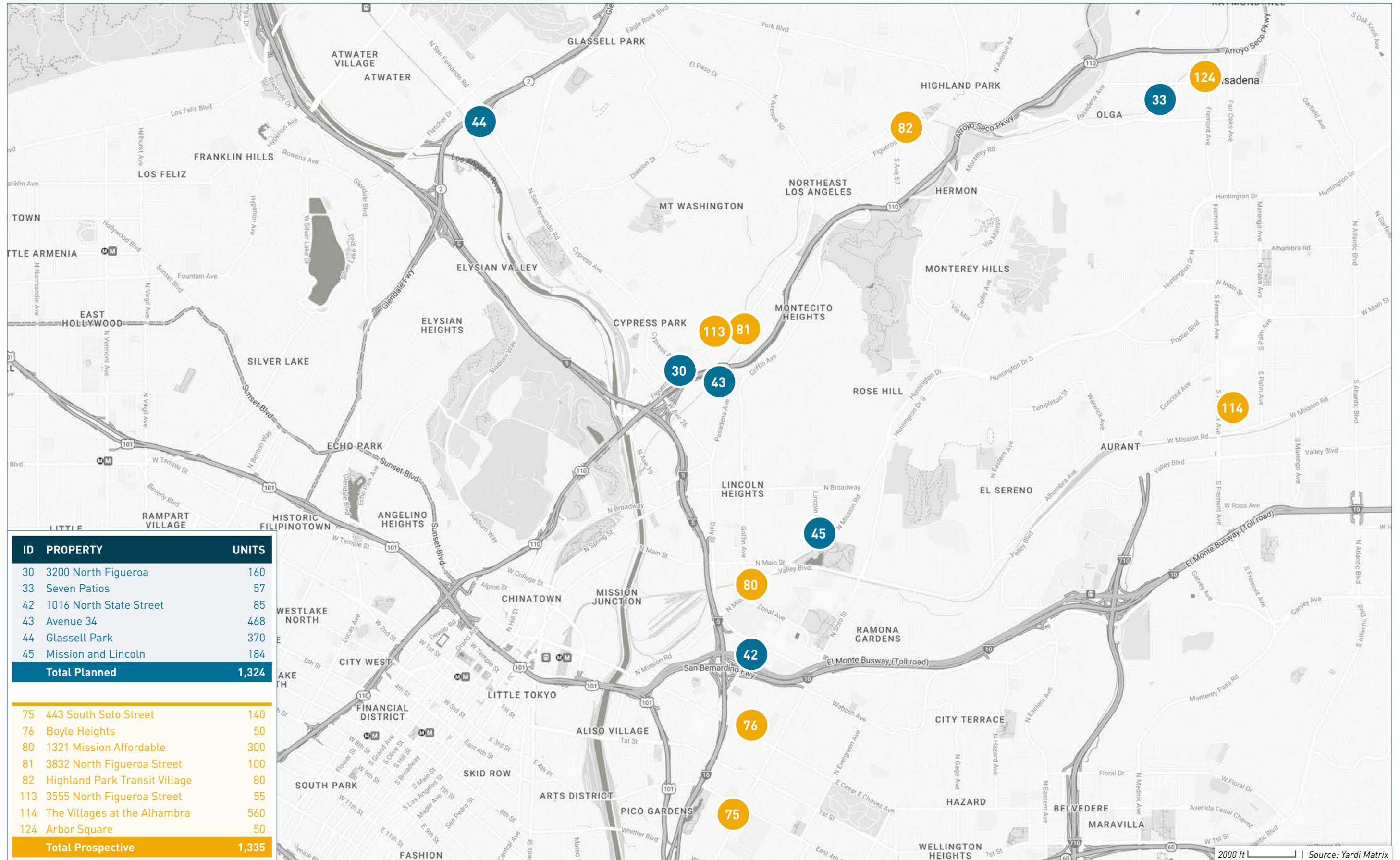
ID	PROPERTY	UNITS
11	Jordan Downs Area H2A	76
15	Triple Main	84
Total Under Construction		160
29	9923 Atlantic Avenue	91
41	Watts Station	87
Total Planned		178
70	11840 South Central Avenue	70
71	248 Imperial Hwy	166
72	Artesia Station	100
74	10705 Avalon Blvd	69
77	Jordan Downs S4	90
99	501 & 601 Compton Blvd	300
100	Imperial & Main	121
101	Legacy	78
108	Cedar Grove at Jordan Downs Phase II	100
109	Jordan Down S6	100
110	Jordan Downs S5	75
112	Village Pointe on Broadway	180
Total Prospective		1,449

2000 ft | Source: Yardi Matrix



ID	PROPERTY	UNITS
14	Edgeway Downtown Bellflower	91
Total Under Construction		91
23	The Comstock	52
35	Norwalk Civic Center Redevelopment	350
38	The Mercury	255
46	Poplar Avenue	156
Total Planned		813
56	Alpha Beta and Uptown North	115
57	Alondra Maidstone	209
58	Artesia Place	80
59	Onni Marina Shores	600
65	Heritage Square	60
66	Park Tower	149
67	Imperial Avalon Redevelopment	1,240
68	Jefferson on Avalon	301
69	Jefferson on Avalon Phase II	750
73	701 West Whittier Blvd	232
95	Norwalk Transit Village	654
96	6615 Pacific Coast Highway	380
97	6700 Pacific Coast Highway	281
102	Modelo	500
Total Prospective		5,551





ID	PROPERTY	UNITS
30	3200 North Figueroa	160
33	Seven Patios	57
42	1016 North State Street	85
43	Avenue 34	468
44	Glassell Park	370
45	Mission and Lincoln	184
Total Planned		1,324
<hr/>		
75	443 South Soto Street	140
76	Boyle Heights	50
80	1321 Mission Affordable	300
81	3832 North Figueroa Street	100
82	Highland Park Transit Village	80
113	3555 North Figueroa Street	55
114	The Villages at the Alhambra	560
124	Arbor Square	50
Total Prospective		1,335

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	Ocean Center	110 West Ocean Blvd	Long Beach	CA	90802	Lease-Up	80	SW Long Beach	02/01/2021	09/30/2023	05/31/2023	
2	Onni East Village	330 East 3rd Street	Long Beach	CA	90802	Lease-Up	432	SW Long Beach	03/01/2021	09/30/2023	11/01/2022	
3	The RinRose	3768 East Colorado Blvd	Pasadena	CA	91107	Lease-Up	100	Pasadena / Arcadia	09/27/2020	09/30/2023	07/15/2022	
4	Jasper	2528 South Grand Avenue	Los Angeles	CA	90007	Lease-Up	296	East Los Angeles South	01/15/2021	08/31/2023	02/06/2023	
Total Lease-Up							908					
5	Third & Pacific	131 West 3rd Street	Long Beach	CA	90802	Under Construction	271	SW Long Beach	02/28/2023	06/30/2025		
6	Modera Pomona	2710 North Towne Avenue	Pomona	CA	91767	Under Construction	210	Pomona	10/03/2022	03/31/2025		
7	4851 South Alameda Street	4851 South Alameda Street	Los Angeles	CA	90058	Under Construction	118	East Los Angeles South	01/31/2023	03/31/2025		
8	The Alexan Foothills	1625 South Magnolia Avenue	Monrovia	CA	91016	Under Construction	436	Azusa / Monrovia	08/06/2022	12/31/2024		
9	Aster	125 Long Beach Blvd	Long Beach	CA	90802	Under Construction	218	SW Long Beach	01/31/2022	10/31/2024		
10	6100 Main	6100 South Main Street	Los Angeles	CA	90003	Under Construction	87	East Los Angeles South	03/24/2023	10/31/2024		
11	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		
12	Lumia	800 North Azusa Avenue	Azusa	CA	91702	Under Construction	127	Azusa / Monrovia	06/01/2022	12/31/2023		
13	Broadstone Promenade	127 East Broadway	Long Beach	CA	90802	Under Construction	189	SW Long Beach	11/30/2021	12/31/2023		
14	Edgeway Downtown Bellflower	16411 Bellflower Blvd	Bellflower	CA	90706	Under Construction	91	Bellflower / Paramount	11/15/2021	12/31/2023		
15	Triple Main	11630 South Main Street	Los Angeles	CA	90061	Under Construction	84	Compton	05/15/2022	12/31/2023		
16	HUB LA Figueroa	2722 South Figueroa Street	Los Angeles	CA	90007	Under Construction	157	East Los Angeles South	10/01/2021	09/30/2023		
17	MW Lofts	218 El Molino Avenue	Pasadena	CA	91101	Under Construction	115	Pasadena / Arcadia	05/23/2021	08/31/2023		
Total Under Construction							2,179					
18	The 55 Residences	55 Rancho Camino Drive	Pomona	CA	91766	Planned	105	Pomona				
19	Landmark Goldline	2501 North Garey Avenue	Pomona	CA	91767	Planned	117	Pomona				
20	Solana at Duarte Station	1750 Business Center Drive	Duarte	CA	91010	Planned	292	Azusa / Monrovia				
21	Station Square South	225 West Duarte Road	Monrovia	CA	91016	Planned	296	Azusa / Monrovia				
22	Walnut Grove	1651 East Rowland Avenue	West Covina	CA	91791	Planned	158	Covina				
23	The Comstock	12826 Philadelphia Street	Whittier	CA	90601	Planned	52	Whittier / La Mirada				
24	1105 Living	1105 Long Beach Blvd	Long Beach	CA	90813	Planned	120	SW Long Beach				
25	7th & Locust	636 North Locust Avenue	Long Beach	CA	90802	Planned	108	SW Long Beach				
26	Fifth & Pacific	507 Pacific Avenue	Long Beach	CA	90802	Planned	157	SW Long Beach				
27	Queen Beach	937 Pine Avenue	Long Beach	CA	90813	Planned	69	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	Flair Spectrum	9400 Flair Drive	El Monte	CA	91731	Planned	600	S El Monte / Rosemead				
32	The Vista at the Gateway	10561 Santa Fe Drive	El Monte	CA	91731	Planned	212	Alhambra / San Gabriel / El Monte				
33	Seven Patios	845 El Centro Street	South Pasadena	CA	91030	Planned	57	Pasadena / Arcadia				
34	Next Monrovia	127 West Pomona Avenue	Monrovia	CA	91016	Planned	232	Azusa / Monrovia				
35	Norwalk Civic Center Redevelopment	12700 Norwalk Blvd	Norwalk	CA	90650	Planned	350	Sante Fe Springs / Norwalk				
36	Civic Center Mid - Block	321 West Ocean Blvd	Long Beach	CA	90802	Planned	580	SW Long Beach				

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	Mosaic	501 Long Beach Blvd	Long Beach	CA	90802	Planned	900	SW Long Beach				
38	The Mercury	8825 Washington Blvd	Pico Rivera	CA	90660	Planned	255	Downey / Southgate				
39	400 East Adams Blvd	400 East Adams Blvd	Los Angeles	CA	90011	Planned	84	East Los Angeles South				
40	Ruspoli Tower	2321 Flower Street	Los Angeles	CA	90007	Planned	280	East Los Angeles South				
41	Watts Station	10341 Graham Avenue	Los Angeles	CA	90002	Planned	87	East Los Angeles South				
42	1016 North State Street	1016 North State Street	Los Angeles	CA	90033	Planned	85	East Los Angeles North				
43	Avenue 34	141 West Avenue 34	Los Angeles	CA	90031	Planned	468	East Los Angeles North				
44	Glassell Park	2910 North San Fernando Road	Los Angeles	CA	90065	Planned	370	East Los Angeles North				
45	Mission and Lincoln	3601 North Mission Road	Los Angeles	CA	90031	Planned	184	East Los Angeles North				
46	Poplar Avenue	116 North Poplar Avenue	Montebello	CA	90640	Planned	156	S El Monte / Rosemead				
47	Rubio Village	201 South San Gabriel Blvd	San Gabriel	CA	91776	Planned	159	Alhambra / San Gabriel / El Monte				
48	Rosemead	380 South Rosemead Blvd	Pasadena	CA	91107	Planned	193	Pasadena / Arcadia				
Total Planned							7,733					
49	949 Hope Tower	949 South Hope Street	Los Angeles	CA	90015	Prospective	236					
50	Claremont South Village	SEC Bucknell Avenue & Santa Fe Street	Claremont	CA	91711	Prospective	610	Claremont				
51	1707 N Towne Ave	1707 North Towne Avenue	Pomona	CA	91767	Prospective	50	Pomona				
52	Begonia Heights	1925 West Holt Avenue	Pomona	CA	91768	Prospective	200	Pomona				
53	Lanterman	3530 Pomona Blvd	Pomona	CA	91768	Prospective	100	Pomona				
54	The Citrus View	525 North Azusa Avenue	Azusa	CA	91702	Prospective	102	Azusa / Monrovia				
55	Frontier Communications Building Redevelopment	115 East Lime Avenue	Monrovia	CA	91016	Prospective	550	Azusa / Monrovia				
56	Alpha Beta and Uptown North	Hadley Street & Milton Avenue	Whittier	CA	90601	Prospective	115	Whittier / La Mirada				
57	Alondra Maidstone	11600 Alondra Blvd	Norwalk	CA	90650	Prospective	209	Artesia				
58	Artesia Place	11709 Artesia Blvd	Artesia	CA	90701	Prospective	80	Artesia				
59	Onni Marina Shores	6500 Pacific Coast Hwy	Long Beach	CA	90803	Prospective	600	East Long Beach				
60	320 Alamitos Avenue	320 Alamitos Avenue	Long Beach	CA	90802	Prospective	77	SW Long Beach				
61	615 East Ocean Blvd	615 East Ocean Blvd	Long Beach	CA	90802	Prospective	203	SW Long Beach				
62	Ocean Village	1 Golden Shore	Long Beach	CA	90802	Prospective	750	SW Long Beach				
63	Residences at Linden	135 Linden Avenue	Long Beach	CA	90802	Prospective	82	SW Long Beach				
64	201 West Pacific Coast Highway	201 West Pacific Coast Hwy	Long Beach	CA	90806	Prospective	138	NW Long Beach				
65	Heritage Square	Cherry Avenue & Crescent Heights Street	Signal Hill	CA	90755	Prospective	60	NW Long Beach				
66	Park Tower	5150 East Pacific Coast Hwy	Long Beach	CA	90804	Prospective	149	NW Long Beach				
67	Imperial Avalon Redevelopment	21207 South Avalon Blvd	Carson	CA	90745	Prospective	1,240	West Long Beach				
68	Jefferson on Avalon	21243 South Avalon Blvd	Carson	CA	90745	Prospective	301	West Long Beach				
69	Jefferson on Avalon Phase II	21243 South Avalon Blvd	Carson	CA	90745	Prospective	750	West Long Beach				
70	11840 South Central Avenue	11840 South Central Avenue	Los Angeles	CA	90059	Prospective	70	Compton				
71	248 Imperial Hwy	248 Imperial Hwy	Los Angeles	CA	90061	Prospective	166	Compton				
72	Artesia Station	Alameda Street & Rosecrans Avenue	Compton	CA	90221	Prospective	100	Compton				
73	701 West Whittier Blvd	701 West Whittier Blvd	Montebello	CA	90640	Prospective	232	Downey / Southgate				

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	Boyle Heights	2115 East Cesar E Chavez Avenue	Los Angeles	CA	90033	Prospective	50	East Los Angeles South			
77	Jordan Downs S4	SEC East 101st Street & Grape Street	Los Angeles	CA	90002	Prospective	90	East Los Angeles South			
78	Mail Order District	2650 East Olympic Blvd	Los Angeles	CA	90023	Prospective	1,030	East Los Angeles South			
79	The Nest on Jefferson	824 East Jefferson Blvd	Los Angeles	CA	90011	Prospective	55	East Los Angeles South			
80	1321 Mission Affordable	1321 North Mission Road	Los Angeles	CA	90033	Prospective	300	East Los Angeles North			
81	3832 North Figueroa Street	3836 North Figueroa Street	Los Angeles	CA	90065	Prospective	100	East Los Angeles North			
82	Highland Park Transit Village	North Avenue 59 & Figueroa Street	Los Angeles	CA	90042	Prospective	80	East Los Angeles North			
83	11640 - 11730 Valley Blvd	11730 Valley Blvd	El Monte	CA	91732	Prospective	83	S El Monte / Rosemead			
84	Mirasol	12247 Elliott Avenue	El Monte	CA	91732	Prospective	51	S El Monte / Rosemead			
85	Prospect Villa	7539 Garvey Avenue	Rosemead	CA	91770	Prospective	75	S El Monte / Rosemead			
86	Strathmore Garvey	7849 Garvey Avenue	Rosemead	CA	91770	Prospective	93	S El Monte / Rosemead			
87	1999 - 2025 Colorado	1999 East Colorado Blvd	Pasadena	CA	91107	Prospective	150	Pasadena / Arcadia			
88	2052 Lake Avenue	2052 Lake Avenue	Altadena	CA	91001	Prospective	57	Pasadena / Arcadia			
89	CFT Gateway Center	3452 East Foothill Blvd	Pasadena	CA	91107	Prospective	232	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 Transit Village	13200 Bloomfield Avenue	Norwalk	CA	90650	Prospective	654	Sante Fe Springs / Norwalk			
96	6615 Pacific Coast Highway	6615 Pacific Coast Hwy	Long Beach	CA	90803	Prospective	380	East Long Beach			
97	6700 Pacific Coast Highway	6700 Pacific Coast Hwy	Long Beach	CA	90803	Prospective	281	East Long Beach			
98	923 Long Beach Blvd	923 Long Beach Blvd	Long Beach	CA	90813	Prospective	75	SW Long Beach			
99	501 & 601 Compton Blvd	501 East Compton Blvd	Compton	CA	90221	Prospective	300	Compton			
100	Imperial & Main	110 West Imperial Hwy	Los Angeles	CA	90061	Prospective	121	Compton			
101	Legacy	10136 Adella Avenue	South Gate	CA	90280	Prospective	78	Downey / Southgate			
102	Modelo	7316 East Gage Avenue	Los Angeles	CA	90040	Prospective	500	Maywood / Bell / Montebello			
103	155 West Florence Avenue	155 West Florence Avenue	Los Angeles	CA	90003	Prospective	108	East Los Angeles South			
104	1915 South Los Angeles Street	1915 South Los Angeles Street	Los Angeles	CA	90011	Prospective	149	East Los Angeles South			
105	200 East Slauson	200 East Slauson Avenue	Los Angeles	CA	90011	Prospective	525	East Los Angeles South			
106	2100 South Figueroa	2100 South Figueroa Street	Los Angeles	CA	90007	Prospective	291	East Los Angeles South			
107	3100 South Figueroa Street	3100 South Figueroa Street	Los Angeles	CA	90007	Prospective	418	East Los Angeles South			
108	Cedar Grove at Jordan Downs Phase II	2179 East Century Blvd	Los Angeles	CA	90002	Prospective	100	East Los Angeles South			
109	Jordan Down S6	East 103rd Street & Croesus Avenue	Los Angeles	CA	90002	Prospective	100	East Los Angeles South			
110	Jordan Downs S5	East 102rd Street & Grape Street	Los Angeles	CA	90002	Prospective	75	East Los Angeles South			
111	The Reef	1900 South Broadway	Los Angeles	CA	90007	Prospective	549	East Los Angeles South			

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	
112	Village Pointe on Broadway	9402 South Broadway	Los Angeles	CA	90003	Prospective	180	East Los Angeles South				
113	3555 North Figueroa Street	3555 North Figueroa Street	Los Angeles	CA	90065	Prospective	55	East Los Angeles North				
114	The Villages at the Alhambra	1000 South Fremont Avenue	Alhambra	CA	91803	Prospective	560	Alhambra / San Gabriel / El Monte				
115	141 South Lake Avenue	141 South Lake Avenue	Pasadena	CA	91101	Prospective	89	Pasadena / Arcadia				
116	1501 - 1525 East Walnut	1501 East Walnut Street	Pasadena	CA	91106	Prospective	83	Pasadena / Arcadia				
117	254 East Union Street	254 Union Street	Pasadena	CA	91101	Prospective	59	Pasadena / Arcadia				
118	282 North Los Robles	282 North Los Robles Avenue	Pasadena	CA	91101	Prospective	105	Pasadena / Arcadia				
119	350 Cordova Street	350 Cordova Street	Pasadena	CA	91101	Prospective	86	Pasadena / Arcadia				
120	444 North Fair Oaks	444 North Fair Oaks Avenue	Pasadena	CA	91103	Prospective	206	Pasadena / Arcadia				
121	540 South Lake Avenue	540 South Lake Avenue	Pasadena	CA	91101	Prospective	102	Pasadena / Arcadia				
122	740 East Green Street	740 East Green Street	Pasadena	CA	91101	Prospective	263	Pasadena / Arcadia				
123	Alexan 150 North Santa Anita	150 North Santa Anita Avenue	Arcadia	CA	91006	Prospective	319	Pasadena / Arcadia				
124	Arbor Square	815 Fremont Avenue	South Pasadena	CA	91030	Prospective	50	Pasadena / Arcadia				
125	The Arbor	100 East Green Street	Pasadena	CA	91105	Prospective	123	Pasadena / Arcadia				
126	Central Park	86 South Fair Oaks Avenue	Pasadena	CA	91105	Prospective	84	Pasadena / Arcadia				
127	The Derby	233 East Huntington Drive	Arcadia	CA	91006	Prospective	214	Pasadena / Arcadia				
128	Hill - Holliston SRO	228 North Holliston Avenue	Pasadena	CA	91106	Prospective	58	Pasadena / Arcadia				
129	Pasadena Gateway	3200 East Foothill Blvd	Pasadena	CA	91107	Prospective	550	Pasadena / Arcadia				
Total Prospective							18,345					
TOTAL EASTERN LA COUNTY							29,165					