

MARKET TRENDS

LOS ANGELES MULTIFAMILY

↑ VACANCY ↑ UNEMPLOYMENT
 ↑ RENTAL RATES ↑ CONSTRUCTION DELIVERIES
 Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 1Q 2025

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
Chaparral Apartments	Outlying LA County	296	\$71,000,000	\$239,865	Post Investment Group	George Brock
Highridge Apartments	Rancho Palos Verdes	257	\$127,000,000	\$494,163	The Bascom Group	Essex Property Trust, Inc.
La Belle Hollywood Tower	Hollywood	146	\$52,150,000	\$357,192	Friedkin Property Group	LaSalle Investment Management
Vinz on Fairfax	Beverly Grove	144	\$68,421,500	\$475,149	Seminole Tribe of Florida (SemREF)	American International Group, Inc. Alliance Residential Company
Pasadena Gateway Villas	Downtown Pasadena	140	\$60,000,000	\$428,571	Hines	Washington Capital Management, Inc.

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Expected Delivery
5035 Coliseum	5035 Coliseum St	Crenshaw	800	3Q27
Alexan West End	600 W Broadway	Downtown Long Beach	750	4Q26
5420 W Sunset Blvd	5420 W Sunset Blvd	Little Armenia	735	1Q26
Olympic + Hill	1000 S Hill St	South Park	685	3Q25
321 W Ocean Blvd	321 W Ocean Blvd	Downtown Long Beach	580	4Q26

SIGNIFICANT COMPLETED CONSTRUCTION 1Q 2025

Property	Address	Submarket	Units	Delivery
Solana at Duarte Station	1750 Fasana Rd	Duarte	292	March 2025
Park East	200 Mesnager St	Chinatown	280	March 2025
Eden	1340 S Hill St	South Park	235	January 2025
Western Station	800-808 S Western Ave	Koreatown	230	January 2025
TENTEN Campus	414 N Orange St	Downtown Glendale	228	February 2025

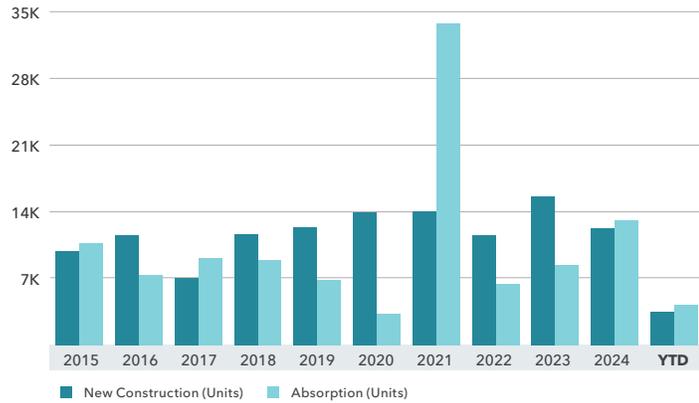
MARKET BREAKDOWN

	1Q25	4Q24	1Q24	YOY Change
Vacancy Rate	4.7%	4.8%	4.9%	20 bps
Average Asking Rents	\$2,262	\$2,251	\$2,243	0.85%
Under Construction	26,834	29,474	32,533	-17.52%
	1Q25	4Q24	1Q24	YOY Change
Construction Deliveries	3,462	2,832	2,610	32.64%
Average Sales Price(Unit)	\$296,016	\$288,810	\$303,755	-2.55%
Net Absorption	4,175	3,296	2,477	68.55%

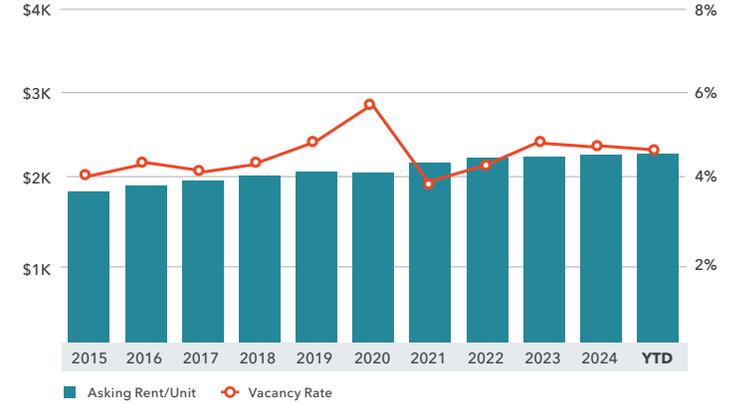
AVERAGE RENT

Unit Size	Monthly Rent
Studio	\$1,683
1 Bedroom	\$2,055
2 Bedroom	\$2,614
3 Bedroom	\$3,094

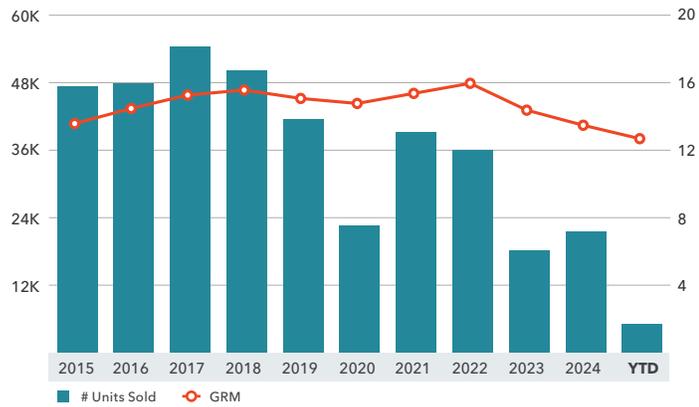
NEW CONSTRUCTION & ABSORPTION



AVERAGE ASKING RENT/UNIT & VACANCY RATE



UNITS SOLD & GROSS RENT MULTIPLIER



AVERAGE SALE PRICE/UNIT & CAP RATES



Data Source: CoStar



Kidder Mathews is the largest fully independent commercial real estate firm in the Western U.S., with over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

The information in this report was composed by the Kidder Mathews Research Group.

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COMMERCIAL BROKERAGE	<i>\$9B</i> AVERAGE ANNUAL TRANSACTION VOLUME	<i>26.2M</i> ANNUAL SALES SF	<i>36.7M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>58M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>850+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> CLIENTS SERVED
VALUATION ADVISORY	<i>2,400+</i> AVERAGE ANNUAL ASSIGNMENTS	<i>39</i> TOTAL APPRAISERS	<i>24</i> WITH MAI DESIGNATIONS

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