Kidder Mathews

2Q 2023

MARKET TRENDS

ORANGE COUNTY *MULTIFAMILY*

↑ VACANCY
↑ UNEMPLOYMENT
↑ RENTAL RATES
↑ CONSTRUCTION DELIVERIES

Year-Over-Year Change

TOP SALE TRANSACTIONS 2Q 2023

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
Newport Palms	Costa Mesa	138	$61,000,000	$442,029	MIG Real Estate LLC	Oasis-California
Birch Terrace (3 properties)	Brea	36	$13,605,000	$377,917	Terry & Janet McClary Trust	Dri Birch LLC
El Paseo Apartments	Anaheim	29	$8,850,000	$305,172	Orange Woods LLC	Mahdek 8 Property Partners LLC
Lightsand	Newport Beach	7	$7,100,000	$1,014,286	McHugh Family Trust	Norbert Grabowski Trust
15642 Pasadena Ave	Tustin	11	$5,775,000	$525,000	5C Savanna LLC	River Oaks Apartments LLC

TOP UNDER CONSTRUCTION

Property	Address	Submarket	Units	Expected Delivery
2320 Redhill Ave	2320 Redhill Ave	Santa Ana	1,100	1Q 2024
Volar	2192-2302 Martin Rd	Irvine	876	3Q 2023
Jefferson Cenza	505-535 W Crowther Ave	Placentia	418	3Q 2023
The Pistoia	2581 Kelvin Ave	Irvine	371	2Q 2024
Broadstone Edition	1100 Steely	Irvine	357	3Q 2023

TOP COMPLETED CONSTRUCTION 2Q 2023

Property	Address	Submarket	Units	Delivery
VRV	12736 Beach Blvd	Stanton	300	May 2023
Bloom South Coast Metro	651 Sunflower Ave	Santa Ana	226	May 2023
Legacy Square Development	609 N Spurgeon St	Santa Ana	93	May 2023
Ascent	8180 Commonwealth Ave	Buena Park	57	May 2023
ArtLofts	20412-20432 Laguna Canyon Rd	Laguna Beach	28	June 2023

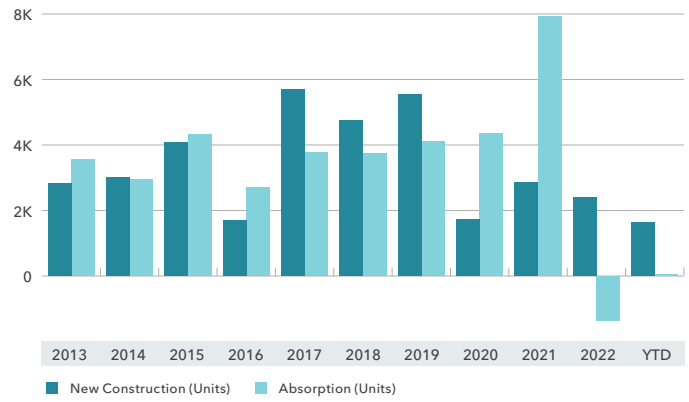
MARKET BREAKDOWN

	2Q23	1Q23	2Q22	Annual % Change
New Construction	704	929	403	**74.69%**
Under Construction	6,106	6,541	6,869	**-11.11%**
Vacancy Rate	4.1%	4.0%	2.8%	**46.43%**
Average Asking Rents	$2,524	$2,465	$2,506	**0.72%**
Average Price / Unit	$423,312	$402,188	$469,188	**-9.78%**
Cap Rates	4.00%	3.70%	3.80%	**5.26%**
Net Absorption	300	(248)	(194)	**N/A**

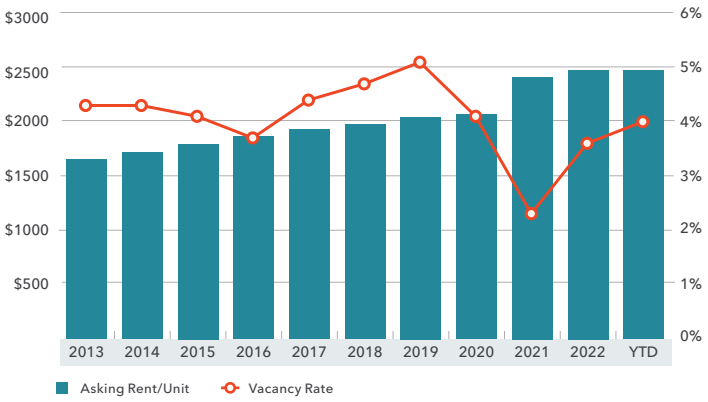
AVERAGE RENT

Unit Size	Monthly Rent
Studio	$2,012
1 Bedroom	$2,288
2 Bedroom	$2,762
3 Bedroom	$3,100

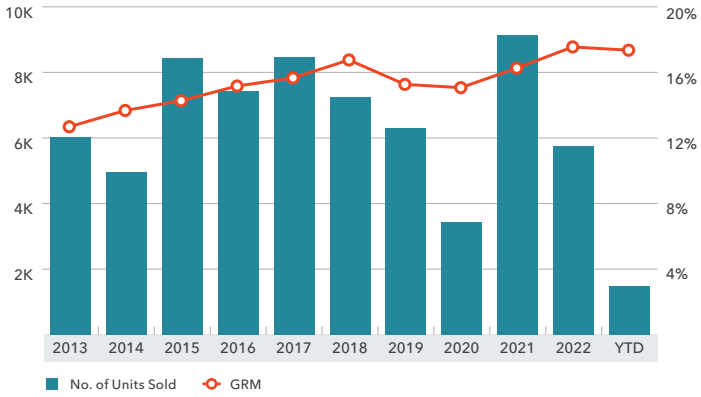
NEW CONSTRUCTION & ABSORPTION



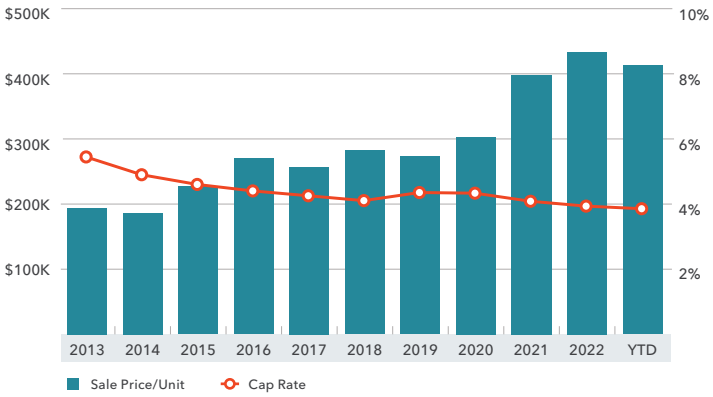
AVERAGE ASKING RENT/UNIT & VACANCY RATE



UNITS SOLD & GROSS RENT MULTIPLIER



AVERAGE SALES PRICE/UNIT & CAP RATES



Data Source: CoStar

Kidder Mathews

Kidder Mathews is the largest, independent commercial real estate firm on the West Coast, with 900 real estate professionals and staff in 20 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, project and construction management, and debt equity finance services for all property types.

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

GARY BARAGONA
Director of Research
415.229.8925
gary.baragona@kidder.com

ERIC PAULSEN
Regional President, Brokerage
Southern California & Arizona
949.557.5000
eric.paulsen@kidder.com
LIC N° 01001040

COMMERCIAL BROKERAGE	$12B TRANSACTION VOLUME ANNUALLY	32.1M ANNUAL SALES SF	41.2M ANNUAL LEASING SF
ASSET SERVICES	53M MANAGEMENT PORTFOLIO SF	771+ ASSETS UNDER MANAGEMENT	250+ ASSET SERVICES CLIENTS
VALUATION ADVISORY	2,600+ ASSIGNMENTS ANNUALLY	46 TOTAL APPRAISERS	23 WITH MAI DESIGNATIONS

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.