



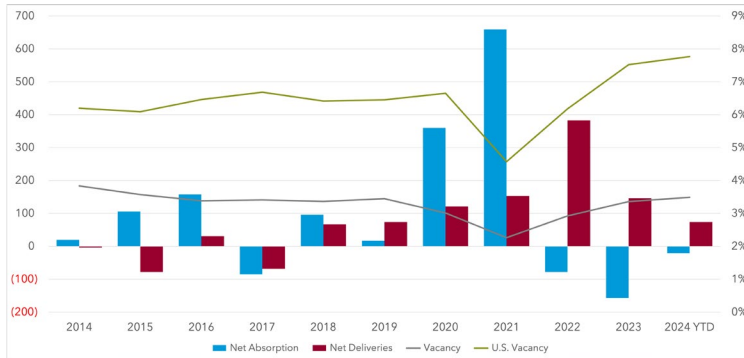
MULTIFAMILY MARKET OVERVIEW

ROBERT LEVEEN, *Senior Vice President*

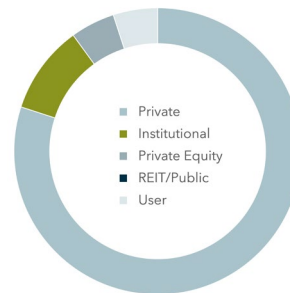
As of this writing the 10 Year Treasury Note is 4.286% a decrease of 12BPS from the last report. The most recent jobs report was slightly higher than expected. The hope over the last several months has been with less job formation, the economy is cooling, thus better chances for the Fed to cut interest rates. The looming local issue is the "Justice for Renters Act" on the statewide November ballot which would repeal Costa-Hawkins and open the door for municipalities to impose highly restrictive rent control ordinances. Therefore, many investors are going to sit out the market until after the election to see how it shakes out.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▲ 12 Mo. Absorption Units	50	24	0	130	120
▲ Vacancy Rate	4.1%	3.6%	3.7%	3.5%	3.7%
▲ Asking Rent/Unit (\$)	\$1,944	\$1,910	\$1,887	\$1,880	\$1,873
▼ Under Construction Units	2,703	2,914	2,529	2,626	2,029
▲ Inventory Units	75,332	73,270	72,831	72,761	72,761

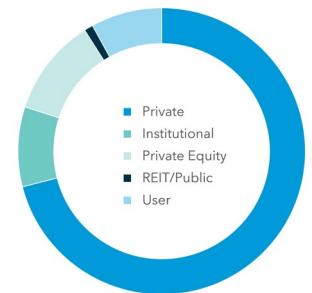
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**Sale by Buyer' and Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
3106 N. Garey Avenue Pomona, CA	\$9,900,000 \$225,000 Per Unit	44	Samantha Kaura Amelian Kot & Family Trust
2629 Gage Avenue El Monte, CA	\$6,800,000 \$234,483 Per Unit	29	Golden Management Janelle Kerber
450 E. Live Oak Avenue Arcadia, CA	\$7,500,000 \$214,286 Per Unit	35	Ambitus Partners Nichola & Diane Brown

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Benedict Canyon Equities, Inc.	\$231,625,000
Positive Investments, Inc.	\$187,418,000
Sares-Regis Group	\$122,400,000
Azusa Pacific University	\$95,750,000
Legacy Partners	\$92,000,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Positive Investments, Inc.	\$587,504,021
Franklin Templeton	\$187,800,000
Benedict Canyon Equities, Inc.	\$144,050,000
Sirott Investments	\$136,700,000
Fairmont Management Company	\$134,125,000

