LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
LA - SAN GABRIEL VALLEY, CA

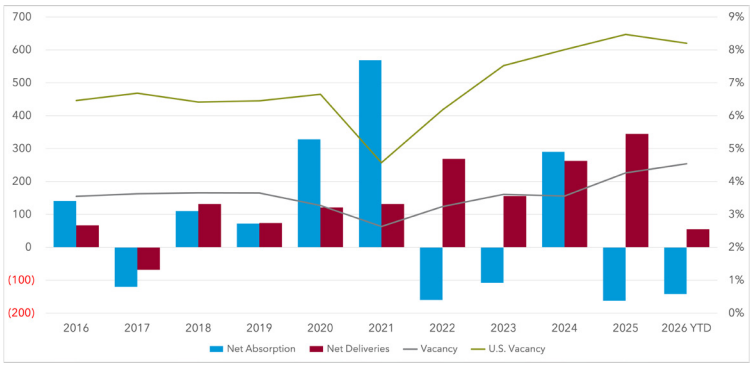
MULTIFAMILY MARKET OVERVIEW

ROBERT LEVEEN, *Senior Vice President*

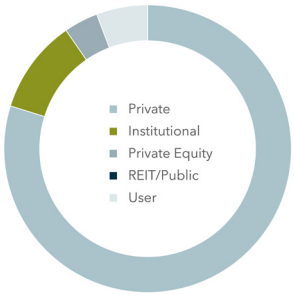
A few weeks ago, USA reached a cease fire agreement with Iran, oil prices dropped and the stock market surged. As of this writing, it is off the table, and combat operations have resumed. Even though June inflation was lower than May, interest rates are on the upswing. Locally, properties are selling if the price is right. Investors are buying with an eye toward the horizon, and the belief increased vacancies and stagnating rents are only a short-term issue. Deals will trade provided Sellers are realistic about discounted pricing and have motivation to exit the investment.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ 12 Mo. Absorption Units	79	(20)	(92)	74	(3)
▲ Vacancy Rate	5.40%	5.10%	5.00%	4.50%	4.10%
▲ Asking Rent/Unit	$2,061	$2,052	$2,038	$2,039	$2,018
▼ Sale Price/Unit	$314,000	$325,000	$328,000	$335,000	$285,805
▲ Cap Rate	5.00%	4.80%	4.80%	4.70%	5.74%
▼ Under Construction Units	1,268	1,579	1,331	1,546	1,739
▼ Inventory Units	78,296	78,796	77,517	77,167	76,707

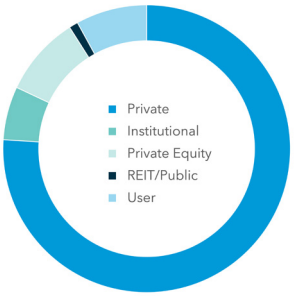
NET ABSORPTION, NET DELIVERIES, & VACANCY



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
1900 Fullerton Road Rowland Heights, CA	$25,004,500 $198,448 Per Unit	126	Advanced Real Estate Ted Mooschekian Management
10310 Valley Boulevard El Monte, CA	$9,150,000 $101,667 Per Unit	90	Tarun Chandran Frank and Sherry Cornell Unitrust
4810 N. Vincent Avenue Covina, CA	$8,200,000 $205,000 Per Unit	40	Mohamad Tavakkoli Rajaee Family Trust

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Azusa Pacific University	$91,750,000
Harris Taylor Management	$48,430,000
Uhon, Inc.	$46,675,000
K S Choe Family Trust	$29,300,000
Guadagno Living Trust	$26,350,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Advanced Real Estate	$66,004,500
Cloverline Equity Group, LLC	$48,430,000
Belveron Partners	$46,675,000
Prudential	$45,875,000
Legacy Partners	$45,875,000

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