

Real Estate Market Review

# Inland Empire Multifamily

## Top Sale Transactions for 2Q18

Property	Submarket	# of Units	Sale Price	Price/Unit	Buyer	Seller
Broadstone Serrano	Hudson	254	\$44,500,000	\$175,197	Crystal Asset Management	Strata Serrano, LLC
Ontario Townhouses	Ontario	86	\$26,000,000	\$302,326	National Foundation for Affordable Housing Solution	Ontario Townhouses LP
Park Heights	San Gorgonio	192	\$21,350,000	\$111,198	Vista Pacific Corp.	The Blackstone Group LP
Ascot Park	Curtis	160	\$21,150,000	\$132,188	Vista Pacific Corp.	The Blackstone Group LP
331 Amber Court	Rancho Cucamonga	18	\$3,450,000	\$191,667	Venkata R. & Parvathi Donthineni	Huff Properties

## Top Under Construction

Property	Address	Submarket	# of Units	Owner	Delivery Date
Empire Lakes	11015 6th Street	Rancho Cucamonga	1,000	Lewis Management Corp.	June 2020
The Paseos @ Ontario	2615 E Date Palm Paseos	Ontario	800	G.H. Palmer Associates	August 2018
The Crossings of Chino Hills	15101 Fairfield Ranch Road	Chino	346	Millrock Development LLC	July 2018
The Crossings @ Redlands	26900 W Lugonia Avenue	Northwest Redlands	340	UCR Group	December 2018
Santa Barbara in Chino Hills Phase II	15920 Pomona Rincon Road	Outer Riverside	310	Lewis Management Corp.	July 2018

## Top Completed Construction

Property	Address	Submarket	# of Units	Owner	Delivery Date
West Main Villas Apartment Community	9800 Mesa Linda	Outer San Bernardino	76	Bruno & Vincenza Mancinelli	January 2018
Santa Barbara in Chino Hills	15920 Pomona Rincon Road	Los Serranos	21	Lewis Management Corp.	June 2018

### Market Forecast Trends



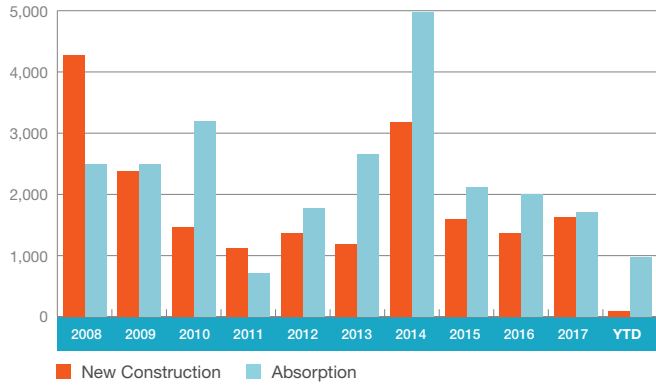
### Market Snapshot

	2Q 2018	1Q 2018	2Q 2017	Annual % Change
New Construction	21	76	50	-58.00%
Under Construction	4,925	3,737	3,871	27.23%
Vacancy Rate	3.80%	4.10%	4.20%	-9.52%
Average Asking Rents	\$1,275	\$1,257	\$1,223	4.25%
Average Sales Price	\$126,594	\$125,935	\$144,673	-12.50%
Cap Rate	5.71%	5.71%	5.94%	-3.87%
Net Absorption	529	446	140	N/A

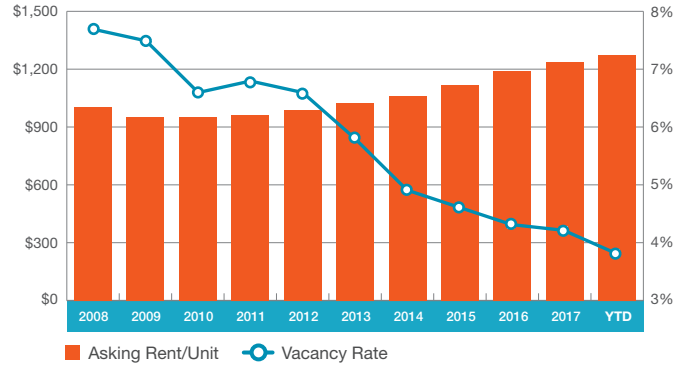
### Average Rent

Unit Size	Monthly Rent
Studio	\$922
1 Bedroom	\$1,147
2 Bedroom	\$1,365
3 Bedroom	\$1,442

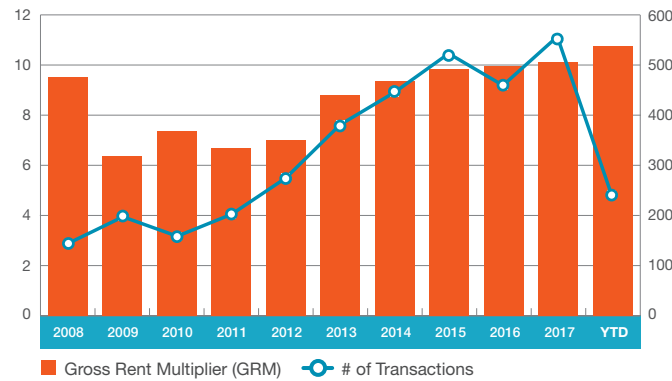
### NEW CONSTRUCTION & ABSORPTION IN UNITS



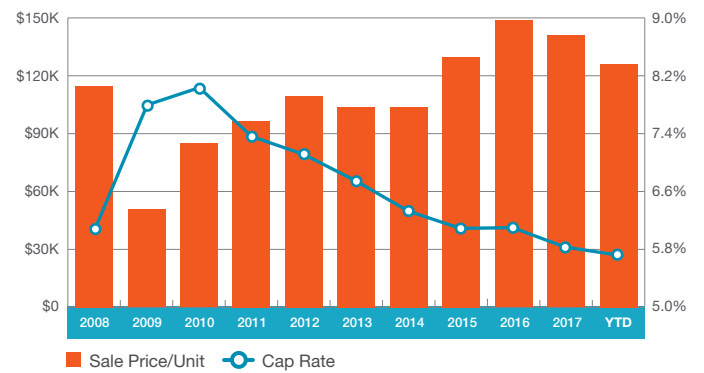
### AVERAGE ASKING RENT/UNIT & VACANCY RATE



### NUMBER OF SALE TRANSACTIONS & GRM



### AVERAGE SALES PRICE/UNIT & CAP RATES

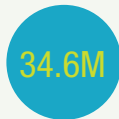


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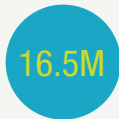
#### COMMERCIAL BROKERAGE



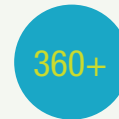
ANNUAL TRANSACTION VOLUME



ANNUAL LEASING SF



ANNUAL SALES SF



# BROKERS

#### PROPERTY MANAGEMENT



MANAGEMENT PORTFOLIO

#### VALUATION ADVISORY



ASSIGNMENTS ANNUALLY



TOTAL # APPRAISERS/MAI'S

#### Contact

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