

Real Estate Market Review

Orange County Multifamily

Top Sale Transactions for 2Q18

Property	Submarket	# of Units	Sale Price	Price/Unit	Cap Rate	Buyer	Seller
Sunset Cove Apartments	Costa Mesa	123	\$33,300,000	\$270,732	4.50%	The Bascom Group	KMF Merrimac Woods LLC
Vio Costa Mesa	Costa Mesa	84	\$28,000,000	\$333,333	3.50%	Pacific Villas LLC	Vio Costa Mesa LLC
2037 S Coast Highway	South County	14	\$8,400,000	\$600,000	-	Ymt Holdings LLC	Miramontes Cap Prop. Mgmt. LLC
Sleepy Hollow Apartments	Anaheim Hills	25	\$7,540,000	\$301,600	-	The Bascom Group	N/A
147 E 18th Street*	Costa Mesa	16	\$6,400,000	\$400,000	2.50%	Schroeder Management Co.	James & Diane Craft Trust

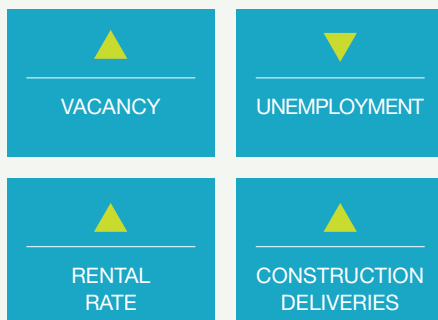
Top Under Construction

Property	Address	Submarket	# of Units	Owner	Delivery Date
Los Olivos	16420 Bake Parkway	Irvine Spectrum	1,950	The Irvine Company	February 2021
The Heritage Village	2001 E Dyer Road	Irvine Business Complex	1,221	Alliance Residential Company	March 2020
Jefferson Stadium Park	1800 E Gene Autry	Platinum Triangle	747	JPI / TDI	August 2019
Uptown Newport Village	4311 Jamoboree Road	Irvine Business Complex	462	Shopoff Realty Investments LP	September 2019
The Royce Park Place	3333 Michelson Drive	Irvine Business Complex	431	Sares-Regis Group	July 2018
Blu Laguna Niguel	27963 Cabot Road	South County	425	Kenneth A. Picerne Foundation	May 2019

Top Completed Construction

Property	Address	Submarket	# of Units	Owner	Delivery Date
Luce	7290 Edinger Avenue	Huntington Beach	510	Pedigo Products, Inc.	May 2018
The Parallel	1105 E Katella Avenue	Platinum Triangle	386	UDR, Inc.	April 2018
Eleven 10	1110 W Town and Country Road	Santa Ana	260	The Picerne Group	May 2018
Esencia Sur	92 Esencia Drive	South County	150	Rancho Mission Viejo Co.	April 2018
Esencia Norte	86 Esencia Drive	South County	112	Rancho Mission Viejo Co.	April 2018

Market Forecast Trends



YEAR-TO-YEAR BASIS

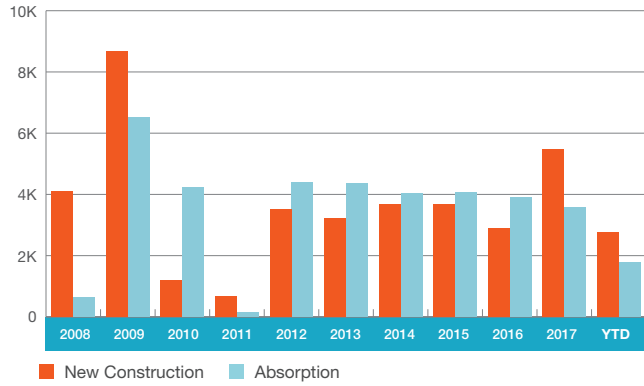
Market Snapshot

	2Q 2018	1Q 2018	2Q 2017	Annual % Change
New Construction	1,478	1,289	1,599	-7.57%
Under Construction	10,702	9,968	9,629	11.14%
Vacancy Rate	4.80%	4.80%	4.40%	9.09%
Average Asking Rents	\$1,880	\$1,863	\$1,838	2.29%
Average Sales Price	\$199,039	\$302,022	\$251,689	-20.92%
Cap Rate	4.16%	4.13%	4.29%	-3.03%
Net Absorption	1,283	484	1,512	N/A

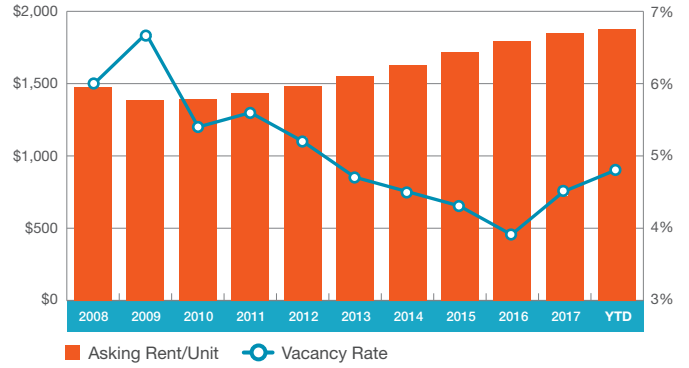
Average Rent

Unit Size	Monthly Rent
Studio	\$1,419
1 Bedroom	\$1,669
2 Bedroom	\$2,077
3 Bedroom	\$2,379

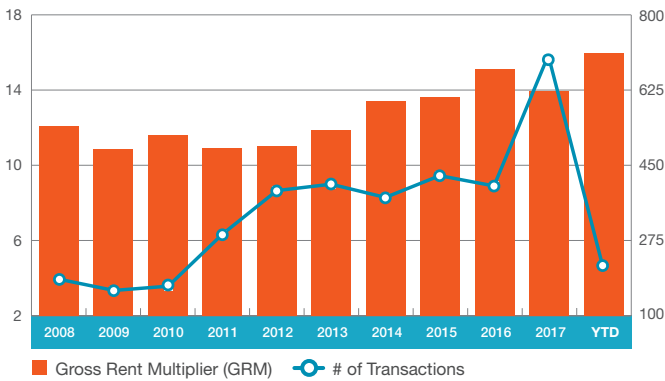
NEW CONSTRUCTION & ABSORPTION IN UNITS



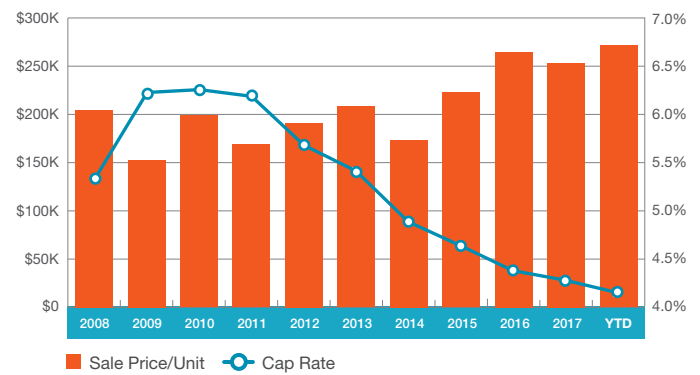
AVERAGE ASKING RENT/UNIT & VACANCY RATE



NUMBER OF SALE TRANSACTIONS & GRM



AVERAGE SALES PRICE/UNIT & CAP RATES

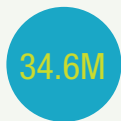


Kidder Mathews is the largest, independent commercial real estate firm on the West Coast, with more than 700 real estate professionals and staff in 21 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, property management, consulting, project and construction management, and debt equity finance services for all property types.

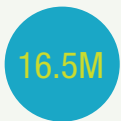
COMMERCIAL BROKERAGE



ANNUAL TRANSACTION VOLUME



ANNUAL LEASING SF



ANNUAL SALES SF



BROKERS

PROPERTY MANAGEMENT



MANAGEMENT PORTFOLIO

VALUATION ADVISORY



ASSIGNMENTS ANNUALLY



TOTAL # APPRAISERS/MAI'S

Contact

Jerry Holdner
 Director of Research
 949.557.5050
 jholdner@kiddermathews.com

Robert Thornburgh, SIOR, CCIM
 Executive VP, Brokerage
 949.557.5000
 robertt@kiddermathews.com
 LIC #01324961

Designated Broker
 Robert Thornburgh | LIC #01324961

kiddermathews.com



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.