



MARKET AT A GLANCE



OCCUPANCY RATE 98.2%

Up 180 bps since 1Q20



EFFECTIVE RENT \$1,706

Up 9.4% since 1Q20



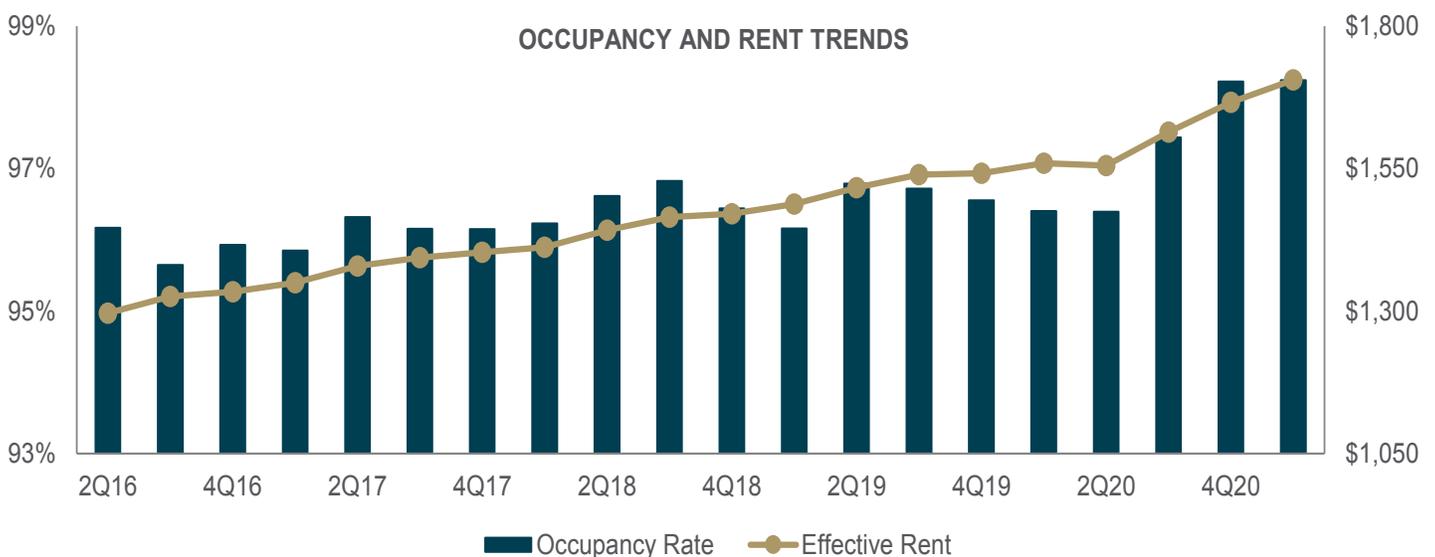
RENT PAYMENT TRACKER (APRIL 1-13) 91.3%

Down 120 bps YOY

OCCUPANCY AND RENT TRENDS

APARTMENT FUNDAMENTALS SURGE WITH ROBUST IN-MIGRATION

Economic recovery in the Inland Empire is well underway as 136,000 jobs were created or restored by February 2021 from the low point in April 2020. In the last four quarters, Inland Empire's apartment market benefited at the expense of costlier coastal markets, where shaky employment and dwindling urban-core amenities prompted many renters to migrate inland. While fundamentals were healthy among all apartment classes in the Inland Empire, the exodus of higher-income renters from the coastal counties was apparent as Class A apartment occupancy in the Inland Empire rose 200 basis during the last four quarters while effective rent increased 13.8%. In comparison, the annual rent gain among all classes was 9.4%, resulting in an average monthly effective rent of \$1,706 in the first quarter. During the same period, apartment occupancy increased 180 basis points to 98.2%. Apartment deliveries are expected to taper in each of the next two years in the two-county metro area, potentially extending rent growth if supply lags demand. Consequently, Class B and C apartments could become more attractive if an increasing number of households become rent burdened.



INLAND EMPIRE

MULTIFAMILY REPORT

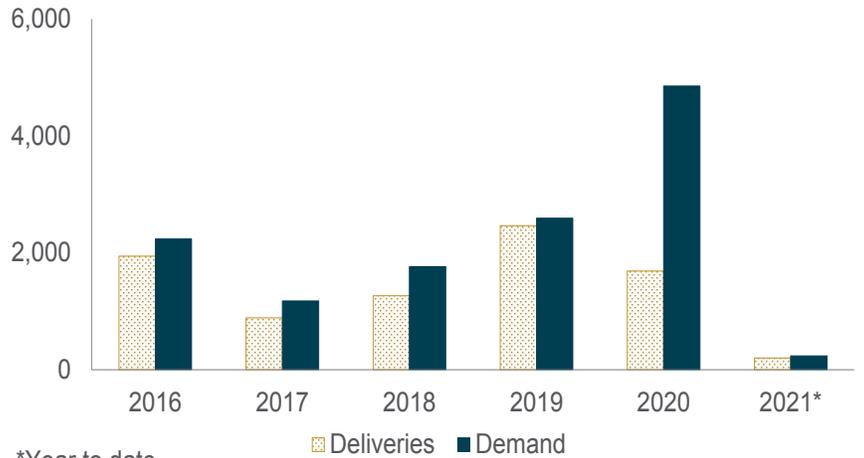
DELIVERIES AND DEMAND



DELIVERIES 202
Units YTD



NET ABSORPTION 237
Units YTD



*Year to date

ECONOMIC TRENDS

2020 3.8% UNEMPLOYMENT* 2021 8.4%
460 BPS CHANGE

2020 1.6m EMPLOYMENT* 2021 1.5m
-5.4% CHANGE

2020 47.5k EXISTING SFH SALES** 2021 69.7k
46.7% CHANGE

2020 4.7m POPULATION** 2021 4.7m
1.3% CHANGE

2020 0.87% 10-YEAR TREASURY** 2021 1.61%
70 BPS CHANGE

*February; **March



INLAND EMPIRE

MULTIFAMILY REPORT

SUBMARKET BREAKDOWN

SUBMARKET NAME	OCCUPANCY			EFFECTIVE RENT			NET ABSORPTION		DELIVERED UNITS	
	1Q21	Q-o-Q Change (BPS)	Y-o-Y Change (BPS)	1Q21	Q-o-Q Change	Y-o-Y Change	1Q21	Annual	1Q21	Annual
Coachella Valley	98.5%	20	30	\$1,376	0.9%	3.1%	64	89	0	0
Corona	98.0%	-30	300	\$1,943	1.6%	7.2%	55	610	84	331
Fontana/Rialto/Colton	98.2%	0	50	\$1,471	2.2%	7.8%	-8	87	0	15
Hemet/Perris/Lake Elsinore	98.4%	-30	250	\$1,619	1.8%	8.6%	-37	628	0	330
Ontario/Chino	98.2%	-30	210	\$2,070	2.0%	11.0%	-54	712	0	285
Rancho Cucamonga/Upland	98.1%	0	170	\$2,127	3.6%	12.9%	-4	345	0	0
Redlands	98.5%	60	330	\$1,773	3.5%	8.5%	112	591	51	236
Riverside	98.0%	20	170	\$1,817	3.7%	11.3%	103	455	67	136
San Bernardino	98.3%	-30	150	\$1,422	2.7%	9.6%	-57	247	0	0
Temecula/Murrieta	98.3%	50	260	\$1,883	2.4%	9.2%	58	293	0	0
University City/Moreno Valley	97.7%	-10	200	\$1,723	1.2%	10.0%	-24	358	0	22
Victorville/Outer San Bernardino	98.9%	20	330	\$1,250	2.3%	10.3%	28	444	0	0
TOTALS	98.2%	0	180	\$1,706	2.4%	9.4%	237	4,860	202	1,355

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