

LOS ANGELES WEST

MULTIFAMILY REPORT

FIRST QUARTER 2021



MARKET AT A GLANCE



OCCUPANCY RATE 93.8%

Down 200 bps since 1Q20



EFFECTIVE RENT \$2,526

Down 10.4% since 1Q20



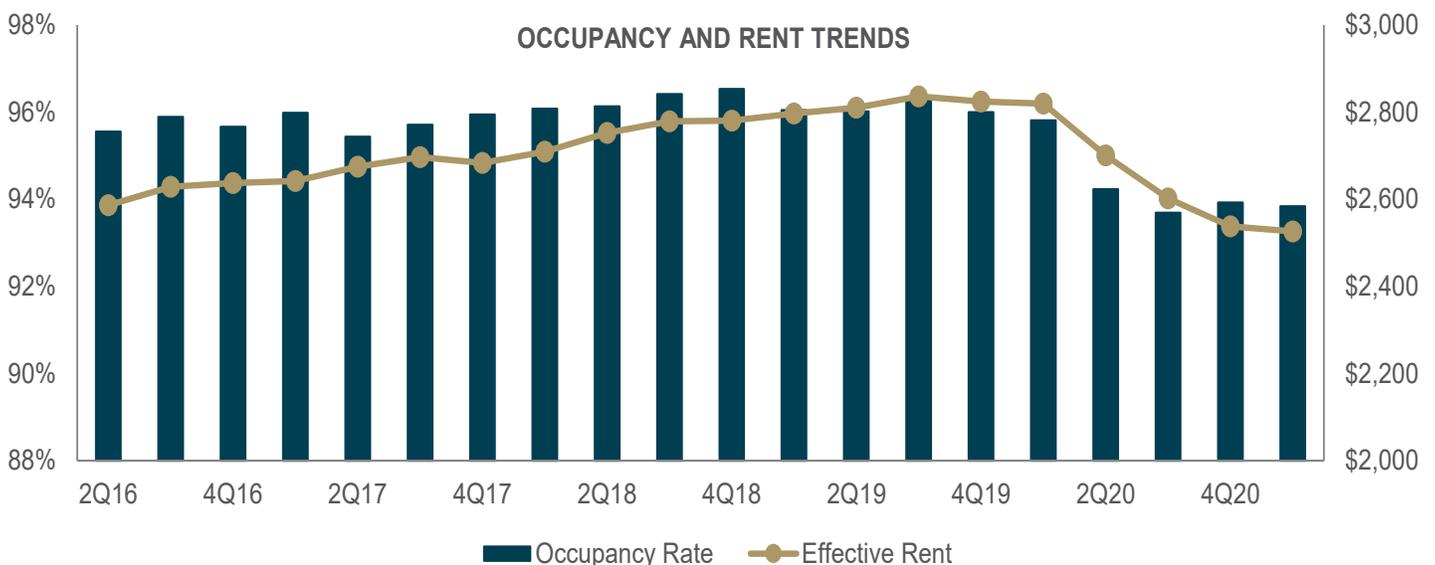
RENT PAYMENT TRACKER (APRIL 1-20) 91.5%

Down 120 bps YOY

OCCUPANCY AND RENT TRENDS

DOWNTOWN LOS ANGELES REMAINS A DESIRABLE DESTINATION FOR RENTERS

New and existing apartment renters in Downtown Los Angeles took the long view and looked forward to the eventual reopening of the urban core's numerous amenities and cultural attractions. Unlike many urban centers in the U.S. that lost renters in the last year, annual net apartment absorption through the first quarter of 2021 was positive in the Downtown Los Angeles submarket. Renters had a wide selection of new apartments as 1,765 units came online in the submarket during the last four quarters. This wave of new apartments and challenging economic conditions generated heightened competition among apartment communities, however, resulting in an 11.3% annual reduction in effective rent. Across Los Angeles West, the 5,447 units that were delivered had a similar effect: effective rent fell 10.4% year over year to \$2,526 per month in the first quarter of 2021. Meanwhile, apartment occupancy fell 200 basis points to 93.8%. The pandemic's harsh impact to the apartment market in Los Angeles West is only temporary, and economic recovery is underway. By March 2021, employers created or reinstated 247,500 jobs from the low point in April 2020.



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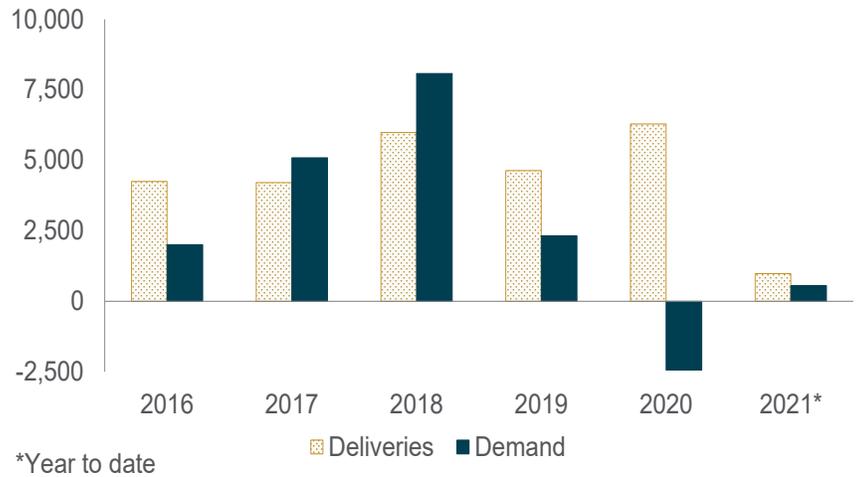
DELIVERIES AND DEMAND



DELIVERIES 984
Units YTD



NET ABSORPTION 558
Units YTD



ECONOMIC TRENDS

2020 5.0% **UNEMPLOYMENT*** 2021 11.3%
630 BPS CHANGE

2020 4.6m **EMPLOYMENT*** 2021 4.1m
-10.1% CHANGE

2020 49.3k **EXISTING SFH SALES*** 2021 71.2k
44.4% CHANGE

2020 10.0m **POPULATION*** 2021 10.1m
0.3% CHANGE

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

*March



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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
Brentwood/Westwood/Beverly Hills	92.9%	10	-290	\$2,985	-0.9%	-9.6%	119	-1,592	50	50
Downtown Los Angeles	92.2%	-20	-180	\$2,282	-0.6%	-11.3%	-85	689	0	1,765
Hollywood	93.8%	-30	-190	\$2,424	-0.8%	-9.7%	-120	-883	193	866
Mid-Wilshire	95.1%	20	-120	\$2,205	-0.2%	-11.4%	691	-51	493	1,364
Palms/Mar Vista	93.2%	-70	-330	\$2,512	0.3%	-10.0%	-107	-1,025	200	434
Santa Monica/Marina del Rey	94.3%	0	-200	\$3,255	-0.1%	-10.1%	60	-28	48	968
TOTALS	93.8%	-10	-200	\$2,526	-0.5%	-10.4%	558	-2,890	984	5,447

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