



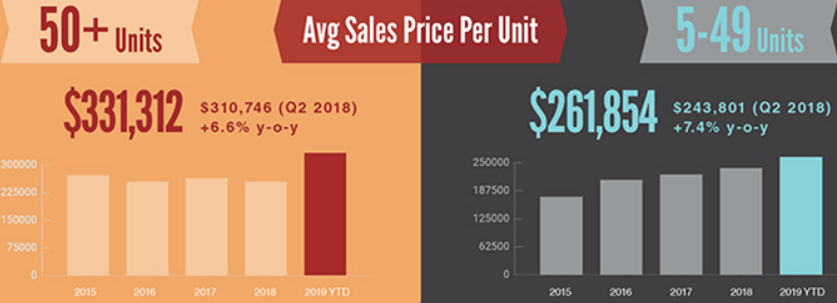
Visit our interactive construction pipeline at: abimf.com/report/sandiego-construction-pipeline

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TOTAL UNIT INVENTORY

 5+ UNIT PROPERTIES: **279,615**

 50+ UNIT PROPERTIES: **184,360**
Q2 2019 Sales Stats

50+ UNIT PROPERTIES | Q2 2019 TRANSACTIONS BY YEAR BUILT

Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$398K	\$477	1
2000-09	--	--	--
1990-99	--	--	--
1980-89	\$225K	\$323	2
Pre-1980	\$231K	\$299	1

5-49 UNIT PROPERTIES | Q2 2019 TRANSACTIONS BY YEAR BUILT

Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$346K	\$314	3
2000-09	\$262K	\$307	2
1990-99	\$219K	\$278	1
1980-89	\$231K	\$302	19
Pre-1980	\$272K	\$355	55

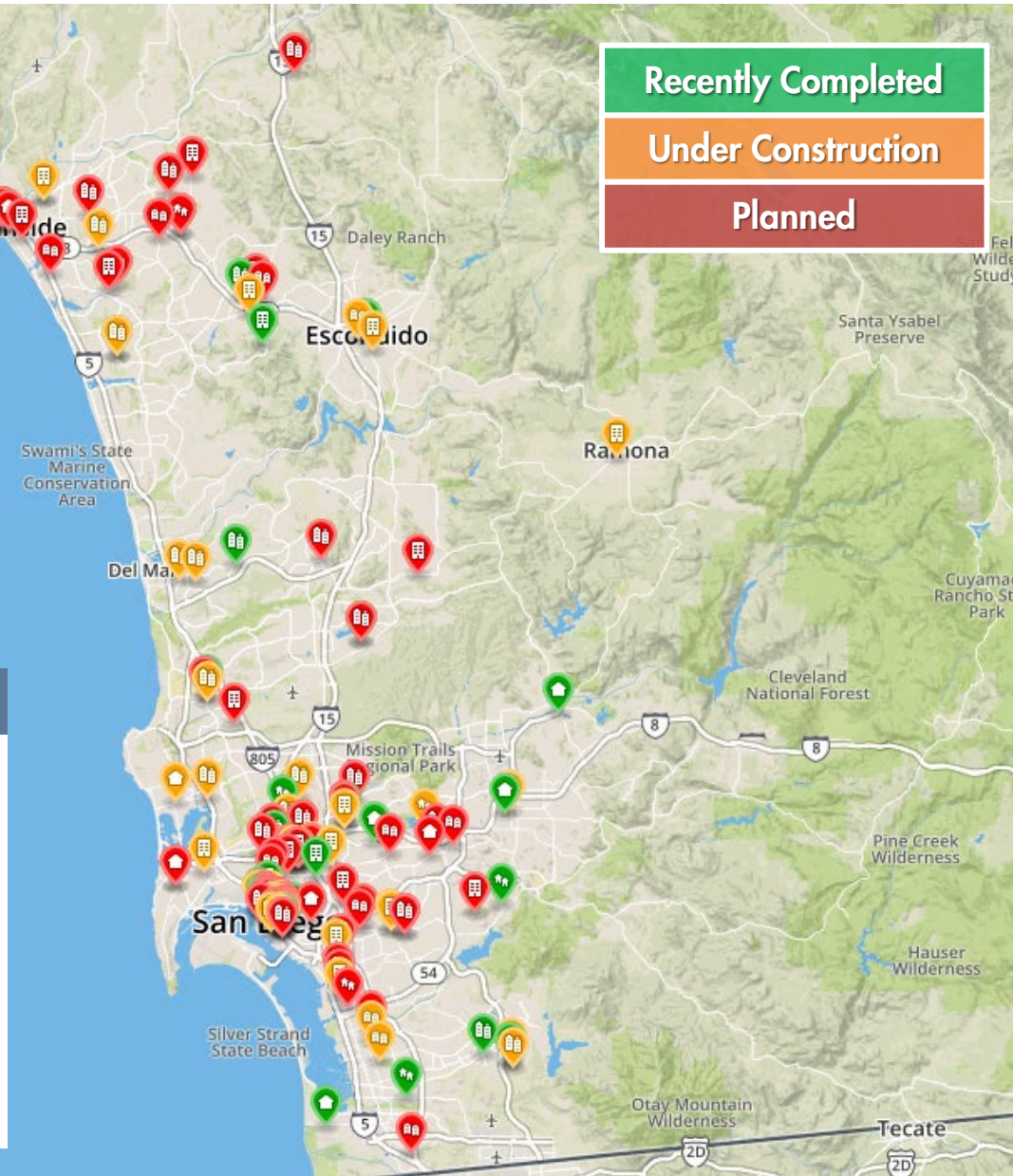


Recently Completed

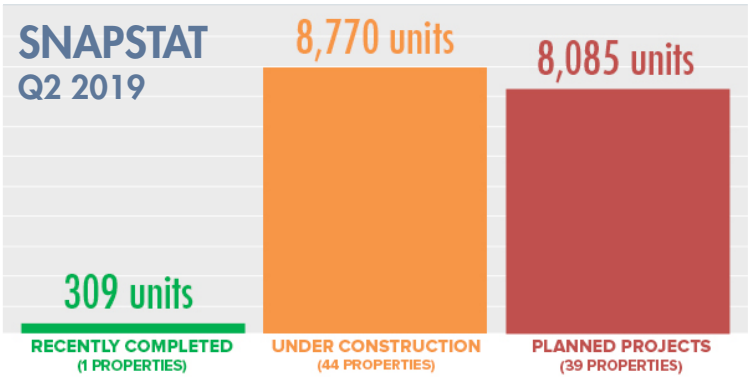
Under Construction

Planned

View our interactive construction pipeline map at:
abimf.com/report/sandiego-construction-pipeline

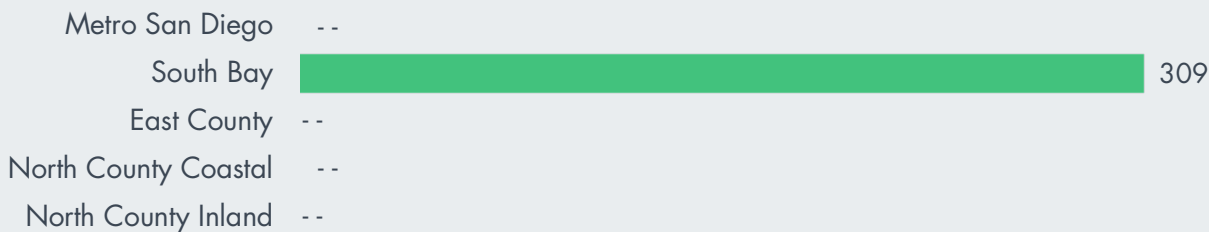


SAN DIEGO MSA CONSTRUCTION PIPELINE

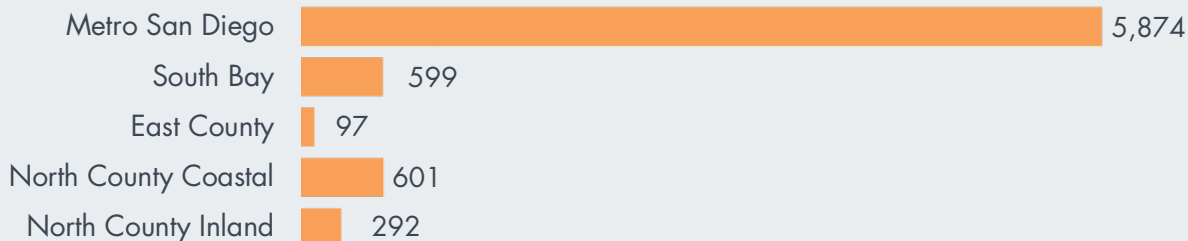


PER SUBMARKET ANALYSIS OF SAN DIEGO MSA

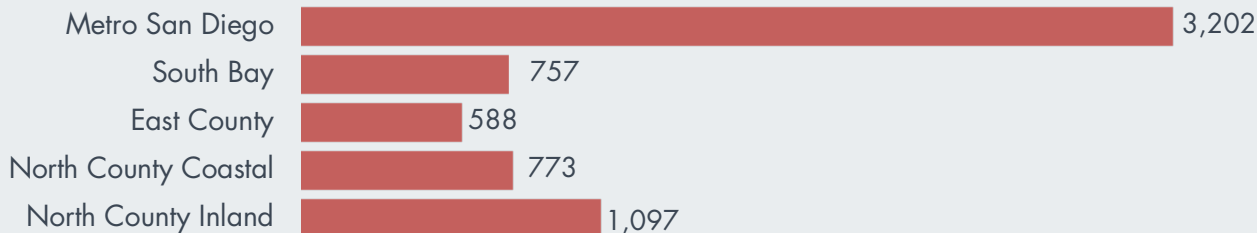
RECENTLY COMPLETED (BY # OF UNITS – Q2 ONLY) *



UNDER CONSTRUCTION (BY # OF UNITS)



PLANNED (BY # OF UNITS)



* Project Units Delivered. Based on when total projects are delivered, not as individual buildings/units are delivered

TOTAL UNIT INVENTORY PER SUBMARKET
50+ Unit Properties

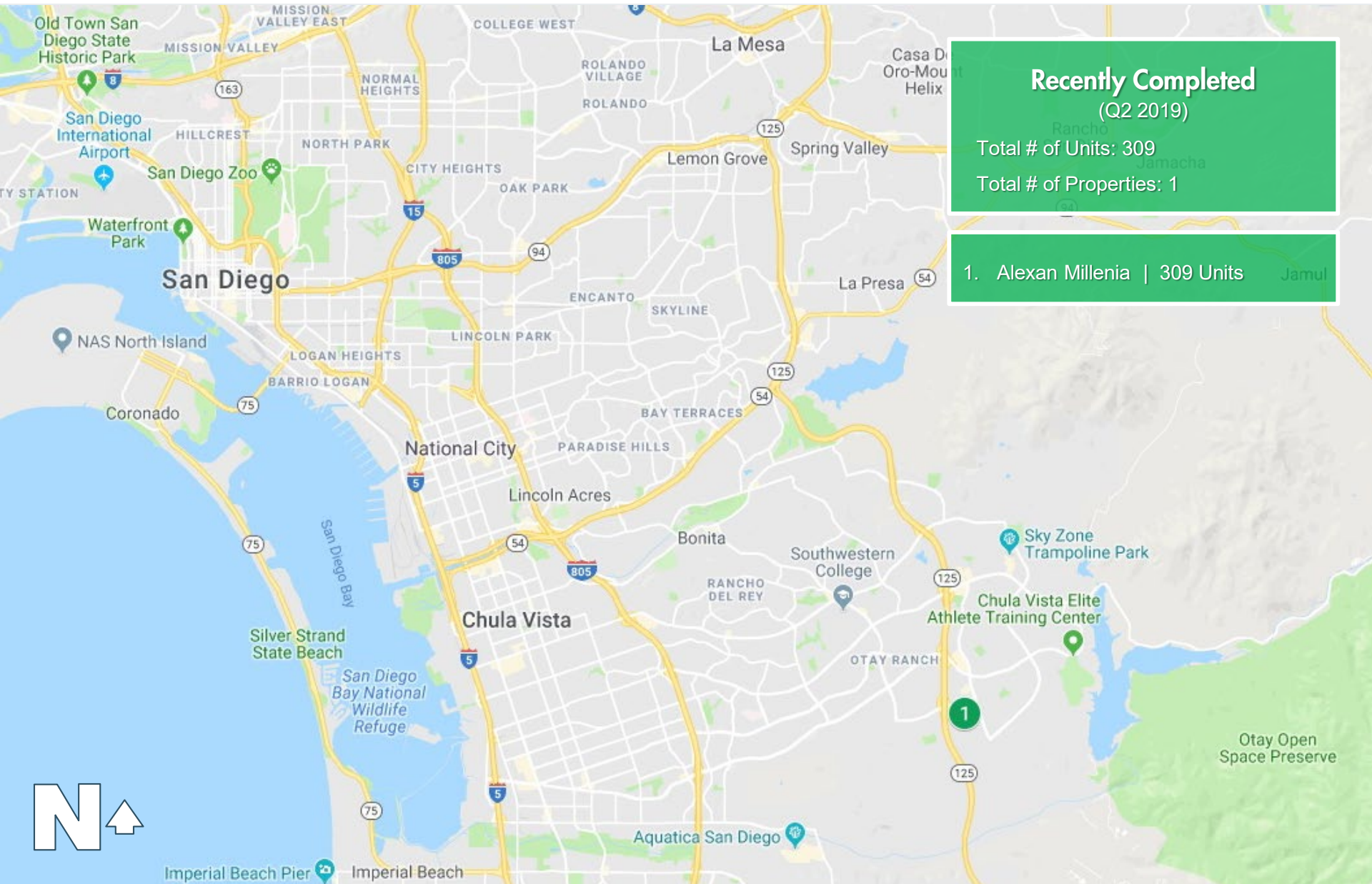
METRO SAN DIEGO
90,558

SOUTH BAY
29,179

EAST COUNTY
25,032

NORTH COUNTY COASTAL
17,730

NORTH COUNTY INLAND
29,924



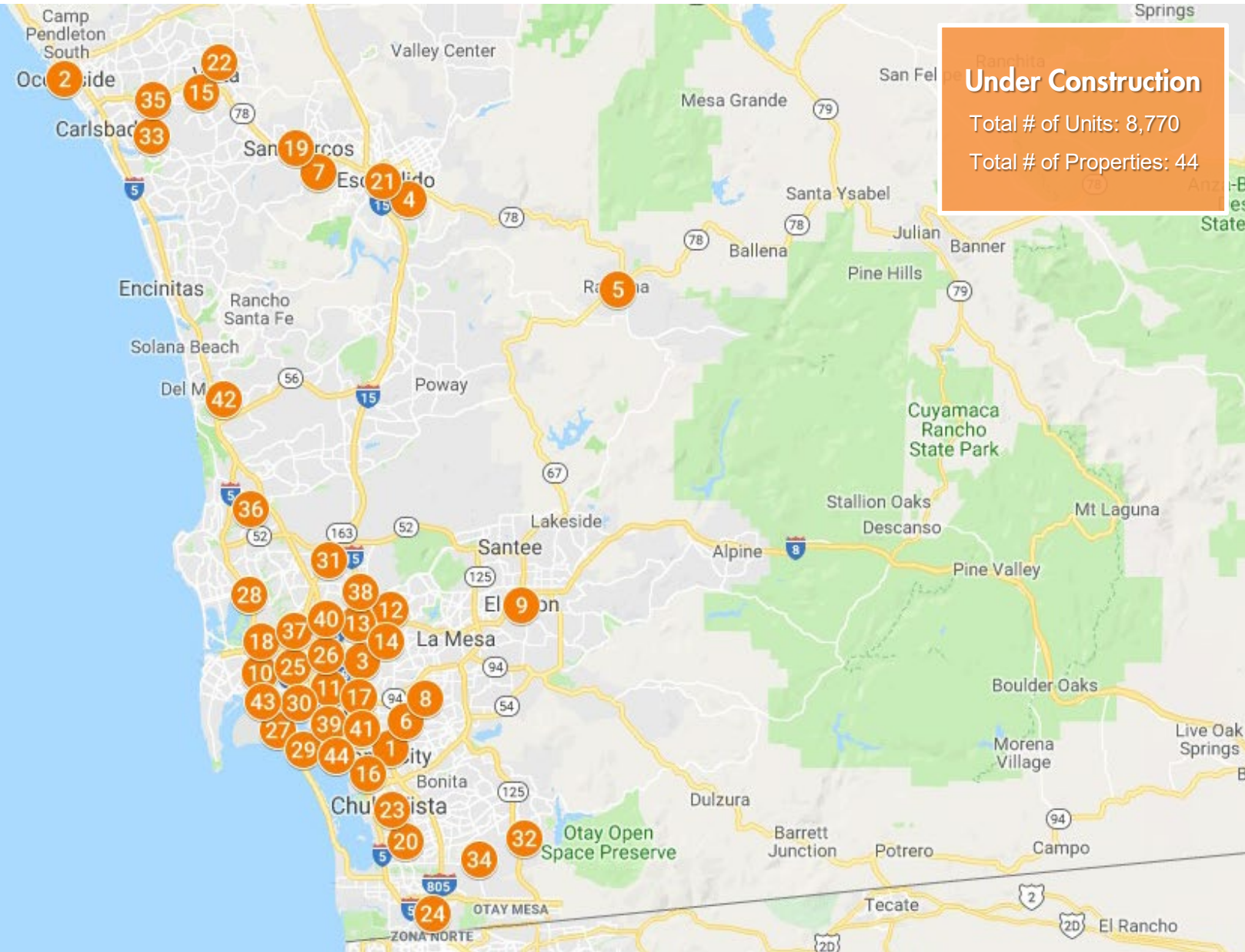
Recently Completed
(Q2 2019)
Total # of Units: 309
Total # of Properties: 1

1. Alexan Millenia | 309 Units | Jamul



RECENTLY COMPLETED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Completion Date	Developer
1 Alexan Millenia	1660 Metro Avenue	309	5/30/2019	Trammell Crow Residential
RECENTLY COMPLETED (Q2 ONLY)		309		
2019 COMPLETED (YTD)		904		



UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

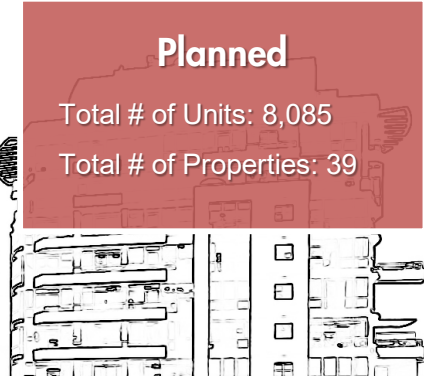
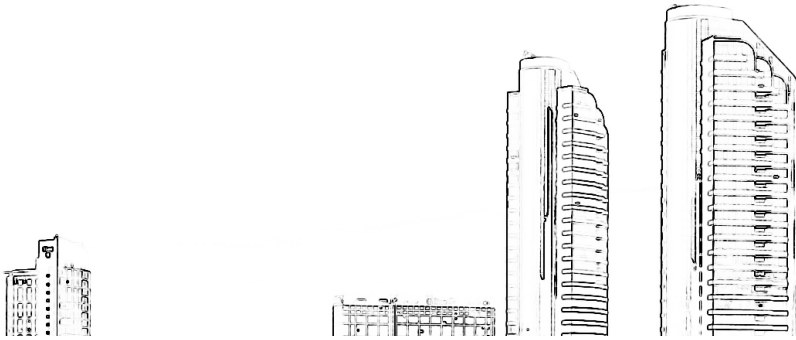
Property Name	Address	Units	Permit Date	Developer
1 National City	715 South V Avenue	50	6/12/2018	Bin Chen, Wei
2 Salt	371 North Cleveland Street	52	8/1/2018	Brooks Street
3 Alpha Lofts	3808 El Cajon Blvd	53	4/1/2018	Chelsea Investment
4 Veterans Village	1540 South Escondido Blvd	54	6/30/2017	Veterans Village of San Diego
5 Schmale Family Senior	430 16th Street	62	9/4/2018	Chelsea Investment
6 Encanto Village	6317 Imperial Avenue	66	7/1/2018	National Community Renaissance
7 Block C Phase II	250 North City Drive	66	9/14/2018	Sea Breeze Properties
8 Villa Encantada	505 62nd Street	67	2/23/2017	AMCAL Multi-Housing
9 Cornerstone Place	230 South Sunshine Avenue	70	12/27/2017	Domus Development
10 915 Grape	915 West Grape Street	70	3/24/2019	Ibex Limited
11 New Palace Hotel Redevelopment	1814 5th Avenue	80	6/30/2017	Housing Development Partners
12 Bluewater	6121 Fairmount Avenue	80	3/1/2018	Affirmed Housing Group
13 Stella, The	4304 Twain Avenue	80	3/1/2018	Affirmed Housing Group
14 Zephyr	4380 Alvarado Canyon Road	84	12/4/2017	Affirmed Housing Group
15 Breeze Hill	631 South Melrose Drive	88	5/5/2018	Pathfinder Partners
16 Paradise Creek Phase II	2120 Hoover Avenue	92	1/1/2017	Community HousingWorks
17 F11	1110 F Street	99	6/1/2016	Richman Group of Companies, The
18 Valentina by Alta	1919 Pacific Hwy	110	6/1/2017	Wood Partners
19 Anden	152 North Twin Oaks Valley Road	118	6/1/2018	ColRich Multifamily
20 Sereno	930 3rd Avenue	120	3/31/2017	AAA Management

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

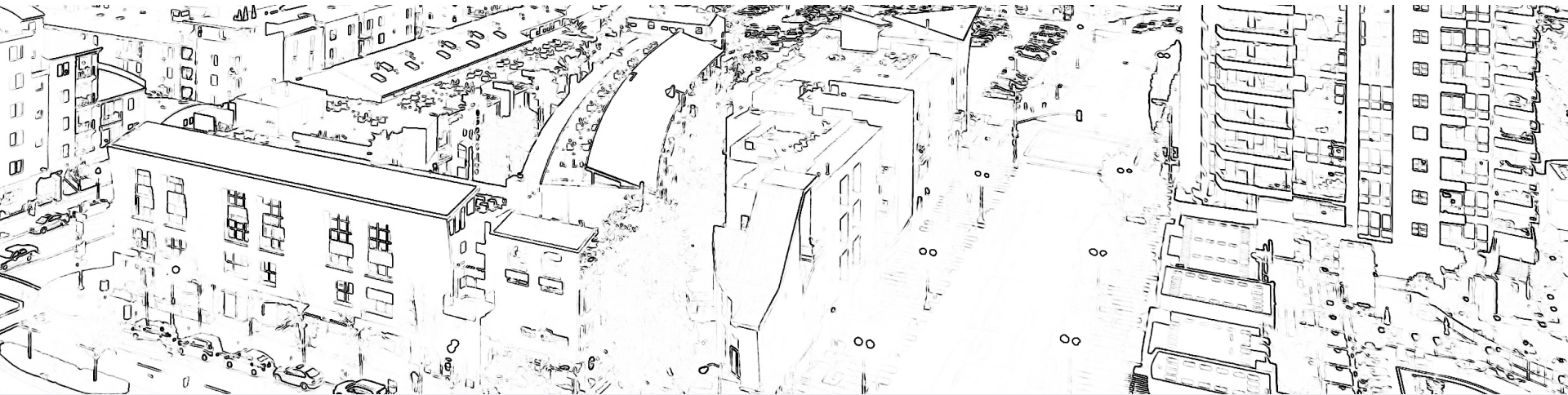
Property Name	Address	Units	Permit Date	Developer
21 Escondido Gateway Grand	700 West Grand Avenue	126	11/1/2018	Integral Communities
22 StreetLights at Vista	100 Main Street	126	3/29/2019	StreetLights Residential
23 Urbana	393 H Street	135	6/20/2018	MountainWest Real Estate
24 Paseo La Paz	160 West Seaward Avenue	137	10/31/2018	Chelsea Investment
25 Strauss Fifth Avenue	3534 5th Avenue	141	3/1/2018	Strat Property
26 BLVD North Park	2020 El Cajon Blvd	165	3/1/2017	H.G. Fenton Company
27 4th + J	372 4th Avenue	168	2/10/2018	Legacy Partners
28 Jefferson Pacific Beach	4275 Mission Bay Drive	172	10/1/2017	JPI
29 K1	330 13th Street	226	9/1/2017	Richman Group of Companies, The
30 625 Broadway	625 Broadway	232	10/1/2017	Hammer Development
31 Vive on the Park Phase II	8725 Ariva Court	248	12/1/2016	Sunroad Enterprises
32 Alexan Rivue	Solstice Avenue & Strata Street	253	3/1/2018	Trammell Crow Residential
33 Montecito Apartments at Carlsbad	2510 West Ranch Street	263	11/1/2016	Shapell Investments
34 Escaya	SWC Heritage Road & Paseo Cultura	273	11/18/2018	Homefed Corporation
35 Marisol	3251 Marisol Place	278	5/1/2017	Lennar Multifamily Communities
36 Palisade at Westfield UTC	8800 Lombard Place	300	10/1/2017	Westfield
37 Stylus and Siena	Civita Blvd & Via Alta	306	9/26/2018	Chelsea Investment
38 Hanover Mission Valley	6161 Fairmount Avenue	385	2/1/2018	Hanover Company, The
39 Park & Market	Market Street & Park Blvd	426	12/1/2017	Holland Partners
40 Purl	Civita Blvd & Russell Pkwy	434	4/1/2018	Sudberry Properties

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
41 Pinnacle on the Park Phase II	424 15th Street	472	7/1/2016	Pinnacle International
42 One Paseo Living	3200 Paseo Village Way	608	7/12/2018	Kilroy Realty
43 Block, The	710 Broadway	617	11/30/2018	Bosa Development
44 Park 12 - the Collection	100 Park Plaza	718	1/1/2016	Greystar
TOTAL (UNDER CONSTRUCTION)		8,770		



PLANNED (50+ UNIT PROPERTIES)



PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Status	Developer
1 San Ysidro Senior Village	517 West San Ysidro Blvd	50	Planned	National Community Renaissance
2 Outpost	13247 Poway Road	53	Planned	Capexco
3 Park Blvd	3922 Park Blvd	58	Planned	DiversyFund
4 University Avenue Manor	5556 University Avenue	63	Planned	USS Cal Builders
5 Palm Avenue Transitional Housing	1788 Palm Avenue	70	Planned	City of San Diego
6 Keeler Court	1290 Keeler Court	71	Planned	Community HousingWorks
7 Front Street & West Beech Street	SEC West Beech Street & Front Street	78	Planned	Affirmed Housing Group
8 Grove, The	815 Civic Center Drive	81	Planned	Wakeland Housing & Development
9 University City Village Phase III	Governor Drive & Gullstrand Street	81	Planned	Willmark Communities
10 Villa Serena Redevelopment	340 Marcos Street	85	Planned	National Community Renaissance
11 Link, The	707 17th Street	88	Planned	Affirmed Housing Group
12 Belvedere, The	901 Mission Avenue	90	Planned	Amidi Real Estate Group
13 Taylor Street	Old Taylor Street & East Vista Way	90	Planned	Advanced Builders Properties
14 Hollywood Palms Phase II	4372 Home Avenue	93	Planned	Affirmed Housing Group
15 Cannon Road Senior	SEC Cannon Road & Wind Trail Way	98	Planned	Brookfield Residential
16 Carlsbad Village Lofts	1044 Carlsbad Village Drive	106	Planned	Wermers Properties
17 El Dorado Redevelopment	331 Richmar Avenue	120	Planned	Orange Housing Development
18 Camden Hillcrest	4311 Third Avenue	125	Planned	Camden Property Trust
19 Columbia & Hawthorn	Columbia Street & Hawthorn Street	125	Planned	Willmark Communities
20 Montezuma	6213 Montezuma Road	128	Planned	Prime Place

PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Status	Developer
21 Little Flower	8585 La Mesa Blvd	130	Planned	Silvergate Development
22 Citiplace	110 West Ash Street	147	Planned	Essex Property Trust
23 7th & Market	701 Market Street	159	Planned	Cisterra Development
24 Copper Hills Mixed-Use	Fallsview Road & San Elijo Road	189	Planned	Stephen A Bieri Co
25 Scripps Ranch	Scripps Poway Pkwy & Spring Canyon Road	264	Planned	Monarch Group, The
26 Courtyards Pacific Village, The	10955 Carmel Mountain Road	276	Planned	Lennar Multifamily Communities
27 Pacific Heights	11th Avenue & B Street	279	Planned	Pinnacle International
28 Alexan Fashion Valley	123 Camino De La Reina	284	Planned	Trammell Crow Residential
29 StreetLights Makers Quarter	SWC 16th Street & F Street	295	Planned	StreetLights Residential
30 Santa Venetia Street	1627 Santa Venetia Street	297	Planned	Baldwin & Sons
31 Persea	1333 North Santa Fe Avenue	305	Planned	Orion Pacific
32 Heights at Fashion Valley, The	6950 Friars Road	319	Planned	Fairfield Residential
33 Union & Ash	232 West Ash Street	395	Planned	Trammell Crow Residential
34 220 Broadway	220 West Broadway	431	Planned	Holland Partners
35 Sunroad Centrum	SEC Kearny Villa Road & Lightwave Avenue	442	Planned	Sunroad Enterprises
36 14th Street & Commercial Street	14th Street & Commercial Street	444	Planned	Father Joe's Villages
37 Lux UTC Phase II	4200 Brooke Court	445	Planned	Garden Communities
38 Park and Broadway	13th Street & C Street	613	Planned	Willmark Communities
39 11th & Broadway	SEC 11th Avenue & Broadway	618	Planned	Pinnacle International
TOTAL (PLANNED)		8,085		

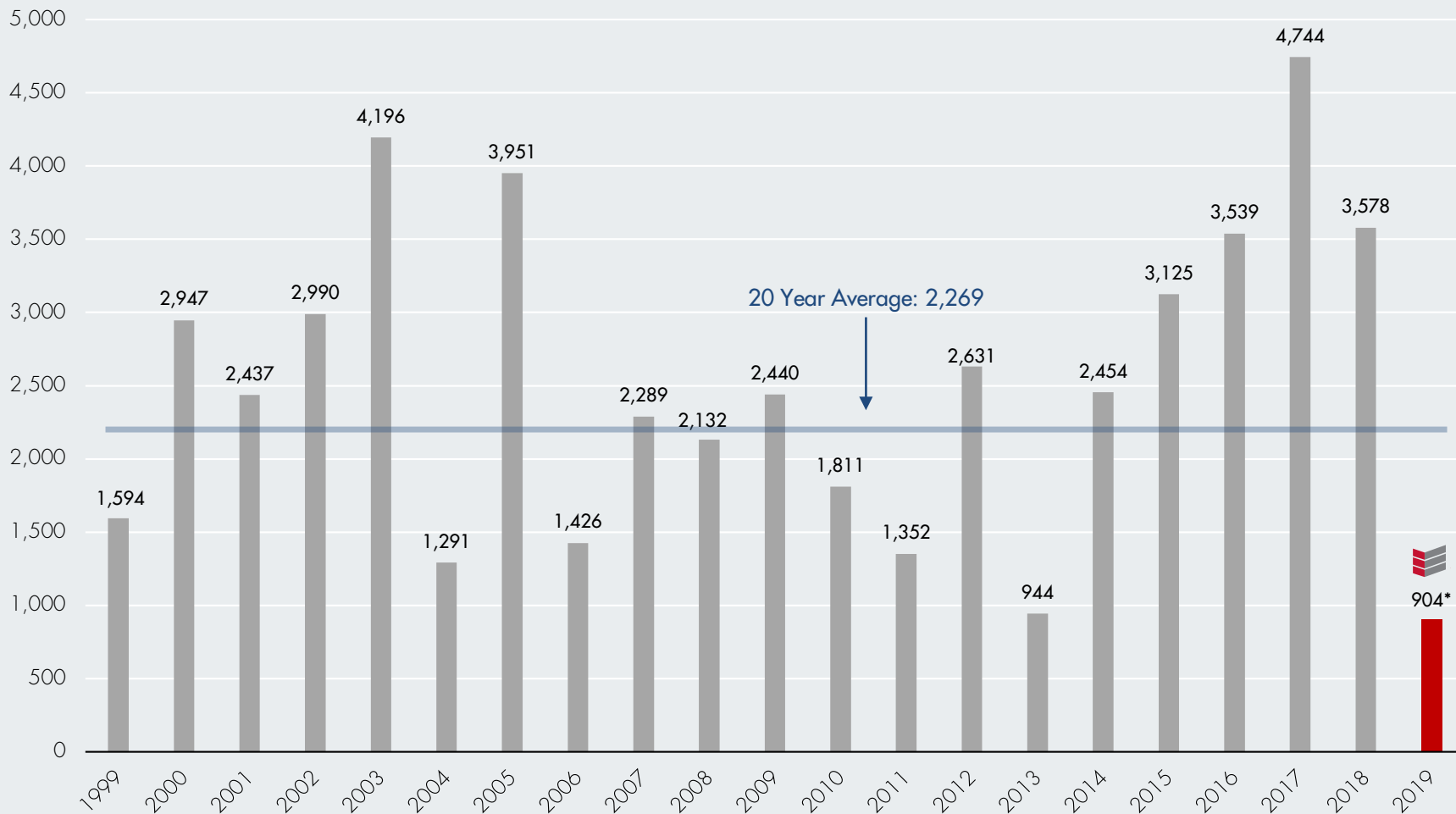
TOTAL UNIT INVENTORY

 5+ UNIT PROPERTIES: **279,615**

 50+ UNIT PROPERTIES: **184,360**
PRE-LEASE ABSORPTION RATE
18
Units/Property/Month (Q2 Avg)


* Project Units Delivered (YTD)

Based on when total projects are delivered, not as individual buildings/units are delivered

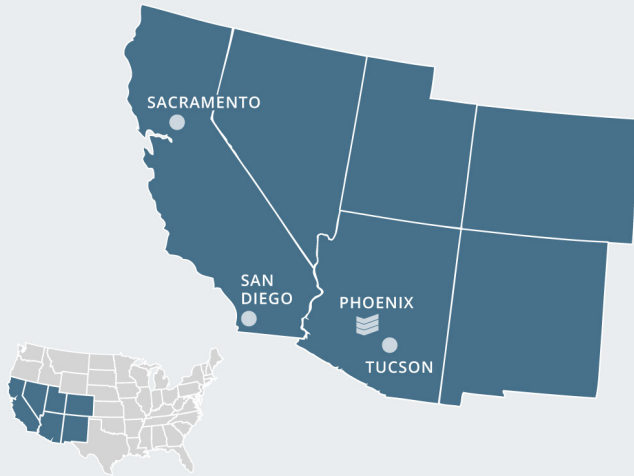


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