

**Portland Apartment Sales > \$450,000
September 2015 vs. Sept 2014**

Date	Name	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
30-Sep-15		1535 SE 29th Ave	Portland - SE	14	\$2,200,000	\$157,143	964.6	\$162.91	1949	
30-Sep-15	Park View East	4290 Addy St	Washougal	57	\$3,900,000	\$68,421	1000.0	\$68.42	1995	
30-Sep-15	Albina Gardens	5922-5926 N Albina Ave	Portland - N	9	\$860,000	\$95,556	583.6	\$163.75	1926	5.70%
29-Sep-15	Medina	2926 SW 4th Ave	Portland - W	26	\$5,500,000	\$211,538	1056.3	\$200.25	2013	4.78%
29-Sep-15		6103-6111 NE Wasco St	Portland - NE	6	\$1,000,000	\$166,667	1206.7	\$138.12	1955	
29-Sep-15		915 NW Joy Ave	Portland - W	6	\$400,000	\$66,667	1388.7	\$48.01		
28-Sep-15	Jackson Court	1313 NE 131st Pl	Portland - SubE	51	\$3,700,000	\$72,549	850.5	\$85.30	1965	
25-Sep-15		19202 SE River Rd	Milwaukie	6	\$265,000	\$44,167	926.7	\$47.66	1972	
25-Sep-15		2646-2470 NW Vaughn St	Portland - Central	4	\$775,000	\$193,750	1045.0	\$185.41	1907	
25-Sep-15	Quail Run	4916-4926 SW 56th Ave	Portland - W	44	\$4,300,000	\$97,727	566.6	\$172.47	1966	5.00%
24-Sep-15	Concord Village	134 SE 160th Ave	Portland - SubE	30	\$2,500,000	\$83,333	760.1	\$109.63	1996	6.35%
24-Sep-15	Bridge Creek	29697 SW Rose Ln	Wilsonville	315	\$47,611,226	\$151,147	894.1	\$169.04	1989	
24-Sep-15	Boulder Creek	6600 SW Wilsonville	Wilsonville	296	\$44,739,438	\$151,147	893.2	\$169.23	1990	
21-Sep-15	Claireview	18001 NE Pacific St	Gresham	15	\$1,300,000	\$86,667	913.3	\$94.89	1965	
21-Sep-15		8913 SE Rhone St	Portland - SubE	4	\$525,000	\$131,250	930.5	\$141.05	1995	
17-Sep-15		7319-7399 SE Evergreen St	Portland - SE	14	\$1,000,000	\$71,429	689.9	\$103.54	1942	
15-Sep-15	Allendale	12870 SW Allen Blvd	Beaverton	10	\$885,000	\$88,500	752.0	\$117.69	1963	6.47%
10-Sep-15		19701-19707 SW 68th St	Tualatin	4	\$450,000	\$112,500	1040.0	\$108.17	1978	6.27%
10-Sep-15	Plaza Townhomes (LIH)	5802 N Michigan	Portland - N	68	\$5,000,000	\$73,529	838.0	\$87.74	1974	
9-Sep-15	(Teardown)	1323-1327 SE Lambert St	Portland - SE	10	\$726,000	\$72,600	800.0	\$90.75	2017	
9-Sep-15		621 NE Kane Dr	Gresham	6	\$695,000	\$115,833	939.7	\$123.27	1998	5.28%
8-Sep-15	Meadow Lark	3600-3610 SE 112th	Portland - SubE	24	\$1,445,000	\$60,208	858.3	\$70.15	1970	
4-Sep-15	Sterling Pointe	14437 SW Teal Blvd	Beaverton	630	\$91,080,000	\$144,571	911.9	\$158.54	1987	
4-Sep-15	Royal Ascot	700 SE 5th	Canby	92	\$12,163,750	\$132,215	1001.9	\$131.97	1995	
2-Sep-15		2150-2208 NE 80th Ave	Portland - SubE	9	\$877,500	\$97,500	791.7	\$123.16	1958	4.18%
2-Sep-15	Madison Place Townhomes	8423 NE Russell	Portland - SubE	3	\$418,375	\$139,458	968.0	\$144.07		6.00%
2-Sep-15	Madison Place Townhomes	8540 NE Knott	Portland - SubE	4	\$557,933	\$139,483	933.0	\$149.50		6.00%
1-Sep-15	Prestige Plaza	305 E Mill Plain Blvd	Vancouver	96	\$23,300,000	\$242,708	1345.4	\$180.40	2014	5.40%
1-Sep-15	Kenton Court	8007-8015 N Denver Ave	Portland - N	16	\$2,100,000	\$131,250	770.3	\$170.40	1910	
1-Sep-15		9815-9833 SE Division St	Portland - SubE	10	\$948,600	\$94,860	861.2	\$110.15	1965	

Sales		Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales	
30	September-15	Average	62.6	\$8,707,427	\$139,022	918.7	\$150.73	1986.3	5.42%	\$261,222,822
14	September-14	Average	24.8	\$4,199,699	\$114,515	904.1	\$180.60	1968.2	6.31%	\$58,795,781
114.3%		Change % Sept 15 vs. Sept 14	153.1%	107.3%	21.4%	1.6%	-16.5%	-14.2%		344.3%

YTD 2014 vs. 2015										
212	2015 YTD thru 31 Sept 15	Average	55.1	\$7,933,773	\$125,428	900.9	\$146.82	1970.5	5.83%	\$1,681,959,925
131	2014 YTD thru 31 Sept 14	Average	53.8	\$7,928,652	\$115,601	962.7	\$130.81	1975.4	6.56%	\$1,038,653,395
61.8%		Change % Sept 15 YTD vs. Sept 14 YTD	2.5%	0.1%	8.5%	-6.4%	12.2%	-11.1%		61.9%

CapRate, Built, \$/unit, Sqft/unit and \$/SqFt averages are WEIGHED averages.

* CapRate - NOTE: CapRate is REPORTED and may or may not represent actual CapRate at time of sale.

** Sold as a portfolio of multiple properties / Same buyer and same seller for all.

In Sept 2014 there was ONE large (120 units in Aloha) sale.

Data from public records and CoStar - Portland (Clark, Clackamas, Multnomah and Washington counties) Sales > \$450,000