

**Portland Apartment Sales > \$450,000
April 2016 vs. April 2015**

Date	Name	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
29-Apr-16	The Kentwood	2032-2044 N Kilpatrick St	Portland - N	35	\$3,950,000	\$112,857	951.8	\$118.58	1910	10.06%
29-Apr-16	Kiln	3600-3632 N Williams Ave	Portland - N	19	\$6,750,000	\$355,263	1578.9	\$225.00	2014	
29-Apr-16	Meadow View	611 NW 20th Ave	Battle Ground	56	\$6,440,000	\$115,000	1089.2	\$105.58	2014	5.37%
28-Apr-16	Castlewood Arms	13555 SW Jenkins Rd	Beaverton	72	\$7,950,000	\$110,417	852.1	\$129.58	1964	
28-Apr-16	Patia's Corner	15847 SE Stark St	Portland - SubE	64	\$4,600,000	\$71,875	802.7	\$89.54	1972	6.09%
27-Apr-16	Willow Crest	5012 Nicholson Rd	Vancouver	21	\$3,530,000	\$168,095	1123.1	\$149.67		
22-Apr-16	Heritage Park	18441 NW Heritage Pky	Beaverton	28	\$3,950,000	\$141,071	957.1	\$147.39	1978	
22-Apr-16	Shawn Oaks	2580 SE Courtney Rd	Milwaukie	9	\$1,077,250	\$119,694	793.3	\$150.88	1972	5.54%
22-Apr-16		6131 N Houghton St	Portland - N	6	\$530,000	\$88,333	693.2	\$127.43	1956	
20-Apr-16	King Street Lofts	405 NE Mason St	Portland - NE	36	\$8,300,000	\$230,556	611.1	\$377.27	2015	5.00%
19-Apr-16	Laurel Place	12450-12530 SE Powell Ct	Portland - SubE	88	\$7,100,000	\$80,682	677.2	\$119.14	1975	5.44%
18-Apr-16		2238 NE 13th Ave	Portland - NE	23	\$4,200,000	\$182,609	825.2	\$221.29	1918	3.90%
15-Apr-16	East Park	1432 E Main St	Hillsboro	18	\$8,110,000	\$450,556	808.0	\$557.62	1969	
15-Apr-16	Bryant Village	1608 Bryant St	Vancouver	24	\$1,540,000	\$64,167	900.0	\$71.30	1977	
15-Apr-16	View Point Terrace	3939 SW View Point Ter	Portland - W	12	\$3,700,000	\$308,333	862.0	\$357.70	2015	
12-Apr-16	King	3225 NE MLK Blvd	Portland - NE	15	\$3,200,000	\$213,333	827.9	\$257.69	2013	
11-Apr-16		3450-3468 SW 126th Ave	Beaverton	4	\$500,000	\$125,000	1022.0	\$122.31	1968	
5-Apr-16	Willow	10030 SW Walnut St	Tigard	15	\$1,625,000	\$108,333	566.7	\$191.18	1967	5.33%
5-Apr-16		12505-12535 SW Colony Ln	Beaverton	5	\$550,000	\$110,000	1683.6	\$65.34	1968	
4-Apr-16	Evergreen	8025 SE Glencoe Rd	Milwaukie	16	\$1,450,000	\$90,625	737.5	\$122.88	1961	

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
20	April-16	Average	32.8	\$4,143,132	\$133,947	876.4	\$168.96	1980.1	5.58%	\$79,052,250
16	April-15	Average	75.6	\$8,912,050	\$107,229	918.4	\$121.81	1968.8	5.77%	\$142,592,800
25.0%	Change % Apr 16 vs. Apr 15		-56.7%	-53.5%	24.9%	-4.6%	38.7%		-3.3%	-44.6%

YTD 2014 vs. 2015										
99	2016 YTD thru 31 Apr 16	Average	41.8	\$6,810,546	\$137,695	921.7	\$160.50	1976.1	5.67%	\$674,244,045
90	2015 YTD thru 31 Apr 15	Average	47.2	\$6,395,650	\$119,570	918.4	\$140.14	1969.5	6.01%	\$575,608,495
10.0%	Change % Apr 16 YTD vs. Apr 15 YTD		-11.3%	6.5%	15.2%	0.4%	14.5%		-5.6%	17.1%

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.

In Apr 2015 there were THREE large (406 units in Beaverton, 372 units in Wilsonville & 210 units in Tualatin) sales.

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