

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

| Date | Name | Address | City | Units | Price | \$/unit | SqFt/unit | \$/SqFt | Built | CapRate* |
|-----------|-------------------|---------------------------|--------------------|-------|--------------|-----------|-----------|----------|-------|----------|
| 30-Jun-16 | Chestnut Arms | 2717 SE Chestnut St | Portland - SE | 12 | \$780,000 | \$65,000 | 906.0 | \$71.74 | 1972 | |
| 21-Jun-16 | | 4609 NE Hoyt | Portland - NE | 6 | \$1,250,000 | \$208,333 | 865.0 | \$240.85 | 1956 | |
| 20-Jun-16 | | 2100 NE Everett St | Portland - NE | 8 | \$805,000 | \$100,625 | 591.3 | \$170.19 | 1927 | |
| 20-Jun-16 | | 6839-6849 N Fessenden St | Portland - N | 6 | \$690,000 | \$115,000 | 825.3 | \$139.34 | 1972 | 5.10% |
| 15-Jun-16 | | 3009-3011 Fruit Valley Rd | Vancouver | 8 | \$640,000 | \$80,000 | 937.5 | \$85.33 | 1975 | 7.50% |
| 13-Jun-16 | The Preserve | 19839 Highway 213 | Oregon City | 135 | \$21,500,000 | \$159,259 | 876.0 | \$181.80 | 2004 | |
| 8-Jun-16 | | 11940 SE Ash St | Portland - SubE | 12 | \$1,365,000 | \$113,750 | 860.0 | \$132.27 | 2009 | |
| 8-Jun-16 | Tristy Ann | 22920 NE Halsey St | Troutdale | 9 | \$920,000 | \$102,222 | 784.0 | \$130.39 | 1975 | 5.90% |
| 8-Jun-16 | | 815-823 N Lombard St | Portland - N | 7 | \$850,000 | \$121,429 | 832.9 | \$145.80 | 1914 | |
| 8-Jun-16 | Raintree | 924 SW 16th Ave | Portland - Central | 19 | \$3,775,000 | \$198,684 | 1060.8 | \$187.29 | 1911 | |
| 6-Jun-16 | The Crossings | 16500 SE 82nd Dr | Clackamas | 96 | \$13,452,500 | \$140,130 | 915.5 | \$153.07 | 1996 | |
| 6-Jun-16 | World View Center | 6012 SE Yamhill St | Portland - SE | 25 | \$2,050,000 | \$82,000 | 1400.0 | \$58.57 | 1928 | |
| 6-Jun-16 | | 6426 N Princeton St | Portland - N | 9 | \$715,000 | \$79,444 | 518.9 | \$153.10 | 1910 | 5.31% |
| 5-Jun-16 | | 16442-16570 SE Moon Ave | Milwaukie | 3 | \$867,000 | \$289,000 | 1797.3 | \$160.79 | 1966 | 6.00% |

| Sales | | | Units | Price | \$/unit | SqFt/unit | \$/SqFt | Built | CapRate* | Total Sales |
|--------|------------------------------|---------|--------|--------------|-----------|-----------|----------|--------|----------|---------------|
| 14 | June-16 | Average | 32.8 | \$4,143,132 | \$133,947 | 876.4 | \$168.96 | 1980.1 | 5.58% | \$49,659,500 |
| 31 | June-15 | Average | 78.6 | \$12,617,653 | \$141,385 | 859.1 | \$166.85 | 1980.3 | 5.80% | \$391,147,228 |
| -54.8% | Change % June 16 vs. June 15 | | -58.3% | -67.2% | -5.3% | 2.0% | 1.3% | | -3.8% | -87.3% |

| YTD 2014 vs. 2015 | | | | | | | | | | | |
|-------------------|--------------------------------------|--|---------|--------|-------------|-----------|-------|----------|--------|-------|-----------------|
| 136 | 2016 YTD thru 31 June 16 | | Average | 43.9 | \$6,908,607 | \$136,649 | 918.2 | \$157.62 | 1974.3 | 5.62% | \$939,570,545 |
| 141 | 2015 YTD thru 31 June 15 | | Average | 50.9 | \$7,278,083 | \$125,654 | 898.4 | \$149.36 | 1970.1 | 5.76% | \$1,026,209,723 |
| -3.5% | Change % June 16 YTD vs. June 15 YTD | | | -13.7% | -5.1% | 8.7% | 2.2% | 5.5% | | -2.4% | -8.4% |

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 June 2015 there were NINE large (195/228/240 units in Beaverton, 154 in Vancouver, 126/274 in Wilsonville, 228 in Gresham, 140 in Portland-Central and 203 in Hillsboro) sales.

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