

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

Date	Name	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
30-Aug-16	Oak Hill	15800 NW West Union Rd	Beaverton	164	\$29,000,000	\$176,829	837.0	\$211.27	1991	
30-Aug-16	Town Center Park	29250 SW Parkway Ct	Wilsonville	111	\$18,500,000	\$166,667	1014.0	\$164.37	1990	
30-Aug-16	The Plaza Townhomes (LIH)	5802 N Michigan Ave	Portland - N	68	\$6,700,000	\$98,529	838.0	\$117.58	1974	
30-Aug-16	Rogers Plaza	615 SE 187th Ave	Portland - SubE	16	\$1,662,500	\$103,906	798.9	\$130.06	1970	
30-Aug-16	Cascade Firs	717 SE 187th Ave	Portland - SubE	16	\$1,662,500	\$103,906	828.3	\$125.45	1971	
26-Aug-16	The Pines	3330 NE 57th	Vancouver	12	\$1,250,000	\$104,167	960.0	\$108.51	1978	
25-Aug-16	Gatehouse	8525-8585 SW Pfaffle St	Tigard	48	\$7,950,000	\$165,625	960.0	\$172.53	1987	
23-Aug-16	The Oswegan	199 E Ave	Lake Oswego	47	\$9,000,000	\$191,489	798.5	\$239.81	1966	5.31%
22-Aug-16	Windsor Court	15839 E Burnside St	Portland - SubE	76	\$7,940,000	\$104,474	886.8	\$117.81	1990	
22-Aug-16	Parkside Apartment Homes	2831 SE Palmquist Rd	Gresham	225	\$37,250,000	\$165,556	902.6	\$183.42	1999	5.10%
19-Aug-16	Portera at the Grove (SENIOR)	8945 SW Ash Meadows Cir	Wilsonville	112	\$27,200,000	\$242,857	1213.0	\$136.00	2015	
18-Aug-16	Pine Meadows	637-671 SE 190th Ave	Portland - SubE	18	\$1,552,000	\$86,222	833.3	\$103.47	1971	7.11%
17-Aug-16	Chinook Way	21933-21989 NE Chinook Way	Fairview	124	\$19,900,000	\$160,484	984.0	\$163.10	2000	
17-Aug-16		6240-6324 SW Beaverton-Hillsdale Hwy	Portland - W	4	\$688,000	\$172,000	768.0	\$223.96	1983	
15-Aug-16		17807 SE Division	Portland - SubE	8	\$750,000	\$93,750	780.0	\$120.19	1977	5.98%
15-Aug-16	Myrtlewood	2416 Main St	Forest Grove	6	\$560,000	\$93,333	712.8	\$130.93	1978	
11-Aug-16	Woodlawn	1917-1923 NE Buffalo St	Portland - NE	10	\$1,000,000	\$100,000	976.0	\$102.46	1979	
11-Aug-16		3336 SW 90th Ave	Portland - W	5	\$1,255,000	\$251,000	1500.0	\$115.56	2000	6.74%
10-Aug-16		604 SE 119th Ave	Portland - SubE	6	\$960,000	\$160,000	969.0	\$165.12	2008	5.52%
8-Aug-16	Valley Oaks	3425 SW 170th Ave	Beaverton	41	\$4,210,000	\$102,683	942.0	\$73.03	1960	5.97%
3-Aug-16	The Shire	12328-12330 SE Bush St	Portland - SubE	70	\$9,150,000	\$130,714	971.4	\$134.56	2004	5.95%
1-Aug-16		5410 NE 34th Street	Vancouver	14	\$998,000	\$71,286	780.0	\$91.39	1978	

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
22	August-16	Average	54.6	\$8,597,182	\$138,431	920.6	\$142.30	1985.0	6.16%	\$189,138,000
19	August-15	Average	51.7	\$9,023,173	\$124,973	882.2	\$157.61	1971.6	5.97%	\$171,440,280
15.8%	Change % Aug 16 vs. Aug 15		5.6%	-4.7%	10.8%	4.4%	-9.7%		3.2%	10.3%

YTD 2016 vs. 2015										
183	2016 YTD thru 31 Aug 16	Average	44.8	\$7,012,130	\$136,700	910.2	\$159.07	1964.1	5.68%	\$1,283,219,795
182	2015 YTD thru 31 Aug 15	Average	53.2	\$7,820,756	\$126,689	898.3	\$150.60	1970.4	5.90%	\$1,423,377,603
0.5%	Change % Aug 16 YTD vs. Aug 15 YTD		-15.7%	-10.3%	7.9%	1.3%	5.6%		-3.7%	-9.8%

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 Aug 2015 there were FOUR large sales (135 units in SE-Portland, 147/200 in Vancouver and 288 in Wilsonville).

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