

PORTLAND METRO MULTIFAMILY SALES: FEB 18

Sales >\$450K in Multnomah (OR), Washington (OR), Clackamas (OR) and Clark (WA) counties

DATE	NAME	ADDRESS	CITY	UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*
28-FEB-18	SEDONA (NEE REGIS ARMS)	2050 NE BARBERRY	HILLSBORO	20	\$2,900,000	\$145,000	775	\$187.10	1977	5.75%
26-FEB-18	THE WHITNEY	411 SE 14TH	PORTLAND - SE	41	\$10,500,100	\$256,100	567	\$451.75	2016	
26-FEB-18	PARKE PLACE	5012 NE CLEVELAND	PORTLAND - NE	16	\$2,900,000	\$181,250	824	\$219.91	1911	5.26%
26-FEB-18	GLENDOVEER VILLAGE	74-98 SE 148TH AVE	PORTLAND - SUBE	13	\$1,525,000	\$117,308	869	\$134.99	1969	5.22%
23-FEB-18	ALLEN TERRACE	12150 SW ALLEN	BEAVERTON	10	\$1,177,450	\$117,745	892	\$132.00	0	
21-FEB-18	JADE TERRACE	1340 NE 108TH AVE	PORTLAND - SUBE	30	\$3,625,000	\$120,833	935	\$129.28	1969	
21-FEB-18	WELLINGTON SQUARE	19849 NE HALSEY	PORTLAND - SUBE	27	\$3,100,000	\$114,815	832	\$138.07	1974	
21-FEB-18	DIPLOMAT	10950 NE WYGANT	PORTLAND - SUBE	27	\$2,050,000	\$75,926	796	\$95.35	1973	
16-FEB-18	WOODLAND VILLAGE	4420 SW 99TH	BEAVERTON	26	\$3,036,000	\$116,769	1150	\$101.52	1977	
15-FEB-18	OXBOW 49	4949 SW LANDING	PORTLAND - W	166	\$51,000,000	\$307,229	800	\$384.04	2016	5.00%
15-FEB-18	FENWICK	1775 N LOMBARD	PORTLAND - NE	18	\$3,889,000	\$216,056	499	\$432.98	2017	5.50%
14-FEB-18	UNION ARMS	131 NE MLK	PORTLAND - NE	42	\$3,350,000	\$79,762	642	\$124.24	1980	
9-FEB-18	WATERFORD	3745 SW WATER	PORTLAND - W	12	\$3,215,000	\$267,917	764	\$350.91	2014	4.23%
8-FEB-18	THORNCROFT FARMS	2120 NW THORNCROFT DR	HILLSBORO	340	\$97,500,000	\$286,765	1099	\$261.01	1998	4.90%
1-FEB-18	PEARLWOOD TOWNHOME	236 PEARL	OREGON CITY	12	\$1,413,000	\$117,750	877	\$134.26	1971	5.78%

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
15	FEBRUARY-18	AVERAGE	53.3	\$12,745,370	\$238,976	920.0	\$266.25	1970.8	5.00%	\$191,180,550
12	FEBRUARY-17	AVERAGE	97.3	\$16,009,798	\$142,471	866.7	\$170.93	1978.3	6.25%	\$192,117,572
25.0%	CHANGE % FEB 17 VS. FEB 16		-45.2%	-20.4%	67.7%	6.2%	55.8%		-20.0%	-0.5%

YTD 2018 vs. 2017										
37	2017 YTD THRU 31 FEB 18	AVERAGE	44.9	\$9,557,058	\$171,362	776.6	\$250.16	1923.4	5.15%	\$353,611,138
25	2016 YTD THRU 31 FEB 17	AVERAGE	60.4	\$10,629,103	\$168,760	877.0	\$195.34	1979.0	5.40%	\$265,727,572
48.0%	CHANGE % FEB 17 YTD vs. FEB 16 YTD		-25.6%	-10.1%	1.5%	-11.4%	28.1%		-4.6%	33.1%

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 FEB 2017 THERE WERE FIVE LARGE (>100 UNITS) SALES (263 UNITS IN NE PORTLAND, 100/200/204 UNITS IN A VANCOUVER PORTFOLIO AND 233 UNITS IN BEAVERTON).

DATA FROM PUBLIC RECORDS AND OWNERS - PORTLAND (CLARK, CLACKAMAS, MULTNOMAH AND WASHINGTON COUNTIES) SALES > \$450,000