

PORTLAND METRO MULTIFAMILY SALES: JUNE 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*
29-JUN-18		1023 SE 21ST	PORTLAND - SE	4	\$1,270,000	\$317,500	600	\$529.17	1927	4.44%
29-JUN-18		1943-1947 NE TILLAMOOK ST	PORTLAND - NE	6	\$2,025,000	\$337,500	900	\$375.00	1961	
29-JUN-18	EMMA RAE	6015 SW VIRGINIA	PORTLAND - W	19	\$4,750,000	\$250,000	839	\$297.88	2018	
28-JUN-18	PACIFIC CREST	10695 SW MURDOCK	TIGARD	156	\$28,000,000	\$179,487	799	\$224.72	1969	4.79%
27-JUN-18	PATRICIA ANNE	737 SE 187TH	GRESHAM	14	\$2,635,000	\$188,214	1090	\$172.63	1966	6.33%
26-JUN-18		5411 SE 17TH AVE	PORTLAND - SE	4	\$803,000	\$200,750	864	\$232.35	1963	5.36%
22-JUN-18		17641-17661 SE STARK	GRESHAM	8	\$720,000	\$90,000	510	\$176.47	1978	
20-JUN-18	GRESHAM TOWNHOMES (+ RETAIL)	1203-1221 E POWELL BLVD	GRESHAM	22	\$2,225,000	\$101,136	730	\$138.47	1965	
18-JUN-18	LIH	10506 E BURNSIDE	PORTLAND - SUBE	51	\$14,300,000	\$280,392	874	\$320.92	2018	
18-JUN-18		1164 SE OAK	HILLSBORO	2	\$600,000	\$300,000	1506	\$199.20	2018	6.80%
18-JUN-18		7618 SW MAYO	PORTLAND - W	4	\$1,280,000	\$320,000	1201	\$266.44	1955	5.00%
18-JUN-18	LINK	2015 SE 11TH	PORTLAND - SE	12	\$2,950,000	\$245,833	513	\$478.90	2012	
15-JUN-18	GOLDEN MANOR	1726 NE HANCOCK	PORTLAND - NE	10	\$2,150,000	\$215,000	845	\$254.50	1966	5.06%
15-JUN-18	ORLEANS (+ RETAIL)	723-737 E BURNSIDE	PORTLAND - SE	31	\$5,650,000	\$182,258	706	\$258.29	1909	4.91%
11-JUN-18		537-539 NE 80TH	PORTLAND - NE	8	\$1,300,000	\$162,500	826	\$196.73	1966	5.20%
11-JUN-18		709-723 SE 212TH	GRESHAM	7	\$875,000	\$125,000	948	\$131.82	1971	5.09%
8-JUN-18		2326 NE LOMBARD	PORTLAND - NE	4	\$695,000	\$173,750	560	\$310.27	1969	6.94%
8-JUN-18	JAMICO	16711 SE POWELL	PORTLAND - SUBE	9	\$675,000	\$75,000	832	\$90.10	1975	6.51%
6-JUN-18	AMBER COURT	2215 NW IRVING	PORTLAND - CENTRAL	39	\$7,025,000	\$180,128	827	\$217.87	1926	4.52%
1-JUN-18	NEW CONST (UNLEASED)	4946 SW MARISSA TERRACE	BEAVERTON	11	\$3,400,000	\$309,091	1797	\$172.05	2017	5.24%

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
20	JUNE-18	AVERAGE	21.1	\$4,166,400	\$197,929	833.9	\$242.17	1970.7	4.98%	\$83,328,000
25	JUNE-17	AVERAGE	32.9	\$4,517,207	\$156,229	911.6	\$176.89	1973.7	5.38%	\$112,930,169
-20.0%	CHANGE % JUNE 18 VS. JUNE 17		-36.0%	-7.8%	26.7%	-8.5%	36.9%		-7.4%	-26.2%

YTD 2018 vs. 2017											
129	2018 YTD THRU 31 JUNE 18		AVERAGE	31.0	\$6,150,391	\$185,842	875.8	\$226.71	1968.1	5.32%	\$793,400,407
97	2017 YTD THRU 31 JUNE 17		AVERAGE	36.8	\$6,313,923	\$164,155	912.1	\$185.10	1977.1	5.39%	\$612,450,561
33.0%	CHANGE % JUNE 18 YTD vs. JUNE 17 YTD			-15.7%	-2.6%	13.2%	-4.0%	22.5%		-1.3%	29.5%

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 2017 THERE WERE THREE LARGE (>100 UNITS) SALES (172 UNITS IN PORTLAND-NE, 130 UNITS IN GRESHAM AND 112 UNITS IN BEAVERTON).