

PORTLAND METRO MULTIFAMILY SALES: JULY 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* |
|-----------|---|-------------------------|--------------------|-------|---------------|-----------|-----------|----------|-------|----------|
| 31-JUL-18 | YAMHILL FIRS | 19025 SE YAMHILL | GRESHAM | 38 | \$7,300,000 | \$192,105 | 809 | \$237.36 | 2018 | 5.50% |
| 27-JUL-18 | | 5408-5422 N MONTANA AVE | PORTLAND - N | 7 | \$750,000 | \$107,143 | 627 | \$171.00 | 1953 | |
| 24-JUL-18 | | 8826-8838 SE LAFAYETTE | PORTLAND - SUBE | 4 | \$677,000 | \$169,250 | 900 | \$188.06 | 1996 | |
| 23-JUL-18 | KIMBERLEY COURT | 16845-16923 NE GLISAN | PORTLAND - SUBE | 13 | \$1,740,000 | \$133,846 | 882 | \$151.75 | 1971 | 6.25% |
| 23-JUL-18 | CREEKSIDE MANOR | 2601 ROSSITER LANE | VANCOUVER | 20 | \$3,390,000 | \$169,500 | 1350 | \$125.56 | 1969 | 5.83% |
| 23-JUL-18 | STARK STREET STATION | 611 SE 190TH | GRESHAM | 28 | \$3,505,100 | \$125,182 | 811 | \$154.28 | 1995 | 5.79% |
| 20-JUL-18 | BINFORD | 6905 NE HANCOCK | PORTLAND - NE | 182 | \$30,729,309 | \$168,842 | 946 | \$178.43 | 1949 | |
| 17-JUL-18 | INDIGO AT TWELVE WEST (+RETAIL +OFFICE) | 1234 SW STARK | PORTLAND - CENTRAL | 278 | \$206,000,000 | \$741,007 | 1535 | \$482.73 | 2009 | |
| 17-JUL-18 | SPRINGBROOK | 6300 SW 188TH | BEAVERTON | 84 | \$10,500,000 | \$125,000 | 1085 | \$115.26 | 1968 | |
| 16-JUL-18 | AVENUE 66 | 4721 NE 66TH AVE | VANCOUVER | 56 | \$8,600,000 | \$153,571 | 830 | \$185.03 | 2016 | 5.25% |
| 13-JUL-18 | | 2121-2127 SE CARUTHERS | PORTLAND - SE | 6 | \$1,075,000 | \$179,167 | 1032 | \$173.61 | 1927 | 4.00% |
| 10-JUL-18 | | 1003 SE 23RD | PORTLAND - SE | 4 | \$1,075,000 | \$268,750 | 1253 | \$214.49 | 1947 | 3.39% |
| 9-JUL-18 | | 2124 NW FLANDERS | PORTLAND - CENTRAL | 14 | \$1,250,000 | \$89,286 | 399 | \$223.89 | 1900 | 4.82% |
| 7-JUL-18 | ARLINGTON | 240 W ARLINGTON | GLADSTONE | 20 | \$2,400,000 | \$120,000 | 640 | \$187.50 | 1966 | 5.26% |
| 6-JUL-18 | GREYSTONE PARK | 5500 NE 34TH ST | VANCOUVER | 22 | \$2,450,000 | \$111,364 | 905 | \$123.12 | 1987 | 6.05% |
| 6-JUL-18 | | 11983 SW CENTER | BEAVERTON | 4 | \$695,000 | \$173,750 | 700 | \$248.21 | | |
| 6-JUL-18 | VISTA VILLA | 4601 NE 51ST | VANCOUVER | 23 | \$2,300,280 | \$100,012 | 943 | \$106.00 | 1960 | |
| 5-JUL-18 | | 85 N GOING | PORTLAND - N | 5 | \$2,200,000 | \$440,000 | 1316 | \$334.24 | 2017 | |
| 5-JUL-18 | | 1104 WASHINGTON | OREGON CITY | 5 | \$765,250 | \$153,050 | 1107 | \$138.26 | 1927 | 4.74% |
| 3-JUL-18 | | 933 NE 22ND | PORTLAND - NE | 4 | \$1,000,000 | \$250,000 | 1125 | \$222.22 | 2013 | 5.56% |
| 2-JUL-18 | BRETNR | 931 NW 20TH | PORTLAND - CENTRAL | 21 | \$4,000,000 | \$190,476 | 943 | \$201.98 | 1912 | 5.30% |

| SALES | | | UNITS | PRICE | \$/UNIT | SQFT/UNIT | \$/SQFT | BUILT | CAPRATE* | TOTAL SALES |
|-------|---------|------------------------------|-------|--------------|-----------|-----------|----------|--------|----------|---------------|
| 21 | JULY-18 | AVERAGE | 39.9 | \$13,923,902 | \$348,928 | 1129.9 | \$273.16 | 1972.1 | 5.43% | \$292,401,939 |
| 22 | JULY-17 | AVERAGE | 31.0 | \$6,400,723 | \$178,395 | 785.7 | \$237.39 | 1968.6 | 5.46% | \$140,815,900 |
| -4.5% | | CHANGE % JULY 18 VS. JULY 17 | 28.9% | 117.5% | 95.6% | 43.8% | 15.1% | | -0.5% | 107.6% |

| YTD 2018 vs. 2017 | | | | | | | | | | |
|-------------------|--------------------------|--------------------------------------|--------|-------------|-----------|-------|----------|--------|-------|-----------------|
| 153 | 2018 YTD THRU 31 JULY 18 | AVERAGE | 31.8 | \$7,137,375 | \$188,448 | 888.8 | \$222.62 | 1968.6 | 5.28% | \$1,092,018,347 |
| 120 | 2017 YTD THRU 31 JULY 17 | AVERAGE | 35.7 | \$6,322,910 | \$166,540 | 890.8 | \$194.15 | 1975.5 | 5.41% | \$758,749,213 |
| 27.5% | | CHANGE % JULY 18 YTD VS. JULY 17 YTD | -11.1% | 12.9% | 13.2% | -0.2% | 14.7% | | -2.4% | 43.9% |

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 JULY 2017 THERE WAS ONE LARGE (>100 UNITS) SALE (324 UNITS IN WILSONVILLE).

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