

**Portland Apartment Sales > \$450,000
Dec 2010 vs. Dec 2011 - Portland - Area**

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
30-Dec-11		5401-5407 SW Multnomah Blvd	Portland - W	25	\$ 1,600,000	\$ 64,000	531.2	\$ 120.48	1979	
23-Dec-11		1731-1741 SE Harold St	Portland - SE	6	\$ 805,000	\$ 134,167	754.8	\$ 177.74	1981	
22-Dec-11	Springwater Trail	1324 SW Pleasant View Dr	Gresham	78	\$ 6,500,000	\$ 83,333	919.6	\$ 90.62	2003	6.40%
22-Dec-11	Rock Creek 185	18700 Rock Creek Cir	Beaverton	388	\$ 28,900,000	\$ 74,485	747.6	\$ 99.63	1971	5.80%
21-Dec-11	Timber Ridge	11785 NW Timberview Ln	Beaverton	238	\$ 39,500,000	\$ 165,966	878.0	\$ 189.02	2010	5.30%
19-Dec-11		1203-1221 E Powell Blvd	Gresham	23	\$ 1,089,000	\$ 47,348	698.6	\$ 67.77	1965	8.39%
16-Dec-11	Santa Lucia	2934 SE Morrison St	Portland - SE	8	\$ 1,200,000	\$ 150,000	1079.9	\$ 138.90	1908	7.00%
15-Dec-11	Tamarind	8012-8036 SE Raymond St	Portland - SE	19	\$ 1,189,000	\$ 62,579	872.4	\$ 71.73	1973	
14-Dec-11	Meadow Village	807 Toliver Rd	Molalla	19	\$ 915,000	\$ 48,158	1200.0	\$ 40.13	1983	6.76%
13-Dec-11	Cape Cod	1510 NE 45th Ave	Portland - NE	10	\$ 1,070,000	\$ 107,000	502.7	\$ 212.85	1938	5.07%
12-Dec-11	Lodgepine	9101 NE 15th Ave	Vancouver	51	\$ 2,675,000	\$ 52,451	775.0	\$ 67.68	1986	
12-Dec-11	Park Terrace	2073 SW Park Ave	Portland - Central	52	\$ 6,300,000	\$ 121,154	705.2	\$ 171.80	1945	6.00%
12-Dec-11		2532 NW Upshur St	Portland - Central	4	\$ 670,000	\$ 167,500	832.0	\$ 201.32	1910	
7-Dec-11	Cyan **	1720 SW 4th Ave	Portland - Central	352	\$ 54,301,133	\$ 154,265	1073.4	\$ 143.72	2009	
6-Dec-11	Court Louise	13059 SE Powell Blvd	Portland - SubE	28	\$ 1,500,000	\$ 53,571	836.0	\$ 64.08	1968	7.34%
5-Dec-11	Woodspring	16100 SW 113th Ave	Tigard	172	\$ 15,250,000	\$ 88,663	1046.5	\$ 84.73	1991	
Sales				Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
16	December-11	Average		92.1	\$ 10,216,508	\$ 110,974	895.1	\$ 121.39	1993.3	6.45%
15	December-10	Average		45.8	\$ 3,865,500	\$ 83,588	1008.2	\$ 89.59	1964.0	6.48%
6.7%	Change % Dec 11 vs. Dec 10			101.2%	164.3%	32.8%	-11.2%	35.5%		-0.5%

* - CapRate - NOTE: CapRate is reported and may or may not represent actual CapRate at time of sale.
\$/unit, Sqft/unit and \$/SqFt averages are weighed averages.

** Cyan was part of a fractional portfolio purchase. In addition, one floor is retail space so sqft/unit is high. However, estimated \$/unit is probably low.

Data courtesy of CoStar - Portland (Clark, Clackamas, Multnomah and Washington counties) Sales > \$450,000