

Portland Apartment Sales > \$450,000
August 2012 vs. August 2011 - Portland - Area

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
31-Aug-12	1200 Building	1200-1228 SW 12th Ave	Portland - Central	89	\$ 12,400,000	\$ 139,326	1056	\$ 131.88	1982	
29-Aug-12	Bay Vista	295 3rd St	Lake Oswego	47	\$ 4,610,000	\$ 98,085	771	\$ 127.24	1955	
29-Aug-12	Craftline Townhomes	2951-2989 SE 92nd Ave	Portland - SubE	11	\$ 1,160,000	\$ 105,455	1784	\$ 59.11	2009	
29-Aug-12	LIH - Kearney House	824 NW 20th	Portland - Central	32	\$ 3,900,000	\$ 121,875	912	\$ 133.59	1995	4.46%
24-Aug-12	Axxess15	1500 NE 15TH Ave	Portland - NE	202	\$ 48,625,000	\$ 240,718	1361	\$ 176.88	1996	
20-Aug-12	Rose City	1600 N Colfax St	Portland - N	22	\$ 2,055,000	\$ 93,409	1187	\$ 78.72	1949	
16-Aug-12	Hidden Court	2305 SE 121st Ave	Portland - SubE	70	\$ 3,550,000	\$ 50,714	625	\$ 81.19	1963	
15-Aug-12		1011 SW Curry St	Portland - W	15	\$ 1,500,000	\$ 100,000	806	\$ 124.01	1973	
14-Aug-12	Chardonnay	2162 NW Everett St	Portland - Central	21	\$ 2,125,000	\$ 101,190	552	\$ 183.47	1910	6.04%
14-Aug-12	Arthur Hotel	726 SW 11th Ave	Portland - Central	50	\$ 3,300,000	\$ 66,000	362	\$ 182.30	1912	7.86%
13-Aug-12		2164 NW Hoyt St	Portland - Central	15	\$ 2,150,000	\$ 143,333	892	\$ 160.72	1910	
13-Aug-12	Cameron Park	621 NE 162nd	Portland - SubE	20	\$ 806,683	\$ 40,334	808	\$ 49.93	1969	6.96%
7-Aug-12	Crane Lofts	720 NW 14th Ave (2 Multi-	Portland - Central		\$ 15,030,000			\$ 140.40		
4-Aug-12	Lincoln Square	10445 SW Capitol Hwy	Portland - W	16	\$ 846,500	\$ 52,906	860	\$ 61.55	1971	
3-Aug-12	ekoHAUS	2015-2019 SE 11th Ave	Portland - SE	12	\$ 1,850,000	\$ 154,167	513	\$ 300.32	2012	

Sales			Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
15	August-12	Average	44.4	\$ 6,927,212	\$ 142,891	988.8	\$ 132.76	1972.2	6.52%
14	August-11	Average	81.4	\$ 21,908,258	\$ 78,863	917.2	\$ 85.19	1986.1	8.00%

7.1%	Change % Aug 12 vs. Aug 11		-45.4%	-68.4%	81.2%	7.8%	55.8%		-18.5%
------	----------------------------	--	--------	--------	-------	------	-------	--	--------

* CapRate - NOTE: CapRate is reported and may or may not represent actual CapRate at time of sale.

CapRate, Built, \$/unit, Sqft/unit and \$/SqFt averages are weighed averages.

** - Aug 2011 had 2 large sales that totalled \$70M (1 Senior Housing @ CapRate > 8% and 1 Market-rate)