

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

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
28-Sep-12	Oswego Cove	97 Kingsgate Rd	Lake Oswego	64	\$ 7,260,000	\$ 113,438	1020	\$ 111.21	1989	
27-Sep-12		414 SE 151st Ave	Portland - SubE	8	\$ 530,000	\$ 66,250	433	\$ 153.00	1965	
25-Sep-12		5109 E Burnside St	Portland - SE	8	\$ 660,000	\$ 82,500	956	\$ 86.26	1951	
24-Sep-12	Forest Creek	1940 NW Miller Rd	Portland - W	160	\$ 25,700,000	\$ 160,625	1025	\$ 156.77	2004	
20-Sep-12		2615-2619 SE 125th Ave	Portland	9	\$ 692,000	\$ 76,889	900	\$ 85.43	2004	6.60%
17-Sep-12	Rivergate Arms	9222 N Lombard St	Portland - N	25	\$ 1,150,000	\$ 46,000	764	\$ 60.23	1968	7.50%
14-Sep-12		2524 NW Savier St	Portland - Central	6	\$ 650,000	\$ 108,333	450	\$ 240.74	1942	5.80%
13-Sep-12	Eastwood	17333 SE Stark St	Portland - SubE	12	\$ 625,000	\$ 52,083	788	\$ 66.14	1973	8.00%
12-Sep-12	Bristol Court Apartments	9457 N Bristol Ave	Portland - N	20	\$ 1,475,000	\$ 73,750	936	\$ 78.79	1963	
11-Sep-12	The Courtyard at Park Place	2755 NE Hogan Dr	Gresham	17	\$ 825,000	\$ 48,529	735	\$ 66.06	1974	
11-Sep-12	Creekside	4910 SW 45th Ave	Portland - W	20	\$ 1,400,000	\$ 70,000	1217	\$ 57.53	1976	

Sales			Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
11	September-12	Average	31.7	\$ 3,724,273	\$ 117,384	960.5	\$ 105.65	1989.0	7.26%
11	September-11	Average	54.6	\$ 10,045,626	\$ 97,264	914.0	\$ 105.69	1985.2	5.68%

0.0%	Change % Sept 12 vs. Sept 11			-41.9%	-62.9%	20.7%	5.1%	0.0%	28.0%
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* 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.

** - Sept 2011 had 3 large sales of >100 units