

Portland Apartment Sales > \$450,000
April 2013 vs. April 2012 - Portland - Area

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
29-Apr-13	Terrace View	6685 SW Sagert St	Tualatin	100	\$ 5,250,000	\$ 52,500	881	\$ 59.62	1977	
26-Apr-13	Azteca	1692 SE Walnut St	Hillsboro	13	\$ 720,000	\$ 55,385	1200	\$ 46.15	1974	7.45%
25-Apr-13	Lombardy	7515 N Westanna	Portland - N	14	\$ 970,000	\$ 69,286	664	\$ 104.30	1960	7.00%
22-Apr-13	Terrace Court	4602-4710 SE 39th Ave	Portland - SE	26	\$ 2,110,000	\$ 81,154	665	\$ 121.96	1980	
18-Apr-13	Farmington	13787 SW Farmington Rd	Beaverton	166	\$ 5,700,000	\$ 34,337	548	\$ 62.71	1966	6.63%
16-Apr-13	Pioneer Plaza Manor	11351 NE Glisan St	Portland - SubE	9	\$ 510,000	\$ 56,667	1674	\$ 33.84	1955	
16-Apr-13	Cypress Crest	9800 SW Frewing St	Tigard	67	\$ 3,650,000	\$ 54,478	874	\$ 62.34	1970	7.06%
15-Apr-13	Garden Row	7865 SW 74th Ave	Portland - SE	8	\$ 600,000	\$ 75,000	638	\$ 117.65		7.01%
12-Apr-13	Santa Monica Court	630 NE Lawrence Ave	Portland - NE	25	\$ 2,750,000	\$ 110,000	545	\$ 201.91	1925	
12-Apr-13		635 NE Randall Ave	Portland - NE	15	\$ 1,425,000	\$ 95,000	540	\$ 175.93	1926	
12-Apr-13	Rhine St	8310-8334 SE Rhine St	Portland - SubE	30	\$ 2,850,000	\$ 95,000	846	\$ 112.29	2009	6.32%
11-Apr-13	Parklane***	10223 NE Notchlog Dr	Vancouver	260	\$ 14,500,000	\$ 55,769	712	\$ 78.34	1978	
9-Apr-13		340 NE 100th Ave	Portland - SubE	11	\$ 775,000	\$ 70,455	827	\$ 85.22	1973	
9-Apr-13	Ivy Lake Court	7055-7065 SW Ivy Ln	Portland - W	85	\$ 7,225,000	\$ 85,000	777	\$ 109.36		
1-Apr-13	Evelyn	1215 NW 21st Ave	Portland - Central	9	\$ 1,085,000	\$ 120,556	872	\$ 138.20	1911	5.65%

Sales				Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
15	April-13	Average		55.9	\$ 3,341,333	\$ 59,809	734.0	\$ 100.66	1971.4	6.73%
16	April-12	Average		55.5	\$ 4,369,273	\$ 78,661	799.1	\$ 98.87	1981.5	6.54%

-6.3%	Change % Mar 13 vs. Mar 12			0.6%	-23.5%	-24.0%	-8.2%	1.8%		2.8%
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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.

** April 12 had 1 large sale of 460 units which skews the weighed averages

*** Parklane was market-rent. Will be restored to LIH inventory via T/C sale

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