

Portland Apartment Sales > \$450,000
February 2014 vs. February 2013

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
28-Feb-14	McLoughlin	15919 SE McLoughlin Blvd	Milwaukie	20	\$ 850,000	\$ 42,500	458	\$ 92.70	1946	
27-Feb-14		2230 SE Morrison St	Portland - SE	5	\$ 1,110,000	\$ 222,000	1228	\$ 180.72	1908	
26-Feb-14		725 SW Meadow Dr	Beaverton	4	\$ 645,000	\$ 161,250	1257	\$ 128.31	1994	5.62%
10-Feb-14	Tupelo Alley	3806-3850 N Mississippi St	Portland - N	188	\$ 53,000,000	\$ 212,766	1255	\$ 169.49	2008	4.40%
05-Feb-14		830 SE 148th Ave	Portland - SubE	8	\$ 575,000	\$ 71,875	898	\$ 80.04	1974	
05-Feb-14	Chandler	3540 SE 157th Ave	Portland - SubE	8	\$ 940,000	\$ 117,500	1300	\$ 90.38	2004	7.22%
05-Feb-14	Cansler Village	768 SE 193rd Ave	Gresham	38	\$ 2,125,000	\$ 55,921	606	\$ 92.35	2001	7.01%

Sales			Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
7	February-14	Average	38.7	\$ 8,463,571	\$ 170,646	1095.7	\$ 147.63	1999.3	4.93%
10	February-13	Average	14.1	\$ 962,380	\$ 68,254	727	\$ 98.05	1964.2	6.12%
-30.0%	Change % Feb 14 vs. Feb 13		174.6%	779.4%	150.0%	50.7%	50.6%		-19.4%

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 Feb 13 there were NO large sales (>100 units)

Data from public records and CoStar - Portland (Clark, Clackamas, Multnomah and Washington counties) Sales > \$450,000