

Portland Apartment Sales > \$450,000

April 2014 vs. April 2013

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
30-Apr-14		2725-2743 SE Taylor St	Portland - SE	10	\$ 875,000	\$ 87,500	895	\$ 97.72	1970	
30-Apr-14	Trymax	16425 E Burnside St	Portland - SubE	42	\$ 3,000,000	\$ 71,429	817	\$ 87.41	1992	6.50%
29-Apr-14	Brackney Estates	18581-18690 SW Paul Ct	Beaverton	39	\$ 5,900,000	\$ 151,282	1755	\$ 86.22	1998	
28-Apr-14		1102-1138 E 1st Ave	Camas	16	\$ 1,040,000	\$ 65,000	563	\$ 115.45	1979	6.50%
25-Apr-14	Mountain View Townhomes	22900 NE Halsey St	Wood Village	12	\$ 750,000	\$ 62,500	916	\$ 68.25	1970	6.92%
24-Apr-14	Monterey Springs	8640 SE Causey Ave	Happy Valley	390	\$ 51,250,000	\$ 131,410	938	\$ 140.05	1990	
24-Apr-14	Trailside	4850 SW 11th St	Gresham	120	\$ 10,050,000	\$ 83,750	1025	\$ 81.74	1998	5.50%
17-Apr-14	Glenwood	13116 SE Powell Blvd	Portland - SubE	28	\$ 1,635,000	\$ 58,393	1038	\$ 56.28	1970	
16-Apr-14	Birches	11485 SW Greenburg Rd	Tigard	21	\$ 1,555,000	\$ 74,048	943	\$ 78.52	1960	6.03%
15-Apr-14	Willow Pointe	1933-1973 SE 6th St	Gresham	8	\$ 745,000	\$ 93,125	1015	\$ 91.75	1999	
15-Apr-14	Beef Bend Court	13880 SW Chinn Ln	Tigard	120	\$ 13,100,000	\$ 109,167	1267	\$ 86.16	1998	
11-Apr-14		13410 SE Powell Blvd	Portland - SubE	14	\$ 625,000	\$ 44,643	646	\$ 69.08	1981	9.90%
09-Apr-14	Eastside Village	17924 SE Division	Gresham	30	\$ 1,500,000	\$ 50,000	817	\$ 61.20	1964	
08-Apr-14	Reserve at Ashbrook	9378 SW Mandamus Ct	Tigard	43	\$ 7,128,000	\$ 165,767	1011	\$ 164.01	2013	
04-Apr-14	The Shire II	12231 SE Bush St	Portland - SubE	20	\$ 2,250,000	\$ 112,500	1020	\$ 110.25	2009	
04-Apr-14	Aida	1515 SW 10th Ave	Portland - Central	8	\$ 804,000	\$ 100,500	826	\$ 121.71	1904	

Sales				Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
16	April-14	Average		57.6	\$ 6,387,938	\$ 110,974	1013.7	\$ 111.22	1990.4	6.16%
16	April-13	Average		53.6	\$ 3,237,188	\$ 60,367	752	\$ 82.80	1972.3	6.70%

0.0%	Change % Apr 14 vs. Apr 13			7.3%	97.3%	83.8%	34.8%	34.3%		-8.1%
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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.

** In Apr 13 there were THREE large sales (260 units in Vancouver, 166 units in Beaverton, 100 units in Tualatin)

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