

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

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
27-Jun-14	Marin Terrace	1402-1434 NE 69th Ave	Portland - NE	18	\$ 1,500,000	\$ 83,333	1181	\$ 70.59	1966	5.32%
27-Jun-14	Jarrett St Lofts	5826 N Interstate Ave	Portland - N	30	\$ 6,050,000	\$ 201,667	666	\$ 302.80	2013	
26-Jun-14		6202-6224 E Burnside St	Portland - SE	6	\$ 1,150,000	\$ 191,667	1025	\$ 186.96	1958	
25-Jun-14	Watkins Park	16751 SE 82nd Dr	Clackamas	156	\$ 8,100,000	\$ 51,923	737	\$ 70.43	1957	
20-Jun-14	Willow Springs (nee Barclay	290 Warner Milne Rd	Oregon City	56	\$ 4,400,000	\$ 78,571	781	\$ 100.57	1974	7.06%
19-Jun-14	Asa Flats and Lofts	1200-1220 NW Marshall St	Portland - Central	231	\$ 105,500,000	\$ 456,710	1050	\$ 435.00	2008	
17-Jun-14	Barclay Square	290 Warner Milne Road	Oregon City	56	\$ 4,400,000	\$ 78,571	696	\$ 112.82	1976	
16-Jun-14	The Flair	23134 NE Halsey St	Wood Village	16	\$ 953,000	\$ 59,563	861	\$ 69.18	1974	6.99%
16-Jun-14	The Fort	500 E 13th St	Vancouver	47	\$ 2,150,000	\$ 45,745	448	\$ 102.14	1962	
11-Jun-14		3530 SE 136th Ave	Portland - SubE	7	\$ 536,250	\$ 76,607	884	\$ 86.66	1966	7.00%
09-Jun-14		1805 NE 8th Ave	Portland - NE	6	\$ 751,000	\$ 125,167	482	\$ 259.95	1940	
04-Jun-14	Seven Gables	1021 SE 122nd	Portland - SubE	25	\$ 1,750,000	\$ 70,000	896	\$ 78.15	1968	
03-Jun-14	One Jefferson Parkway	1 Jefferson Pky	Lake Oswego	347	\$ 63,000,000	\$ 181,556	1036	\$ 175.22	1985	
03-Jun-14		2819 NE Flanders St	Portland - NE	5	\$ 650,000	\$ 130,000	999	\$ 130.10	1967	

Sales				Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
14	June-14	Average		71.9	\$ 14,349,304	\$ 199,692	913.0	\$ 205.15	1983.0	6.72%
13	June-13	Average		20.1	\$ 1,303,496	\$ 64,925	630.1	\$ 78.47	1957.8	7.00%
7.7%	Change % June 14 vs. June 13			257.9%	1000.8%	207.6%	44.9%	161.4%		-4.0%

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 June 2013 there were NO large (>100 units) sales.

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