

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

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
28-Aug-14	Pioneer Plaza	11351 NE Glisan St	Portland - SubE	9	\$ 783,000	\$ 87,000	1674	\$ 51.96	1955	
28-Aug-14	Seneca Village	6710 NE Vinings Way	Hillsboro	264	\$ 51,000,000	\$ 193,182	1056	\$ 182.97	1998	
27-Aug-14	The Landing	19901 Coast Redwood Ave	Oregon City	300	\$ 52,500,000	\$ 175,000	833	\$ 210.00	2011	
27-Aug-14	Heritage II	8950 SE 79th	Milwaukie	18	\$ 1,550,000	\$ 86,111	750	\$ 114.81	1996	
25-Aug-14	Ardendale Apartments	604 SE 121st Ave	Vancouver	166	\$ 18,500,000	\$ 111,446	902	\$ 123.50	1987	
22-Aug-14	Stark Street Crossings	20433 SE Stark St	Gresham	130	\$ 13,100,000	\$ 100,769	906	\$ 111.17	2003	6.05%
21-Aug-14	Rock Creek Landing	3009 NW Overlook Dr	Hillsboro	480	\$ 80,000,000	\$ 166,667	899	\$ 185.41	1995	
20-Aug-14	Tabor Pointe	10022 SE Division St	Portland - SubE	46	\$ 5,300,000	\$ 115,217	1023	\$ 112.67	2008	
19-Aug-14	Reflections at Summer Creek	11103 SW Davies	Beaverton	351	\$ 53,000,000	\$ 150,997	868	\$ 174.05	1990	
18-Aug-14		2725 NW Thurman St	Portland - Central	4	\$ 932,500	\$ 233,125	1436	\$ 162.40	1908	
18-Aug-14	Westview Heights	18301 NW Chemeketa Ln	Beaverton	198	\$ 44,800,000	\$ 226,263	1448	\$ 156.27	2003	4.80%
15-Aug-14	Pacific Crest	5235 SE Lambert St	Portland - SE	16	\$ 1,035,000	\$ 64,688	701	\$ 92.25	1966	
13-Aug-14	The Santa Barbara	1842 NW 25th Ave	Portland - Central	16	\$ 2,100,000	\$ 131,250	493	\$ 266.26	1911	
11-Aug-14	Park Villa	7350 SW Barbur	Portland - W	21	\$ 1,680,000	\$ 80,000	691	\$ 115.70	1975	
8-Aug-14	The Fort	500 E 13th St	Vancouver	47	\$ 2,150,000	\$ 45,745	574	\$ 79.63	1957	7.02%
8-Aug-14	The Broadway	2005-2007 NE Broadway St	Portland - NE	14	\$ 2,300,000	\$ 164,286	397	\$ 413.67	2013	6.40%
7-Aug-14	Courtney Road Townhomes	2218 SE Courtney Rd	Milwaukie	5	\$ 430,000	\$ 86,000	750	\$ 114.67	1973	
7-Aug-14	The Addy	1222 NW 18th Ave	Portland - Central	104	\$ 26,650,000	\$ 256,250	890	\$ 287.95	2014	4.50%

Sales				Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
18	August-14	Average		121.6	\$ 19,878,361	\$ 163,458	942.4	\$ 175.37	1996.4	5.32%
9	August-13	Average		23.1	\$ 2,548,969	\$ 110,524	982	\$ 113.63	1981.3	7.89%
100.0%	Change % August 14 vs. August 13			427.3%	679.9%	47.9%	-4.1%	54.3%		-32.5%

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

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