

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

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
29-Sep-14	Glen Alden	1725 SW Multnomah	Portland - W	16	\$ 1,200,000	\$ 75,000	580	\$ 129.31	1968	
29-Sep-14	Clarendon Terrace	5713 N Fessenden St	Portland - N	25	\$ 1,520,000	\$ 60,800	822	\$ 73.97	1978	
26-Sep-14	Maple Court	2402-2452 E 8th St	Vancouver	24	\$ 719,200	\$ 29,967	1309	\$ 22.89	1968	
25-Sep-14		3101-3119 SE Morrison St	Portland - SE	10	\$ 1,170,000	\$ 117,000	1069	\$ 109.41	1966	
19-Sep-14	Morrison 16	1600 SE Morrison St	Portland - SE	30	\$ 5,246,100	\$ 174,870	480	\$ 364.31	2013	5.00%
18-Sep-14	San Sebastian	3330 SE Gladstone	Portland - SE	8	\$ 1,025,000	\$ 128,125	1048	\$ 122.26	1929	
16-Sep-14	Azteca	1692 SE Walnut St	Hillsboro	13	\$ 1,170,000	\$ 90,000	1200	\$ 75.00	1974	7.45%
16-Sep-14	LIH - Willow Springs	3240 SW Doyle Pl	Aloha	120	\$ 8,350,000	\$ 69,583	934	\$ 74.49	1996	
15-Sep-14	Victorian	1124 SW Columbia	Portland - Central	13	\$ 1,620,000	\$ 124,615	1341	\$ 92.95	1893	
15-Sep-14	Sumner Brownstones	5121 N Williams Ave	Portland - N	16	\$ 4,937,500	\$ 308,594	1000	\$ 308.59	2008	6.49%
12-Sep-14	Evergreen Gardens	19201-19213 SE Yamhill St	Portland - SubE	28	\$ 1,700,000	\$ 60,714	591	\$ 102.66	1975	
5-Sep-14		3541 SE Yamhill St	Portland - SE	8	\$ 775,000	\$ 96,875	784	\$ 123.57	1979	

Sales			Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
12	September-14	Average	25.9	\$ 2,452,733	\$ 94,639	896.1	\$ 120.23	1983.0	5.94%
26	September-13	Average	60.1	\$ 6,616,314	\$ 104,625	1063.5	\$ 114.60	1992.0	6.46%
225	2014 YTD thru 30 Sept 14	Average	46.7	\$ 5,121,202	\$ 106,286	897.5	\$ 102.71	1993.0	6.55%
-53.8%	Change % Sept 14 vs. Sept 13		-56.9%	-62.9%	-9.5%	-15.7%	4.9%		-8.0%

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 Sept 2013 there were FOUR large (>100 units) sales (3 in Vancouver and 1 in Hillsboro).

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