

MAJOR APARTMENT SALES | INLAND EMPIRE - 2015

#	PROPERTY	LOCATION	BUILT	UNITS	SALE DATE	SALE PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	BUYER
1.	Acacia Park	Temecula	1989	320	01/09/15	\$52,400,000	\$163,750	\$180	4.90%	Clear Capital
2.	Broadstone Rancho Belago	Moreno Valley	2007	246	01/15/15	\$41,500,000	\$168,699	\$191	5.03%	Weidner Apartment Homes
3.	Latitude 33 ⁽⁴⁾	Palm Springs	1969	121	02/20/15	\$6,850,000	\$56,612	\$92	5.00%	Steve Huffman
4.	Las Colinas ⁽¹⁾	Riverside	1986	148	03/17/15	\$9,200,000	\$62,162	\$59	NA	Pacifica Companies
5.	Verano Terrace	Moreno Valley	1987	137	04/01/15	\$11,300,000	\$82,482	\$107	NA	Dr. Yoonessi
6.	The Paseos at Montclair North	Montclair	2014	385	04/10/15	\$108,500,000	\$281,818	\$281	5.16%	GH Palmer
7.	Village on the Green	Rancho Cucamonga	2006	274	04/28/15	\$49,500,000	\$180,657	\$227	5.10%	Acacia Capital
8.	Oasis at Bermuda Dunes	Bermuda Dunes	2005	140	05/08/15	\$18,950,000	\$135,357	\$136	5.10%	Pacific Development Partners
9.	Vineyards at Old Town	Temecula	2010	274	05/12/15	\$70,500,000	\$257,299	\$227	5.00%	Sentinel
10.	Harbor Grand	Lake Elsinore	1986	192	05/20/15	\$17,628,000	\$91,813	\$109	5.70%	Providence Capital
11.	Newporter	Victorville	1987	200	05/29/15	\$15,300,000	\$76,500	\$80	5.12%	Thrifty Property Management
12.	Little Zion Manor ⁽¹⁾	San Bernardino	1981	125	06/03/15	\$12,200,000	\$97,600	\$97	5.10%	American Community Developers
13.	Cambria at Riverwalk ⁽²⁾⁽⁴⁾	Riverside	2011	204	06/11/15	\$29,600,000	\$145,098	\$189	NA	Carlyle Group
14.	Village Oaks	Chino Hills	1988	280	06/15/15	\$66,100,000	\$236,071	\$281	4.95%	Jackson Square Properties
15.	Broadstone Overlook	Moreno Valley	2007	256	07/10/15	\$44,000,000	\$171,875	\$184	4.58%	MJW Property Group
16.	Vineyards at Paseo Del Sol	Temecula	2014	288	07/15/15	\$69,650,000	\$241,840	\$244	5.00%	The Praedium Group
17.	Courtyard Senior ⁽²⁾	Fontana	1988	344	07/16/15	\$31,150,000	\$90,552	\$136	4.75%	The Boscom Group
18.	Villa Boutique	Palm Springs	2005	104	07/27/15	\$15,100,000	\$145,192	\$169	NA	Pacific Development Partners
19.	Camino Real	Rancho Cucamonga	2003	272	07/31/15	\$65,500,000	\$240,809	\$266	4.55%	Acacia Capital
20.	Ontario Town Square Townhomes	Ontario	2009	140	08/28/15	\$38,000,000	\$271,429	\$182	4.60%	MG Properties
21.	Promenade Terrace	Corona	1994	330	08/31/15	\$78,368,000	\$237,479	\$218	5.00%	Bridge Investment Group
22.	Asante Villas	Moreno Valley	1984	120	10/15/15	\$12,200,000	\$101,667	\$119	NA	Walter Hick
23.	The Reserve at Rancho Belago	Moreno Valley	2005	176	10/20/15	\$30,100,000	\$171,023	\$172	5.00%	Bridge Investment Group
24.	Mountain View Cottages	Indio	1965	311	10/30/15	\$13,300,000	\$42,765	\$92	6.38%	Positive Investments
25.	Vista Springs	Moreno Valley	1989	212	10/30/15	\$27,600,000	\$130,189	\$158	5.54%	Providence Capital
26.	Amberwood	Chino	1980	198	11/10/15	\$30,500,000	\$154,040	\$181	5.20%	Robert McCaffrey
27.	Summerwind Condominiums	Highland	1991	180	11/10/15	\$17,150,000	\$95,278	\$113	6.20%	Robert McCaffrey
28.	Summer Field ⁽¹⁾	Indio	1970	268	11/20/15	\$36,000,000	\$134,328	\$154	5.25%	WNC & Associates
29.	Watercrest at the Polo Field	Indio	1986	226	12/24/15	\$17,300,000	\$76,549	\$80	6.54%	Investment Concepts
Total Sales: 29		Totals / Averages:		6,471		\$1,035,446,000	\$149,687	\$163	5.20%	

(1) Affordable; (2) Senior; (3) Student; (4) Leased Land

OTHER 2015 TRANSACTIONS OF SIGNIFICANCE

1.	Perris Garden	Perris	2008	92	06/09/15	\$12,000,000	\$130,435	\$120	5.50%	Private
2.	Concord Villas	Riverside	1988	70	06/09/15	\$8,000,000	\$114,286	\$127	5.30%	Doug Wetton
3.	Summit Place	San Bernardino	1987	80	05/29/15	\$4,750,000	\$59,375	\$73	6.12%	Thrifty Property Management
4.	San Bernardino	San Bernardino	1963	80	04/22/15	\$5,000,154	\$62,502	\$82	NA	Private
5.	Monarch Terrace	Moreno Valley	1986	92	04/10/15	\$9,159,000	\$99,554	\$129	NA	MJW Property Group
6.	Corona Village	Corona	1989	83	02/12/15	\$11,000,000	\$132,530	\$160	5.17%	William Wingo

The above information, while not guaranteed, has been secured from sources we believe to be reliable.