

MAJOR APARTMENT SALES | INLAND EMPIRE - 2016

#	PROPERTY	LOCATION	BUILT	UNITS	SALE DATE	SALE PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	BUYER
1.	The Heights I & II	Chino Hills	2004	332	01/12/16	\$93,750,000	\$282,380	\$289	NA	TA Associates Realty
2.	University Iowa Gardens	Riverside	1972	100	02/06/16	\$13,500,000	\$135,000	\$153	4.25%	Wetron Investment Properties
3.	Waterstone Alta Loma	Rancho Cucamonga	1988	120	02/17/16	\$25,650,000	\$213,750	\$268	4.70%	NNC Apartment Ventures
4.	Mountainside Village	San Bernardino	1988	197	02/18/16	\$26,200,000	\$132,995	\$159	5.16%	FPA
5.	Cambridge Square Townhomes	Ontario	1984	125	02/18/16	\$26,750,000	\$214,000	\$209	4.80%	Clear Capital
6.	Waverly Place	Ontario	1984	320	02/18/16	\$57,000,000	\$178,125	\$188	4.85%	Clear Capital
7.	Artisan at Main Street Metro	Corona	2013	404	02/26/16	\$96,500,000	\$238,861	\$247	5.10%	Weidner Apartment Homes
8.	Sierra Vista	Redlands	1985	166	03/08/16	\$26,500,000	\$159,639	\$181	NA	Sol Rabin
9.	Sorelle	Moreno Valley	1986	330	03/08/16	\$36,550,000	\$110,758	\$129	NA	Fairfield Residential
10.	The Villas at Towngate	Moreno Valley	2005	394	03/09/16	\$68,500,000	\$173,858	\$172	5.00%	Praedium Group
11.	University Hills	Riverside	1984	116	03/28/16	\$13,500,000	\$116,379	\$137	5.46%	FPA
12.	Garden Breeze	San Bernardino	1968	126	04/01/16	\$6,678,000	\$53,000	\$73	5.00%	Mike Nijjar
13.	Pavilion	Victorville	1985	112	04/04/16	\$10,000,000	\$89,286	\$100	6.44%	Thrifty Investments
14.	Tesoro	Redlands	1989	188	04/29/16	\$27,750,000	\$147,606	\$181	5.00%	Private
Total Sales: 14		Totals / Averages:		3,030		\$528,828,000	\$160,403	\$178	5.07%	

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

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