

MAJOR APARTMENT SALES | SAN GABRIEL VALLEY - 2015

#	PROPERTY	LOCATION	BUILT	UNITS	SALE DATE	SALE PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	BUYER
1.	Torrey Pines	West Covina	1980	251	03/12/15	\$53,775,000	\$214,243	\$231	5.25%	Ron Nasch
2.	Sunset Plaza	West Covina	1962	183	07/01/15	\$27,435,000	\$149,918	\$160	5.50%	Waterton
3.	Brookstone	Covina	1970	250	08/03/15	\$50,200,000	\$200,800	\$208	NA	Redfern Trust
4.	Vista Pointe	Covina	1985	216	08/10/15	\$45,150,000	\$209,028	\$250	4.80%	Sares-Regis
5.	Magnolia Court Condominiums ⁽²⁾	La Verne	2011	101	08/18/15	\$25,250,000	\$250,000	\$286	4.60%	Village Investments
6.	Azure	Rowland Heights	1974	126	08/24/15	\$27,050,000	\$214,683	\$270	4.60%	Benedict Canyon Equities
7.	Mission Suites ⁽¹⁾	Pomona	1965	117	09/23/15	\$8,100,000	\$69,231	\$148	5.90%	Positive Investments
8.	The Hills at Hacienda Heights	Hacienda Heights	1970	350	11/19/15	\$81,500,000	\$232,857	\$284	NA	MG Properties / Intercontinental
Total Sales: 8			Totals / Averages:			1,594	\$318,460,000	\$192,595	\$230	5.11%

(1) Affordable; (2) Senior; (3) Student

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#	PROPERTY	LOCATION	BUILT	UNITS	SALE DATE	SALE PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	BUYER
1.	Monte Vista	La Verne	1972	207	04/04/16	\$48,100,000	\$232,367	\$261	N/A	MG Properties Group
2.	Las Palmas Aprtments	Covina	1963	102	04/29/16	\$19,168,000	\$187,922	\$188	N/A	Goldrich & Kest Industries
Total Sales: 2			Totals / Averages:			309	\$67,268,000	\$210,144	\$224	N/A

(1) Affordable; (2) Senior; (3) Student

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