

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	01/09/00	\$52,500,000	\$164,063	\$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	2004	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
Total Sales: 9		Totals / Averages:		2,045		\$368,800,000	\$154,350	\$167	5.04%	

(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.