



**Clackamas Town Center**  
**12000 SE 82<sup>nd</sup> Avenue Happy**  
**Valley, Oregon 97086**

*Retail Market Survey Report*

Presented To

**Client XYZ**

***January 2015***

## Disclaimer

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**This report contains information about demographics. The information is not advice, and should not be treated as such. You must not rely on the information in the report as an alternative to legal, financial or accounting advice from an appropriately qualified professional. If you have any specific questions about any legal, financial or accounting matter you should consult an appropriately qualified professional. CRE Demographics does not represent, warrant, undertake or guarantee that the information in the report is correct, accurate, complete or non-misleading or that the use of guidance in the report will lead to any particular outcome or result.**



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# The Target Property

The target property *Clackamas Town Center* ("CTC") is located in Happy Valley, Oregon (Clackamas County) located 7.9 miles southeast of Portland's business district. There is immediate access to the property from Exit 14 of southbound Interstate 205 runs adjacent to the Eastern boundary of the property.



CTC features a roster of over 170 retail establishments with a stable of high-quality anchor tenants. The center is anchored by seven major brands listed below.

Anchor Tenants of Clackamas Town Center









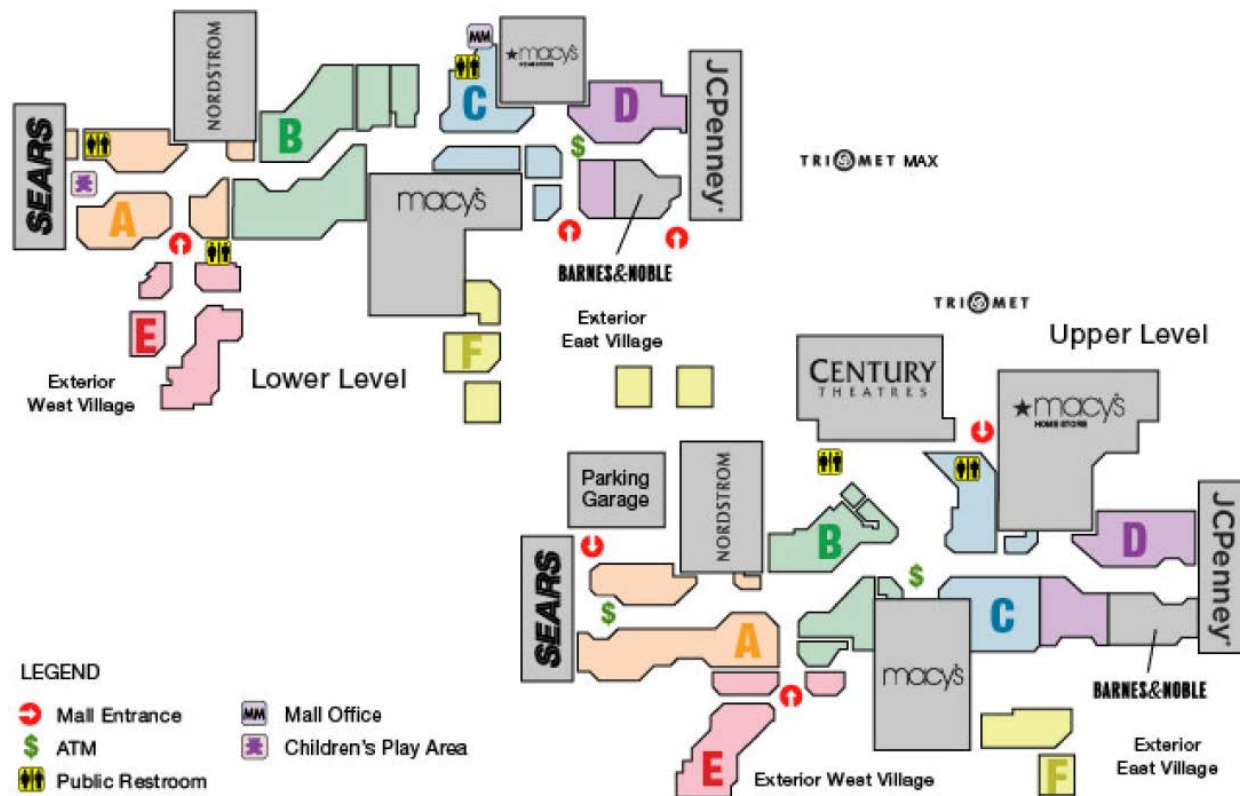






# The Target Property

Site Map



The site is located in a thriving area with excellent demographics as illustrated in the following section covering the area's demographics in detail.

## Area Demographics

The following demographic statistical reports have been generated for the Happy Valley Zip Code (97086) and eight other Zip Codes that are situated within five miles of Happy Valley.

### Summary Highlights for the Zip Codes with a Five Mile Radius of 97086

Zip Code	City	Distance (Miles)	Population	Median Income	Total Estimated Zip Code Income	Households	Median Age
97086	Happy Valley	0.00	26,010	\$72,257	\$852,239,124	9,383	36.9
97015	Clackamas	2.21	19,521	\$58,954	\$558,057,792	7,669	35.8
97266	Portland	2.92	33,300	\$38,914	\$575,084,136	11,958	34.0
97236	Portland	3.09	36,852	\$43,517	\$704,544,514	12,347	33.3
97206	Portland	4.16	47,596	\$50,694	\$1,149,150,067	19,561	35.8
97222	Portland	4.18	34,979	\$49,095	\$864,204,930	14,877	39.3
97089	Damascus	4.73	11,986	\$87,052	\$414,270,154	4,187	43.3
97267	Portland	4.91	30,839	\$59,329	\$891,680,675	12,575	42.4
97027	Gladstone	4.94	12,131	\$54,796	\$322,658,076	4,733	39.6
Five Mile Radius			253,214	\$53,701	\$6,331,889,468	97,290	37.1

### Income Demographics for 97086 - Happy Valley, OR

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Median Income	\$72,257	\$54,878	\$53,701
Mean Income	\$90,828	\$68,303	\$65,223
Gross Income	\$852,239,124	\$1,985,381,052	\$6,331,889,468
Households	9,383	29,010	97,290

### Household Income Interval Analysis

Intervals	1 Mile Radius	3 Mile Radius	5 Mile Radius
Less than \$10,000	394	2,342	6,826
\$10,000-\$14,999	338	1,467	5,463
\$15,000-\$24,999	450	2,463	9,783
\$25,000-\$34,999	966	3,438	9,809
\$35,000-\$49,999	1,032	4,041	14,380
\$50,000-\$74,999	1,614	5,381	19,518
\$75,000-\$99,999	1,314	3,520	12,876
\$100,000-\$149,999	1,792	3,933	12,809
\$150,000-\$199,999	816	1,383	3,550
More than \$200,000	666	1,029	2,255





# Area Demographics

## Housing Demographics for 97086 - Happy Valley, OR

	1-Mile Radius	3-Mile Radius	5-Mile Radius
<b>Housing Type</b>			
Total Housing Units	10,138	30,993	103,407
Owner Occupied Units	6,203	16,872	58,835
Owner Occupied %	66.1%	58.2%	60.5%
Renter Occupied Units	3,180	12,138	38,455
Renter occupied %	33.9%	41.8%	39.5%

<b>Units</b>			
1-Unit Detached	6,894	19,371	68,767
1-Unit Attached	163	827	3,491
2 Units	68	725	2,914
3 or 4 Units	164	1,185	4,967
5 to 9 Units	729	2,155	4,985
10 to 19 Units	668	2,188	4,899
20 or More Units	1,103	2,819	8,227
Mobile Homes	349	1,690	4,976

<b>Median # of Rooms</b>	6.6	5.6	5.5
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<b>Unit Values</b>			
<\$100,000	5.1%	9.2%	9.6%
\$100k - \$199k	6.3%	23.1%	22.8%
\$200k - \$299k	19.8%	29.9%	39.6%
\$300k - \$499k	52.8%	30.3%	22.9%
\$500k - \$999k	14.8%	7.0%	4.4%
>\$1,000,000	1.1%	0.5%	0.7%

<b>Gross Rent as a % of Income (GRPI)</b>			
<20%	21.2%	19.6%	19.4%
20% - 24.9%	11.0%	12.1%	13.9%
25% - 29.9%	7.5%	11.9%	11.9%
30% - 34.9%	10.9%	8.9%	8.7%
35% or more	49.4%	47.5%	46.1%

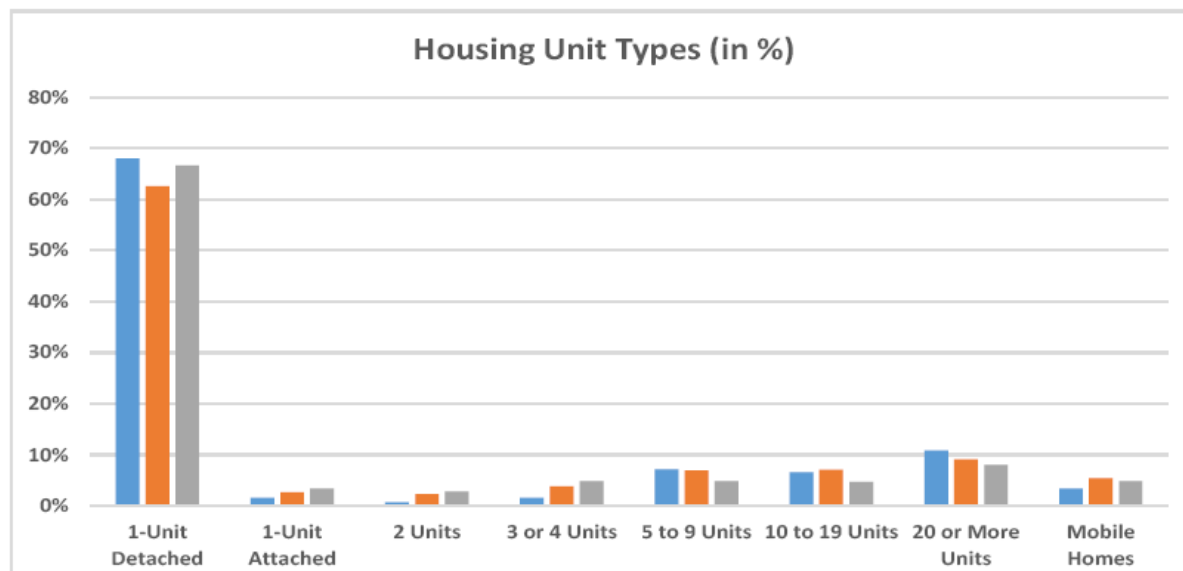
	1-Mile Radius	3-Mile Radius	5-Mile Radius
<b>Values &amp; Rents</b>			
Median Unit Value	\$362,300	\$266,177	\$243,880
% Mortgaged	75.7%	76.9%	74.4%
% Unmortgaged	24.3%	23.1%	25.6%
Median Gross Rent	\$1,017	\$947	\$953
Rental Vacancy %	3.0%	3.9%	4.5%

<b>Year Units Built</b>			
2010 or Later	54	173	374
2000 - 2009	3,123	6,100	13,880
1990 - 1999	2,555	7,948	15,707
1980 - 1989	1,824	4,324	10,725
1960 - 1979	1,740	6,684	31,380
1940 - 1959	677	3,954	19,099
Before 1940	165	1,810	12,242

<b>Avg. Household Size</b>			
Owner Occupied	3.1	2.9	2.7
Renter Occupied	2.2	2.5	2.5

<b>Number of Bedrooms</b>			
0	1.1%	1.5%	1.3%
1	8.5%	10.0%	9.9%
2	23.6%	29.8%	29.6%
3	25.0%	33.5%	40.3%
4	31.7%	19.5%	14.9%
5 or more	10.2%	5.6%	4.1%

<b>Owner Costs as % of Household Income</b>			
<20%	31.0%	26.7%	27.5%
20% - 24.9%	14.0%	14.7%	15.7%
25% - 29.9%	12.0%	13.9%	14.1%
30% - 34.9%	13.0%	12.2%	11.4%
35% or more	30.0%	32.5%	31.3%



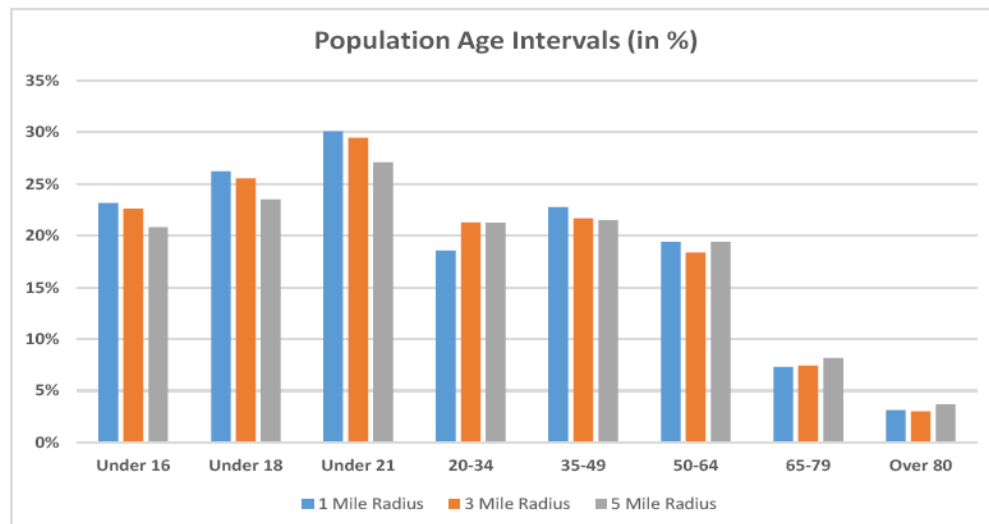
# Area Demographics

## Age Demographics for 97086 - Happy Valley, OR

	1 Mile Radius		3 Mile Radius		5 Mile Radius	
	Number	Percentage	Number	Percentage	Number	Percentage
<b>TOTAL POPULATION</b>	26,010	100.00%	78,831	100.00%	253,214	100.00%
Under 5 years	1,730	6.65%	5,565	7.06%	16,692	6.59%
5 TO 9 years	1,941	7.46%	5,567	7.06%	16,270	6.43%
10 to 14 years	1,967	7.56%	5,565	7.06%	16,465	6.50%
15 to 19 years	1,849	7.11%	5,530	7.02%	16,239	6.41%
20 to 24 years	1,666	6.41%	5,282	6.70%	15,622	6.17%
25 to 29 years	1,523	5.86%	5,689	7.22%	18,445	7.28%
30 to 34 years	1,636	6.29%	5,816	7.38%	19,749	7.80%
35 to 39 years	1,933	7.43%	5,676	7.20%	18,601	7.35%
40 to 44 years	1,934	7.44%	5,630	7.14%	17,645	6.97%
45 to 49 years	2,058	7.91%	5,784	7.34%	18,213	7.19%
50 to 54 years	1,954	7.51%	5,616	7.12%	18,332	7.24%
55 to 59 years	1,743	6.70%	5,034	6.39%	17,089	6.75%
60 to 64 years	1,354	5.21%	3,841	4.87%	13,684	5.40%
65 to 69 years	919	3.53%	2,691	3.41%	9,343	3.69%
70 to 74 years	592	2.28%	1,799	2.28%	6,389	2.52%
75 to 79 years	395	1.52%	1,369	1.74%	5,042	1.99%
80 to 84 years	342	1.31%	1,124	1.43%	4,310	1.70%
85 years and over	474	1.82%	1,253	1.59%	5,084	2.01%

<b>Median Age</b>	36.9	35.4	37.1
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16 Years and over	19,983	76.83%	60,996	77.38%	200,477	79.17%
18 Years and over	19,184	73.76%	58,693	74.45%	193,699	76.50%
21 Years and over	18,184	69.91%	55,580	70.51%	184,547	72.88%
62 Years and over	3,442	13.23%	10,402	13.20%	37,829	14.94%
65 Years and over	2,722	10.47%	8,236	10.45%	30,168	11.91%





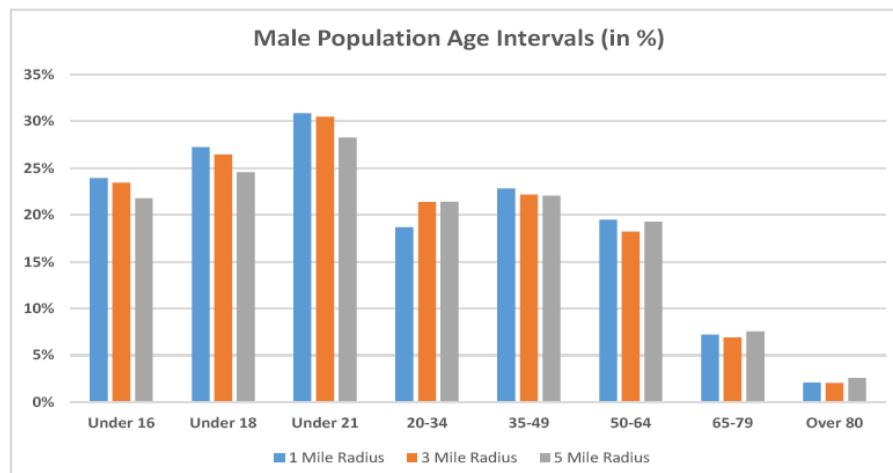
# Area Demographics

## Male Population Demographics for 97086 - Happy Valley, OR

	1 Mile Radius		3 Mile Radius		5 Mile Radius	
	Number	Percentage	Number	Percentage	Number	Percentage
TOTAL POPULATION	12,877	100.00%	38,938	100.00%	124,564	100.00%
Under 5 years	883	6.86%	2,798	7.19%	8,530	6.85%
5 TO 9 years	991	7.70%	2,860	7.35%	8,405	6.75%
10 to 14 years	1,010	7.84%	2,892	7.43%	8,472	6.80%
15 to 19 years	943	7.32%	2,826	7.26%	8,329	6.69%
20 to 24 years	797	6.19%	2,563	6.58%	7,762	6.23%
25 to 29 years	778	6.04%	2,811	7.22%	9,048	7.26%
30 to 34 years	832	6.46%	2,950	7.58%	9,867	7.92%
35 to 39 years	967	7.51%	2,833	7.28%	9,392	7.54%
40 to 44 years	935	7.26%	2,853	7.33%	8,889	7.14%
45 to 49 years	1,037	8.05%	2,957	7.59%	9,191	7.38%
50 to 54 years	958	7.44%	2,782	7.14%	9,086	7.29%
55 to 59 years	851	6.61%	2,460	6.32%	8,311	6.67%
60 to 64 years	698	5.42%	1,853	4.76%	6,618	5.31%
65 to 69 years	457	3.55%	1,293	3.32%	4,423	3.55%
70 to 74 years	296	2.30%	816	2.10%	2,882	2.31%
75 to 79 years	174	1.35%	583	1.50%	2,127	1.71%
80 to 84 years	139	1.08%	432	1.11%	1,620	1.30%
85 years and over	131	1.02%	376	0.97%	1,612	1.29%

Median Age	36.1	34.6	36.2
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16 Years and over	9,793	76.05%	29,810	76.56%	97,433	78.22%
18 Years and over	9,370	72.77%	28,637	73.55%	93,974	75.44%
21 Years and over	8,900	69.12%	27,068	69.52%	89,345	71.73%
62 Years and over	1,569	12.18%	4,547	11.68%	16,366	13.14%
65 Years and over	1,197	9.30%	3,500	8.99%	12,664	10.17%



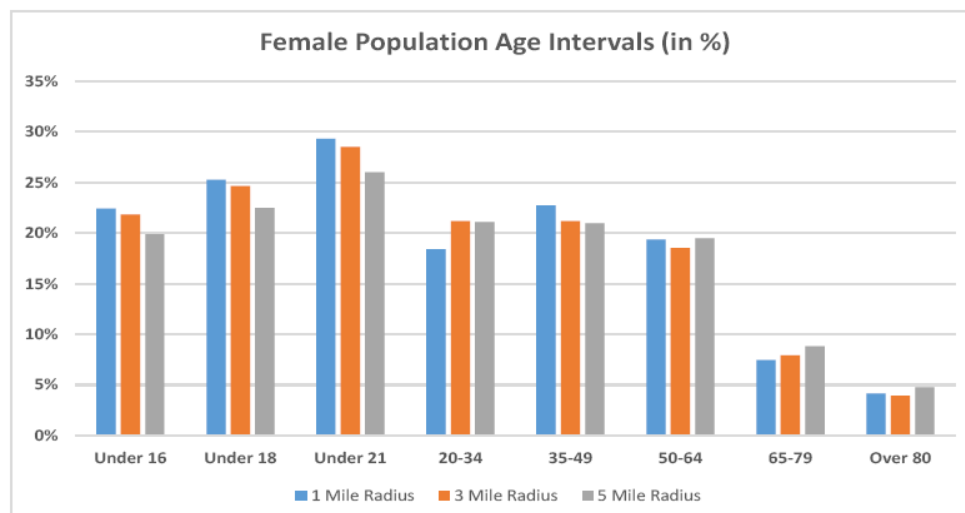
# Area Demographics

## Female Population Demographics for 97086 - Happy Valley, OR

	1 Mile Radius		3 Mile Radius		5 Mile Radius	
	Number	Percentage	Number	Percentage	Number	Percentage
<b>TOTAL POPULATION</b>	13,133	100.00%	39,893	100.00%	128,650	100.00%
Under 5 years	847	6.45%	2,767	6.94%	8,162	6.34%
5 TO 9 years	950	7.23%	2,707	6.79%	7,865	6.11%
10 to 14 years	957	7.29%	2,673	6.70%	7,993	6.21%
15 to 19 years	906	6.90%	2,704	6.78%	7,910	6.15%
20 to 24 years	869	6.62%	2,719	6.82%	7,860	6.11%
25 to 29 years	745	5.67%	2,878	7.21%	9,397	7.30%
30 to 34 years	804	6.12%	2,866	7.18%	9,882	7.68%
35 to 39 years	966	7.36%	2,843	7.13%	9,209	7.16%
40 to 44 years	999	7.61%	2,777	6.96%	8,756	6.81%
45 to 49 years	1,021	7.77%	2,827	7.09%	9,022	7.01%
50 to 54 years	996	7.58%	2,834	7.10%	9,246	7.19%
55 to 59 years	892	6.79%	2,574	6.45%	8,778	6.82%
60 to 64 years	656	5.00%	1,988	4.98%	7,066	5.49%
65 to 69 years	462	3.52%	1,398	3.50%	4,920	3.82%
70 to 74 years	296	2.25%	983	2.46%	3,507	2.73%
75 to 79 years	221	1.68%	786	1.97%	2,915	2.27%
80 to 84 years	203	1.55%	692	1.73%	2,690	2.09%
85 years and over	343	2.61%	877	2.20%	3,472	2.70%

<b>Median Age</b>	<b>37.7</b>	<b>37.1</b>	<b>38.1</b>
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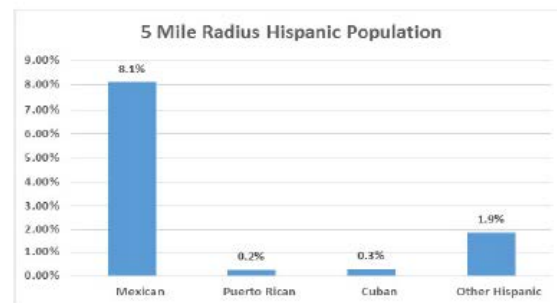
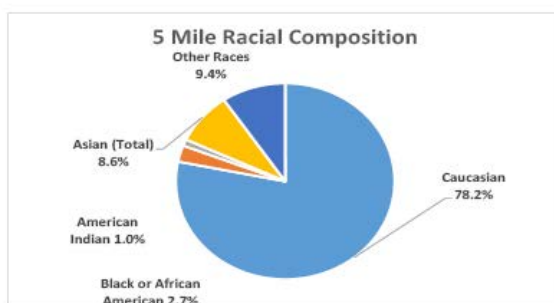
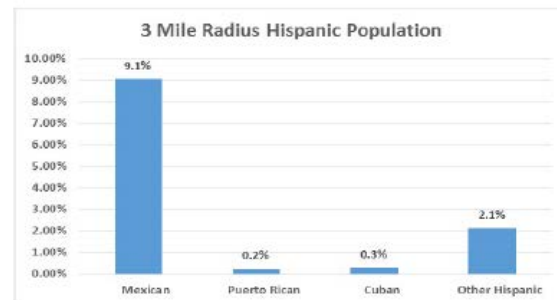
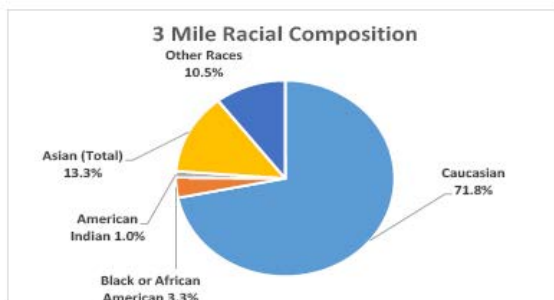
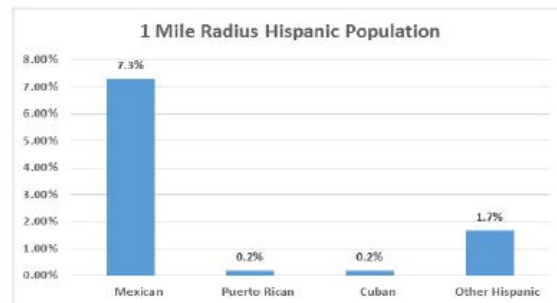
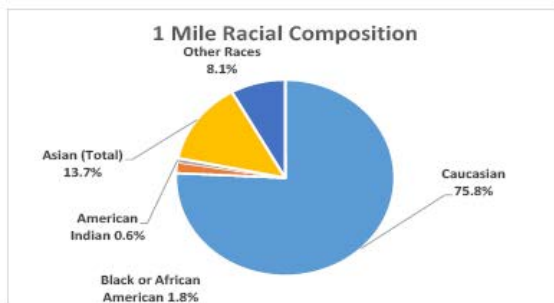
16 Years and over	10,190	77.59%	31,186	78.17%	103,044	80.10%
18 Years and over	9,814	74.73%	30,056	75.34%	99,725	77.52%
21 Years and over	9,284	70.69%	28,512	71.47%	95,202	74.00%
62 Years and over	1,873	14.26%	5,855	14.68%	21,463	16.68%
65 Years and over	1,525	11.61%	4,736	11.87%	17,504	13.61%



# Area Demographics

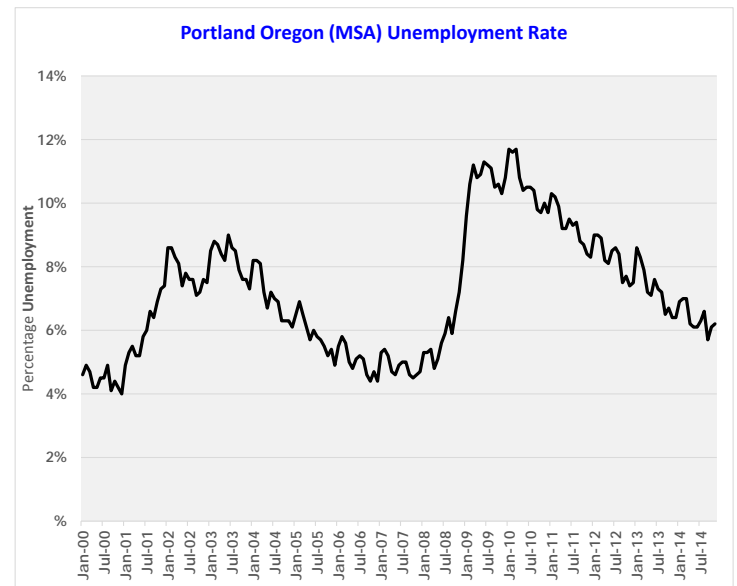
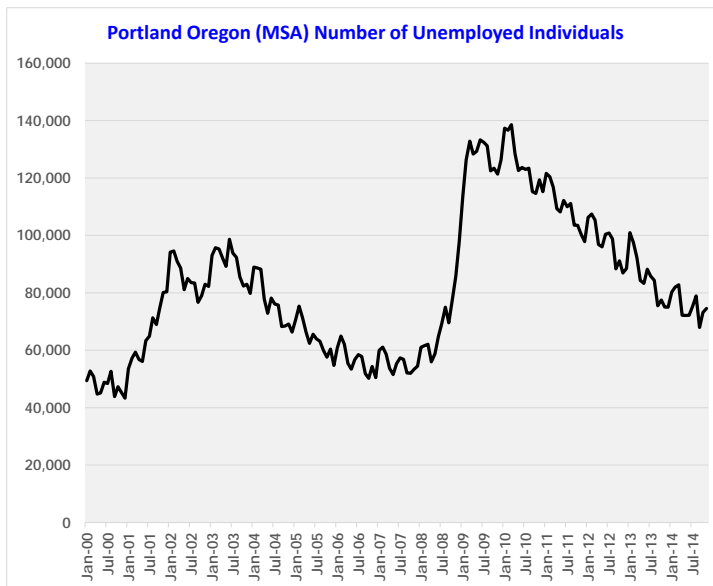
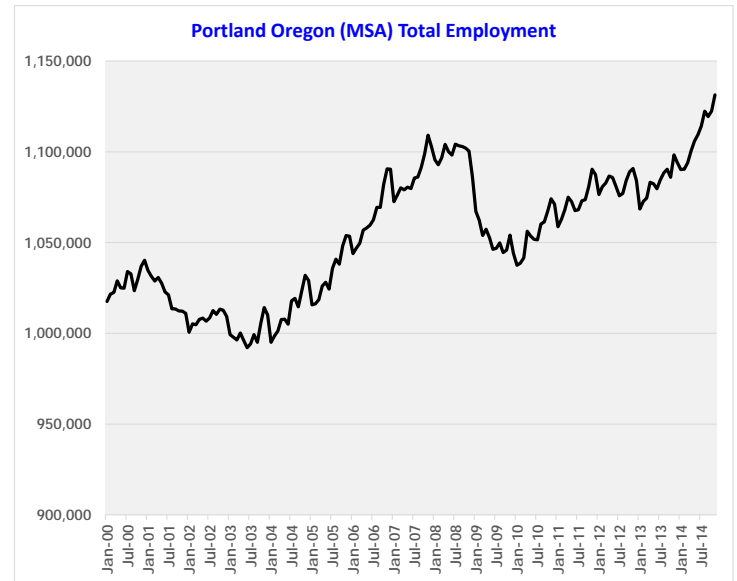
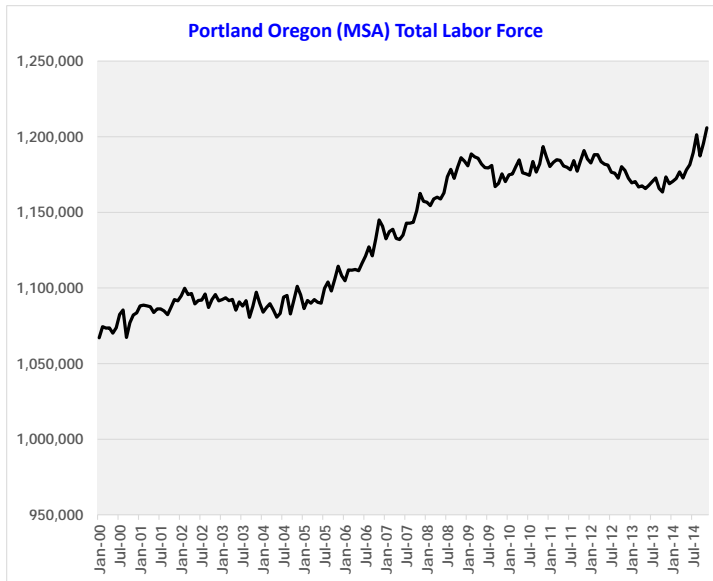
## Racial Demographics for 97086 - Happy Valley, OR

Race	1 Mile Radius		3 Mile Radius		5 Mile Radius	
	Number	Percentage	Number	Percentage	Number	Percentage
Caucasian	19,705	75.8%	56,622	71.8%	198,095	78.2%
Black or African American	471	1.8%	2,613	3.3%	6,855	2.7%
American Indian	167	0.6%	813	1.0%	2,650	1.0%
Asian (Total)	3,566	13.7%	10,521	13.3%	21,703	8.6%
Asian Indian	238	0.9%	404	0.5%	779	0.3%
Chinese	849	3.3%	3,153	4.0%	5,853	2.3%
Filipino	251	1.0%	815	1.0%	2,026	0.8%
Japanese	134	0.5%	257	0.3%	807	0.3%
Korean	579	2.2%	921	1.2%	1,424	0.6%
Vietnamese	1,043	4.0%	3,470	4.4%	6,947	2.7%
Other Asian	472	1.8%	1,501	1.9%	3,867	1.5%
Other Races	2,101	8.1%	8,262	10.5%	23,911	9.4%
Hispanic Population (Total)	2,431	9.3%	9,246	11.7%	26,590	10.5%
Mexican	1,900	7.3%	7,159	9.1%	20,517	8.1%
Puerto Rican	48	0.2%	180	0.2%	621	0.2%
Cuban	47	0.2%	228	0.3%	729	0.3%
Other Hispanic	436	1.7%	1,679	2.1%	4,723	1.9%



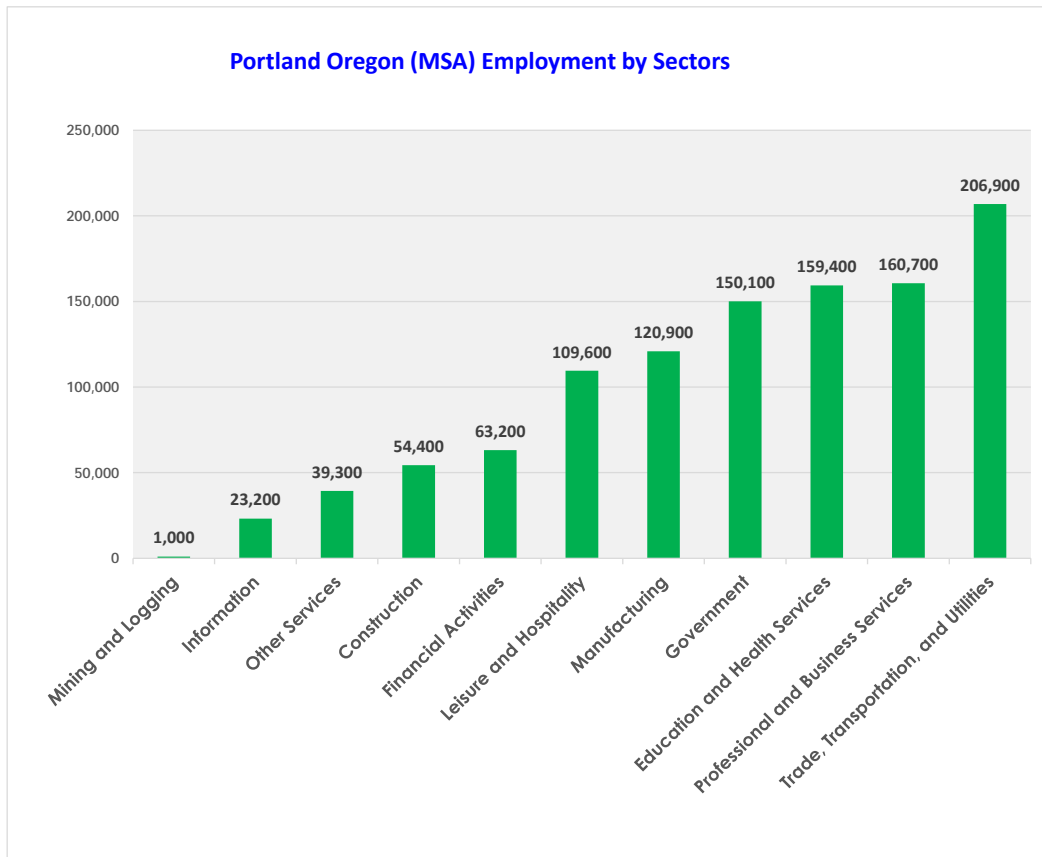
# Local Employment Trends

Happy Valley is located in Clackamas County, Oregon and is situated in the *Metropolitan Statistical Area* (MSA) of Portland Oregon. MSA employment statistics and the associated historical figures have been published by the *US Bureau of Labor Statistics*. Some of the key employment statistics for the Portland MSA are displayed below.

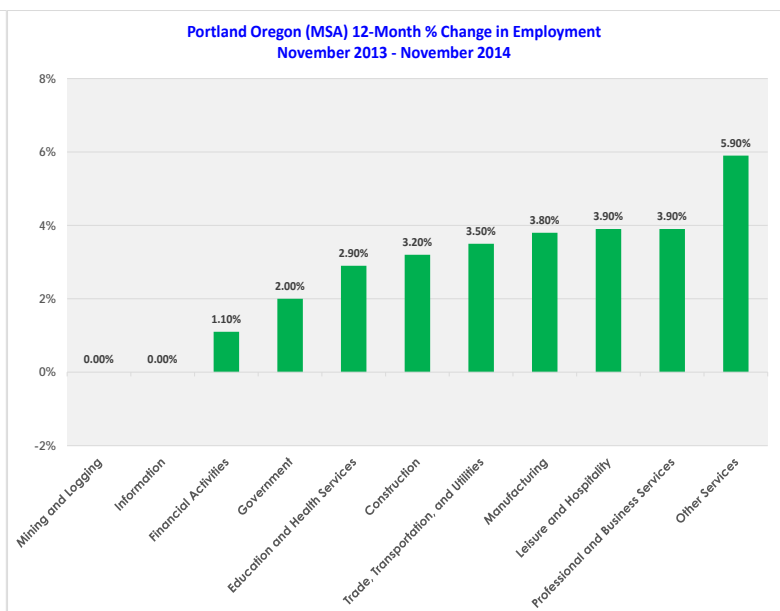
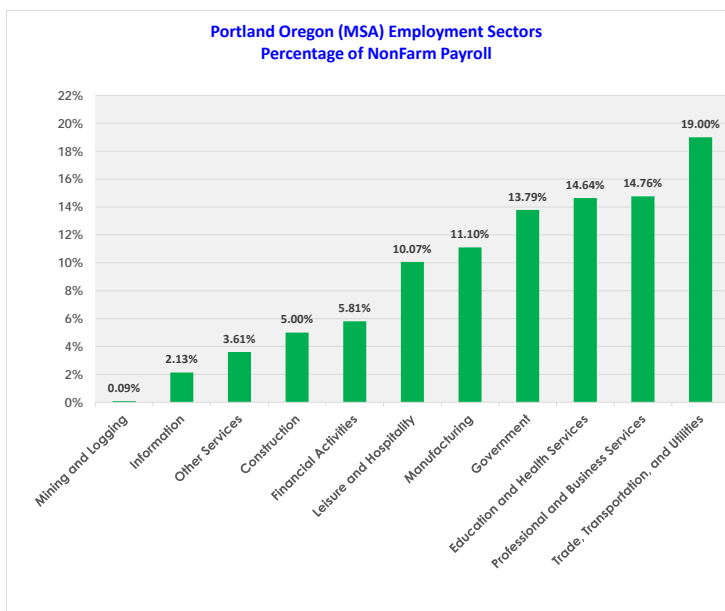


Overall, the employment market for the area has strengthened considerably since 2009. This is reflected by a lower unemployment rate, fewer unemployed people and an increase in the number of people who are working and are in the workforce. On the next page, the level of employment for various industry sectors and their associated contribution to the overall labor force are examined.

# Local Employment Trends



The graph above reflects the number of jobs in the various sectors and the graphs below indicate the relative contribution to the overall labor force of the Portland MSA along with the year-over-year change in each sector. All but two sectors have been growing lately.



# Local Employment Trends

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## *Significant Employers*

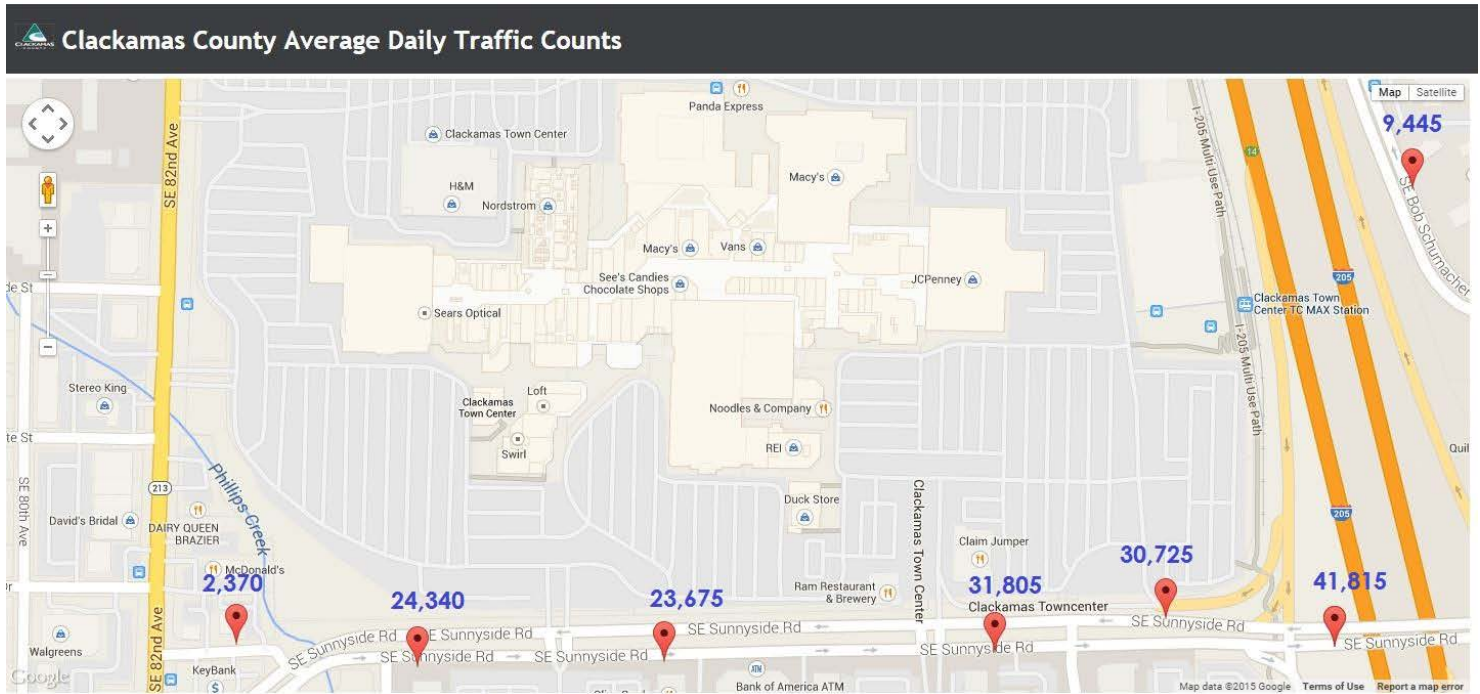
Beaverton School District,
Boeing Co, Aircraft Manufacturing
Bonneville Power Administration
City of Portland
Esco Corp
Evergreen WA School District
Fred Meyer Stores
Freightliner LLC
Greenbrie Cos. INC
Intel Corp
Kaiser Foundation
Legacy Health System
Metros Region Center
NIKE INC.
Oregon Health & Science University
PCC Structural Inc.
Portland Adventist Medical Ctr
Portland Community College
Portland School District
Portland State University
Providence Health Systems
Regence Group
St Vincent Medical Ctr.
Stan Corp Financial Group
SW Washington Medical Group
Target Corp.
Tektronix Inc.
TriMet
Doubletree Hotel
U.S.Bank, U.S.Bancorp Center
Vancouver WA School District
Veterans Affair Medical Center
Wells Fargo
Western Star , Truck





## Traffic Counts

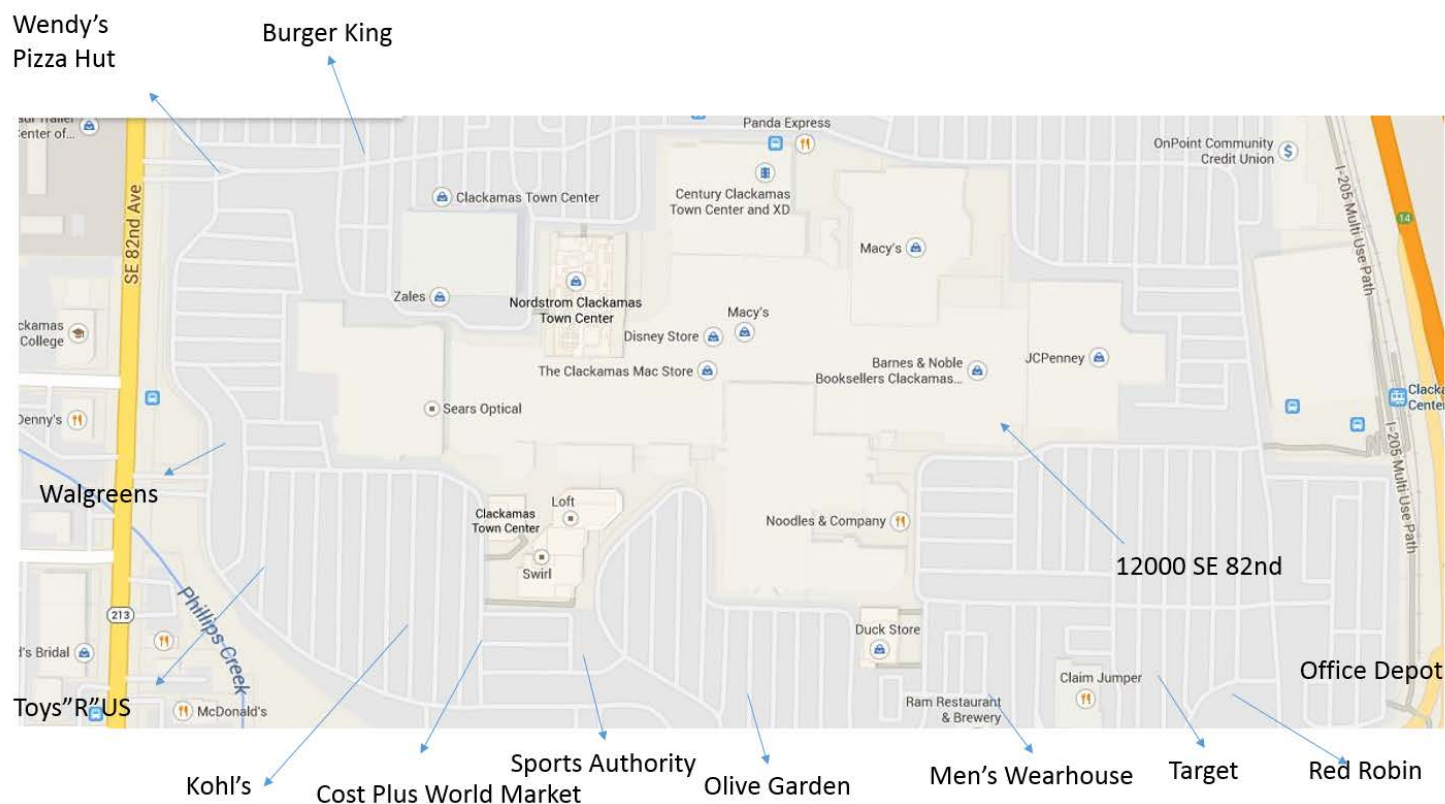
The map below displays the traffic leading to the main entrance of the target property.



Near the southern entrance to the property, there are over 30,000 vehicles per day coming from the eastern side of traffic and approximately 24,000 vehicles per day traveling in a westward direction. Overall, CTC benefits from its proximity to Interstate 205 traffic. In addition, there are public transportation lines (both bus and light rail) serving the north, east and west sides of the property.

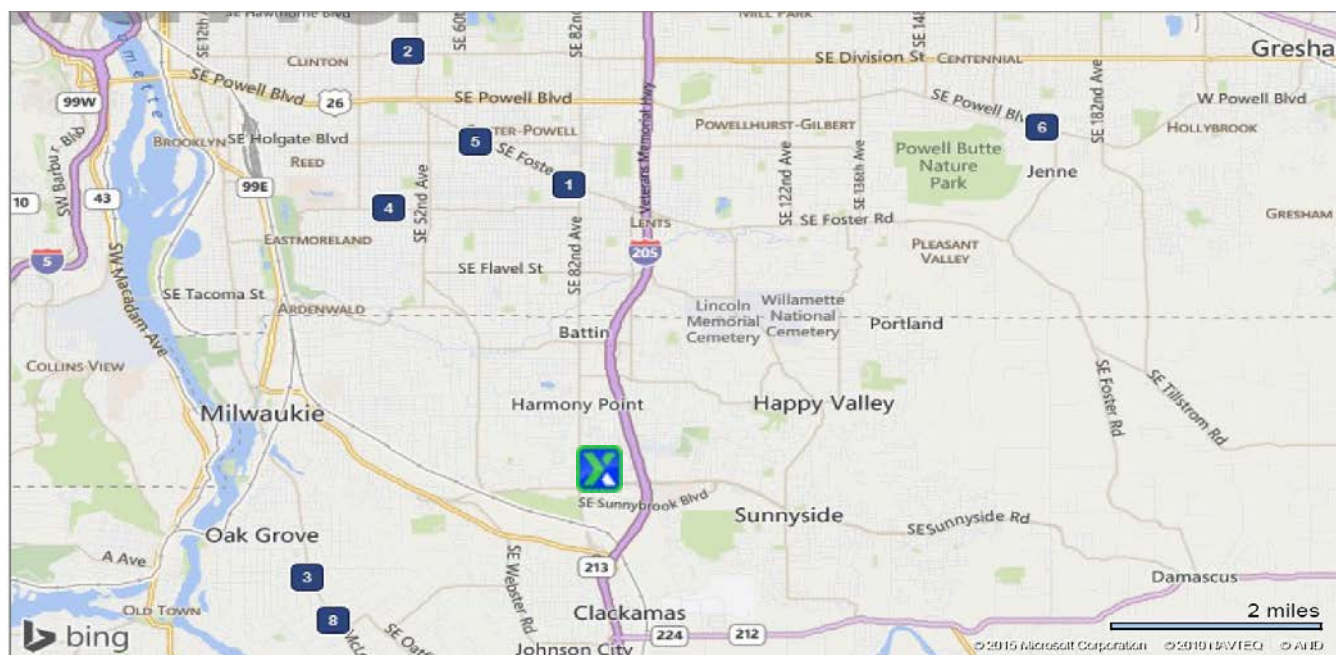
## The Local Retail Landscape

### Retailers Surrounding the Target Property



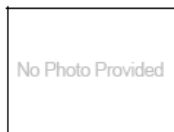
### Recent Retail Transactions

The following survey includes retail properties at least 10,000 square feet that transacted in January 2012 or later. The same Zip Codes were used from the Demographic Report shown earlier in this document. This encompasses a five-mile radius from Happy Valley.



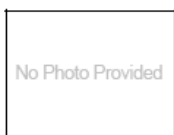
# The Local Retail Landscape

## 1 8030 Se Harold Street, Portland, OR 97206



Property Type:	Retail	Property Notes
Property Sub-type:	Retail (Other)	
Sale Date:	12/31/2014	
Sale Price:	\$700,000 (\$57.85/SF)	
Building Size:	12,100 SF	
Lot Size:	0.34 Acres	
Year Built:	1951	

## 2 4851 Se Division Street, Portland, OR 97206



Property Type:	Retail	Property Notes
Property Sub-type:	Retail (Other)	
Sale Date:	07/30/2014	
Sale Price:	\$800,000 (\$80/SF)	
Building Size:	10,000 SF	
Lot Size:	0.23 Acres	
Year Built:	1920	

## 3 14617 Se McLoughlin Blvd, Portland, OR 97267



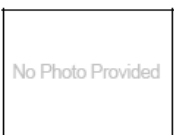
Property Type:	Retail	Property Notes
Property Sub-type:	Anchor	
Sale Date:	12/31/2013	
Sale Price:	\$9,728,000 (\$668.59/SF)	
Building Size:	14,550 SF	
Year Built:	2013	

## 4 4500 4504 Se Woodstock Boulevard, Portland, OR 97206



Property Type:	Retail	Property Notes
Property Sub-type:	Retail (Other)	
Sale Date:	11/21/2013	
Sale Price:	\$1,350,000 (\$67.92/SF)	
Building Size:	19,875 SF	
Lot Size:	0.31 Acres	
Year Built:	1925	

## 5 6148 Se Holgate Boulevard, Portland, OR 97206



Property Type:	Retail	Property Notes
Property Sub-type:	Retail (Other)	
Sale Date:	09/09/2013	
Sale Price:	\$1,000,000 (\$56.67/SF)	
Building Size:	17,646 SF	
Lot Size:	0.80 Acres	
Year Built:	1929	



# The Local Retail Landscape

## 6 17102 Se Powell Boulevard #a e, Portland, OR 97236



Property Type:	Retail	Property Notes
Property Sub-type:	Retail (Other)	
Sale Date:	07/30/2013	
Sale Price:	\$950,000 (\$85.65/SF)	
Building Size:	11,092 SF	
Lot Size:	1.12 Acres	
Year Built:	2000	

## 7 17112 Se Powell Blvd, Portland, OR 97229



Property Type:	Retail	Property Notes
Property Sub-type:	Strip Center	
Sale Date:	06/28/2012	
Sale Price:	\$950,000 (\$62.27/SF)	
Building Size:	15,257 SF	
Lot Size:	1.69 Acres	
Year Built:	1984	

## 8 15600 Se McLoughlin Blvd, Milwaukie, OR 97267

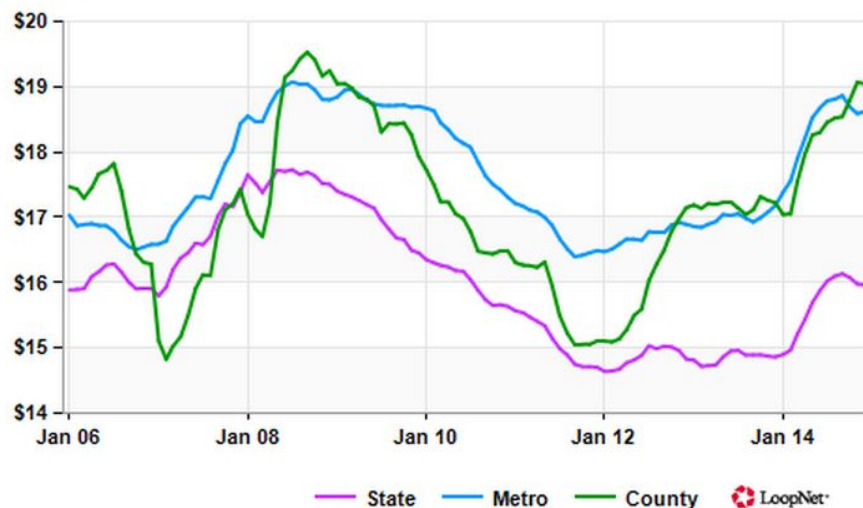


Property Type:	Retail	Property Notes
Property Sub-type:	Free Standing Bldg	
Sale Date:	05/31/2012	
Sale Price:	\$5,500,000 (\$83.23/SF)	
Building Size:	66,085 SF	
Lot Size:	5.60 Acres	

### Retail Leasing Price Trends

#### Asking Price Index Trends for Clackamas, OR Retail For Lease

Asking Rent Retail for Lease Clackamas, OR (\$/SF/Year)

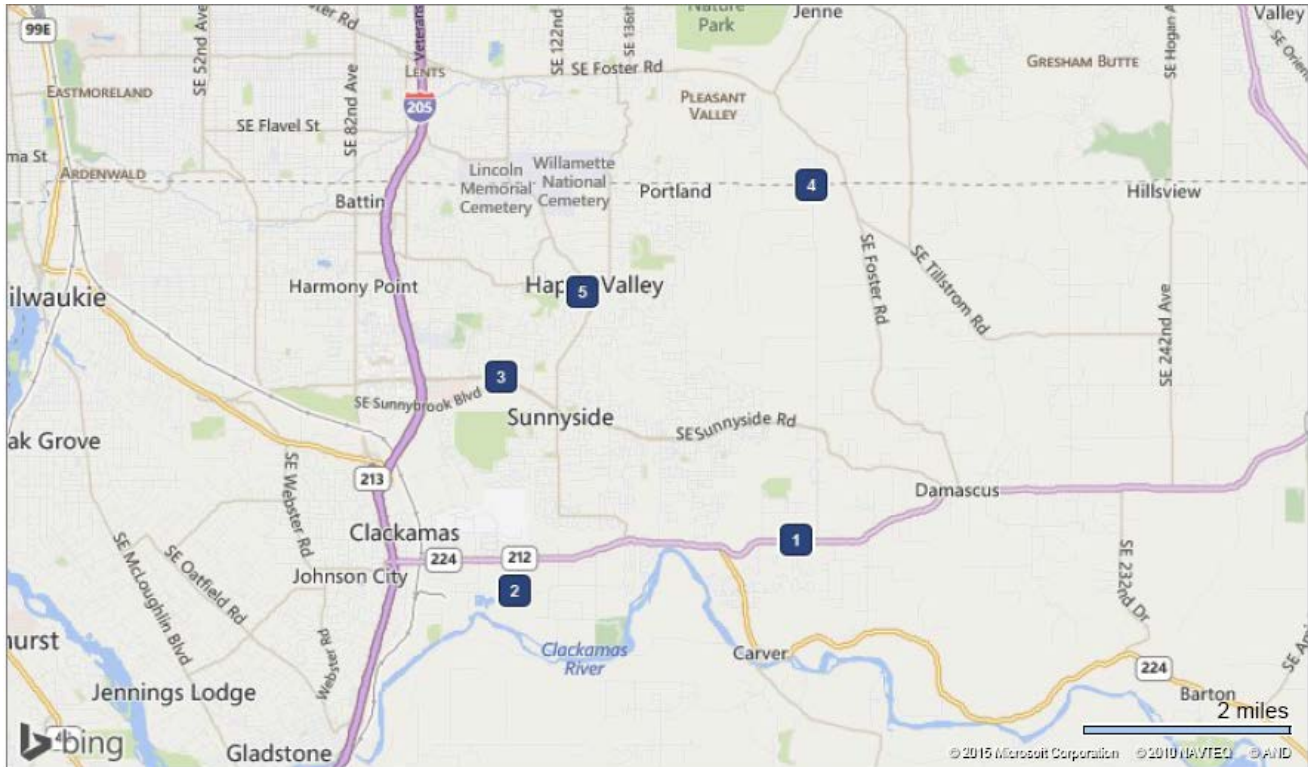




## Recent Land Transactions

# Commercial Land Transaction Survey

The following survey of recent land transactions was conducted for parcels of 1 acre or more. The search area used the same Zip Codes as were used for the Demographics Report earlier in this document. This includes a five-mile radius from Happy Valley and includes transactions that occurred in January, 2012 onward.



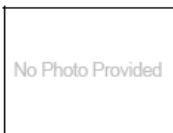
1 16763 Se Highway 212, Damascus, OR



Property Type:	Land
Property Sub-type:	Industrial (land)
Sale Date:	12/23/2014
Sale Price:	\$135,410 (\$56,657.12/Acre)
Lot Size:	2.39 Acres

Property Notes

2 11420 Se Jennifer Street, Clackamas, OR



Property Type:	Land
Property Sub-type:	Industrial (land)
Sale Date:	12/19/2014
Sale Price:	\$899,514 (\$270,938.36/Acre)
Lot Size:	3.32 Acres

Property Notes

## Recent Land Transactions

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### 3 11168 Se Sunnyside Rd, Clackamas, OR



Property Type:	Land	Property Notes
Property Sub-type:	Multifamily (land)	
Sale Date:	07/31/2013	
Sale Price:	\$1,300,000	
	(\$385,756.69/Acre)	
Lot Size:	3.37 Acres	

### 4 8560 Se 172nd Ave, Happy Valley, OR



Property Type:	Land	Property Notes
Property Sub-type:	Industrial (land)	
Sale Date:	05/31/2013	
Sale Price:	\$800,000	
	(\$12,075.47/Acre)	
Lot Size:	66.25 Acres	

### 5 12115 Se High Creek Rd, Happy Valley, OR



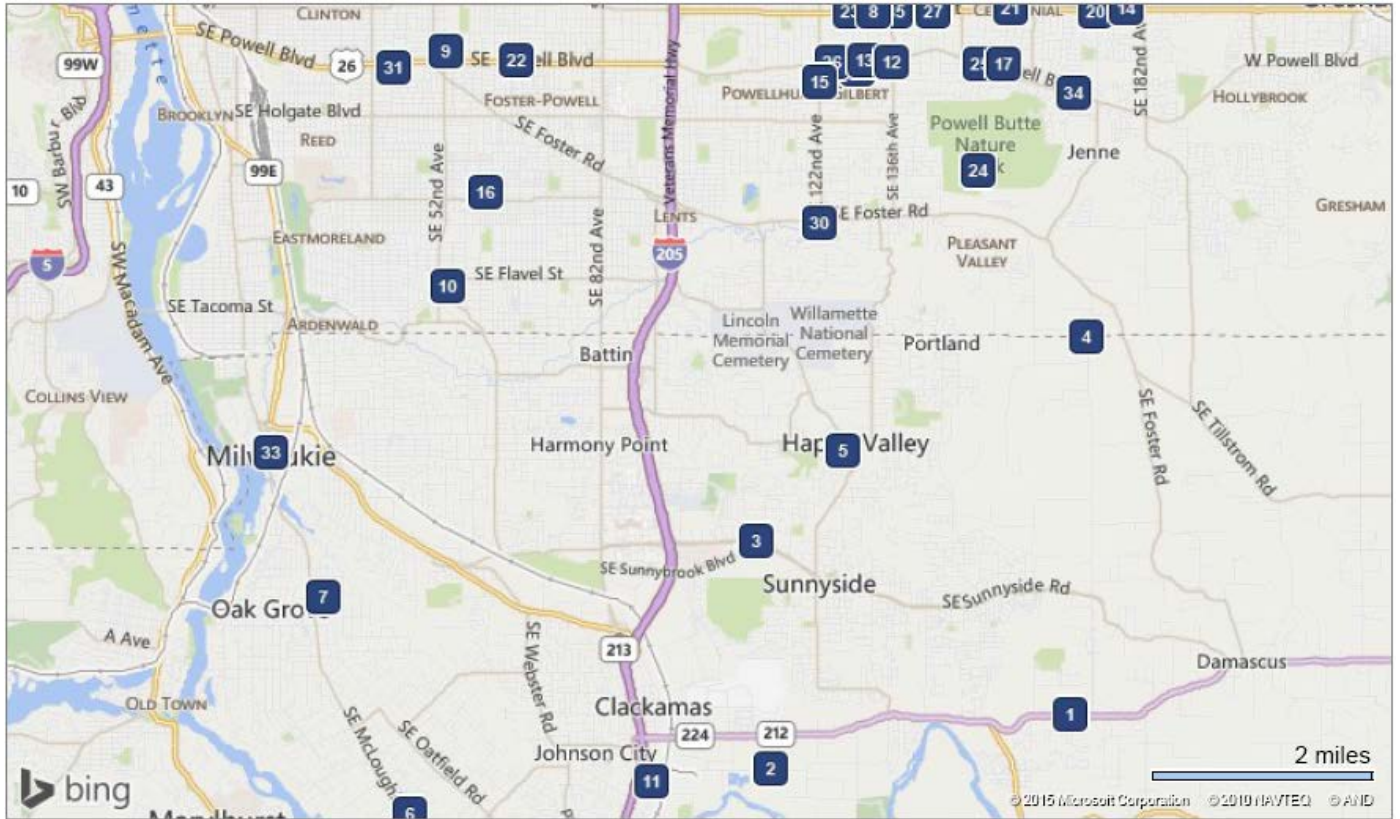
Property Type:	Land	Property Notes
Property Sub-type:	Multifamily (land)	
Sale Date:	05/22/2012	
Sale Price:	\$1,098,540	
	(\$477,626.10/Acre)	
Lot Size:	2.30 Acres	



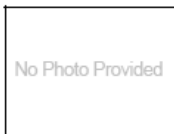
# Recent Multi-Family Transactions

## Multi-Family Transaction Survey

The following survey of recent Multi-Family transactions was conducted for properties containing 6 or more units. The search area used the same Zip Codes as were used for the Demographics Report earlier in this document. This includes a five-mile radius from Happy Valley and includes transactions that occurred in January, 2012 onward.



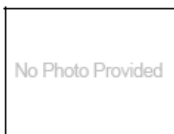
### 1 16763 Se Highway 212, Damascus, OR



Property Type: Land  
 Property Sub-type: Industrial (land)  
 Sale Date: 12/23/2014  
 Sale Price: \$135,410  
 (\$56,657.12/Acre)  
 Lot Size: 2.39 Acres

Property Notes

### 2 11420 Se Jennifer Street, Clackamas, OR



Property Type: Land  
 Property Sub-type: Industrial (land)  
 Sale Date: 12/19/2014  
 Sale Price: \$899,514  
 (\$270,938.36/Acre)  
 Lot Size: 3.32 Acres

Property Notes

# Recent Multi-Family Transactions

## 3 11168 Se Sunnyside Rd, Clackamas, OR



Property Type:	Land	Property Notes
Property Sub-type:	Multifamily (land)	
Sale Date:	07/31/2013	
Sale Price:	\$1,300,000 (\$385,756.69/Acre)	
Lot Size:	3.37 Acres	

## 4 8560 Se 172nd Ave, Happy Valley, OR



Property Type:	Land	Property Notes
Property Sub-type:	Industrial (land)	
Sale Date:	05/31/2013	
Sale Price:	\$800,000 (\$12,075.47/Acre)	
Lot Size:	66.25 Acres	

## 5 12115 Se High Creek Rd, Happy Valley, OR



Property Type:	Land	Property Notes
Property Sub-type:	Multifamily (land)	
Sale Date:	05/22/2012	
Sale Price:	\$1,098,540 (\$477,626.10/Acre)	
Lot Size:	2.30 Acres	

## 6 4600 Se Ina Ave, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	08/31/2014	
Sale Price:	\$690,000 (\$115,000/Unit)	
No. Units:	6	
Building Size:	7,458 SF	
Lot Size:	0.51 Acres	
Year Built:	1997	

## 7 13455 Se Oatfield Rd, Milwaukie, OR

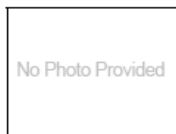


Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	10/09/2014	
Sale Price:	\$2,350,000 (\$71,212.12/Unit)	
No. Units:	33	
Building Size:	25,558 SF	
Lot Size:	2 SF	



# Recent Multi-Family Transactions

## 8 13210 Se Division Street, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	11/17/2014	
Sale Price:	\$3,250,000 (\$73,863.64/Unit)	
No. Units:	44	
Building Size:	36,224 SF	
Lot Size:	1.62 Acres	
Year Built:	1970	

## 9 3315 Se 53rd, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	11/30/2014	
Sale Price:	\$885,000 (\$147,500/Unit)	
No. Units:	6	
Building Size:	3,828 SF	
Lot Size:	15,000 SF	
Year Built:	1949	

## 10 5235 Se Lambert St, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	08/18/2014	
Sale Price:	\$1,035,000 (\$64,687.50/Unit)	
No. Units:	16	
Building Size:	11,220 SF	
Lot Size:	0.49 Acres	
Year Built:	1966	

## 11 16751 Se 82nd Dr, Clackamas, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	06/30/2014	
Sale Price:	\$8,100,000 (\$51,923.08/Unit)	
No. Units:	156	
Building Size:	115,000 SF	
Lot Size:	257,000 SF	



# Recent Multi-Family Transactions

## 12 3530 Se 136th Avenue, Portland, OR



Property Type: Multifamily  
Property Sub-type: Garden/Low-Rise  
Sale Date: 06/12/2014  
Sale Price: \$536,250  
(\$76,607.14/Unit)  
No. Units: 7  
Building Size: 6,188 SF  
Lot Size: 0.51 Acres  
Year Built: 1966

Property Notes

## 13 13116 Se Powell Blvd, Portland, OR



Property Type: Multifamily  
Property Sub-type: Garden/Low-Rise  
Sale Date: 04/29/2014  
Sale Price: \$1,635,000  
(\$58,392.86/Unit)  
No. Units: 28  
Building Size: 22,470 SF  
Lot Size: 1.04 Acres  
Year Built: 1970

Property Notes

## 14 17924 Se Division Street, Portland, OR



Property Type: Multifamily  
Property Sub-type: Garden/Low-Rise  
Sale Date: 04/10/2014  
Sale Price: \$1,500,000  
(\$50,000/Unit)  
No. Units: 30  
Building Size: 24,508 SF  
Lot Size: 0.96 Acres  
Year Built: 1964

Property Notes

## 15 12231 Se Bush St, Portland, OR



Property Type: Multifamily  
Property Sub-type: Garden/Low-Rise  
Sale Date: 04/04/2014  
Sale Price: \$2,250,000  
(\$112,500/Unit)  
No. Units: 20  
Building Size: 20,408 SF  
Lot Size: 0.41 Acres

Property Notes



# Recent Multi-Family Transactions

## 16 8104-8110 Se Raymon St, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Mid/High-Rise	
Sale Date:	02/28/2014	
Sale Price:	\$880,000 (\$55,000/Unit)	
No. Units:	16	
Building Size:	8,200 SF	
Lot Size:	13,200 SF	
Year Built:	1964	

## 17 3540 Se 157th Ave, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	02/04/2014	
Sale Price:	\$940,000 (\$117,500/Unit)	
No. Units:	8	
Building Size:	10,496 SF	
Lot Size:	0.56 Acres	
Year Built:	2004	

## 18 8104 8110 Se Raymond Street, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	01/24/2014	
Sale Price:	\$850,000 (\$56,666.67/Unit)	
No. Units:	15	
Building Size:	8,200 SF	
Lot Size:	0.30 Acres	
Year Built:	1964	

## 19 7230 7364 Se Division Street, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	01/17/2014	
Sale Price:	\$7,295,000 (\$105,724.64/Unit)	
No. Units:	69	
Building Size:	59,332 SF	
Lot Size:	1.74 Acres	
Year Built:	1968	



# Recent Multi-Family Transactions

## 20 2547 Se 174th Ave, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	11/05/2013	
Sale Price:	\$1,500,000 (\$75,000/Unit)	
No. Units:	20	
Building Size:	16,108 SF	
Lot Size:	0.70 Acres	
Year Built:	1970	

## 21 15758 Se Division Street, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	10/11/2013	
Sale Price:	\$1,700,000 (\$53,125/Unit)	
No. Units:	32	
Building Size:	28,326 SF	
Lot Size:	1.10 Acres	
Year Built:	1971	

## 22 6703 Se Powell, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	10/02/2013	
Sale Price:	\$650,000 (\$65,000/Unit)	
No. Units:	10	
Building Size:	4,590 SF	
Lot Size:	7,500 SF	

## 23 12900 Se Division St, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	09/30/2013	
Sale Price:	\$1,550,000 (\$48,437.50/Unit)	
No. Units:	32	
Building Size:	22,100 SF	
Lot Size:	0.82 Acres	
Year Built:	1962	





## Recent Multi-Family Transactions

### 24 17201 17235 Se Powell Boulevard, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	09/30/2013	
Sale Price:	\$890,000 (\$49,444.44/Unit)	
No. Units:	18	
Building Size:	14,474 SF	
Lot Size:	0.83 Acres	
Year Built:	1971	

### 25 15139 Se Powell Boulevard, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	09/20/2013	
Sale Price:	\$1,630,000 (\$74,090.91/Unit)	
No. Units:	22	
Building Size:	19,376 SF	
Lot Size:	1.74 Acres	
Year Built:	1973	

### 26 12550 Se Powell Boulevard, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	07/15/2013	
Sale Price:	\$495,000 (\$55,000/Unit)	
No. Units:	9	
Building Size:	8,443 SF	
Lot Size:	0.36 Acres	
Year Built:	1980	

### 27 14302 Se Division St, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	07/01/2013	
Sale Price:	\$825,000 (\$75,000/Unit)	
No. Units:	11	
Building Size:	11,160 SF	
Lot Size:	0.73 Acres	
Year Built:	1973	



## Recent Multi-Family Transactions

### 28 3550 Se 130th Ave, Portland, OR



Property Type: Multifamily  
Property Sub-type: Garden/Low-Rise  
Sale Date: 06/24/2013  
Sale Price: \$910,000  
(\$60,666.67/Unit)  
No. Units: 15  
Building Size: 17,155 SF  
Lot Size: 0.64 Acres  
Year Built: 1969

Property Notes

### 29 6836 6908 Se 72nd Avenue, Portland, OR



Property Type: Multifamily  
Property Sub-type: Garden/Low-Rise  
Sale Date: 06/18/2013  
Sale Price: \$675,000  
(\$84,375/Unit)  
No. Units: 8  
Building Size: 7,176 SF  
Lot Size: 0.55 Acres  
Year Built: 1965

Property Notes

### 30 6504 Se 122nd Ave., Portland, OR



Property Type: Multifamily  
Property Sub-type: Garden/Low-Rise  
Sale Date: 05/31/2013  
Sale Price: \$917,000  
(\$57,312.50/Unit)  
No. Units: 16  
Building Size: 13,824 SF  
Lot Size: 0.55 Acres  
Year Built: 1997

Property Notes

### 31 3619 Se 43, Portland, OR



Property Type: Multifamily  
Property Sub-type: Garden/Low-Rise  
Sale Date: 03/31/2013  
Sale Price: \$565,000  
(\$94,166.67/Unit)  
No. Units: 6  
Building Size: 6,780 SF  
Lot Size: 15,100 SF  
Year Built: 1976

Property Notes



# Recent Multi-Family Transactions

## 35 13718 Se Division St, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	01/31/2013	
Sale Price:	\$750,000 (\$37,500/Unit)	
No. Units:	20	
Building Size:	7,700 SF	

## 32 2560-2590 Se 167th Avenue, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	03/12/2013	
Sale Price:	\$850,000 (\$70,833.33/Unit)	
No. Units:	12	
Building Size:	9,360 SF	
Year Built:	1974	

## 33 18181 Se Arista Drive, Milwaukie, Or 97267, Milwaukie, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	02/28/2013	
Sale Price:	\$825,000 (\$51,562.50/Unit)	
No. Units:	16	
Building Size:	12,800 SF	
Lot Size:	0.88 Acres	

## 34 16916 Se Powell Boulevard, Portland, OR



Property Type:	Multifamily	Property Notes
Property Sub-type:	Garden/Low-Rise	
Sale Date:	01/31/2013	
Sale Price:	\$6,425,000 (\$89,236.11/Unit)	
No. Units:	72	
Building Size:	70,584 SF	
Lot Size:	3.12 Acres	
Year Built:	1998	
Lot Size:	0.74 Acres	
Year Built:	1942	



# Portland Area Construction Statistics

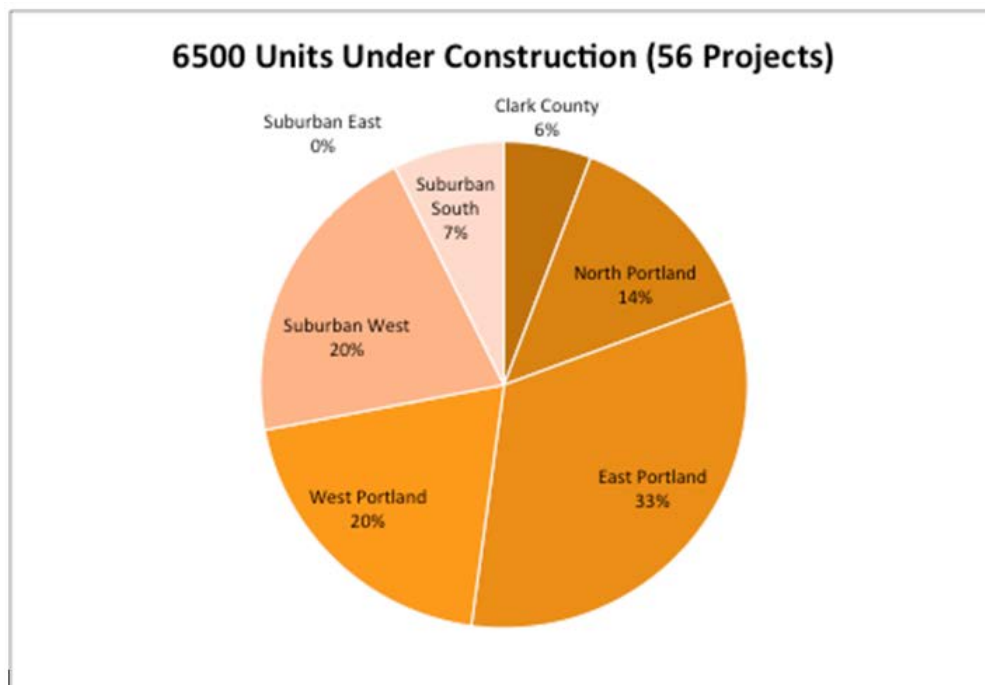
## Recent Building Activity

Recent building permits for Happy Valley are listed in the table below.

Happy Valley Building Permits for Single Family Homes (2014)			
Month	New	Alterations	Total
Jan-14	32	4	36
Feb-14	21	4	25
Mar-14	48	3	51
Apr-14	45	10	55
May-14	39	9	48
Jun-14	21	6	27
Jul-14	43	11	54
Aug-14	36	10	46
Sep-14	28	5	33
Oct-14	7	13	20
Nov-14	10	6	16
<b>Total Through Nov-14</b>	<b>330</b>	<b>81</b>	<b>411</b>

## New Construction

The graph below reflects construction activity for the entire Portland area.



## Portland Area Construction Statistics

