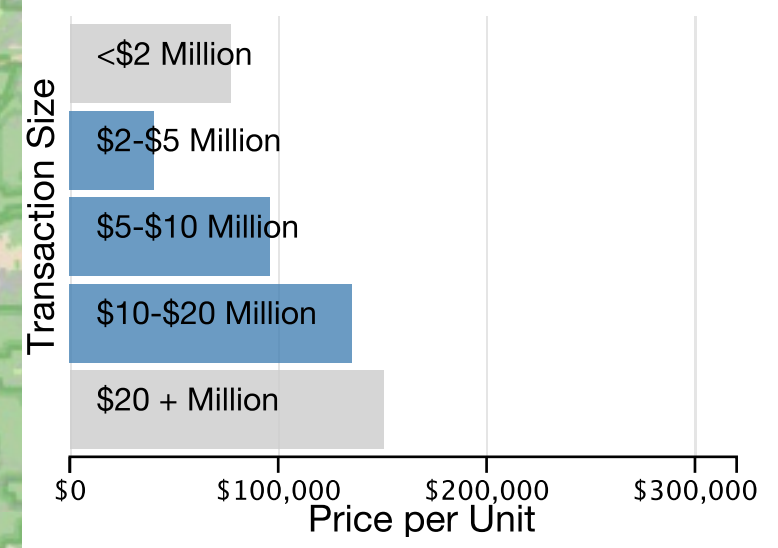
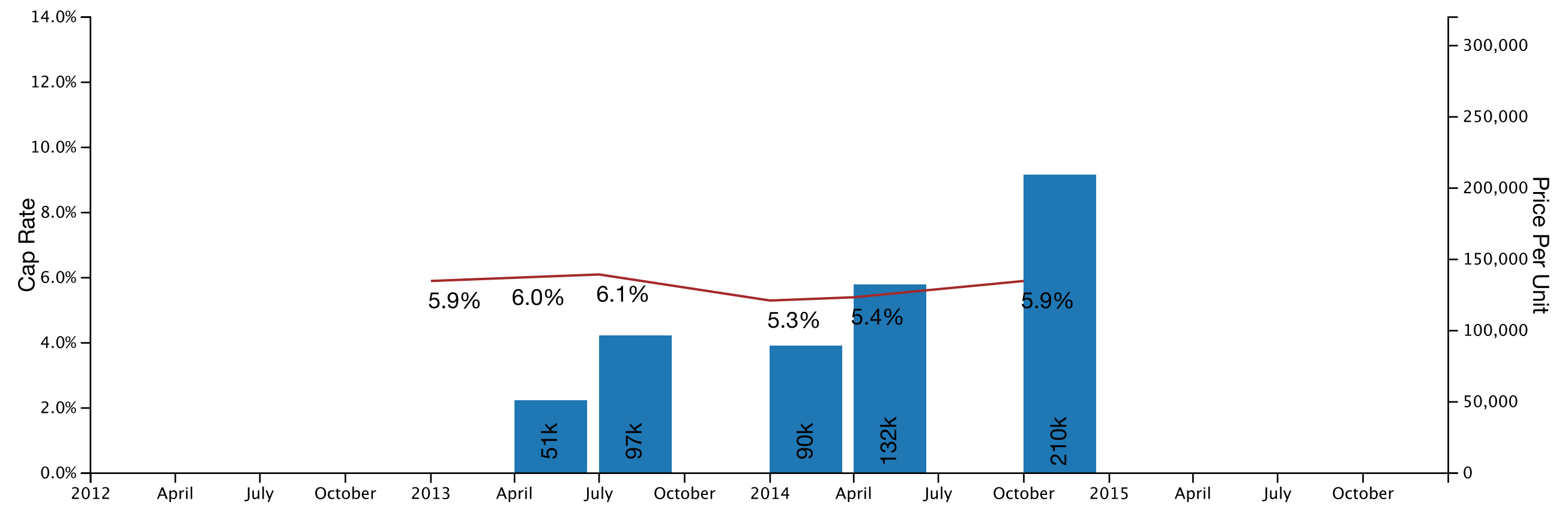


Average Price per Unit by Transaction Size



Transactions From: 2012 - 2015

Average Price per Unit and Cap Rate over time



ID	Date	County	Property Name	Property Address	Price	Price / Unit	Cap Rate	Units
1	01/2014	Placer	Auburn Villa	628 Mikkelsen Dr	\$3,500,000	\$70,000	4.8%	50
2	04/2014	Placer	Cirby Oaks	1000 Cirby Oaks Way	\$5,500,000	\$98,214	5.3%	56
3	06/2014	Placer	Sierra Ridge (Sonterra)	700 Vallejo Avenue	\$18,000,000	\$132,353	5.4%	136
4	11/2014	Placer	Sunset Rocklin Townhomes	2500 Chalmette Court	\$10,900,000	\$209,615	5.9%	52
5	03/2014	Placer	Rocklin Manor	5240 Rocklin Road	\$15,800,000	\$100,637	5.8%	157
6	10/2013	Placer	Lyn-Roc Senior apartments	6105 Sunset Blvd	\$6,300,000	\$94,030	5.7%	67
7	04/2013	Placer	Continental Arms	107 King Road	\$2,000,000	\$0	5.9%	
8	05/2013	Placer		107 King Rd	\$2,000,000	\$51,282	6.0%	39
9	08/2013	Placer	Woodcreek Terrace	1295 Hemingway Drive	\$10,300,000	\$99,038	6.5%	104
Averages:					\$8,255,556	\$95,019	5.7%	73