

SALE COMPS



Modera Broadway

Property	1812 Broadway
Sale Date	Feb-2023
Units	228
Built	2021
Price	\$105,000,000
Price / Unit	\$460,526
Price/SF	\$678
NRSF	154,919
Retail SF	8,771



624 Yale

Property	624 Yale Ave N
Sale Date	Oct-2022
Units	206
Built	2018
Price	\$104,000,000
Price / Unit	\$504,854
Price/SF	\$697
NRSF	149,116
Retail SF	2,650



The Colina

Property	2709 17th Ave S
Sale Date	Aug-2022
Units	139
Built	2021
Price	\$65,500,000
Price / Unit	\$471,223
Price/SF	\$757
NRSF	86,544
Retail SF	1,476



2900 on First

Property	2900 1st Ave
Sale Date	Aug-2022
Units	135
Built	1989
Price	\$69,000,000
Price / Unit	\$511,111
Price/SF	\$706
NRSF	97,740
Retail SF	15,255



Keelson Ballard

Property	1537 NW 56th St
Sale Date	Dec-2021
Units	105
Built	2016
Price	\$53,500,000
Price / Unit	\$509,524
Price/SF	\$730
NRSF	73,290
Retail SF	-



Stream Fifteen

Property	605 15th Ave E
Sale Date	Dec-2021
Units	34
Built	2015
Price	\$16,717,533
Price / Unit	\$491,692
Price/SF	\$727
NRSF	22,995
Retail SF	3,105



Stream Belmont

Property	500 Belmont Ave E
Sale Date	Dec-2021
Units	70
Built	2014
Price	\$25,432,467
Price / Unit	\$363,321
Price/SF	\$688
NRSF	36,960
Retail SF	-



ArtHouse

Property	2334 Elliot Ave
Sale Date	Nov-2021
Units	139
Built	2014
Price	\$62,000,000
Price / Unit	\$446,043
Price/SF	\$655
NRSF	94,634
Retail SF	2,477