



John Gallagher
CCIM, CPM
CA License #01299444



Dean Bagneschi
BS, ACRE
CA License #01471790

Apartment Advisory Team Sale ~ Rivergate Village

In **January 2006** we closed Rivergate Village Apartments. The 140 unit apartment complex sold for \$12,300,000 or \$87,857 per unit. We represented the seller on this transaction.



Property	Units	Price	\$/Unit	Sub-Market	COE
Harrison Court	60	\$3,400,000	\$56,666	N. Highlands	06/30/09
River Valley West	48	\$4,700,000	\$97,917	Yuba City	05/09/08
River Oaks	148	\$18,025,000	\$121,791	Yuba City	11/20/07
Windsor Court	193	\$16,075,000	\$83,290	Turlock	10/17/07
Stoneridge	230	\$40,500,000	\$176,087	Roseville	9/27/07
Country Village	44	\$3,775,000	\$85,795	Carmichael	05/31/07
Transpacific Gardens	106	\$6,100,000	\$57,547	Chico	04/27/07
Bridge Street Commons	166	\$16,250,000	\$97,892	Yuba City	01/24/07
Marconi Woods	64	\$5,000,000	\$78,125	Carmichael	12/18/06
Courtside	87	\$5,600,000	\$64,368	Carmichael	12/18/06
Orangevale Farms	49	\$3,075,000	\$62,755	Orangevale	08/02/06
Bonanza Suites	54	\$3,240,000	\$60,000	Yuba City	02/15/06
Rivergate Apartments	140	\$12,300,000	\$87,857	Sacramento	01/27/06
Victoria Apartments	52	\$4,200,000	\$80,769	Yuba City	09/01/05

"After consultation with very competent commercial real estate sales agents at CB Richard Ellis, Hendricks & Partners, Marcus & Millichap, and TRI Commercial, we listed the property with John Gallagher and Dean Bagneschi of TRI Commercial. Within a very short time we had a number of strong offers. The property sold for about 98% of listing price, and almost \$1,000,000 higher than a listing price suggested by a major national firm. Mr. Gallagher and Mr. Bagneschi know the market, I can tell you."

~Aaron F. Klein (Rivergate Village Apartments)