



John Gallagher
CCIM, CPM
CA License #01299444



Dean Bagneschi
BS, ACRE
CA License #01471790

Apartment Advisory Team Sale ~ Stoneridge

In **September 2007** we sold the #1 Rated Apartment Community in Northern California, 230 Unit Stoneridge Apartments in Roseville. We set a record once again, the property sold for \$40,500,000 or \$176,087 per unit, the **HIGHEST PRICE PER UNIT** in the Sacramento MSA. Built in 2005, this is a Class A, award winning asset that will show pride of ownership for many years to come.



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

"Dear John and Dean, I am writing to thank you for the great service that you provided as the broker in our recent acquisition of Stoneridge Apartments. TRI was instrumental in helping us add this award-winning property to our portfolio. Your due diligence and professionalism exceeded our expectations. We look forward to working with you again in the future."

~Ron Koos (Stoneridge Apartments)