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Apartment Advisory Team Sale ~ Victoria

In **September 2005** we represented the seller of Victoria Apartments, a 52 unit complex which sold for \$4,200,000 or \$80,769 per unit.



| <u>Property</u> | <u>Units</u> | <u>Price</u> | <u>\$/Unit</u> | <u>Sub-Market</u> | <u>COE</u> |
|-----------------------|--------------|--------------|----------------|-------------------|------------|
| 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 |

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