

If selling your Apartment Property is what's best for your portfolio in this market, please consider TRI Commercial's Apartment Advisory Team. We work diligently for our clients focusing our knowledge, experience and resources to achieve their sales objectives. We combine our long-term experience with the analytical capability to extrapolate trends from raw data that support value and loan underwriting. We use information as the key to creating successful transactions, keeping current on all financial information that effect today's property values.

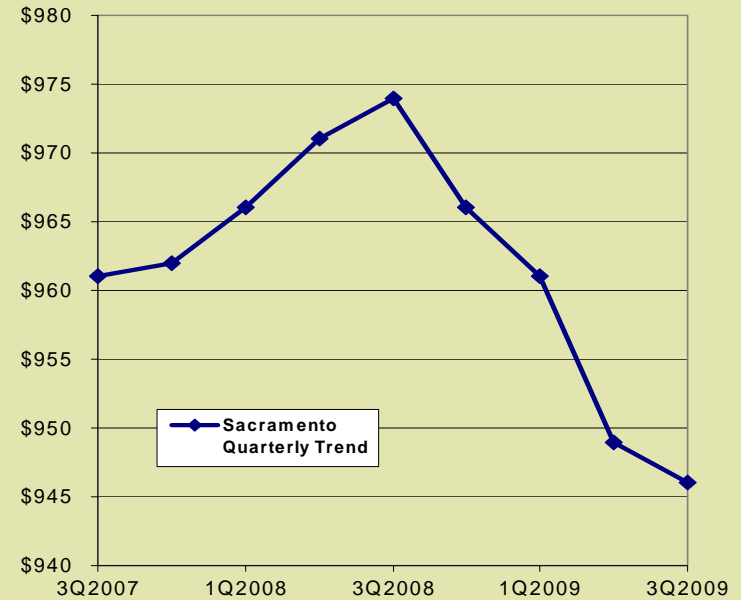
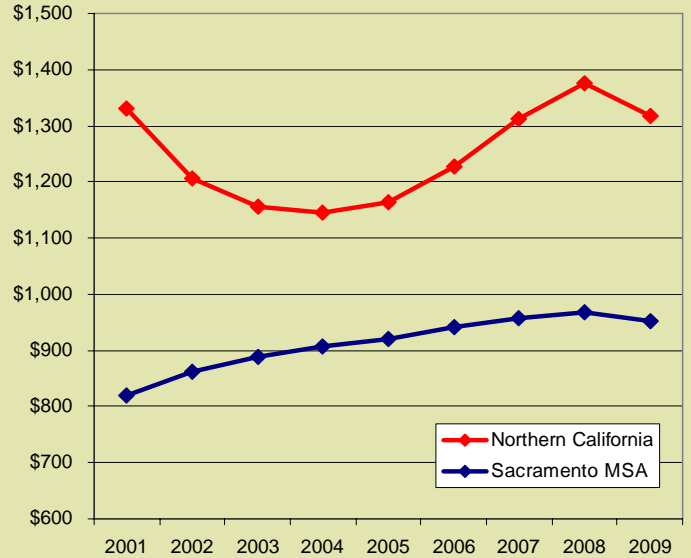
The sale of your Investment will be the result of a targeted marketing plan directed towards investors active within your specific apartment market. We've developed marketing strategies that produces results. In an industry where competition is legendary, we think outside the box and serve our clients by marketing *cooperatively rather than competitively*. We dramatically expand the pool of prospective buyers by marketing our listings beyond TRI's own group of colleagues and clients. Instead, we market to everyone including competing brokers in and outside of our community, seeking out qualified buyers wherever they may be found. We believe that any other marketing approach is a conflict of interest not in the best interest of our clients and their price maximizing objectives.

We don't stop at the geographic borders of our region either. We are members of, and submit listings to, national organizations including CORFAC International®, CoStar®, CCIM®, Loopnet®, and RCM®, as well as local organizations such as Tractor Fairbrook® and MLS®. We also subscribe to valuable on-line resources such as RosenConsulting®, Realfacts® and Pierce-Eislen® as well as maintain our own in-house database utilizing REA®. Our focus is on making the best deal, not the biggest commission.

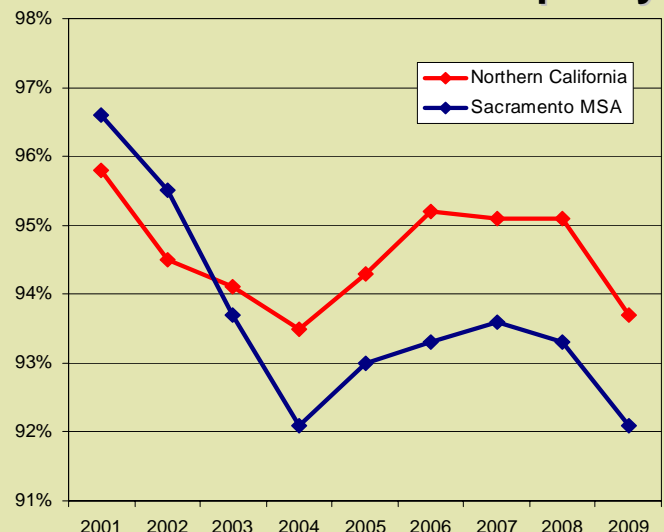
TRI Commercial is a proud member of these exceptional National Commercial Real Estate associations: CORFAC International® & CCIM®. Since 1977, we have consistently proven that we come to the table with real-time knowledge of the opportunities and challenges our clients face. Our value is providing the expertise to help you seize the opportunities, overcome the challenges, market and complete your transaction.



Rental Trends



Occupancy





TRI Apartment Advisory Team

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 2209 Plaza Avenue, Suite100
 Rocklin, CA 95765

Presorted
 Standard
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PAID
 Permit #154
 Rancho Cordova,
 CA

2009 Apartment Sales

Property Name	Units	Year Built	Address	Sale Date	Sale Price	Price / Unit
Hidden Lake	272	1985	7551 Greenhaven Dr., Sacramento, CA 95831	8/20/2009	\$20,250,000	\$74,449
Taylor Terrace	168	1994	4058 Taylor, Sacramento, CA 95838	8/14/2009	\$7,560,000	\$45,000
Arbor Point	240	1987	9750 Old Placerville Road, Sacramento, CA 95827	7/15/2009	\$16,000,000	\$66,667
The Lofts	188	2005	3355 Duckhorn Dr., Sacramento, CA 95834	7/10/2009	\$18,462,000	\$98,202
Harrison Court (Our Sale)	60	1971	4981 Harrison Street, N. Highlands, CA 95660	6/30/2009	\$3,400,000	\$56,667
Overlook at Blue Ravine	512	1991	1200 Creekside Drive, Folsom CA 95630	6/15/2009	\$51,000,000	\$99,609
Magpie Creek (REO Sale)	49	2006	470 Jesse Avenue, Sacramento, CA 95838	5/28/2009	\$3,050,000	\$62,245
Manchester Apartments	60	1970	1181 Fulton Ave., Sacramento, CA 95825	3/30/2009	\$5,000,000	\$83,333



John Gallagher, CCIM, CPM
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We can assist you in this challenging market with expert property evaluations and the best plan of action for your Apartment Investments.

Call Today for a FREE CONSULTATION
 John Gallagher or Dean Bagneschi

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 Sources include: RealFacts, Co-Star Group

