

Commercial Improved Benchmark

Refresh Accts & Maps

Property Name : Country Club Apts.
 Map & T.L.(s) 17 03 30 10 - 204 & 300

Recording : 2006-090178
 Grantor: SIR RICHARD LIMITED PARTNERSHIP
 Grantee: BASE HOLDINGS LLC
 Confirmed with: Buyer
 Date: 2/20/2007
 Appraiser: 432
 Reject Code: V - Confirmed Sale
 Ratio Code: Q - Improved Sale For Ratio Report
 Legal Lot Size: 186,437 Usable Lot Size: 186,437
 Occupancy: Apartment
 Year Built: 1996 Eff. Age 1996
 Improvement Size 93,142 # of Units 83
 Building Class: D - Wood or steel studs Bldg Eff.
 Rank (Quality): 4 - Good Condition: Average
 Land to Bldg Ratio: 2.0 Occupied by: Tenant

Account(s): 1545944
 0249068

Master Account: 0249068
 Situs 808 POOL ST, EUGENE, OR, 97401, USA
 Neighborhood 80407 Prop Class 201
 Zoning R3 Stat Class 411



RMV 2006	\$	6,742,572
RMV/Sale Ratio		0.92
Sales Date:		12/15/2006
Sales Price:	\$	7,300,000
Time Adjustment		0 Personal Property #
Personal Property		0
Excess Land		0
Other Adj		
Adj Sales Price	\$	7,300,000
Sales Price (sf)		78.37
Sales Price/Unit		\$87,952

Income Confirmation Actual		INCOME AT TIME OF SALE							
Occupancy	Num. Units	Rent/Unit	U.Tot.\$/Mo.	Unit Annual	Area	Monthly	Rent/SF	Area Annual	
2 bdrm/1 ba	32	\$750	\$24,000	\$288,000			#DIV/0!	\$0	
2 bdrm/2 ba	32	\$825	\$26,400	\$316,800			#DIV/0!	\$0	
2 bdrm/2 ba w/FP	18	\$850	\$15,300	\$183,600			#DIV/0!	\$0	
1 bdrm/1 ba	1	\$700	\$700	\$8,400			#DIV/0!	\$0	
Totals:	83			\$796,800			#DIV/0!	\$0	

Comments:

Sale verified w/ Heidi Moore of JPL Associates - this property was purchased w/ 4 other properties in the same transaction.

Expense confirmatio Actual

Potential Annual Gross:	\$796,800	
Vacancy & Collection Loss:	\$39,840	5.00%
Miscellaneous Income:	\$0	
Effective Gross Income:	\$756,960	
Management Expense:	\$75,696	10.00%
Total Operating Expenses (Excluding Property Taxes):	\$151,392	20.00%
Property Taxes 2005 :	\$64,674	
Net Income Before PI:	\$465,198	
Indicated Overall Rate (Discount and Recapture):	6.37%	
Indicated Gross Income Multiplier:	9.16	

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The Values And Data Contained In This Document May Not Be Current And Are Subject to Change

