

Commercial Sales Verification

Refresh Accts & Maps

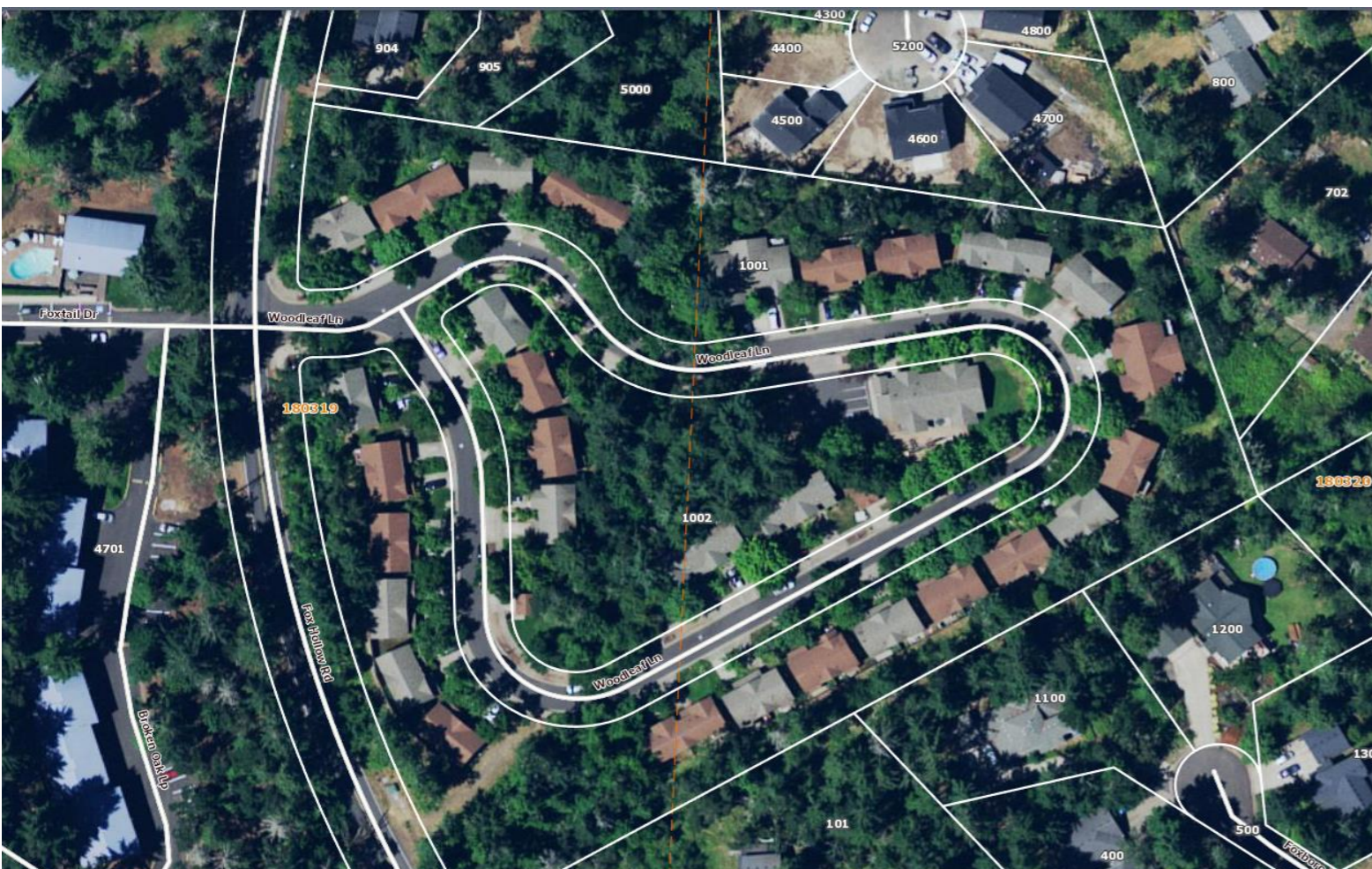
Property Name : Woodleaf Village
Map & T.L.(s) 18-03-20-22-01001
 1803202201002

Recording : 2019-017816
Grantor: PC WOODLEAF LLC
Grantee: BRE-PEAK MF WOODLEAF VILLAGE OR LLC
Confirmed with: N/A
Date: 3/11/2020
Appraiser: 161
Reject Code: F - Group Sale (wholesale or discounted consideration)
Ratio Code: NULL - Not for use in Ratio Report
Legal Lot Size: 203,424
Occupancy: Apartment
Year Built: 1998
Improvement Size: 60,912
Building Class: D
Rank (Quality): 4
Land to Bldg Ratio: 3.3

Usable Lot Size: 203,424
Eff Age: 1998
of Units: 60
Bldg Eff.:
Condition: Good
Occupied by: Tenant

Account(s): 1597366
 1597374

Master Account: 1597366
Situs: 602 WOODLEAF LN,EUGENE,OR,97405,USA
Neighborhood: 417000
Zoning: R1
Prop Class: 711
Stat Class: 411



RMV 2019 \$ 6,983,472
 RMV/Sale Ratio 2.91

Sales Date: 4/26/2019
Sales Price: \$ 2,400,000
 Time Adjustment \$0 Personal Property #
 Personal Property \$0
 Excess Land \$0
 Other Adj
Adj Sales Price: \$ 2,400,000
 Sales Price (sf) 39.40
 Sales Price/Unit \$40,000

Income Confirmation: Actual

INCOME AT TIME OF SALE

Income Confirmation:

Occupancy	Num. Units	Rent/Unit	U.Tot.\$/Mo.	Unit Annual	Area	Monthly	Rent/SF	Area Annual
2 Bed/1 Ba	48	\$567	\$27,216	\$326,592			#DIV/0!	\$0
3 Bed/1.5 Ba	12	\$654	\$7,848	\$94,176			#DIV/0!	\$0
			\$0	\$0			#DIV/0!	\$0
			\$0	\$0			#DIV/0!	\$0
Totals:	60			\$420,768			#DIV/0!	\$0

Comments:

Woodleaf Village is a low income, rent restricted complex of 60 townhouse style duplex units. There is a community area for the property and it appears to be very well kept up. It is located at the base of Spencer's Butte in a heavily forested hillside. All of the units are either 2 bedroom or 3 bedrooms. There are washer and dryer hook ups in the unit. Currently there is a 6 year waiting list for the complex. Unable to verify sale but it appears to be below market value. Previous owner was Peak Capital Partners and recorded as PC Woodleaf LLC. Recorded buyer is Bre-peak MF Woodleaf Vlg or LLC; unrelated entities. The low sale price may be related to a portfolio allocation or the risk associated with the low income housing restrictions. This sale may be used in aggregate to analyze market trends for similar low income housing developments.

Expense confirmation: Estimated

Potential Annual Gross:	\$420,768	
Vacancy & Collection Loss:	\$4,208	1.00%
Miscellaneous Income:	\$0	
Effective Gross Income:	\$416,560	
Expenses: (Except Property Tax)	\$124,968	30.00%
Property Taxes 2018 :	\$0	
NOI with property taxes-- IGNORE	\$133	
Cap Rate with property taxes-- IGNORE	\$291,460	69.97%
Indicated Gross Income Multiplier:	12.14%	
NOI (without Property Tax as an expense)	5.70	
CAP RATE (for 3N only). To get OAR, must manually load the cap rate with eff. tax rate calc to this.	\$291,592	70.00%
	12.15%	

For Assessment and Taxation Use Only

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