

CBRE MULTIFAMILY

RECENT PRIVATE CAPITAL SALES IN THE PAST 14 MONTHS

TED ABRAMSON

3Q 2014 MARKET STATS

- Current vacancy 2.4%
- Average market rent \$1,007
- Minneapolis rents up 6.1% from 2013



VINTAGE PORTFOLIO Minneapolis/Bloomington, MN

Units:	407
Year Built:	Various
Date:	9/22/2014
Price:	\$43,000,000
Price/Unit:	\$105,651
Cap Rate:	5.42%



URBAN PORTFOLIO Minneapolis, MN

Units:	164
Year Built:	Various
Date:	12/17/14
Price:	\$17,000,000
Price/Unit:	\$103,658
Cap Rate:	+/- 5.00%

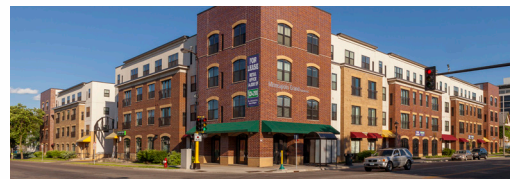
TED'S PROFESSIONAL EXPERIENCE

Ted Abramson is a First Vice President for the Minneapolis Multifamily Group. He started with CBRE in 2005 and through the years has become a recognized professional.

He works exclusively in multifamily properties within the state of Minnesota. His focus is on private capital apartment transactions. Ted has extensive experience working with Private Apartment Owners. Providing these clients with accurate opinions of value helps them decide the best exit strategy. He has successfully closed over \$150 million of apartment assets in the last 3 years. He also has experience in helping developers raise the required equity to complete capital stacks for new construction projects.

His in-depth knowledge of who is buying and selling in the Twin Cities market helps him to target investors when selling his clients' buildings. His access to private capital investors with over 2,300 regional contacts allows him to get properties maximum exposure when marketing them. He also has spent significant time cataloguing apartment properties in all of the cities in the seven county MSA.

Ted is a graduate of the Daniels College of Business at the University of Denver and is a licensed commercial real estate broker. He takes pride in his ability to communicate with his clients and provides them with insightful information in order to help them make the best decisions on their properties.



MINNEAPOLIS GRAND* Minneapolis, MN

Units:	90
Year Built:	2005
Date:	12/13/2013
Price:	\$11,150,000
Price/Unit:	\$123,889
Cap Rate:	N/A

**Sale included vacant commercial space being renovated into units*



CEDAR VALLEY Apple Valley, MN

Units:	120
Year Built:	1973
Date:	9/23/2014
Price:	\$7,300,000
Price/Unit:	\$60,833
Cap Rate:	6.49%



ROLLINS COURT (RADIUS 15 DEV.) Minneapolis, MN

Units:	13
Year Built:	1990
Date:	4/15/2014
Price:	\$5,074,000
Price/Unit:	\$390,308
Cap Rate:	N/A (Land acquisition)



WILSON RIDGE St. Paul, MN

Units:	102
Year Built:	1970
Date:	6/30/2014
Price:	\$4,896,000
Price/Unit:	\$48,000
Cap Rate:	6.00%



CORNERSTONE ESTATES
St. Paul MN

Units:	64
Year Built:	1965
Date:	11/25/2014
Price:	\$3,910,000
Price/Unit:	\$61,094
Cap Rate:	6.36%



GREENBRIER
Oak Park Heights, MN

Units:	45
Year Built:	1968
Date:	10/13/2013
Price:	\$2,230,000
Price/Unit:	\$49,556
Cap Rate:	7.00%



1800-1808 ARTHUR ST NE
Minneapolis, MN

Units:	20
Year Built:	1960
Date:	12/13/2013
Price:	\$1,268,750
Price/Unit:	\$63,438
Cap Rate:	6.25%



785 DODD
West St. Paul, MN

Units:	12
Year Built:	1967
Date:	10/29/2014
Price:	\$758,000
Price/Unit:	\$63,167
Cap Rate:	6.90%



CENTENNIAL AND HERITAGE
Farmington, MN

Units:	68
Year Built:	1973
Date:	6/13/2014
Price:	\$3,900,000
Price/Unit:	\$57,353
Cap Rate:	6.75%



4000 HAZELTON
Edina, MN

Units:	16
Year Built:	1962
Date:	1/14/2014
Price:	\$1,984,000
Price/Unit:	\$124,000
Cap Rate:	5.20%



ITASCA
Park Rapids, MN

Units:	36
Year Built:	1979
Date:	3/14/2014
Price:	\$904,500
Price/Unit:	\$25,125
Cap Rate:	7.50%

If you are not seeing these listings when we enter the market, feel free to reach out at the below contact information



NEW HOPE PLACE
New Hope, MN

Units:	40
Year Built:	1969
Date:	12/29/2014
Price:	\$2,320,000
Price/Unit:	\$58,000
Cap Rate:	7.00%



2644 CHICAGO AVE. S.
Minneapolis, MN

Units:	26
Year Built:	1971
Date:	10/1/2013
Price:	\$1,615,000
Price/Unit:	\$62,115
Cap Rate:	6.00%



HIGHLAND WALKER
Walker, MN

Units:	30
Year Built:	1979
Date:	3/14/2014
Price:	\$848,000
Price/Unit:	\$28,267
Cap Rate:	7.50%



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