

MARIN COUNTY

3+ UNIT APARTMENT SALES - 2013

SALE DATE	UNITS	ADDRESS	GRM NOTES	SALE PRICE
01/16/13	4 Units	10 Warner Ct San Rafael	- REO	\$393,000
01/18/13	4 Units	608 C Street San Rafael	Owner Occupied	\$575,000
01/30/13	7 Units	11 Woodland Ave San Rafael	12.8 GRM	\$1,300,000
02/01/13	4 Units	126-134 Edwards Sausalito	16.6 GRM	\$1,400,000
02/14/13	10 Units	565 Canal St San Rafael	9.8 GRM	\$1,350,000
02/27/13	6 Units	845 Reichert Novato	13.4 GRM 4.6% CAP	\$1,725,000
03/05/13	8 Units	109 Woodland San Rafael	9.8 GRM 5.5% CAP	\$1,080,000
03/07/13	30 Units	155 Nova Albion San Rafael	11.4 GRM 5.7% CAP	\$6,900,000
03/13/13	14 Units	944 SF Drake Kentfield	14.3 GRM 4.3% CAP	\$3,050,000
03/21/13	8 Units	1645 Mar West Tiburon	-	\$2,500,000
03/29/13	16 Units	1135 Grand Ave San Rafael	11.2 GRM 4.9% CAP	\$3,000,000
04/05/13	10 Units	461 Cane Larkspur	14.0 GRM 4.3% CAP	\$2,373,000
04/15/13	48 Units	2575 SF Drake Fairfax	11.3 GRM 5.1% CAP	\$10,250,000
04/24/13	7 Units	29 Belle Ave San Anselmo	14.9 GRM	\$1,925,000
04/30/13	4 Units	228 C Street San Rafael	14.0 GRM	\$1,280,000
04/30/13	3 Units	111 Clayton San Rafael	15.6 GRM	\$950,000
05/31/13	4 Units	424-426 Johnson Sausalito	Vacant	\$1,335,000
05/31/13	38 Units	396 Pinehill Mill Valley	12.2 GRM 4.7% CAP	\$7,400,000
06/04/13	4 Units	195 San Carlos Sausalito	21.6 GRM	\$1,700,000
07/12/13	4 Units	10 Elizabeth Way San Rafael	15.0 GRM	\$1,250,000
07/12/13	4 Units	8 Charlotte Way San Rafael	-	\$635,000
07/24/13	3 Units	1590-1594 SF Drake San Anselmo	Owner Occupied	\$848,000
07/31/13	3 Units	486 Redwood Corte Madera	- Vacant	\$1,500,000

SALE DATE	UNITS	ADDRESS	GRM & NOTES	SALE PRICE
07/31/13	6 Units	423 First St San Rafael	-	\$950,000 As-Is
08/15/13	10 Units	5-7 South Knoll Mill Valley	14.1 GRM 4.1% CAP	\$2,969,000 Off market
08/20/13	4 Units	231 Corte Madera Corte Madera	16.0 GRM	\$1,475,000
08/29/13	8 Units	37 Reed Blvd Mill Valley	15.5 GRM	\$1,720,000
08/23/13	14 Units	1720 Lincoln Ave San Rafael	Cal Trans Auction	\$1,625,000
08/30/13	3 Units	107 Stadium Mill Valley	16.2 GRM	\$1,084,000
09/06/13	3 Units	23 Calle del Pinos Stinson Beach	Ocean Front	\$1,940,000
09/04/13	4 Units	1113 Third St Novato	15.1 GRM	\$1,090,000
09/23/13	11 Units	1475 Lincoln Ave San Rafael	Cal Trans Auction	\$1,856,000
09/25/13	4 Units	1 Hammondale Ct San Rafael	13.4 GRM	\$840,000
09/30/13	19 Units	801 Meadowsweet Corte Madera	12.4 GRM	\$4,380,000
10/04/13	4 Units	7 Oak Tree Ln Fairfax	16.7 GRM	\$1,050,000
10/11/13	4 Units	207 Valley Sausalito	18.3 GRM	\$2,000,000
10/18/13	12 Units	33 Merwin Fairfax	11.6 GRM 4.8% CAP	\$2,400,000
10/25/13	7 Units	211 Marin St San Rafael	10.3 GRM As-Is	\$1,200,000
10/29/13	3 Units	422 Pine St Sausalito	-	\$1,850,000
11/01/13	8 Units	110 Carlotta Cir Mill Valley	14.4 GRM	\$2,578,500
11/08/13	7 Units	151 Upper Via Casitas Greenbrae	12.9 GRM Pro-forma	\$2,275,000 As-Is
11/20/13	3 Units	432 Napa St Sausalito	21.5 GRM Low Rents	\$1,550,000
11/26/13	284 Units	The Cove Apartments Tiburon	3.8% CAP	\$138 Million
12/06/13	4 Units	14 Circle Dr Tiburon	17.9 GRM	\$1,419,000
12/12/13	5 Units	10 Ash St San Anselmo	14.4 GRM	\$1,300,000
12/27/13	4 Units	17 Harcourt San Rafael	Vacant Fixer	\$750,000