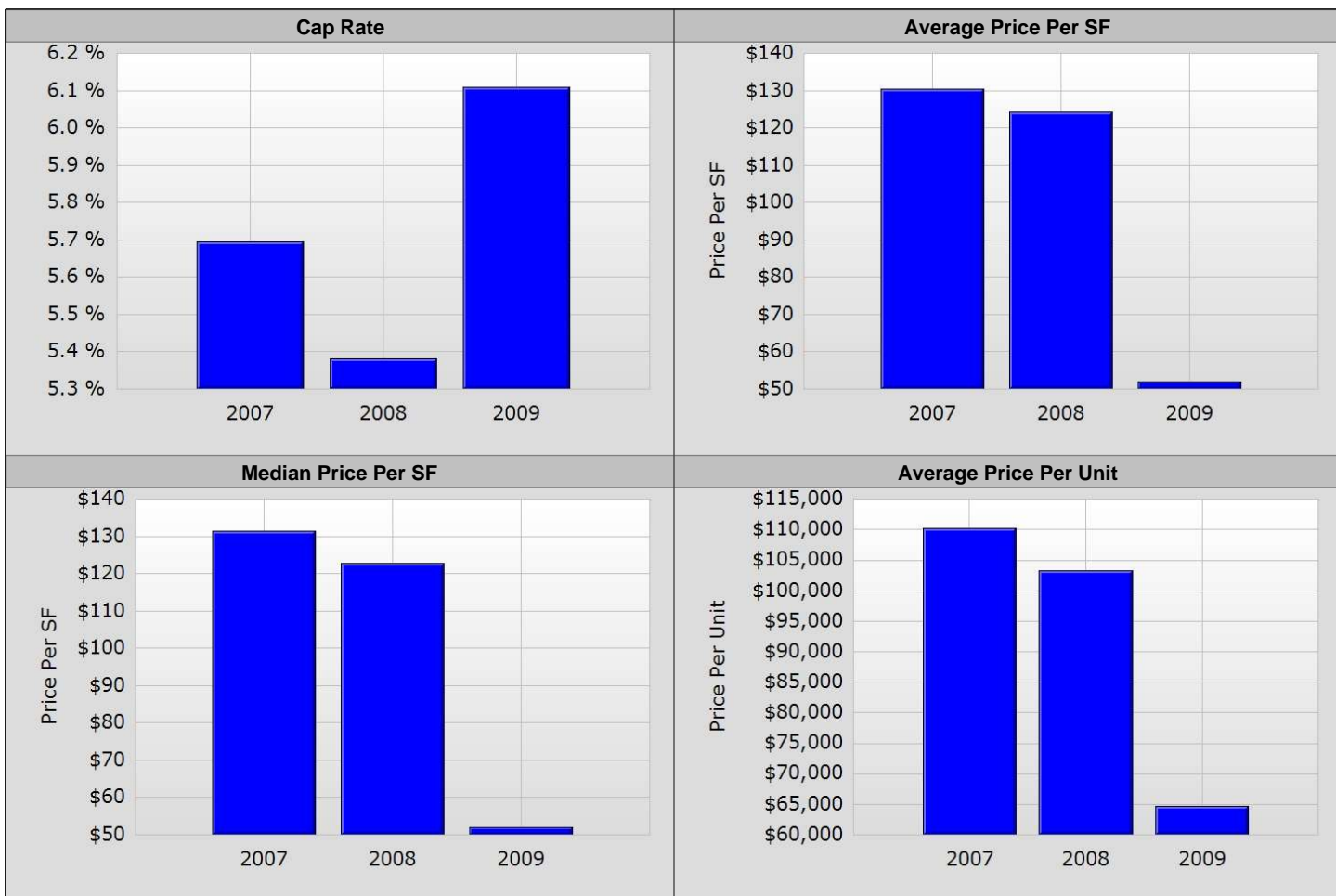



Las Vegas Apartment Sales 1/2007 to 3/2010 - 100 Units and Above



Report Time Frame: 01/01/2007 - 03/30/2010
 Sale Date: from 1/1/2007

Legend:		Sold Transactions	
Current Survey			
Sold Transactions		Number of Transactions	38
		Total Dollar Volume	\$1,242,852,287
		Total Bldg Square Feet	9,984,437
		Total Land in Acres	552.78
		Total Land in SF	24,079,097
		Total Units	11,618
		Average Price	\$32,706,639
Time Interval - Annual		Average Number of SF	262,748
		Average Price Per Bldg SF	\$124.48
		Median Price Per SF	\$124.71
		Average Number of Acres	14.55
		Average Number of SF(Land)	633,660
		Average Price Per Unit	\$106,976
		Median Price Per Unit	\$113,932
		Average Number of Units	306
		Actual Cap Rate	5.62%
		Average GRM	11.00
		Average GIM	10.58

Survey Criteria

Basic Criteria: Sale Status - **Sold**; Property Type - **Multi Family**; Sale Date - **from 1/1/2007**; # of Units/Rooms - **from 100**; Year Built - **from 1980**

Las Vegas Apartment Sales 1/2007 to 3/2010 - 100 Units and Above

	07	08	09	
	Sold Transaction	Sold Transaction	Sold Transaction	
Number of Transactions	28	8	2	
Total Dollar Volume	\$977,227,287	\$234,025,000	\$31,600,000	
Total Bldg Square Feet	7,492,121	1,884,162	608,154	
Total Land in Acres	425.42	104.81	22.55	
Total Land in SF	18,531,295	4,565,524	982,278	
Total Units	8,864	2,265	489	
Average Price	\$34,900,975	\$29,253,125	\$15,800,000	
Average Number of SF	267,576	235,520	304,077	
Average Price Per Bldg SF	\$130.43	\$124.21	\$51.96	
Median Price Per SF	\$131.55	\$122.78	\$52.03	
Average Number of Acres	15.19	13.10	11.28	
Average Number of SF(Land)	661,832	570,690	491,139	
Average Price Per Unit	\$110,247	\$103,322	\$64,622	
Median Price Per Unit	\$111,949	\$122,718	\$80,553	
Average Number of Units	317	283	245	
Actual Cap Rate	5.70%	5.38%	6.11%	
Average GRM	11.66	9.72	6.44	
Average GIM	-	10.58	-	