

Elizabeth Lofts Condominiums

333 NW. 9th Ave.
Portland, Multnomah County, Oregon 97209
NKF Job No.: 745-2019-0012

Appraisal Report Prepared For:

Mr. Tom La Voie
Community Administrator
Community Management Inc
2105 SE 9th Avenue
Portland, Oregon 97214

Prepared By:

Newmark Knight Frank
Valuation & Advisory
760 SW 9th Avenue, Suite 200
Portland, Oregon 97205



February 22, 2019

Mr. Tom La Voie
Community Administrator
Community Management Inc
2105 SE 9th Avenue
Portland, Oregon 97214

RE: Appraisal of High-Rise Mixed-Use Condos known as Elizabeth Lofts Condominiums located at 333 NW. 9th Ave. , Portland, Multnomah County, Oregon 97209

NKF Job No.: 745-2019-0012

Dear Mr. La Voie:

Newmark Knight Frank Valuation & Advisory, LLC (herein “Firm” or “NKF”) has developed an appraisal of the referenced property and the results are presented in the following Appraisal Report.

The Elizabeth Lofts Condominiums consist of 15-story mixed-use tower within the Pearl District of downtown Portland, Oregon. There are 179 living units as well as 13 ground floor commercial spaces straddled by one level of underground and two levels of structured parking. The improvements were completed in 2005 and experienced orderly sell-out. Unit types include loft units ranging in size from 735 to over 2,300 square feet. Penthouse units on the 14th and 15 floors are 1,650 to over 3,400 square feet. The site area is about 35,000 square feet with 4 abutting streets.

Key Physical and Locational Considerations

- ❖ Highly-desirable Pearl District location
- ❖ Very good mass transit accessibility; within the Portland CBD
- ❖ High demographic profile
- ❖ Adequate structured parking and on-site storage

Key Investment Considerations

- ❖ High barriers to entry in the market (limited similar sites & escalating costs of construction)
- ❖ Similar condominium-quality product takes in excess of 3 years to replicate; from site selection to certificates of occupancy

Based on the analysis contained in the following report, the opinion of Insurable Replacement Cost for the subject is:

Value Conclusion			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Insurable Replacement Cost	Fee Simple	February 12, 2019	\$90,160,000

Extraordinary Assumptions & Hypotheticals

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is defined in USPAP as an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is defined in USPAP as an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. The improvement descriptions are based on information provided by multiple sources; including the condominium documents filed with the State of Oregon, Multnomah County Assessor records, RMLS listing data and other reliable sources.
2. It is assumed that unit interiors reflect the same general quality throughout, with the understanding that some units may have been modified or updated since original construction in 2006
3. The use of these extraordinary assumptions might have affected assignment results.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is defined in USPAP as a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

Prior Services

❖ None

Client Reliance Statement

❖ None

Appraisal Compliance

The appraisal was developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the *Uniform Standards of Professional Appraisal Practice (USPAP)* and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. Reporting of this appraisal is as a narrative Appraisal Report format as required in USPAP Standard 2.



CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of Oregon.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. As of the date of this report, Ryan S. Prusse, MAI and John L. Boyle, MAI, have completed the continuing education program for Designated Members of the Appraisal Institute.
12. Ryan S. Prusse, MAI, made a personal inspection of the property that is the subject of this report. John L. Boyle, MAI, has not personally inspected the subject.
13. No one provided significant real property appraisal assistance to the person(s) signing this certification.
14. The Firm operates as an independent economic entity. Although employees of other service lines or affiliates of the Firm may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.
15. Within this report, "Newmark Knight Frank", "NKF Valuation & Advisory", "NKF, Inc.", and similar forms of reference refer only to the appraiser(s) who have signed this



certification and any persons noted above as having provided significant real property appraisal assistance to the persons signing this report.

16. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

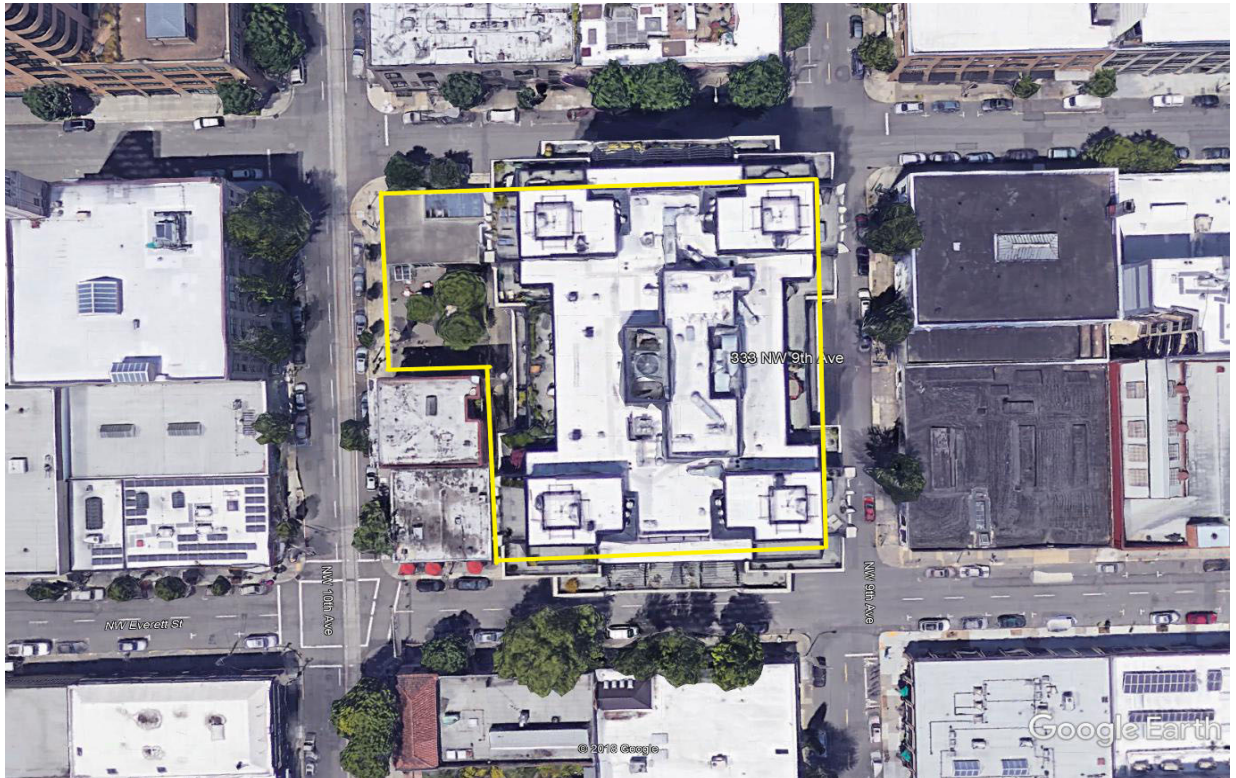


Ryan S. Prusse, MAI
Certified General Appraiser
Oregon Certificate # C000498
Telephone: 503-805-4059
Email: Ryan.Prusse@ngkf.com

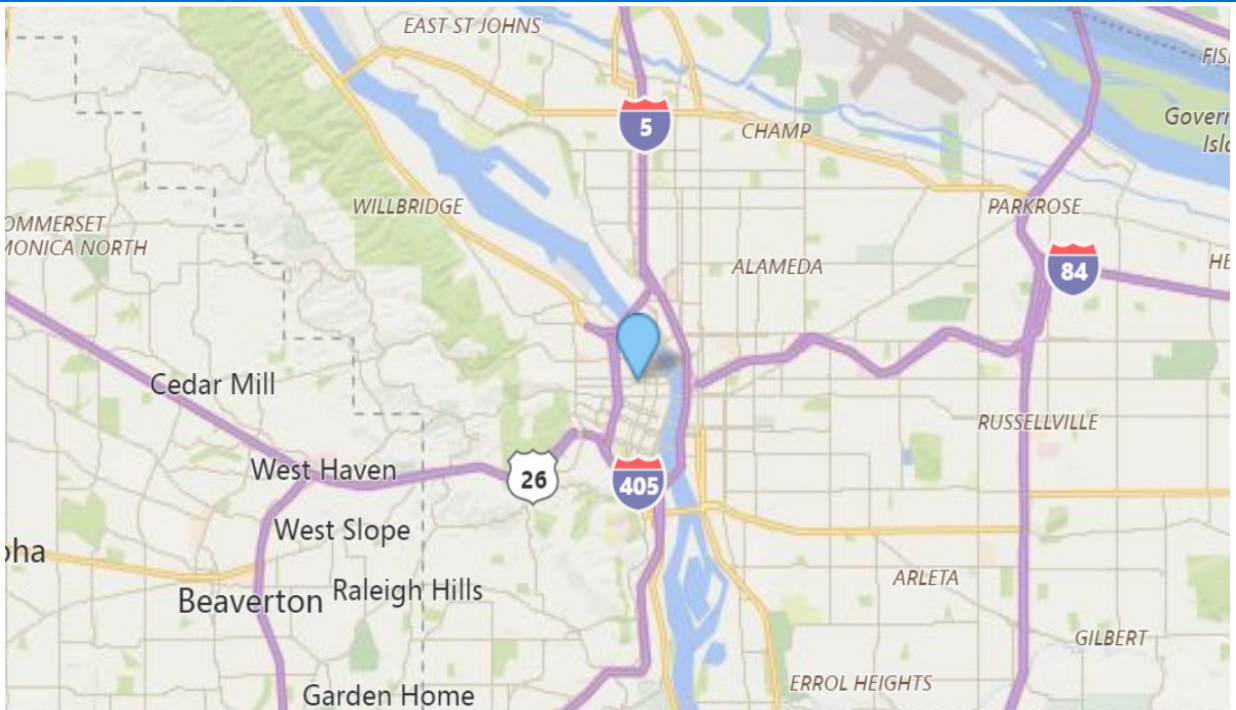


John L. Boyle, MAI
Certified General Appraiser
Oregon Certificate # C001127
Telephone: 503-919-1013
Email: John.Boyle@ngkf.com

Subject Photographs



Aerial Photo



Location Map



Subject Photographs



The Elizabeth Lofts Condominiums



Aerial



The Elizabeth Lofts Condominiums



West side of building



West side of building



View west on NW Flanders Street

Subject Photographs



View south on NW 9th Avenue



View east on NW Flanders Street



View east on NW Everett Street



View west on NW Everett Street



Lobby

Subject Photographs



Front doors



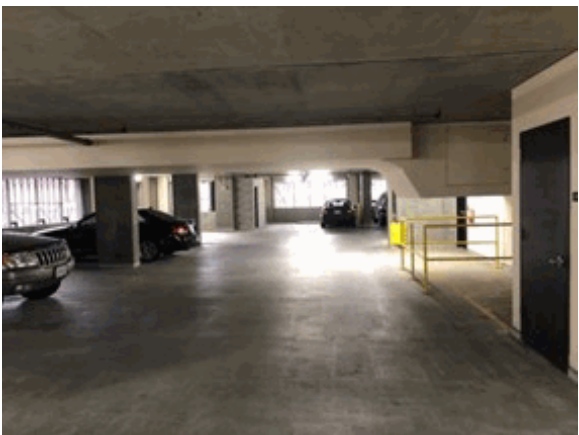
Lobby hallway



Shared office area



Inside elevator



Parking garage



Inside residential hallway

Subject Photographs



Average front doors



Inside residential hallway



Inside stairwell



Parking garage



Inside residential hallway

Executive Summary

Property Name	Elizabeth Lofts Condominiums	
Address	333 NW. 9th Ave. Portland, Multnomah County, Oregon 97209	
Property Type	CBD Commercial-Residential - Residential	
Owner of Record	Various	
Tax ID	R564208	
Land Area (Gross)	0.80 acres; 35,000 SF	
Number of Units	192	
Gross Building Area	372,571 SF	
Rentable Floor Area	229,158 SF	
Year Built; Year Renovated	2005; 2016	
Zoning Designation	EX - City of Portland, Central Employment	
Highest and Best Use - As if Vacant	Office use	
Highest and Best Use - As Improved	Continued multifamily use	
Effective Date of the Appraisal	February 12, 2019	
Date of the Report	February 22, 2019	
Property Interest Appraised	Fee Simple	
Insurable Value Conclusion	\$90,160,000	(\$469,583/Unit)

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than Community Management Inc and designated assignees may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.



Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is defined in USPAP as an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. The improvement descriptions are based on information provided by multiple sources; including the condominium documents filed with the State of Oregon, Multnomah County Assessor records, RMLS listing data and other reliable sources.
2. It is assumed that unit interiors reflect the same general quality throughout, with the understanding that some units may have been modified or updated since original construction in 2006
3. The use of these extraordinary assumptions might have affected assignment results.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is defined in USPAP as a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None
-

Table of Contents

Appraisal Transmittal and Certification

Certification

Subject Photographs

Executive Summary 11

Introduction 14

Ownership History 14

Pending Transactions 14

Economic Analysis 17

Portland MSA Area Analysis 17

Surrounding Area Analysis 26

Land Description and Analysis 34

Improvements Description and Analysis 40

Cost Approach 50

Insurable Value 55

Assumptions and Limiting Conditions 57

Addenda

A. Definitions

B. Financials and Property Information

C. Engagement Letter

D. Précis Metro Report - Economy.Com, Inc.

E. Appraiser Qualifications and Licenses



Introduction

OWNERSHIP HISTORY

The current owners are Various. To the best of our knowledge, no sales or transfers other than those summarized in the overall unit inventory have taken place within the three-year period prior to the effective date of the appraisal.

Pending Transactions

Units in the Elizabeth Condominium project are regularly marketed for sale. It is highly likely that one or more pending transactions involving unit ownerships are in-process.

INTENDED USE AND USER

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to non-client, non-intended users does not extend reliance to any other party and Newmark Knight Frank will not be responsible for unauthorized use of the report, its conclusions or contents used partially or in its entirety.

- ❖ The intended use of the appraisal is for insurable replacement cost and no other use is permitted.
- ❖ The client is Community Management Inc. The intended users are Community Management Inc and designated assignees.

CLIENT RELIANCE STATEMENT

- ❖ None.

DEFINITION OF VALUE

Replacement Cost is the estimated cost to construct, at current prices as of the effective appraisal date, a building with utility equivalent to the building being appraised, using modern materials and current standards, design, and layout. (*The Dictionary of Real Estate Appraisal*, Fifth Edition, 2010). Please note, this analysis will provide one value which reflects a fully improved condition including the interior finishing materials such as flooring, appliances, fixtures, etc.

INTEREST APPRAISED

The appraisal is of the fee simple interest in the subject property.

- ◆ **Fee Simple Estate:** Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

APPRAISAL REPORT

This appraisal is presented in the form of an appraisal report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP. This report incorporates practical explanation of the data, reasoning and analysis that were used to develop the opinion of value.

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to develop an opinion of the insurable replacement cost of the fee simple interest in the property as of the effective date of the appraisal, February 12, 2019. The date of the report is February 22, 2019.

SCOPE OF WORK

Extent to Which the Property is Identified

- ❖ Postal address
- ❖ Assessor's records
- ❖ Legal description

Extent to Which the Property is Inspected

Ryan S. Prusse, MAI, conducted an interior and exterior inspection of the property on February 12, 2019. John L. Boyle did not inspect.

Type and Extent of the Data Researched

- ❖ Exposure and marking time;
- ❖ Neighborhood and land use trends;
- ❖ Demographic trends;
- ❖ Market trends relative to the subject property type;
- ❖ Flood zone status;
- ❖ Zoning requirements and compliance;
- ❖ Real estate tax data;
- ❖ Cost data via Marshall Valuation Service

Type and Extent of Analysis Applied

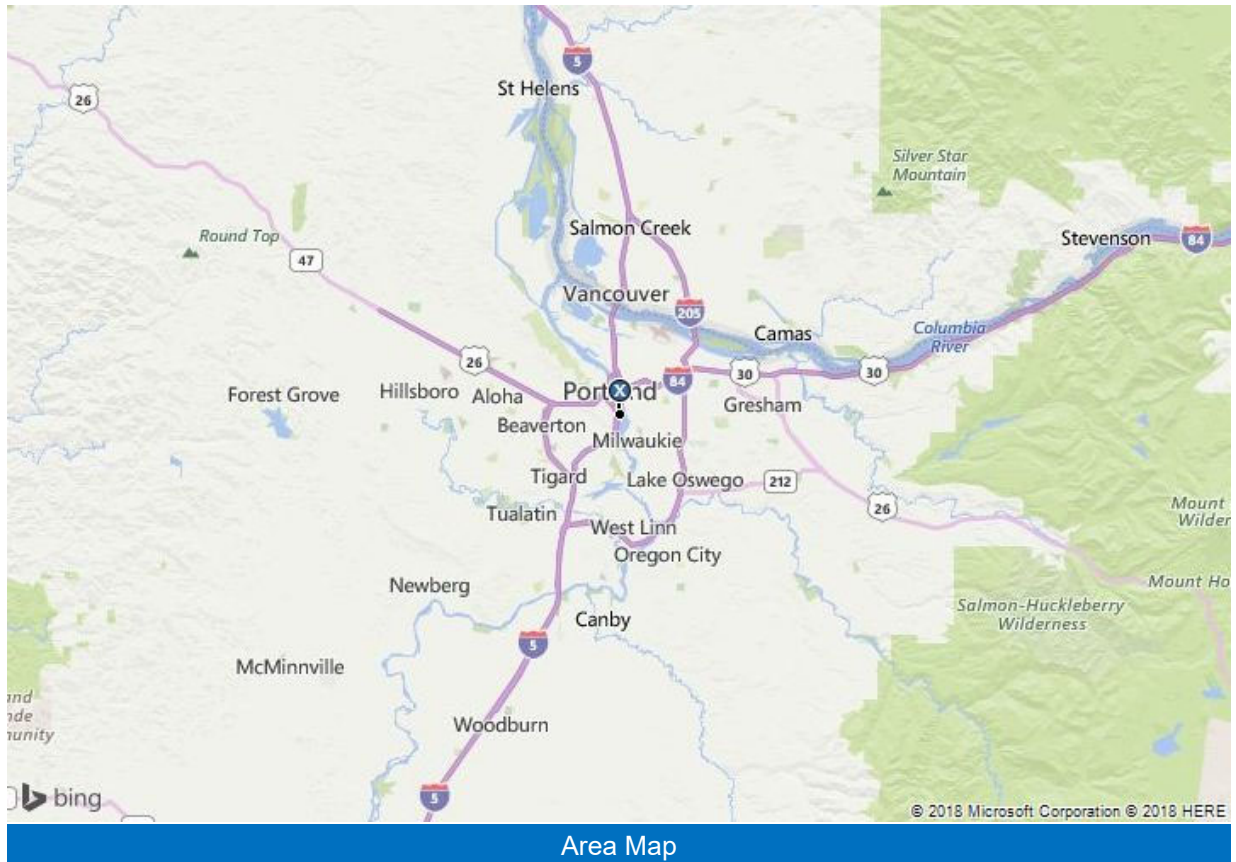
This report is designed to inform the reader of all factors influencing the property's cost in a clear and concise manner. The Preliminary Appraisal Information section provides general information associated with the subject property and this appraisal report. The Description section starts with the general market area and proceeds to a specific description of the



subject's site and improvements. Finally, the replacement cost new of the subject's improvements is estimated.

We analyzed the property and market data gathered through the use of appropriate, relevant, and accepted market-derived methods and procedures. Further, we employed the appropriate and relevant approaches to value, and correlated and reconciled the results into an estimate of replacement cost, as demonstrated within the appraisal report.

Economic Analysis



PORTLAND MSA AREA ANALYSIS

Introduction

The subject is located in the Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area, hereinafter called the Portland MSA, as defined by the U.S. Office of Management and Budget. The Portland MSA is 6,684 square miles in size, and is the 25th most populous metropolitan area in the nation. The Portland MSA consists of Clackamas, Columbia, Multnomah, Washington and Yamhill counties in Oregon. Clark and Skamania counties are also included from southern Washington. Portland is the state's largest city and the two largest counties (Multnomah and Washington) account for approximately one third of the state's population. Portland MSA is the most densely populated region in the state.

Moody's Analytics / Précis® Metro Moody's Analytics' Economy.com provides the following Portland-Vancouver-Hillsboro metro area (POT) economic summary as of November 2018. The full Moody's Economy.com report is presented in the addenda.

2012	2013	2014	2015	2016	2017	INDICATORS	2018	2019	2020	2021	2022	2023
135.2	132.3	133.2	139.0	144.9	149.0	Gross metro product (C09\$ bil)	152.7	157.5	159.2	163.2	168.5	172.9
-3.4	-2.1	0.7	4.4	4.2	2.8	% change	2.5	3.1	1.1	2.5	3.2	2.6
1,020.1	1,044.4	1,075.8	1,111.8	1,145.0	1,173.3	Total employment (ths)	1,199.6	1,226.5	1,235.6	1,238.5	1,254.6	1,270.1
2.1	2.4	3.0	3.3	3.0	2.5	% change	2.2	2.2	0.7	0.2	1.3	1.2
8.0	7.1	6.1	5.2	4.6	3.9	Unemployment rate (%)	3.8	3.5	4.0	5.3	5.7	5.7
6.9	1.4	7.7	7.7	4.8	5.8	Personal income growth (%)	5.9	7.1	5.2	5.3	6.4	6.0
57.0	58.8	61.1	64.3	68.7	72.0	Median household income (\$ ths)	75.8	79.3	82.2	84.6	87.6	90.5
2,285	2,309	2,342	2,382	2,423	2,453	Population (ths)	2,483	2,509	2,533	2,556	2,581	2,607
1.2	1.1	1.4	1.7	1.7	1.2	% change	1.2	1.0	0.9	0.9	1.0	1.0
14.5	12.8	21.7	28.8	30.6	19.7	Net migration (ths)	20.1	15.7	13.9	13.8	16.0	16.8
4,501	5,717	5,462	7,102	7,397	6,211	Single-family permits (#)	6,873	8,211	9,853	11,663	12,760	12,796
3,284.0	6,013.0	6,894.0	6,865.0	7,332.0	9,772.0	Multifamily permits (#)	6,437.7	4,820.5	5,832.5	6,749.2	7,690.5	7,808.7
184	200	219	241	271	299	FHFA house price (1995Q1=100)	318	328	335	342	352	367

Recent Performance

Portland-Vancouver-Hillsboro is on a roll. Although labor shortages have impeded job growth this year, POT has added workers at a faster pace than the West and the nation for the better part of the decade. Payroll employment in the metro area has risen by 25% since 2010, compared with a 22% increase in the West and a 15% gain nationally. The unemployment rate, at 3.6%, has resumed its descent thanks to strong hiring and slower labor force growth. The tightness in the job market is leading to a pickup in wage growth as firms face challenges in attracting and retaining workers. Higher pay and rapid household formation are helping the metro area's housing market: Home sales are near their cycle high, and construction payrolls are surging.

Population

The Portland MSA has an estimated 2018 population of 2,484,269, which represents an average annual 1.4% increase over the 2010 census of 2,226,009. The Portland MSA added an average of 32,283 residents per year over the 2010-2018 period, and its annual growth rate exceeded the State of Oregon rate of 1.1%.

Looking forward, the Portland MSA's population is projected to increase at a 1.4% annual rate from 2018-2023. The Portland MSA's growth rate is expected to exceed that of Oregon, which is projected to be 1.2%.

Population Trends

	Population			Compound Ann. % Chng	
	2010 Census	2018 Estimate	2023 Projection	2010 - 2018	2018 - 2023
Oregon	3,831,074	4,185,014	4,439,230	1.1%	1.2%
Portland MSA	2,226,009	2,484,269	2,660,837	1.4%	1.4%
Portland city	583,794	652,565	697,754	1.4%	1.3%

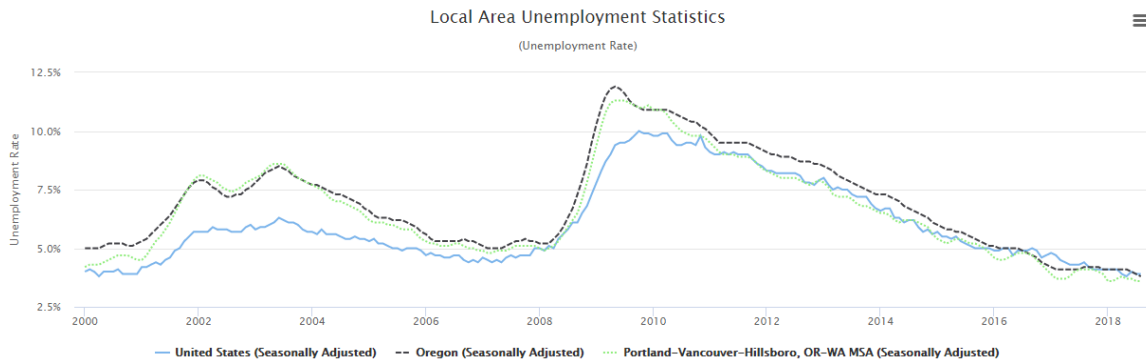
Source: ESRI

Employment

According to the Oregon Employment Department, the Portland metro area's unemployment rate was 3.9 percent in August; essentially unchanged from July (3.9%). An estimated 45,100



area residents were unemployed in August, down 1,600 from a year earlier. The following is national, state and local unemployment trends.



Metro area employers added 1,200 jobs in August (seasonally adjusted) following multiple months of job growth so far in 2018. August’s gains were broad-based, with most major industries adding more jobs than typical for this time of year. Leisure and hospitality added 2,800 jobs (when roughly 1,600 jobs is the norm) as employers ramped up for the outdoor recreation and tourism season.

Manufacturing beat seasonal expectations as the nondurable goods component (i.e. food products) gained 800 jobs. Professional and business services snapped back from a few months of weakness with 1,500 new jobs spread across most published components.

Over the past 12 months, the metro area’s total nonfarm payroll employment rose by 29,700 jobs, or 2.5 percent. All broad industries are in the black year-over-year with the exception of government. However, this sector’s decline of 3.9 percent (-6,300 jobs) is due entirely to the Oregon legislature’s decision to reclassify home care workers from state government to private health care and social assistance. In the Portland metro area, this affected about 7,500 workers.



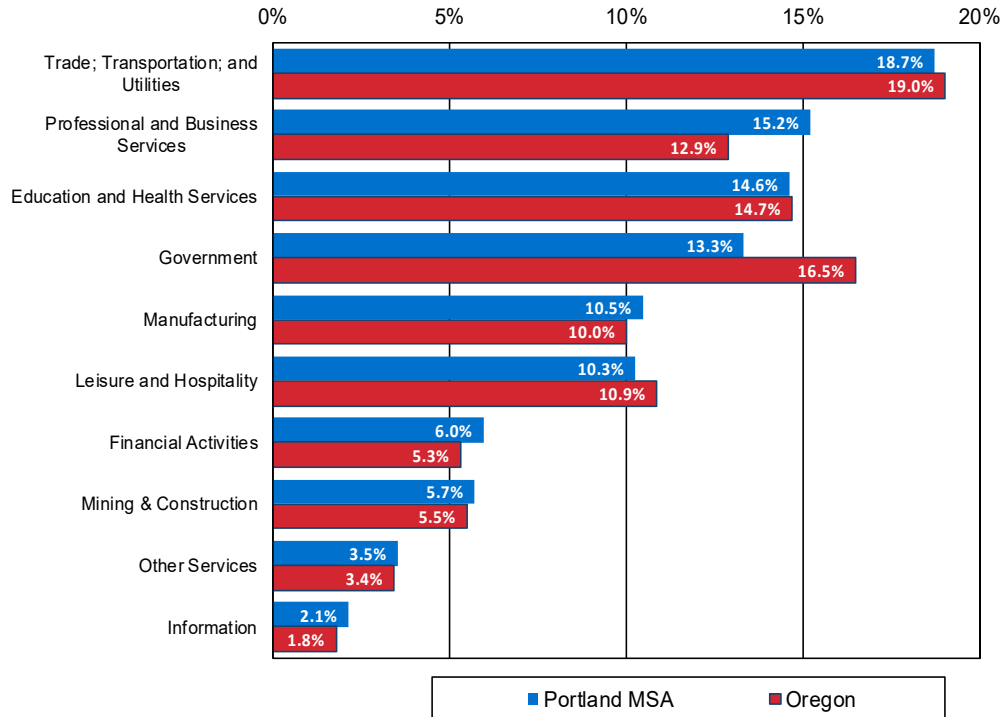
Employment Trends

Year	Total Employment (Year End)				Unemployment Rate (Ann. Avg.)	
	Portland MSA	% Change	Oregon	% Change	Portland MSA	Oregon
2007	1,060,200		1,751,400		5.0%	5.2%
2008	1,027,300	-3.1%	1,684,200	-3.8%	6.1%	6.5%
2009	979,400	-4.7%	1,603,500	-4.8%	10.9%	11.3%
2010	997,200	1.8%	1,621,000	1.1%	10.3%	10.7%
2011	1,016,400	1.9%	1,638,900	1.1%	9.0%	9.5%
2012	1,036,200	1.9%	1,661,300	1.4%	8.0%	8.8%
2013	1,067,100	3.0%	1,705,500	2.7%	7.2%	7.9%
2014	1,101,000	3.2%	1,759,200	3.1%	6.2%	6.8%
2015	1,136,900	3.3%	1,817,400	3.3%	5.2%	5.6%
2016	1,162,700	2.3%	1,860,500	2.4%	4.7%	4.8%
2017	1,192,400	2.6%	1,904,000	2.3%	3.8%	4.1%
Overall Change 2007-2017	132,200	12.5%	152,600	8.7%		
Avg Unemp. Rate 2007-2017					6.9%	7.4%
Unemployment Rate - January 2018					4.0%	4.3%

Source: Bureau of Labor Statistics and Economy.com. Employment figures are from the Current Employment Survey (CES). Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

Employment Sectors

Employment Sectors - 2017



Source: Bureau of Labor Statistics and Economy.com



Major Employers

Major Employers - Portland MSA		
	Name	Number of Employees
1	Intel Corp.	19,300
2	Providence Health Systems	17,543
3	Oregon Health & Science University	16,200
4	Legacy Health System	12,955
5	Nike Inc.	12,000
6	Kaiser Foundation Health Plan of the NW	11,898
7	Fred Meyer Stores	10,637
8	PeaceHealth	4,445
9	Portland State University	3,287
10	Daimler Trucks North America LLC	2,800
11	Legacy Salmon Creek Medical Center	1,946
12	Adidas	1,700
13	Columbia Sportswear Co.	1,579
14	The Vancouver Clinic	1,319
15	WaferTech LLC – A TSMC Co.	1,015
16	SEH America Inc.	895
17	Dick Hannah Dealerships	663
18	BNSF Railway Co.	650
19	Banfield Pet Hospital	650
20	Andersen Construction	540

Source: Portland Business Journal, 2018

Costar notes that Intel, the metro's largest employer, announced plans to cut 12,000 jobs worldwide through the end of 2017, with as many as 2,500 of them in the Portland area. In October, layoffs in the finance group were announced for early 2018, with a goal to cut expenses by 20-30%. The company handed pink slips to 784 employees in Hillsboro in April 2016, a portion of 15,000 jobs cut companywide in 2016, but the overall effect was a decrease of only 1% in the company's Oregon workforce. Despite these announcements, the company keeps investing in its facilities. In return for \$2 billion in potential tax breaks, Intel will invest as much as \$100 billion at its current campus, in addition to its multibillion-dollar D1X expansion. Construction at Intel's D1X at the Ronler Acres campus in Hillsboro finished in December 2015, marking the largest capital project in Oregon's history.

Portland's largest employer after Intel, Nike announced in June 2017 that it would cut 1,400 jobs worldwide, or about 2% of its workforce. It's unclear how many of these affected jobs are in Oregon, but the company cut 490 jobs in October 2017. Nike's history with the state has been somewhat tenuous, but this changed after the legislature agreed to lock in Nike's state tax rate at current levels. The company's commitment to the region has culminated in planned construction of 1.3 million SF of space at its Beaverton campus. Once completed, Nike will occupy 350 acres of contiguous real estate, one of the largest corporate campuses in America.



As the undisputed leader in the athletic footwear industry, Nike has attracted a skilled workforce—as well as a number of competitors—to the metro. Adidas North America, Dr. Martens, Columbia Sportswear, and Lacrosse Footwear all have headquarters in the region. In 2017, Under Armour moved into a former YMCA building in Southwest Portland.

Amazon is another major contributor to Portland's economy, and has invested around \$2.8 billion into Oregon. After acquiring Portland-based Elemental Technologies for \$296 million in October 2015, the company has leased or preleased about 200,000 SF of office space in the CBD along with about 2 million SF of industrial space in the greater Portland metro. Amazon's industrial footprint includes a sortation center in Hillsboro employing 1,000 workers, and under construction fulfillment centers in North Portland (918,000 SF) and Troutdale (860,000 SF) that will respectively employ 1,000 and 1,500 workers. The Seattle-based e-commerce giant chose to locate in Troutdale partially because it is an Enterprise Zone, a designated area for businesses to get five-year tax abatements. The company will receive around \$9.6 million in abatements for this facility, contributing to the \$213 million in total tax breaks for the company in Oregon.

Analysis

Big Tech

Tech will be the major force in POT's economic growth through the decade's end. Led by a dynamic startup culture and gains in existing information technology and biotech firms, as well as various research universities and tech incubators, POT has numerous structural advantages that will secure a healthy pipeline for talent in the long run. These include a favorable location, high concentration of highly educated workers, and low business and living costs relative to those in Seattle and the Bay Area. However, the near-term tightening in the high-skill labor market will make it more difficult for tech firms to find qualified candidates. High-tech payrolls are up more than 2% from last year, more than in the rest of Oregon but well below the peak rate of 5% for the cycle high back in 2015.

Residential Real Estate

POT's overheated single-family housing market faces pressures on both the demand and supply sides. Despite strong population growth, fewer single-family residences are being built as developers contend with shortages of labor, rising materials costs, and restrictions on land development. However, the pace of house price appreciation has slowed relative to the U.S. average for the first time since 2012. Eroding affordability is a key reason for the slowdown; since 2012 the price-to-income ratio has risen by more than one-third to 2.7 compared with the U.S. average of 1.9. As a consequence, developers turned to multifamily housing in 2017, but that boom has subsided as median rents have stagnated in response to the increase in supply. Multifamily starts are showing signs of recent growth but are not as robust as a year earlier.



Healthcare

Healthcare will gain prominence as large population gains increase demand for services and drive investment and hiring. POT’s population growth far outpaces the West and national averages and the share of residents age 65 or older is increasing. Healthcare providers will expand as an expanding patient pool begets the need for more doctors, nurses, and other medical professionals. With demand projected to be more robust than average, the industry will need to grow faster in POT than elsewhere. The tight job market suggests that providers will need to offer higher wages and other incentives to fill open positions, contributing to stronger income growth in the coming year.

Manufacturing

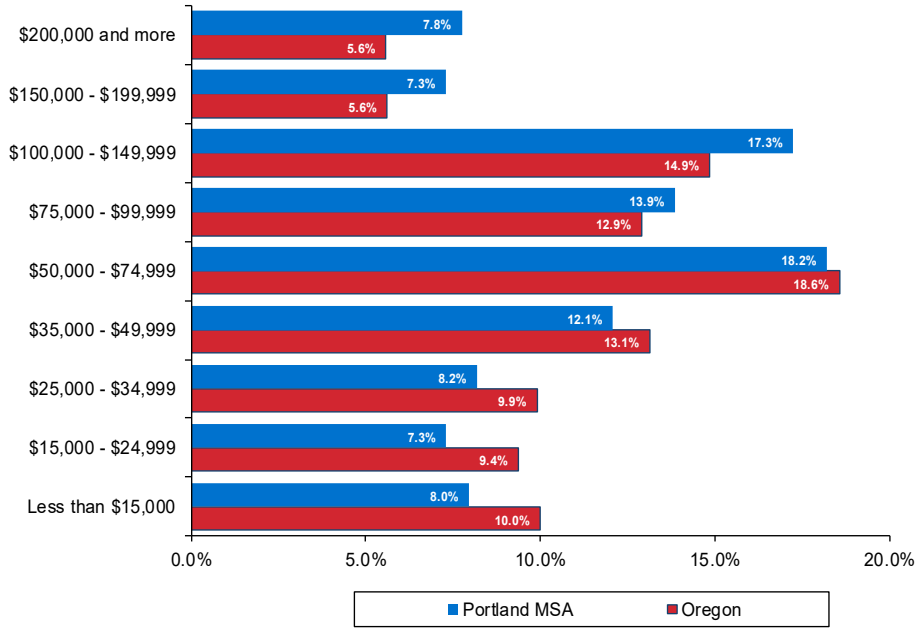
The surge in manufacturing in the first half of 2018 has continued in the second half, as the diverse sector taps into the same structural advantages that support the tech industry. Intel’s shift from semiconductor manufacturing to cloud-computing yielded only minor adjustments to its Washington County facilities. The industry has more than recouped all of the jobs lost during the Great Recession, and as the marginal returns decline so should hiring, However, diversity will smooth future declines: POT’s products range from shoes and clothing made by Nike and Columbia Sportswear, to semiconductors produced by Intel, to craft beer made by Deschutes Brewery. Longer term, globalization and mechanization will reduce the need for factory labor, dragging on hiring and keeping industry payrolls below their mid-1990s peak.

Household Income

Median Household Income - 2018	
	Median
Portland, MSA	\$68,107
Oregon	\$57,902
Comparison of Portland, MSA to Oregon	+ 17.6%
Source: ESRI	



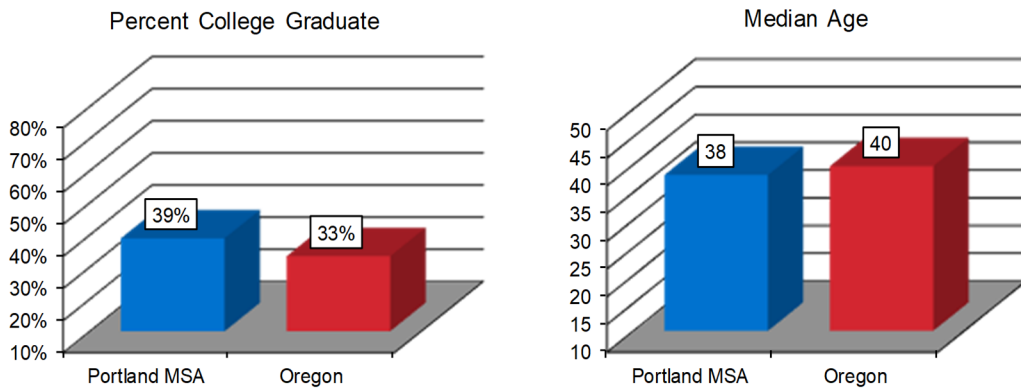
Household Income Distribution - 2018



Source: ESRI

Education and Age

Education & Age - 2018



Source: ESRI

Conclusion

The Portland MSA economy will benefit from a growing population base and higher income and education levels. The Portland MSA experienced growth in the number of jobs and has maintained a consistently lower unemployment rate than Oregon over the past decade. Moreover, the Portland MSA generates a higher level of GDP per capita than Oregon overall.

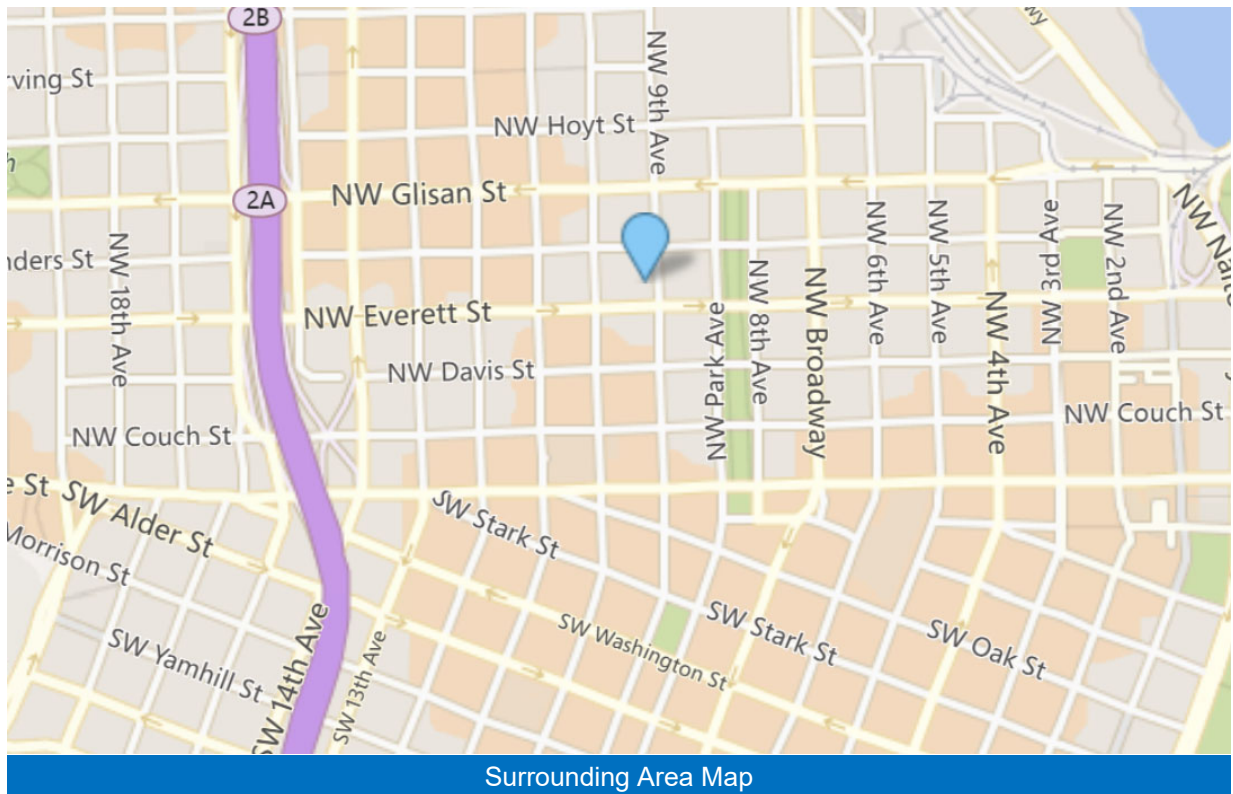


We anticipate that the Portland MSA economy will improve and employment will grow, strengthening the demand for real estate.

Portland-Vancouver-Hillsboro will outperform the West and the U.S. in the short term, as firmer labor force growth allows for stronger job gains. High-tech and population-dependent industries will drive the mature expansion. A highly educated workforce, strong population trends, and an increasing number of tech firms will cement POT as a regional tech hub and an above-average long-term performer.



SURROUNDING AREA ANALYSIS



Surrounding Area Map

The Pearl District History

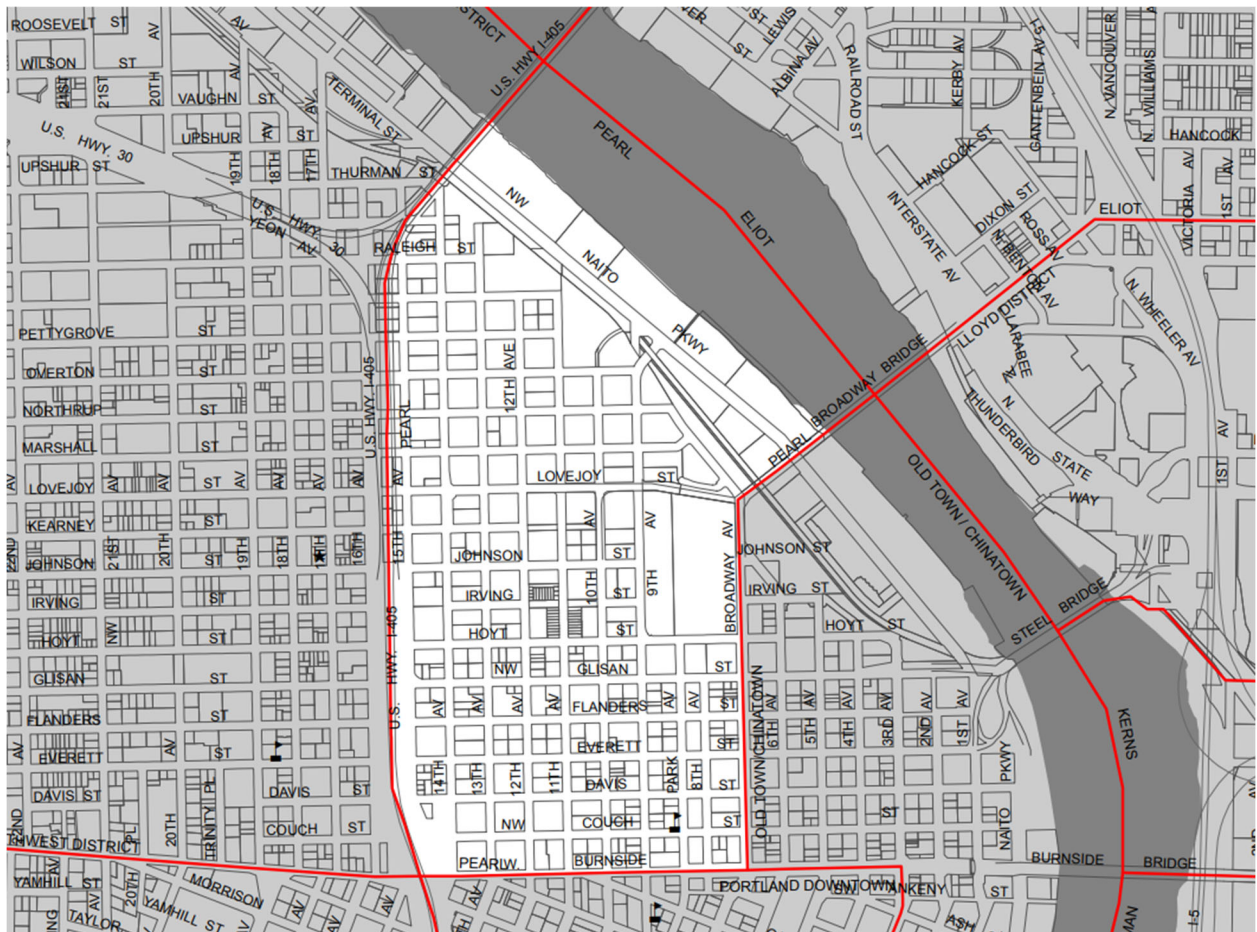
The Pearl District is an area formerly occupied by warehouses, light industrial and railyards (formerly known as the Northwest Industrial Triangle). The current configuration of the area includes art galleries, upscale businesses and urban housing. An increase of high-rise condominiums has made the area very desirable for urban dwellers.

Much of the re-development of the Pearl District was the result of collaboration between the city and private sectors. In the early 1980s, the Pearl District became the focus of planning efforts by the Portland Development Commission. Work that ensued included an urban design study, followed by the 1988 Central City Plan, the 1992 River District Vision Plan and 1994 River District Development Plan. Those efforts culminated in the River District Urban Renewal Plan, which was adopted in 1998 and provided tax increment financing for improvements within the district. In 2000, a 26-member steering committee, comprised of city officials, developers, community leaders, planners, designers and others, representing a wide range of viewpoints, met monthly over the course of a year to discuss the future of the Pearl District, to re-evaluate current plans and policies, and to focus on the development priorities for the neighborhood.

Revitalization of the Pearl District has played a critical role in Portland’s housing strategy and in achieving regional and state goals for growth management. Success in creating a high-density urban neighborhood has helped relieve pressure to expand the UGB and protect rural resource lands.

Boundaries

The subject is located in the Pearl District Neighborhood of the city of Portland in Multnomah County, in the Portland-Vancouver-Hillsboro Metro. This area is generally delineated as follows:



North	Willamette River
South	Portland Downtown Neighborhood
East	Old Town China Town Neighborhood
West	Northwest District

Access and Linkages

Primary access to the area is provided by NW Everett Street, NW 9th Avenue, and NW Flanders Street. Access to the subject from NW 9th Avenue, and travel time from the major arterial to the subject is quick. Overall, vehicular access is average, typical of inner city properties. There is easy freeway access via Interstate 405 (west), Highway 30 (northwest) and Highway 26 (southwest). The subject also has easy access to the east side of Portland, being less than a mile from the Broadway Bridge (Northeast), Steel Bridge (Southeast), and Fremont Bridge (Northeast).

Public transportation is provided by TriMet and provides access to other Downtown areas and the suburban submarkets. The nearest streetcar stop is located 2 blocks away at NW Glisan Street and NW 10th Avenue. The local market perceives public transportation as good compared to other areas in the region (typical of urban locations). The property is less than a mile from Pioneer Courthouse Square, where all five light rail transit lines (Red, Blue, Green, Yellow & Orange) run throughout the Portland MSA.

The light rail Red line runs from Beaverton through the Portland CBD to PDX airport. The Blue line runs from Hillsboro through the CBD to Gresham. The Green line runs from Portland State University through the CBD to Clackamas Town Center. The Orange line runs from Milwaukie through Portland State University to Union Station in the Pearl District. The Yellow line runs from Portland State University through the CBD to the Expo Center in Northeast Portland. The subject property is adjacent to the central hub of all light rail transit lines. Along with light rail, there is the Portland Street Car and Bus system, that provides more access to other parts of the city and metro. The primary mode of transportation in the CBD area is public transit.

The Portland street car lines run on both sides of the subject property. The A loop (pink) runs clockwise from PSU to the Pearl District to Lloyd District to OMSI. The B loop (blue) runs counter-clockwise from the Pearl District to PSU to OMSI and through the Lloyd District. There is also the North-South line (light green), this line runs both directions on the west side of Portland from NW 23rd to the South Waterfront District.

The Portland International Airport is located about 10 miles from the property; travel time is about 20 minutes, depending on traffic conditions. This can also be accessed by light rail, taking roughly 45 minutes. The subject property is located within Portland CBD, the economic and cultural center of the region.

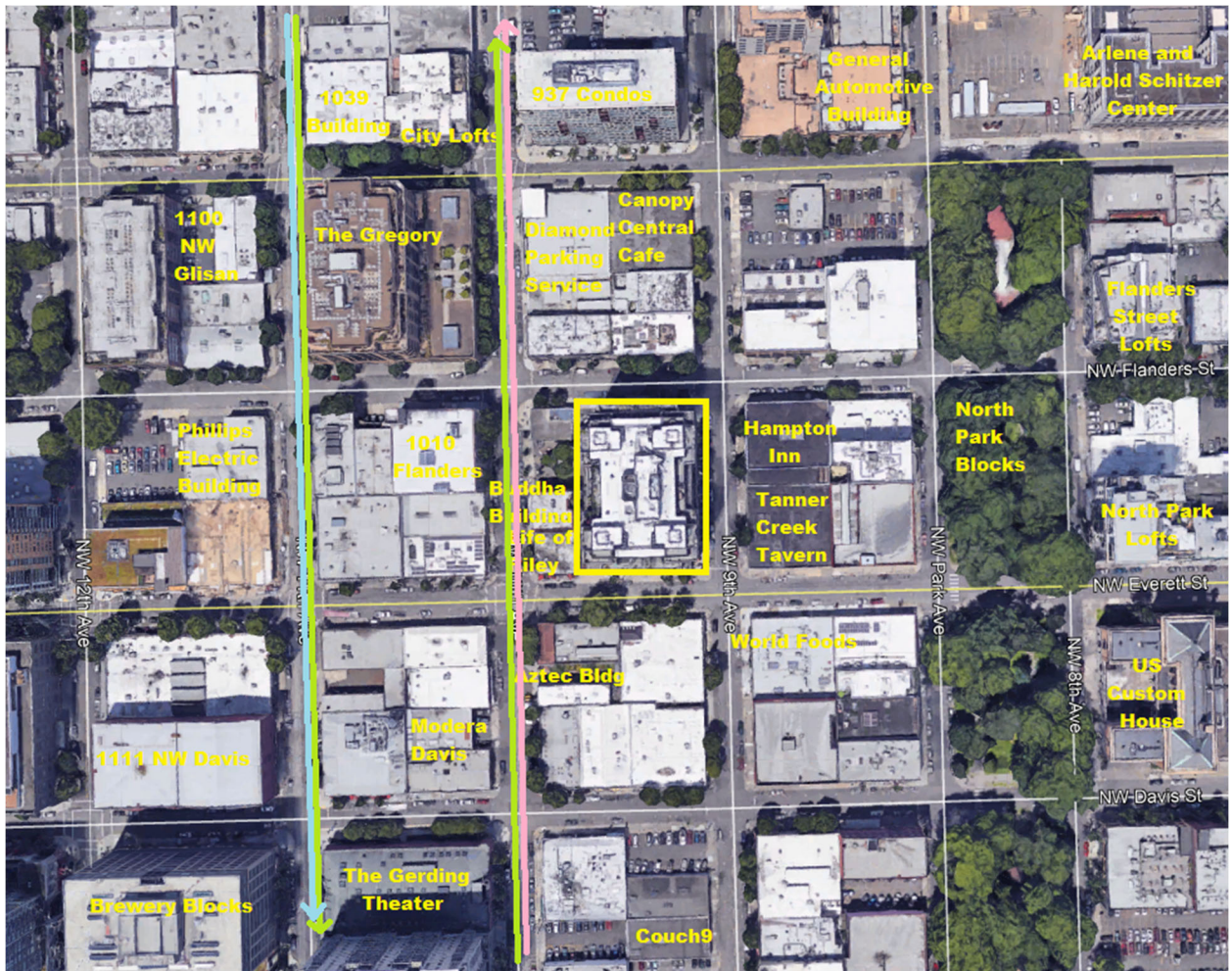


Land Use

The topography of the land is generally level to gently sloping (towards the river). The Pearl District Neighborhood is characterized by high to mid-rise residential, office, industrial, commercial, and retail buildings. The property has easy access to East Portland via the Broadway and Fremont Bridges. The main streets in this area is NW Glisan Street and NW Everett Street, which is where a bulk of the retail spaces are located. Surrounding the subject property is mainly similar high to mid-rise buildings with a mix of retail, residential and office space.

Major demand draws to the Pearl District Neighborhood are Powell's City of Books, Union Station, North Park Blocks, and the Willamette River. These are major value drivers in the Portland Metro.

There are many access points to get into the Pearl District. There are multiple bridges that give access to the east side of Portland, Steel Bridge, Broadway Bridge, Burnside Bridge, and the Fremont Bridge. There are also several major freeways that provide access to the Pearl District area, Interstate 405, Interstate 5, and Highway 30. These freeways give access to and from the submarkets of Portland.



New Development

There is currently a lot of new construction and redevelopments that are occurring in the Pearl due to the strong desire for urban dwellers to reside in this district. The following is a sampling of the largest projects underway:

- The Modera Glisan is a 12-story mixed use residential tower with 291 residential units, ground floor retail, and 3 levels of subsurface parking.
- 1430 NW Glisan is a 16-story residential tower. This project will have 230 residential units, ground floor retail, and 4-levels of parking.
- Northern Pearl District has multiple projects under construction. One being Pearl East, this will be a 6-story apartment building that will include 135 units with ground floor retail, and structured parking.

- Adjacent to that will be the building “Vibrant!” This will be a 12-story affordable housing building with ground floor retail and below grade parking.
- Closer to the waterfront is going to be Vista Pearl, a 21-story condo tower that will include 143 units and 168 structured parking spaces.
- A seven story 73-unit apartment building at SW Park Ave and SW Columbia Street with one third of the units is designated as affordable housing.
- A six-story mixed use retail and residential building being built at SW 3rd Avenue and SW Ash Street. This will include 133-units, 20 percent of the units will be reserved for affordable housing.
- At NW 10th Ave and NW Davis Street, the Modera Davis is set to be complete in 2019. The building will be a 12-story, 204-unit apartment complex, it is currently under construction.

Recently Completed

- Pearl West was completed in 2015. This is a 9-story office building with ground floor retail.
- The Heartline is a two building project recently completed that has a 5-story office/retail building and a 15-story residential/retail building with 208 units.
- The Cosmopolitan on the Park, a 28-story mixed use condominium tower.
- The Dianne, a 15-story mixed-use building with 102 residential units and ground floor retail.

Subject's Immediate Surroundings	
North	NW Flanders Street / PDX Contemporary Art
South	NW Everett Street / CrossFit Pearl District
East	NW 9 th Avenue / Tanner Creek Tavern
West	Life of Riley Tavern

Demographics

Surrounding Area Demographics					
2018 Estimates	1-Mile Drive Distance	3-Mile Drive Distance	5-Mile Drive Distance	Portland MSA	Oregon
Population 2010	33,044	153,656	377,610	2,226,009	3,831,074
Population 2018	40,320	181,432	426,118	2,484,269	4,185,014
Population 2023	45,236	199,536	458,459	2,660,837	4,439,230
Compound % Change 2010-2018	2.5%	2.1%	1.5%	1.4%	1.1%
Compound % Change 2018-2023	2.3%	1.9%	1.5%	1.4%	1.2%
Households 2010	21,077	77,961	173,429	867,794	1,518,938
Households 2018	25,463	91,295	193,171	955,447	1,640,724
Households 2023	28,567	100,475	207,557	1,020,231	1,735,809
Compound % Change 2010-2018	2.4%	2.0%	1.4%	1.2%	1.0%
Compound % Change 2018-2023	2.3%	1.9%	1.4%	1.3%	1.1%
Median Household Income 2018	\$47,276	\$62,825	\$67,309	\$68,107	\$57,902
Average Household Size	1.4	1.9	2.1	2.6	2.5
College Graduate %	65%	67%	61%	39%	33%
Median Age	36	37	38	38	40
Owner Occupied %	16%	34%	46%	58%	55%
Renter Occupied %	74%	58%	48%	37%	36%
Median Owner Occupied Housing Value	\$506,825	\$474,872	\$404,150	\$337,998	\$301,025
Median Year Structure Built	1971	1948	1953	1979	1978

Source: ESRI

As shown above, the current population within a 3-mile drive distance of the subject is 181,432, and the average household size is 1.9. Population in the area has grown since the 2010 census, and this trend is projected to continue over the next five years. Compared to the Portland MSA overall, the population within a 3-mile drive distance is projected to grow at a faster rate.

Median household income is \$62,825, which is lower than the household income for the Portland MSA. Residents within a 3-mile drive distance have a considerably higher level of educational attainment than those of the Portland MSA, while median owner occupied home values are considerably higher.

Population growth in the surrounding area has been strong with income levels increasing. This has a positive effect on retail and services related real estate demand. This trend is projected to continue into the foreseeable future.



Outlook and Conclusions

The area is in the stability stage of its life cycle. Given the history of the area and the growth trends, it is anticipated that property values will stabilize in the near future following years of strong appreciation.



Land Description and Analysis

Property Identification

Property Name	Elizabeth Lofts Condominiums
Address	333 NW. 9th Ave. Portland, Oregon 97209
Tax ID	R564208
Owner of Record	Various
Legal Description	North Macadam, Block 30
Census Tract Number	59.00 / Block 1

The subject site is well located on the west bank of the Willamette River in the Pearl District. The subject has expansive views in all directions. The physical characteristics of the site, including access, size, and configuration is amenable for mixed-use development. No adverse site or external influences were noted. On balance, the site rating is considered very good

Land Area Summary

Tax ID	SF	Acres
R564208	35,000	0.80
Total	35,000	0.80

Streets, Access and Frontage

Street	NW 9th Ave.	NW 10th Ave.	NW Flanders St.	NW Everett St.
Frontage Feet	200	100	200	150
Paving	Yes	Yes	Yes	Yes
Curbs	Yes	Yes	Yes	Yes
Sidewalks	Yes	Yes	Yes	Yes
Lanes	2 way, 1 lane each way	2 way, 1 lane each way	2 way, 1 lane each way	2 way, 1 lane each way
Direction of Traffic	North-south	North-south	East-west	East-west
Condition	Good	Good	Good	Good
Traffic Levels	Moderate	Moderate	Moderate	Moderate
Signals/Traffic Control	Stop sign	Stop sign	Stop sign	Stop sign
Access/Curb Cuts	Pedestrian-only	Parking garage	None	None
Visibility	Good	Good	Good	Good



Zoning Summary		
Zoning Jurisdiction	City of Portland	
Zoning Designation	EX - City of Portland	
Description	Central Employment	
Legally Conforming?	Appears to be legally conforming	
Zoning Change Likely?	No	
Permitted Uses	Wide-ranging high-density commercial (urban)	
Category	Zoning Requirement	Existing Conditions
Minimum Lot Area	None	Conforms
Minimum Street Frontage (Feet)	None	Conforms
Minimum Lot Width (Feet)	None	Conforms
Minimum Lot Depth (Feet)	None	Conforms
Minimum Setbacks (Feet)	None	Conforms
Maximum Building Height	250	Conforms
Maximum Site Coverage	100%	Conforms
Maximum Density	Varies with use	238.96 Units / Acre
Maximum Floor Area Ratio	9:01	Conforms
Parking Requirement	Varies with use(s)	1.22 / Unit
Other		
Source: City of Portland - Bureau of Planning		

The subject site is zoned EXd, Central Commercial with a Design (d) overlay, as designated by the City of Portland. Permitted uses include high-density housing, retail sales and service, business and professional services and offices, and institutional services such as schools and medical centers. The development standards are intended to allow new development, which is similar in character to existing development.

The Design Overlay Zone (d) promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The Design Overlay Zone ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. According to the City of Portland Planning Department, the subject is a legal, conforming use. If the subject were destroyed, it could be rebuilt.

We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance with zoning is required.



Utilities		
Service	Provider	Adequacy
Water	City of Portland	Yes
Sewer	City of Portland	Yes
Electricity	PGE	Yes
Natural Gas	Northwest Natural	Yes
Local Phone	Multiple providers	Yes

Flood Hazard Status	
Community Panel Number	410183-410183 0093E
Date	October 19, 2004
Zone	X
Description	Outside of flood plain boundaries
Insurance Required?	No

The subject property is in Flood Zone X; with minimal flood risk.

EASEMENTS, ENCROACHMENTS AND RESTRICTIONS

We were not provided a current title report to review. We are not aware of any easements, encroachments, or restrictions that would adversely affect value. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

ENVIRONMENTAL ISSUES

No environmental issues were observed or reported. NKF is not qualified to detect the existence of any potentially hazardous materials such as lead paint, asbestos, urea formaldehyde foam insulation, or other potentially hazardous construction materials on or in the subject property. The existence of such substances may affect the value of the property. For the purpose of this assignment, we have specifically assumed that any hazardous materials that would cause a loss in value do not affect the subject.

CONCLUSION

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning. We are not aware of any other particular restrictions on development.

Land Description

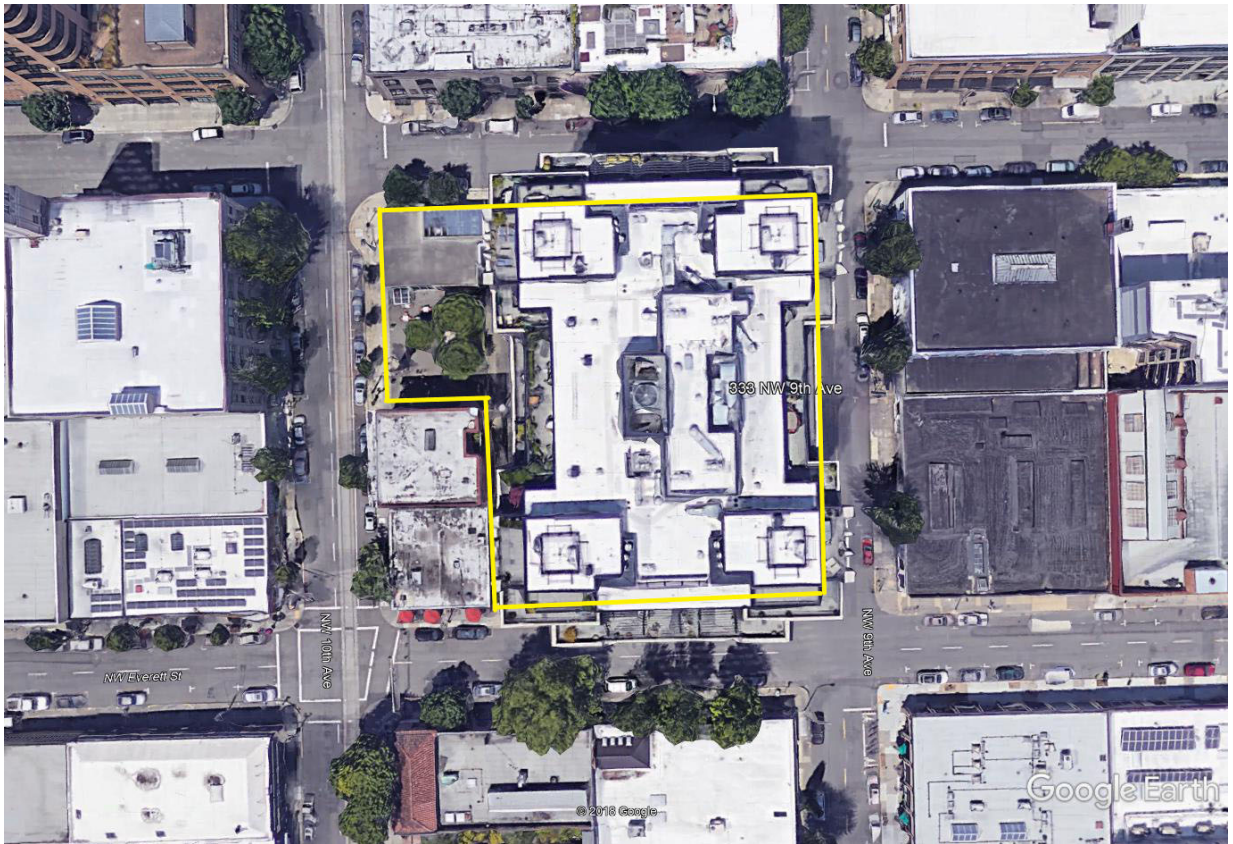
Land Area (Gross)	0.80 acres; 35,000 SF
Source of Land Area	Public Records
Primary Street Frontage	NW 9th Ave. - 200 feet
Shape	Irregular
Corner	Yes
Topography	Generally level and at street grade
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed.
Ground Stability	No problems reported or observed

Flood Area Panel Number	410183-410183 0093E
Date	October 19, 2004
Zone	X
Description	Outside of flood plain boundaries
Insurance Required?	No

Utilities

Service	Provider
Water	City of Portland
Sewer	City of Portland
Electricity	PGE
Natural Gas	Northwest Natural
Local Phone	Multiple providers

SITE PLAN



FLOOD MAP

Flood Map Report

For Property Located At



312 NW 10TH AVE 200, PORTLAND, OR 97209-3121

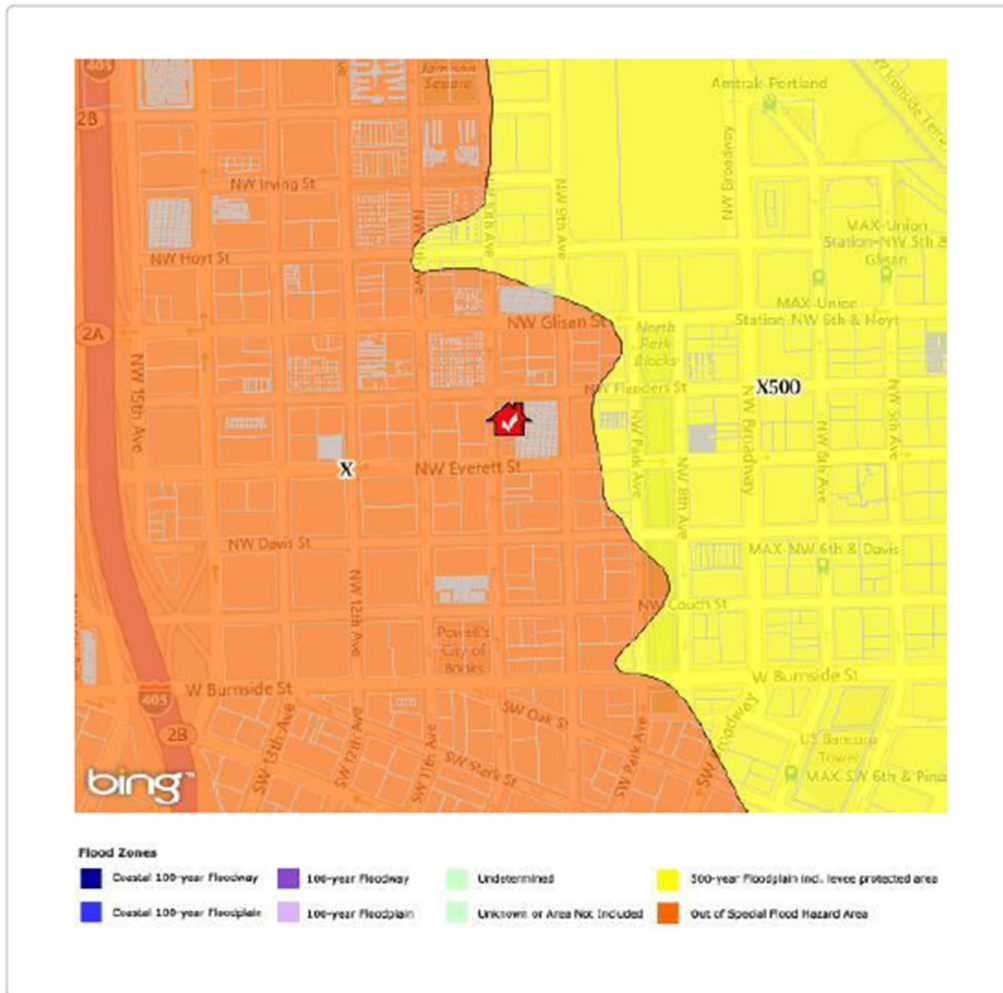
Report Date: 02/07/2019

County: MULTNOMAH, OR

FloodZone Code	Flood Zone Panel	Panel Date
X	410183 - 4101830093E	10/19/2004
Special Flood Hazard Area (SFHA)	Within 250 ft. of multiple flood zones?	Community Name
Out	No	PORTLAND

Flood Zone Description:

Zone X-An area that is determined to be outside the 100- and 500-year floodplains.



Improvements Description and Analysis

The information presented below is a basic description of the existing improvements. This information is used in the valuation of the property. Reliance has been placed upon information provided by sources deemed dependable for this analysis. It is assumed that there are no hidden defects, and that all structural components are functional and operational, unless otherwise noted. If questions arise regarding the integrity of the improvements or their operational components, it may be necessary to consult additional professional resources.

The Elizabeth mixed-use residential/retail condominium building was developed during 2004-05. The subject tower sits atop a three-level podium with one floor of underground parking below. There a total of 179 residential condominiums with 13 ground floor commercial units on a near-full block site in the Pearl District of downtown Portland, Oregon. The project components include a 15-story tower and 225-space parking garage.

The building design is contemporary in appearance and feature a post-tensioned concrete construction with an aluminum window wall system. Painted metal canopies over steel frames extend over the retail entries, glass canopies over the tower building entry with an 18-foot wall of glass in the lobby.

Improvements Description				
	Overall Property	Residential Tower	Commercial & Commons	Parking Levels
Name of Property	Elizabeth Lofts Condominiums	–	–	–
General Property Type	CBD Commercial-Residential Condominiums	Residential	Mixed Use	Parking
Property Sub Type	Residential Condominiums	–	–	–
Competitive Property Class	A	A	A	A
Occupancy Type	Multi-Tenant	Owner Occupied	Owner Occupied	Owner Occupied
Percent Leased	–	–	–	–
Number of Buildings	1	1	–	–
Stories	16	12	1	3
Construction Class	A	A	B	B
Construction Type	Steel frame	Steel frame	Reinforced concrete frame	Reinforced concrete frame
LEED Certification	Silver	Silver	Silver	Silver
Construction Quality	Good	Good	Good	Good
Condition	Good	Good	Good	Good
Number of Units	192	179	13	0
Units per Acre (Density)	239.0	–	–	–
Gross Building Area (SF)	372,571	236,644	30,000	105,927
Rentable Floor Area (SF)	229,158	217,943	11,215	–
Land Area (SF)	35,000	–	–	–
Floor Area Ratio (RFA/Land SF)	6.55	–	–	–
Floor Area Ratio (GBA/Land SF)	10.64	–	–	–
Building Area Source	Inspection	Inspection	Inspection	Inspection
Year Built	2005	2005	2005	2005
Year Renovated	2016	2016	2016	–
Actual Age (Yrs.)	14	14	14	14
Estimated Effective Age (Yrs.)	10	10	10	10
Estimated Economic Life (Yrs.)	55	55	55	55
Remaining Economic Life (Yrs.)	45	45	45	45
Number of Parking Spaces	225	–	–	–
Source of Parking Count	Inspection	–	–	–
Parking Type	Subterranean garage (1 level) & 2-3 floors	–	–	–
Parking Spaces/Unit	1.17	–	–	–

All of the condominium units have plumbing for a toilet, sink, and a combination shower/tub enclosure and separate showers (two bathroom and penthouse units) in the bathroom. The kitchens are plumbed for a dishwasher and sink. All residential units are plumbed for either a stackable or side-by-side washer and dryer unit (not included) located in a dedicated closet or separate utility room. The bathrooms have a wall-mounted vanity light fixture, toilet, sink, and



a combination shower/tub enclosure, separate showers in the two bathroom and penthouse units, and a combination overhead lamp and fan. The bathrooms are vented to the exterior.

The loft and one-bedroom units have porcelain tile floors, ceramic wall tile, and a wood veneer vanity with marble counter. The two-bedroom units have terrazzo tile flooring, ceramic wall tile, and wood veneer vanity with marble. The penthouse units have marble tile flooring in all bathrooms, marble wall tile, and a wood veneer vanity with marble countertops. Please note that some materials may have changed over time in accordance to the taste of new owners. The above descriptions are only meant to be general in nature.

Combination of low-voltage recessed down-lights, surface mounted fixtures, and indirect fluorescent fixtures. All unit kitchens and bathrooms are vented to the exterior. Pendant and track lighting fixtures are provided in the lobby with ceiling-mounted light fixtures in the corridors.

Interior walls are taped, textured and painted Gypsum board. Water-resistant gypsum board is assumed installed in all wet areas with ceramic tile tub and shower surrounds. Hardwood paneling accents in the building lobby with a drywall finish in the balance of the lobby and all hallway corridors. The tower entry has suspended panel ceilings with marble, travertine and hardwood flooring.

Each unit has a separate electric panel located in a hallway or bedroom closet. Units are also wired for a fire detector in all bedrooms and dining room, cable television, telephone jacks, and high-speed Internet access. All units are "hard wired" with smoke detectors. The building is also equipped with a sprinkler system and is in compliance with existing building codes. Card key access system serves the garage, podium and tower buildings. Security cameras cover the main entry points, loading dock and garage entry. No entry to the stairwells are permitted below the second level.

An aluminum window wall system, with some of the condominium unit windows operable. Window coverings are the responsibility of the individual home owners. Exterior unit doors are solid-core wood. Interior doors are solid core, flush panel in wood frames with either a stained varnish or painted finish. A series of motorized coiling doors separate rooms for the trash compactor, recycling area and loading dock in the tower building. The residential tower has glass entry-system doors with an interior vestibule. All interior doors and rooms are trimmed with painted MDF casing or base moldings. Utility rooms have vinyl trim molding.

The standard kitchen for the living units includes solid surface countertops and backsplash, custom wood veneer cabinets, and hardwood flooring. Stainless steel appliances including a gas cook top (4 burners), 30"-electric self-cleaning wall oven, microwave with exhaust hood, dishwasher with wood panel cover, disposal, and refrigerator. Kitchens in the two-bedroom

units include slab granite countertops and backsplash, custom wood veneer cabinets, and hardwood flooring. The penthouse units have upgraded interior features typical of the high-end of the market. The condominium units have hardwood flooring in the entry, kitchen, living, dining, open sleeping areas, and powder rooms. Wool carpeting is installed in the enclosed bedrooms (with doors). The bathrooms have porcelain, travertine, or marble tile flooring depending on unit type. Outdoor balconies and terraces for the condominium units are a concrete extension of the building structure. Railings are primarily aluminum frames and top rail with a glass panel insert.

All condominiums have in-unit storage, pantry and linen rooms, wardrobe closets, and separate utility rooms with washer/dryer hook-ups. The parking level has additional storage units. Trash systems are located near the elevators on each floor of the tower. The trash chute empties into a trash compactor on the ground level and is easily accessed from the loading dock. A recycling room for tenant use is also located Floor Level 1. The parking garage has a secured entry and closed-circuit television monitoring system.

The project (building design and construction materials) is in compliance with the LEED (Leadership in Energy and Environmental Design) Green Building Rating System. The rating standards are intended to encourage sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

Views are varied and improve with higher floor levels and generally consist of local city views, Willamette River, West Hills and limited to full views of distant mountains (Cascades). All of the condominium units have extensive window areas allowing for good natural lighting and view opportunities. The surrounding neighborhood has a variety of mid-rise to high-rise buildings. Units located on the second through fifth floors are considered to have immediate neighborhood or streetscape views; while upper-level floors (Levels 6-15) have progressively improving River, city and mountain views.

Construction Details

Foundation	Concrete slab floor (basement) & load-bearing podium walls
Structural Frame	3 podium levels with structural steel above
Exterior Walls	Brick
Roof	Flat built-up roof.
Heating	All living area & common areas
Air Conditioning	All living areas & above-grade common areas
Elevators	3 per tower
Sprinklers	Yes

The tower building has traction-gearred elevators. The elevators serve the garage levels, residential lobby, and living units. Water source heat pumps serve the building with a cooling

tower condenser water system serving each unit. Common areas are served by a rooftop (East) AHU that provides heating, cooling, and make up air to all the common areas.

UNIT MIX AND FEATURES/AMENITIES

Floor plans vary by location and include loft studio, one and two-bedroom units. The following is a general breakdown of the condominium unit inventory; per tower:

The Elizabeth Condominiums												
Unit #	APN	Owner Name	Unit (SF)	BRs	BAs	Sale Date	Sale Price	Price/SF	Year Built	Improvements	Taxable Value	Taxes
1001	R564320	Dunn	1,058	1	1	6/22/2015	\$465,000	\$439.51	2005	\$461,030	\$268,610	\$6,712.05
1002	R564321	Muse	895	1	1	9/17/2015	\$410,000	\$458.10	2005	\$393,960	\$229,490	\$5,734.51
1003	R564322	Evans	1,176	1	1			\$0.00	2005	\$490,990	\$286,050	\$7,147.85
1004	R564323	Micallef	1,563	2	2	4/9/2009	\$569,900	\$364.62	2005	\$848,190	\$494,220	\$12,349.62
1005	R564324	Heckman	1,014	1	1	3/17/2015	\$440,000	\$433.93	2005	\$551,270	\$309,740	\$7,739.83
1006	R564325	McAfee	1,006	1	1	8/28/2015	\$485,000	\$482.11	2005	\$588,060	\$342,600	\$8,560.93
1007	R564326	Swyers	1,402	2	2	7/23/2014	\$630,000	\$449.36	2005	\$850,950	\$495,830	\$12,389.85
1008	R564327	Rochelois	735	1	1	5/19/2006	\$375,000	\$510.20	2005	\$412,510	\$240,340	\$6,005.63
1009	R564328	Green Lakes Holdings LLC	982	1	1	12/5/2017	\$487,000	\$495.93	2005	\$513,410	\$299,120	\$7,474.47
1010	R564329	Brands	982	1	1	12/14/2017	\$500,000	\$509.16	2005	\$582,920	\$339,650	\$8,487.17
1011	R564330	Whitaker	735	1	1	11/15/2011	\$254,000	\$345.58	2005	\$412,510	\$240,340	\$6,005.63
1012	R564331	Nern	1,402	2	2	4/15/2011	\$490,000	\$349.50	2005	\$885,120	\$495,830	\$12,389.85
1013	R564332	Grahovac	998	1	1	6/24/2013	\$325,000	\$325.65	2005	\$486,740	\$274,130	\$6,849.99
1014	R564333	Morgan	1,009	1	1			\$0.00	2005	\$510,790	\$297,600	\$7,436.47
1015	R564334	Travnicek	1,563	2	2			\$0.00	2005	\$848,190	\$494,220	\$12,349.62
1016	R564335	Hisey	1,177	1	1			\$0.00	2005	\$491,250	\$286,210	\$7,151.84
1017	R564336	Riesenberg	1,083	1	1	10/25/2016	\$485,000	\$447.83	2005	\$467,380	\$272,300	\$6,804.29
1101	R564337	King Cap Investments LLC	1,058	1	1	10/12/2005	\$455,000	\$430.06	2005	\$496,800	\$289,460	\$7,233.06
1102	R564338	Snow	895	1	1	4/21/2014	\$345,000	\$385.47	2005	\$424,270	\$247,160	\$6,176.08
1103	R564339	Ho	1,176	1	1			\$0.00	2005	\$528,760	\$308,070	\$7,698.10
1105	R564341	Sleavin	1,014	1	1	8/22/2006	\$490,000	\$483.23	2005	\$551,590	\$321,390	\$8,030.90
1106	R564342	Karter	1,006	1	1			\$0.00	2005	\$588,060	\$342,600	\$8,560.93
1107	R564343	Van Dyke	1,402	2	2	10/23/2007	\$705,000	\$502.85	2005	\$850,600	\$495,630	\$12,384.85
1108	R564344	Khurma	735	1	1	5/1/2008	\$350,000	\$476.19	2005	\$412,510	\$240,340	\$6,005.63
1109	R564345	Lerner	982	1	1			\$0.00	2005	\$583,270	\$339,820	\$8,491.43
1110	R564346	JMN LLC	982	1	1	10/1/2008	\$387,500	\$394.60	2005	\$583,270	\$339,750	\$8,489.70
1111	R564347	Montrose	735	1	1	8/23/2011	\$265,000	\$360.54	2005	\$412,510	\$183,570	\$4,587.05
1112	R564348	Cohen	1,402	2	2	3/16/2011	\$400,000	\$285.31	2005	\$850,950	\$495,830	\$12,389.85
1113	R564349	Freedman	998	1	1			\$0.00	2005	\$588,490	\$296,200	\$7,401.50
1114	R564350	Garsha Joint Trust	1,009	1	1	2/17/2015	\$440,000	\$436.08	2005	\$550,080	\$320,500	\$8,008.69
1115	R564351	McGee	1,563	2	2	8/7/2014	\$670,000	\$428.66	2005	\$848,190	\$494,220	\$12,349.62
1116	R564352	Klein	1,177	1	1	12/16/2013	\$374,000	\$317.76	2005	\$529,040	\$308,230	\$7,702.08
1117	R564353	Kinney	1,083	1	1	12/12/2018	\$529,500	\$488.92	2005	\$521,010	\$293,440	\$7,332.52
1201	R564354	Palmer	1,058	1	1	4/22/2015	\$428,250	\$404.77	2005	\$496,800	\$289,460	\$7,233.06
1202	R564355	Sema	895	1	1	4/23/2014	\$340,000	\$379.89	2005	\$427,730	\$247,160	\$6,167.08
1203	R564356	Knorr	1,176	1	1	2/9/2012	\$380,000	\$323.13	2005	\$528,760	\$308,070	\$7,698.10
1204	R564357	Wuest	1,572	2	2	8/25/2016	\$850,000	\$540.71	2005	\$912,000	\$531,390	\$13,278.43
1205	R564358	Rowe	1,013	1	1			\$0.00	2005	\$590,670	\$344,160	\$8,599.92
1206	R564359	Lehman	1,006	1	1	10/26/2006	\$485,000	\$482.11	2005	\$588,410	\$342,850	\$8,567.19
1207	R564360	Hayden	1,402	2	2	5/24/2016	\$820,000	\$584.88	2005	\$850,950	\$495,830	\$12,389.85
1208	R564361	Schill	735	1	1	2/10/2016	\$400,000	\$544.22	2005	\$412,510	\$240,340	\$6,005.63
1209	R564362	Lu	982	1	1			\$0.00	2005	\$583,270	\$339,820	\$8,491.43
1210	R564363	Orand	982	1	1	10/13/2015	\$430,000	\$437.88	2005	\$583,270	\$339,820	\$8,491.43
1211	R564364	McDowell	735	1	1	9/4/2018	\$427,000	\$580.95	2005	\$412,510	\$240,340	\$6,005.63
1212	R564365	Lu	1,402	2	2	5/3/2007	\$699,000	\$498.57	2005	\$850,950	\$495,830	\$12,389.85
1213	R564366	Carey	998	1	1	7/8/2014	\$450,000	\$450.90	2005	\$510,020	\$310,690	\$7,763.55
1214	R564367	Clark	1,008	1	1			\$0.00	2005	\$549,780	\$320,300	\$8,003.70
1215	R564368	Lazar	1,572	2	2			\$0.00	2005	\$851,200	\$495,980	\$12,393.60
1216	R564369	Edwards	1,177	1	1	11/21/2017	\$629,000	\$534.41	2005	\$529,040	\$308,230	\$7,702.08
1217	R564370	Christiani	1,083	1	1	11/26/2007	\$428,000	\$395.20	2005	\$503,650	\$293,440	\$7,332.52
1301	R564371	Fuqua	1,058	1	1	6/2/2015	\$445,000	\$420.60	2005	\$532,280	\$310,140	\$7,749.82
1302	R564372	McAllister	895	1	1	1/29/2008	\$415,000	\$463.69	2005	\$454,560	\$264,870	\$6,618.58
1303	R564373	Reed	1,176	1	1	11/27/2017	\$625,000	\$531.46	2005	\$586,070	\$330,080	\$8,248.06
1304	R564374	Derse	1,553	2	2			\$0.00	2005	\$906,100	\$527,970	\$13,192.99
1305	R564375	Walpole	1,013	1	1	7/9/2013	\$358,000	\$353.41	2005	\$611,040	\$344,160	\$8,599.92
1306	R564376	Gardener	1,006	1	1			\$0.00	2005	\$588,410	\$312,680	\$7,813.26
1307	R564377	Wilfong	1,382	2	2	2/23/2018	\$860,000	\$622.29	2005	\$847,450	\$489,900	\$12,241.64
1308	R564378	Kuzma	735	1	1			\$0.00	2005	\$412,510	\$240,340	\$6,005.63
1309	R564379	Stoutenberg	982	1	1	8/31/2012	\$263,000	\$267.82	2005	\$603,380	\$339,820	\$8,491.43
1310	R564380	Holeman	982	1	1	2/15/2008	\$400,000	\$407.33	2005	\$583,270	\$314,900	\$7,868.78
1311	R564381	Micallef	735	1	1			\$0.00	2005	\$412,510	\$240,340	\$6,005.63
1312	R564382	Erickson	1,382	2	2	12/6/2013	\$580,000	\$419.68	2005	\$852,030	\$493,790	\$12,338.87
1313	R564383	Robinson	998	1	1	6/8/2016	\$440,000	\$440.88	2005	\$549,250	\$320,010	\$7,996.42
1314	R564384	Ghitelman	1,005	1	1			\$0.00	2005	\$481,710	\$280,660	\$7,013.12
1315	R564385	Peterson	1,562	2	2	5/26/2006	\$719,900	\$460.88	2005	\$848,700	\$494,520	\$12,357.09
1316	R564386	Skrondal	1,168	1	1	8/20/2007	\$500,000	\$428.08	2005	\$564,190	\$328,700	\$8,213.60
1317	R564387	Diaz	1,083	1	1	8/19/2015	\$470,000	\$433.98	2005	\$539,620	\$314,420	\$7,856.75
1401	R564388	Shigi	2,123	2	3			\$0.00	2005	\$1,445,170	\$842,120	\$21,042.97
1402	R564389	Posner	2,355	2	3	5/1/2014	\$1,800,000	\$764.33	2005	\$1,684,380	\$947,700	\$23,681.21
1403	R564390	Hall	2,267	3	4			\$0.00	2005	\$1,542,930	\$899,100	\$22,466.81
1404	R564391	Silna	1,652	2	2	2/18/2016	\$995,000	\$602.30	2005	\$1,008,430	\$549,350	\$13,727.20
1405	R564392	Solomon	2,550	2	3	9/12/2014	\$1,769,000	\$693.73	2005	\$1,976,130	\$1,151,540	\$28,774.81
1406	R564393	Rabie	3,285	2	3	9/26/2016	\$2,350,000	\$715.37	2005	\$2,347,070	\$1,367,700	\$34,176.23
1407	R564394	Curcio	1,961	2	3	5/20/2013	\$900,000	\$458.95	2005	\$1,454,690	\$685,450	\$17,128.09
1501	R564395	Mollomo	2,326	2	3	5/29/2008	\$1,800,000	\$773.86	2005	\$1,932,950	\$904,870	\$22,610.99
1502	R564396	Walters	3,443	2	3	9/3/2009	\$1,971,000	\$572.47	2005	\$2,541,230	\$1,480,850	\$37,003.60
1503	R564397	Delamarter	3,235	3	4	9/20/2007	\$2,800,000	\$865.53	2005	\$2,842,450	\$1,440,330	\$35,991.12
1504	R564398	Menashe	3,219	3	4			\$0.00	2005	\$2,462,800	\$1,037,330	\$25,920.93
1505	R564399	Lewis	3,434	2	3			\$0.00	2005	\$2,536,900	\$1,478,340	\$36,940.93



IMPROVEMENTS ANALYSIS

Unit Features and Project Amenities			
Unit Features		Project Amenities	
Patios/Balcony	x	Gated Entrance	x
Fireplace	x	Swimming Pool	
Vaulted Ceilings		Spa/Hot Tub	
Dishwasher	x	Sauna	
Disposal	x	Covered Parking	x
Trash Compactor		Garage/Under Building	x
Washer/Dryer Hookup	x	Tennis Court	
Washer/Dryer In Unit	x	Playground	
Storage in Unit	x	Clubhouse/Rec. Bldg.	x
Air Conditioning	x	Fitness Room	
Carpets/Drapes/Blinds	x	Racquet Ball	
Walk-in Closets		Volleyball	
		Basketball	
		Laundry Facility	
		Storage	x
		Security	x

All condominium units are accessed through common hallways via a building entry door with security features. The condominium entry lobby is located on the ground floor. There is also a pedestrian promenade with elevator access to all building levels, parking garage, and tenant storage area within the tower portions of the project. A connecting hallway corridor provides access to units.

For the purposes of this analysis, the commercial/retail space build-out is assumed to reflect a raw shell condition with metal studs at perimeter with insulation, no sheet rock, except at demising partitions. The HVAC units are stocked on the floors with no downstream ductwork. Electrical meter base with service sized to the tenant requirements. Unfinished concrete flooring with water and sewer stubbed to the individual units.

Quality and Condition

The improvements are of good quality construction and are in good condition. The quality of the subject is considered to be consistent with that of competing properties, and maintenance appears to have been consistent with that of competing properties. Overall, the market appeal of the subject is consistent with that of competing properties, considering the approximate 10-15-year age and periodic common area updating. The balance of the tower roof includes mechanical systems, cooling tower, boiler, and building storage screened. The roof of the tower is not accessible to the public and includes mechanical systems, air vents and condensers.

ADA Compliance

Based on our inspection and information provided, we are not aware of any ADA issues. However, we are not expert in ADA matters, and further study by an appropriately qualified professional would be recommended to assess ADA compliance.

Personal Property

Personal property items necessary for the continued operation of the property include kitchen and some laundry room appliances; as well as common area furnishings/equipment. From a residential perspective, these items make a material contribution to market value (replacement cost new) and are included in the appraisal.

CONCLUSION

Overall, the quality, condition, and functional utility of the improvements are above average for their age and location.

Appraisal Methodology

COST APPROACH

The cost approach is based on the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when it is improved with relatively unique or specialized improvements for which there exist few sales or leases of comparable properties.

SALES COMPARISON APPROACH

The sales comparison approach utilizes sales of comparable properties, adjusted for differences, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as price per square foot, price per unit, price per floor, etc., or economic units of comparison such as gross rent multiplier. Adjustments are applied to the physical units of comparison derived from the comparable sale. The unit of comparison chosen for the subject is then used to yield a total value.

INCOME CAPITALIZATION APPROACH

The income capitalization approach reflects the subject's income-producing capabilities. This approach is based on the assumption that value is created by the expectation of benefits to be derived in the future. Specifically estimated is the amount an investor would be willing to pay to receive an income stream plus reversion value from a property over a period of time. The two common valuation techniques associated with the income capitalization approach are direct capitalization and the discounted cash flow (DCF) analysis.

Approaches to Value

Approach	Applicability to Subject	Use in Assignment
Cost Approach	Applicable	Utilized
Sales Comparison Approach	Not Applicable	Not Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

Scope of this appraisal is ONLY the estimation of current replacement cost for the subject property's improvements; for insurance purposes. Therefore, only the Cost Approach principles apply.

Cost Approach

In estimating the replacement cost new for the subject, the following methods/data sources have been utilized, if available:

REPLACEMENT COST NEW

- ❖ Marshall Valuation Service (MVS) cost guide, published by Marshall and Swift, LLC; a nationally recognized publication containing construction costs for all types of improvements.
- ❖ The subject’s actual construction costs (if available); and
- ❖ Actual/budget construction cost figures available for comparable properties.

MVS Conclusion

Building Improvements - Unit Costs					
Building 1 Name: Residential Tower					
MVS Building Type:	Luxury Apartments-HR	Unit	SF	Current Multiplier	1.000
Const Class:	A	Unit Cost	\$250.00	Local Multiplier	1.120
Quality:	Good	Sprinklers:	\$3.00	Story Ht Multiplier	1.090
Quality Rating:	Good	Balc./FPs:	\$5.00	Perimeter Multiplier	1.000
Section/Page	11 / 15, 34, 35	Appliances:	\$2.00		
Economic Life	55	Subtotal:	\$260.00	Final Unit Cost	\$317.41
Building 2 Name: Commercial & Commons					
MVS Building Type:	Urban THs & Commercial	Unit	SF	Current Multiplier	1.040
Const Class:	B	Unit Cost	\$205.00	Local Multiplier	1.090
Quality:	Good	Sprinklers:	\$3.00	Story Ht Multiplier	1.000
Quality Rating:	Good-Excellent	Balc./FPs:	\$5.00	Perimeter Multiplier	1.000
Section/Page	12 / 31-41; 13 / 14	Appliances:	\$1.00		
Economic Life	55	Subtotal:	\$214.00	Final Unit Cost	\$242.59
Building 3 Name: Parking Levels					
MVS Building Type:	Basements - HR Apts	Unit	SF	Current Multiplier	1.020
Const Class:	B	Unit Cost	\$57.00	Local Multiplier	1.090
Quality:	Good	Sprinklers:	\$3.00	Story Ht Multiplier	1.100
Quality Rating:	Parking - Unfin. Interior	Balc./FPs:	\$0.00	Perimeter Multiplier	1.000
Section/Page	11 / 19	Appliances:	\$0.00		
Economic Life	55	Subtotal:	\$60.00	Final Unit Cost	\$73.38
Source: Marshall Valuation Service					



Site Improvements - Unit Costs					
Site Improvement 1 Name: Street-Front Hardscape, Ramps, Stairs, etc.					
Quality:	Good-Excellent	Unit Cost	\$500,000.00	Current Multiplier	1.000
Section:	N/A	Other:		Local Multiplier	1.000
Page:	N/A	Other:			
Unit:	Lump sum	Subtotal:	\$500,000.00	Final Unit Cost	\$500,000.00

Source: Appraiser approximations based upon allocations from comparable local projects

Indirect Costs

- ❖ Soft costs have been increasing in tandem with direct costs. For the most part, indirect costs are included in the figures cited above; most notably the costs associated with permits and SDCs within the City of Portland.
- ❖ Additional costs associated with construction financing, holding costs and insurance/contingencies are excluded from this analysis.
- ❖ We have applied a blanket figure equal to 5% of construction costs for this analysis.

Entrepreneurial Incentive

- ❖ Entrepreneurial incentive has been increasing due to continued exceptional investor demand for properties like the subject;
- ❖ Review of sales data for which development costs are known indicate that the Entrepreneurial Incentive component tends to range from 10% to 20% of direct and indirect costs;
- ❖ Based on the available data and analysis, an allowance of 10% of total direct and indirect costs is appropriate.



Replacement Cost New Conclusion

Replacement Cost Estimate							
Building Improvements							
<i>Bldg Name</i>	<i>MVS Building Type</i>	<i>MVS Class</i>	<i>Quality</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Cost New</i>
Residential Tower	Luxury Apartments-HR	A	Good	236,644	SF	\$317.41	\$75,113,172
Commercial & Commons	Urban THs & Commercial	B	Good	30,000	SF	\$242.59	\$7,277,700
Parking Levels	Basements - HR Apts	B	Good	105,927	SF	\$73.38	\$7,772,923
Subtotal - Replacement Cost New							\$90,163,795
Plus: Indirect Cost						5%	\$4,508,190
Subtotal							\$94,671,985
Plus: Entrepreneurial Profit						10%	\$9,467,199
Total Replacement Cost New							\$104,139,184
Site Improvements							
<i>Item</i>		<i>Quality</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Cost New</i>	
Street-Front Hardscape, Ramps, Stairs, etc.		Good-Excellent	1	Lump sum	\$500,000	\$500,000	\$500,000
Subtotal - Replacement Cost New							\$500,000
Plus: Indirect Cost						5%	\$25,000
Subtotal							\$525,000
Plus: Entrepreneurial Profit						10%	\$52,500
Total Replacement Cost New							\$577,500
Overall Property							
Building Improvements							\$90,163,795
Site Improvements							\$500,000
Subtotal - Replacement Cost New							\$90,663,795
Plus: Indirect Cost						5%	\$4,533,190
Subtotal							\$95,196,985
Plus: Entrepreneurial Profit						10%	\$9,519,699
Total Replacement Cost New							\$104,716,684

Source: Marshall Valuation Service except for Site Improvements, Indirect Costs & Entrepreneurial Profit, which are appraiser estimates

The Marshall Valuation Service projection suggests nearly \$105,000,000; inclusive of non-construction indirect cost expectations, as well as a component of entrepreneurial incentive. From an insurable replacement cost perspective, only the direct cost component(s) are applicable and we have therefore focused on the combined Building Improvements and Site Improvements in comparison to actual local cost data. Combined, these components total **\$90,663,795**.

Cost Comparables

The following table summarizes an array of local construction cost data drawn from variably-sized urban and semi-urban residential or mixed-use projects bearing resemblance to the subject property. Due to the dearth of condominium construction since the market downturn in 2008, most newer high-rise residential projects have been focused toward multifamily rental occupancy.

The cost data is analyzed and compared to the subject property on the basis of both gross building and gross leasable area, as well as the number of residential units.



Cost Data								
Historic Projects (PDX)	Year Built	GBA (SF)	Total Res. & LW Units	Avg. Unit Size (SF)	Direct Costs / SF (GBA)	Cost / Res. Unit	Direct Costs / SF (GLA)	Comments
John Ross	2006	574,112	286	1,185	\$159.55	\$320,272	\$270.27	Class A luxury high-rise w/retail, LW & pkg.
The Strand	2006	518,071	215	1,522	\$157.83	\$380,307	\$249.87	3 Class A high-rises w/retail & shared pkg.
Jefferson Place	2006	87,750	50	1,000	\$111.59	\$195,846	\$195.85	Class A quality mid-rise w/retail & pkg.
The Metropolitan	2008	380,102	139	1,441	\$176.87	\$483,669	\$335.65	Class A luxury high-rise w/retail, LW & pkg.
LaScala Apartments	2015	40,000	44	714	\$164.45	\$149,497	\$209.38	Class D mid-rise apartment w/comm. & pkg.
Sanctuary	2016	183,185	182	732	\$147.96	\$148,920	\$203.44	2 Class D mid-rise apts w/parking, no retail (WF)
PDX Commons	2016	44,216	29	983	\$165.75	\$252,713	\$257.08	Class A quality mid-rise w/retail & pkg.
Modera Pearl	2016	546,095	290	1,400	\$328.41	\$618,427	\$441.73	Class A urban apartment (7-story) w/pkg.
Heartline	2018	372,950	218	1,000	\$260.07	\$444,919	\$444.92	Class A office-residential project w/pkg.
Proposed A (Confid.)	2019-20	480,000	220	1,500	\$238.29	\$519,900	\$346.60	17-story office-retail-residential tower w/pkg.
Proposed B (Confid.)	2019-20	576,994	341	905	\$291.57	\$493,351	\$545.41	23-story res. tower w/retail, 4-story office w/pkg.
Elizabeth Condos	2005	372,571	193	1,187	\$200.21	\$364,347	\$318.20	Class A high-rise (15-story) w/retail & pkg.
					Array Averages			

The cost data array indicates about *\$200.00 per square foot of gross building area*; which is inclusive of a building’s common areas, parking structure(s), corridors, mechanical systems and vertical penetrations. Comparing the costs to only the “leasable or living” area typically suggests much higher per square foot figures; in this case an array average of *\$318.20*. Finally, the raw cost data suggests an average “per residential unit” indication of *\$364,347*. The highest figures are typically from projects that include a sizable complement of commercial space, larger than typical parking capacity, or larger/superior unit floor plans. The subject property ranks highly on the basis of average unit size, as well as a higher-than-typical parking ratio.

Because of the wide-ranging dates of construction shown above, the confirmed actual and budgeted cost data warrants upward trending for both inflation and the rising costs of materials, labor and coordination. The following table utilizes the multiple “per unit or square foot” figures and adjusts them to the current market based upon a compounded three percent annual factor. Compared to CPI or inflation, this esclator figure is high, though supported by cost trending data analyzed; as well as the Marshall Valuation Service (MVS).

Inflated Cost Data							
Historic Projects (PDX)	Year Built	Elapsed Years	Time-Adjustment	Direct Costs / SF (GBA)	Cost / Res & LW Unit	Direct Costs / SF (GLA)	
John Ross	2006	13	146.85%	\$234.30	\$470,331	\$396.90	
The Strand	2006	13	146.85%	\$231.78	\$558,494	\$366.95	
Jefferson Place	2006	13	146.85%	\$163.88	\$287,606	\$287.61	
The Metropolitan	2008	11	138.42%	\$244.83	\$669,511	\$464.62	
LaScala Apartments	2015	4	112.55%	\$185.09	\$168,260	\$235.66	
Sanctuary	2016	3	109.27%	\$161.68	\$162,729	\$222.31	
PDX Commons	2016	3	109.27%	\$181.12	\$276,146	\$280.92	
Modera Pearl	2016	3	109.27%	\$358.86	\$675,772	\$482.69	
Heartline	2018	1	103.00%	\$260.07	\$458,266	\$458.27	
Proposed A (Confid.)	2019-20	0	100.00%	\$238.29	\$519,900	\$346.60	
Proposed B (Confid.)	2019-20	0	100.00%	\$291.57	\$493,351	\$545.41	
Elizabeth Condos	2005	2019	3.00%	\$231.95	\$430,942	\$371.63	
					Array Averages		



The cost data array indicates about \$232.00 *per square foot of gross building area*; which is inclusive of a building's common areas, parking structure(s), corridors, mechanical systems and vertical penetrations. Comparing the costs to only the "leasable or living" area typically suggests much higher per square foot figures; in this case an array average of about \$372.00. Finally, the raw cost data suggests an average "per residential unit" indication of almost \$431,000. The highest figures are typically from projects that include a sizable complement of commercial space, larger than typical parking capacity, or larger/superior unit floor plans. The subject property ranks highly on the basis of average unit size, as well as a higher-than-typical parking ratio. Further, it has a significant first floor component of commercial space.

Reconciliation of Cost Data

The Marshall Valuation Service projection suggests a total current construction cost of **\$90,663,795** for the entire tower project. This equates to \$243,35 per square foot of gross building area, \$395.64 per square foot of leasable building area. Based only on the 179 residential units in the dual tower project, the MVS cost conclusion suggests \$506,502.

Each of these calculated figures are generally supported by the cost data analyzed; specifically recognizing the inherent added costs associated with inner-city/vertical development, as well as the considerable size of the podium and three levels of straddled structured parking.

Insurable Value

Insurable value is based on the replacement and/or reproduction cost of physical items that are subject to loss from hazards. The Dictionary of Real Estate Appraisal, 6th Edition defines insurable value as:

- ❖ A type of value for insurance purposes. See also Insurable Replacement Cost [Replacement cost for Insurance Purposes].
- ❖ Replacement cost for Insurance Purposes - The estimated cost, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design, and layout for insurance coverage purposes guaranteeing that damaged property is replaced with new property (i.e., depreciation is not deducted).

Provision of an Insurable Value by the Appraiser does not change the intended use or user of this Report. No liability is assumed for the Insurable Value estimate provided and it does not guarantee that any estimate or opinion will result in the Property being fully insured for any possible loss that may be sustained. It is recommended that an insurance professional be consulted. The Insurable Value estimate may not be a reliable indication of the replacement or reproduction cost for any date other than the effective date of this Report due to changing costs of labor and materials and due to the changing building codes and governmental regulations and requirements.

Absent of specific instructions from the Client, which were not provided, we have calculated insurable value to be replacement cost new of the building improvements, less insurance exclusions. Our estimate of insurable value does not include land value, entrepreneurial profit, depreciation, site improvements, and/or the costs to demolish damaged structures. We further note that we were not provided with, nor have we reviewed a policy associated with the subject improvements. Given the variance in insurable value calculation methodologies, reliance in our estimate should only be made when the estimates made herein are consistent with the in-place policy.

Estimate of Insurable Replacement Cost							
Replacement Cost New - Building Improvements							
<i>Bldg Name</i>	<i>MVS Building Type</i>	<i>MVS Class</i>	<i>Quality</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Cost New</i>
Residential Tower	Luxury Apartments-HR	A	Good	236,644	SF	\$317.41	\$75,113,172
Commercial & Commons	Urban THs & Commercial	B	Good	30,000	SF	\$242.59	\$7,277,700
Parking Levels	Basements - HR Apts	B	Good	105,927	SF	\$73.38	\$7,772,923
Subtotal - Building Improvements							\$90,163,795
Less: Insurance Exclusions							
Total Exclusions					0.0%		\$0
Insurable Replacement Cost							\$90,163,795
Rounded:							\$90,160,000

Additional costs or exclusions may be applicable based upon the type of policy put in place and/or the type/degree of property loss.

The cost of removing debris or dismantling an irreparably-damaged structure are often added to the Insurable Replacement Cost. These costs are judged to be event-dependent; though typically range from about \$5.00 to \$15.00 per building square foot.

Exclusions such as Site Improvements, Basement Excavation or Foundations may also be applicable. In this analysis, the relatively minor costs associated with Site Improvements have already been deducted. Though no assumptions have been made regarding the durability of the basement/foundation improvements in a total-loss scenario.



Assumptions and Limiting Conditions

The Appraisal contained in this Report (herein "Report") is subject to the following assumptions and limiting conditions:

1. Unless otherwise stated in this report, title to the property which is the subject of this report (herein "Property") is assumed to be good and marketable and free and clear of all liens and encumbrances and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. No responsibility is assumed for the legal description, zoning, condition of title or any matters which are legal in nature or otherwise require expertise other than that of a professional real estate appraiser. This report shall not constitute a survey of the Property.
2. Unless otherwise stated in this report, it is assumed: that the improvements on the Property are structurally sound, seismically safe and code conforming; that all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion by the elements; that the Property and improvements conform to all applicable local, state, and federal laws, codes, ordinances and regulations including environmental laws and regulations. No responsibility is assumed for soil or subsoil conditions or engineering or structural matters. The Property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report is based, unless otherwise stated. The physical condition of the Property reflected in this report is solely based on a visual inspection as typically conducted by a professional appraiser not someone with engineering expertise. Responsible ownership and competent property management are assumed.
3. Unless otherwise stated in this report, this report did not take into consideration the existence of asbestos, PCB transformers or other toxic, hazardous, or contaminated substances or underground storage tanks, or the cost of encapsulation, removal or remediation thereof. Real estate appraisers are not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater or other potentially hazardous materials and substances may adversely affect the value of the Property. Unless otherwise stated in this report, the opinion of value is predicated on the assumption that there is no such material or substances at, on or in the Property.
4. All statements of fact contained in this report as a basis of the analyses, opinions, and conclusions herein are true and correct to the best of the appraiser's actual knowledge and belief. The appraiser is entitled to and relies upon the accuracy of information and material furnished by the owner of the Property or owner's representatives and on information and data provided by sources upon which members of the appraisal profession typically rely and that are deemed to be reliable by such members. Such information and data obtained from third party sources are assumed to be reliable and



- have not been independently verified. No warranty is made as to the accuracy of any of such information and data. Any material error in any of the said information or data could have a substantial impact on the conclusions of this Report. The appraiser reserves the right to amend conclusions reported if made aware of any such error.
5. The opinion of value stated in this report is only as of the date of value stated in this report. An appraisal is inherently subjective and the conclusions stated apply only as of said date of value, and no representation is made as to the effect of subsequent events. This report speaks only as of the date hereof.
 6. Any projected cash flows included in the analysis are forecasts of estimated future operating characteristics and are predicated on the information and assumptions contained within this report. Any projections of income, expenses and economic conditions utilized in this report are not predictions of the future. Rather, they are estimates of market expectations of future income and expenses. The achievement of any financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may vary from the projections considered herein. There is no warranty or assurances that these forecasts will occur. Projections may be affected by circumstances beyond anyone's knowledge or control. Any income and expense estimates contained in this report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
 7. The analyses contained in this report may necessarily incorporate numerous estimates and assumptions regarding Property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by the analysis will vary from estimates, and the variations may be material.
 8. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraphs, several events may occur that could substantially alter the outcome of the estimates such as, but not limited to changes in the economy, interest rates, capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. In making prospective estimates and forecasts, it is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
 9. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. This report shall be considered only in its entirety. No part of this report shall be utilized separately or out of context.
 10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors)



- without the prior written consent of the Firm. Possession of this report, or a copy hereof, does not carry with it the right of publication.
11. Client and any other Intended User identified herein should consider this report and the opinion of value contained herein as only one factor together with its own independent considerations and underwriting guidelines in making any decision or investment or taking any action regarding the Property. Client agrees that Firm shall not be responsible in any way for any decision of Client or any Intended User related to the Property or for the advice or services provided by any other advisors or contractors. The use of this report and the appraisal contained herein by anyone other than an Intended User identified herein, or for a use other than the Intended Use identified herein, is strictly prohibited. No party other than an Intended User identified herein may rely on this report and the appraisal contained herein.
 12. Unless otherwise stated in the agreement to prepare this report, the appraiser shall not be required to participate in or prepare for or attend any judicial, arbitration, or administrative proceedings.
 13. The Americans with Disabilities Act (ADA) became effective January 26, 1992. No survey or analysis of the Property has been made in connection with this report to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. No expertise in ADA issues is claimed, and the report renders no opinion regarding the Property's compliance with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
 14. Acceptance and/or use of this report constitutes full acceptance of these Assumptions and Limiting Conditions and any others contained in this report, including any Extraordinary Assumptions and Hypothetical Conditions, and is subject to the terms and conditions contained in the agreement to prepare this report and full acceptance of any limitation of liability or claims contained therein.



Addendum A

Definitions



The following definitions are derived from The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015).

- ◆ **Absorption Period:** The actual or expected period required from the time a property, group of properties, or commodity is initially offered for lease, purchase, or use by its eventual users until all portions have been sold or stabilized occupancy has been achieved.
- ◆ **Absorption Rate:** 1) Broadly, the rate at which vacant space in a property or group of properties for sale or lease has been or is expected to be successfully sold or leased over a specified period of time. 2) In subdivision analysis, the rate of sales of lots or units in a subdivision.
- ◆ **Ad Valorem Tax:** A tax levied in proportion to the value of the thing(s) being taxed. Exclusive of exemptions, use-value assessment provisions, and the like, the property tax is an ad valorem tax. (International Association of Assessing Officers [IAAO])
- ◆ **Assessed Value:** The value of a property according to the tax rolls in ad valorem taxation; may be higher or lower than market value, or based on an assessment ratio that is a percentage of market value.
- ◆ **Cash Equivalency:** An analytical process in which the sale price of a transaction with nonmarket financing or financing with unusual conditions or incentives is converted into a price expressed in terms of cash or its equivalent.
- ◆ **Contract Rent:** The actual rental income specified in a lease.
- ◆ **Disposition Value:** The most probable price that a specified interest in property should bring under the following conditions: 1) Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market. 2) The property is subjected to market conditions prevailing as of the date of valuation. 3) Both the buyer and seller are acting prudently and knowledgeably. 4) The seller is under compulsion to sell. 5) The buyer is typically motivated. 6) Both parties are acting in what they consider to be their best interests. 7) An adequate marketing effort will be made during the exposure time. 8) Payment will be made in cash in US dollars (or the local currency) or in terms of financial arrangements comparable thereto. 9) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. This definition can also be modified to provide for valuation with specified financing terms.
- ◆ **Effective Rent:** Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord.
- ◆ **Excess Land:** Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. See also **surplus land**.



- ◆ **Excess Rent:** The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties.
- ◆ **Exposure Time:** **1)** The time a property remains on the market. **2)** [The] estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.
- ◆ **Extraordinary Assumption:** An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. See also **hypothetical condition**.
- ◆ **Fee Simple Estate:** Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.
- ◆ **Floor Area Ratio (FAR):** The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area.
- ◆ **Frictional Vacancy:** The amount of vacant space needed in a market for its orderly operation. Frictional vacancy allows for move-ins and move-outs.
- ◆ **Full Service Lease:** See **gross lease**.
- ◆ **General Vacancy:** A method of calculating any remaining vacancy and collection loss considerations when using discounted cash flow (DCF) analysis, where turnover vacancy has been used as part of the income estimate. The combined effects of turnover vacancy and general vacancy relate to total vacancy and collection loss.
- ◆ **Going-Concern Premise:** One of the premises under which the total assets of a business can be valued; the assumption that a company is expected to continue operating well into the future (usually indefinitely).
- ◆ **Going Concern Value:** An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the market value of the going concern or market value of the total assets of the business.
- ◆ **Gross Building Area (GBA):** **1)** Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved. **2)** Gross leasable area plus all common areas. **3)** For residential space, the total area of all floor



levels measured from the exterior of the walls and including the superstructure and substructure basement; typically includes garage space.

- ◆ **Gross Lease:** A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called full-service lease.
- ◆ **Hypothetical Condition:** **1)** A condition that is presumed to be true when it is known to be false. (Appraisal Institute: The Standards of Valuation Practice [SVP]) **2)** A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. See also **extraordinary assumption**.
- ◆ **Intended Users:** **1)** The party or parties the valuer intends will use the report. (SVP) **2)** The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser on the basis of communication with the client at the time of the assignment. (USPAP, 2016-2017 ed.)
- ◆ **Investment Value:** **1)** The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. **2)** The value of an asset to the owner or a prospective owner for individual investment or operational objectives. (International Valuation Standards [IVS])
- ◆ **Land-to-Building Ratio:** The proportion of land area to gross building area; one of the factors determining comparability of properties.
- ◆ **Lease:** A contract in which the rights to use and occupy land, space, or structures are transferred by the owner to another for a specified period of time in return for a specified rent.
- ◆ **Leased Fee Interest:** The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.
- ◆ **Leasehold Interest:** The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.
- ◆ **Lessee:** One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement.
- ◆ **Lessor:** One who conveys the rights of occupancy and use to others under a lease agreement.
- ◆ **Liquidation Value:** The most probable price that a specified interest in property should bring under the following conditions: **1)** Consummation of a sale within a short time period. **2)** The property is subjected to market conditions prevailing as of the date of valuation. **3)** Both the buyer and seller are acting prudently and knowledgeably. **4)** The seller is under extreme compulsion to sell. **5)** The buyer is typically motivated. **6)** Both parties are acting in what they consider to be their best interests. **7)** A normal marketing effort is not possible due to the brief exposure time.



8) Payment will be made in cash in US dollars (or the local currency) or in terms of financial arrangements comparable thereto. 9) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. This definition can also be modified to provide for valuation with specified financing terms.

- ◆ **Market Rent:** The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs).
- ◆ **Market Value:** A type of value that is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined, such as the following. 1) The most widely accepted components of market value are incorporated in the following definition: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. 2) Market value is described, not defined, in the Uniform Standards of Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. ¹
- ◆ **Market Value of the Going Concern:** The market value of an established and operating business including the real property, personal property, financial assets, and the intangible assets of the business.
- ◆ **Marketing Time:** An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.
- ◆ **Modified Gross Lease:** A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a double net lease, net net lease, partial net lease, or semi-gross lease.
- ◆ **Net Lease:** A lease in which the landlord passes on all expenses to the tenant. See also **gross lease; modified gross lease.**
- ◆ **Net Net Net Lease:** An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of

¹ The actual definition of value used for this appraisal is contained within the body of the report. The definition of market value given above is general in viewpoint and is only provided for amplification.



operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called NNN lease, triple net lease, or fully net lease.

- ◆ **Occupancy Rate:** 1) The relationship or ratio between the potential income from the currently rented units in a property and the income that would be received if all the units were occupied. 2) The ratio of occupied space to total rentable space in a building.
- ◆ **Overage Rent:** The percentage rent paid over and above the guaranteed minimum rent or base rent; calculated as a percentage of sales in excess of a specified breakpoint sales volume.
- ◆ **Percentage Rent:** Rental income received in accordance with the terms of a percentage lease; typically derived from retail store and restaurant tenants and based on a certain percentage of their gross sales.
- ◆ **Prospective Opinion of Value:** A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.
- ◆ **Rentable Area:** For office or retail buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring to the inside finished surface of the dominant portion of the permanent building walls, excluding any major vertical penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice.
- ◆ **Retrospective Value Opinion:** A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion."
- ◆ **Shell Rent:** The typical rent paid for retail, office, or industrial tenant space based on minimal "shell" interior finishes (called vanilla finish or white wall finish in some areas). Usually the landlord delivers the main building shell space or some minimum level of interior build-out, and the tenant completes the interior finish, which can include wall, ceiling, and floor finishes, mechanical systems, interior electricity, and plumbing. Typically these are long-term leases with tenants paying all or most property expenses.
- ◆ **Surplus Land:** Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. See also **excess land**.

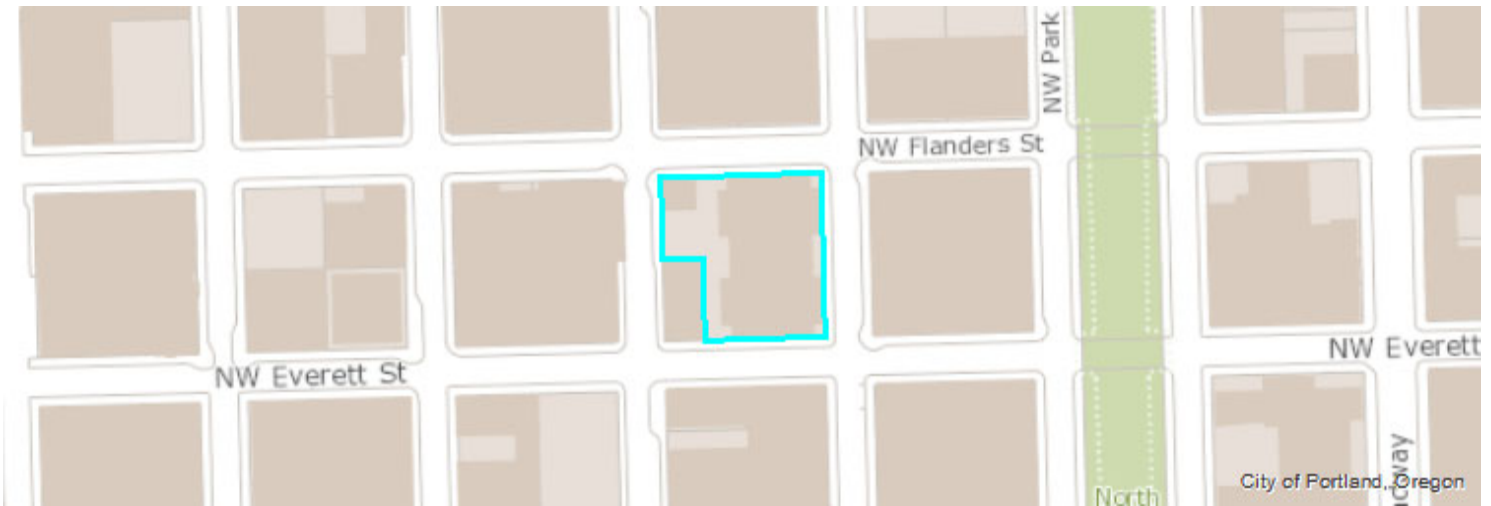


- ◆ **Turnover Vacancy:** A method of calculating vacancy allowance that is estimated or considered as part of the potential income estimate when using discounted cash flow (DCF) analysis. As units or suites turn over and are available for re-leasing, the periodic vacancy time frame (vacancy window) to release the space is considered.
- ◆ **Usable Area:** 1) For office buildings, the actual occupiable area of a floor or an office space; computed by measuring from the finished surface of the office side of corridor and other permanent walls, to the center of partitions that separate the office from adjoining usable areas, and to the inside finished surface of the dominant portion of the permanent outer building walls. Sometimes called net building area or net floor area. See also floor area. 2) The area that is actually used by the tenants measured from the inside of the exterior walls to the inside of walls separating the space from hallways and common areas.
- ◆ **Use Value:** The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Use value may or may not be equal to market value but is different conceptually. See also **value in use**.
- ◆ **Value In Use:** The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually. See also **use value**.
- ◆ **Value Indication:** A valuer's conclusion of value resulting from the application of an approach to value, e.g., the value indication by the sales comparison approach.

Addendum B

Financials and Property Information





NW 9TH AVE

PORTLAND, OR 97209

PROPERTY

Year Built

Assessor

Neighborhood

PEARL DISTRICT

Property Values (2017)

Jurisdiction

Portland / Multnomah

Zoning

EX - Central Employment ▾

Market Value

\$0.00

Elevation

37 ft (approximate)

Assessed Value

\$0.00

Owner

ELIZABETH LOFTS
CONDOMINIUMS OWNERS

Taxes (2017)

Owner Address

2105 SE 9TH AVE
PORTLAND, OR 97214

Property Taxes

\$0.00

Related Accounts

 ▾

Total Taxes

\$0.00

For more information about data updates or discrepancies, please contact Multnomah County Assessment, Recording & Taxation at (503) 988-3326 or dartcs@multco.us.

Permits & Zoning

Parks

Bureau of Development Services

Phone: 503-823-7300

Zoning Hotline: 503-823-7526

Email: bds@portlandoregon.gov

1900 SW 4th Ave, Suite 5000, Portland, OR 97201

www.portlandoregon.gov/bds/ ▾

Nearby

North Park Blocks	595ft
3.11 acres	
Jamison Square	0.33mi
0.94 acres	
O Bryant Square	0.38mi
0.46 acres	
Lan Su Chinese Garden	0.51mi
1.03 acres	
Tanner Springs Park	0.54mi
0.92 acres	

Schools

Attendance Area

District	PORTLAND SD
Elementary School	Chapman Elementary School
Middle School	West Sylvan Middle School
High School	Lincoln High School

For more information about school attendance areas go to the Schools Map ▾

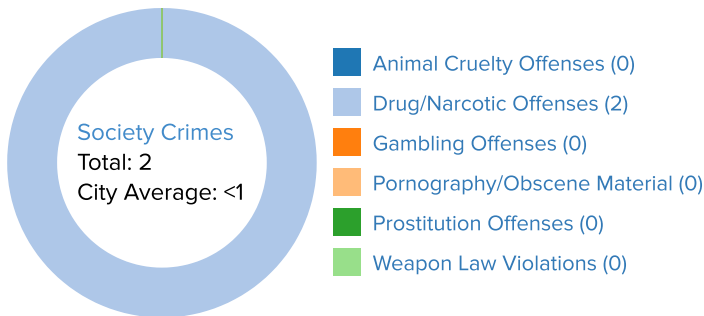
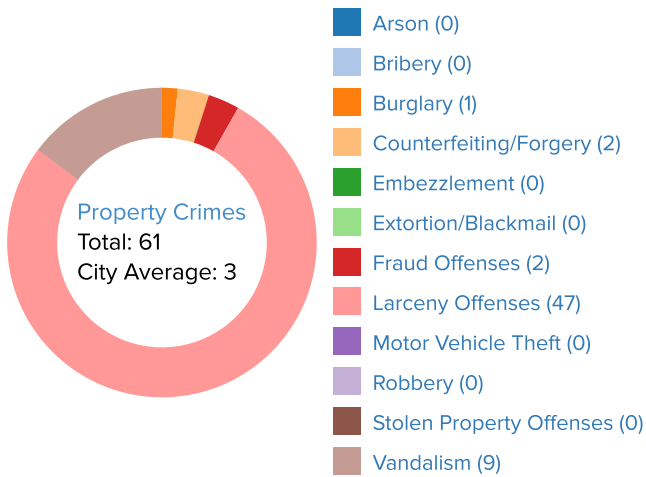
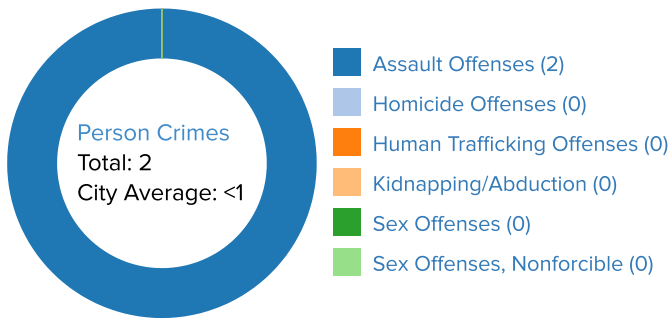
Nearby Schools

Oregon Council for Hispanic Advancement	896ft
Private GED	
Childpeace Montessori School	922ft
Private P-6	
Emerson School (Charter)	956ft
Public K-5	
The Art Institute of Portland	1002ft
Private	
Pacific Northwest College of Art	1247ft
Private	

Public Safety

Crime Statistics

To display crime data on the map click the crime category (person, property, or society) within the circle below



Data Range: 01/08/2018 - 01/07/2019

Reported crime counts are aggregated across hexagonal 1/8 mile grid sections of the city, and do not represent the number of reported crimes on a specific tax lot. Points on the map are generalized to the midblock point and may represent the location of multiple reported crimes. The locations of certain crimes are not shown on the map due to privacy concerns, but are included in counts and averages.

The records depicted give a general picture of crime events in the surrounding area and are not official crime statistics. Some information displayed is currently under review and may change subject to record finalization. For greater detail about each record, visit Portland Police Bureau's Open Data Portal and download offense data directly from the Crime Statistics Dashboard.

Police Jurisdiction

Portland Police Bureau - Central Precinct
1111 SW 2nd Ave, Portland, OR 97204
(503) 823-0000
<http://www.portlandpolice.com> ▾

Nearest Fire Station

Station Number 3
1715 NW JOHNSON ST
PORTLAND FIRE & RESCUE

Fire Management Area

Area Number 03

Hazard

FEMA Special Flood Hazard Area (SFHA) No

Elevation Certificate(s) No

1996 Flood Inundation Area No

Steep Slope Area (25%) No

Mapped Landslide Inventory Area No

Title 33 Potential Landslide Hazard Area No

Wild Lands Fire Hazard Area No

Relative Earthquake Hazard Zone(s) High

Liquefaction Hazard Zone(s) Very High

Basic Earthquake Emergency Communication Node (BEECN)

Location NW Overton Street and NW 11th Avenue

Site The Fields

Owner PP&R

Neighborhood Emergency Team Leader(s)

John Warner
jwarner767@gmail.com

Transportation

Portland Bureau of Transportation (PBOT)

1120 SW 5th Ave, Portland, OR 97204

www.portlandoregon.gov/transportation/ ▾

Traffic Safety

Vision Zero ▾ is a citywide effort to make Portland's transportation system the safest possible and to move towards zero traffic-related fatalities and serious injuries in the next 10 years

[View the Vision Zero Traffic Injuries and Fatalities Map](#) ▾

Report a Traffic Safety Concern

Call the Transportation Safety and Neighborhood Livability Line (503-823-SAFE) or email safe@portlandoregon.gov

Traffic Counts

[Learn more about traffic counts](#) ▾

[View Portland traffic counts map](#) ▾

TSP Classifications

[View the Transportation System Plan \(TSP\) street classification map](#) ▾

Snow & Ice Priority Routes

[Learn about the City's snow and ice](#) ▾ response plan

Parking

[Learn more about Portland's parking policy and programs](#) ▾

Report a Maintenance Issue

Please call our 24 hour/7 days a week hotline (503-823-1700) for maintenance and repair issues or email BOMDispatch@portlandoregon.gov

Smart Trips

[Learn about active transportation options for yourself, your family or your business](#) ▾

Transit

To plan a trip, use TriMet's [Trip Planner](#) ▾

Survey Benchmarks

Utilities

Garbage & Recycling

Residential Customers

Arrow Sanitary

(503) 257-3993

<http://www.wasteconnectionspx.com> ▾

Collection Day: Friday

Westside Terrain Area? No

Commercial Customers Unfranchised

Dropbox Services Unfranchised

Bureau of Planning & Sustainability

Curbside Hotline: 503-823-7202

Email: wasteinfo@portlandoregon.gov

1900 SW 4th Ave, Suite 7100, Portland, OR 97201

www.portlandoregon.gov/bps/ ▾

Sewer & Environmental

Bureau of Environmental Services

Phone: 503-823-7740

1120 SW 5th Avenue, Room 1000, Portland, OR 97204

www.portlandoregon.gov/bes/ ▾

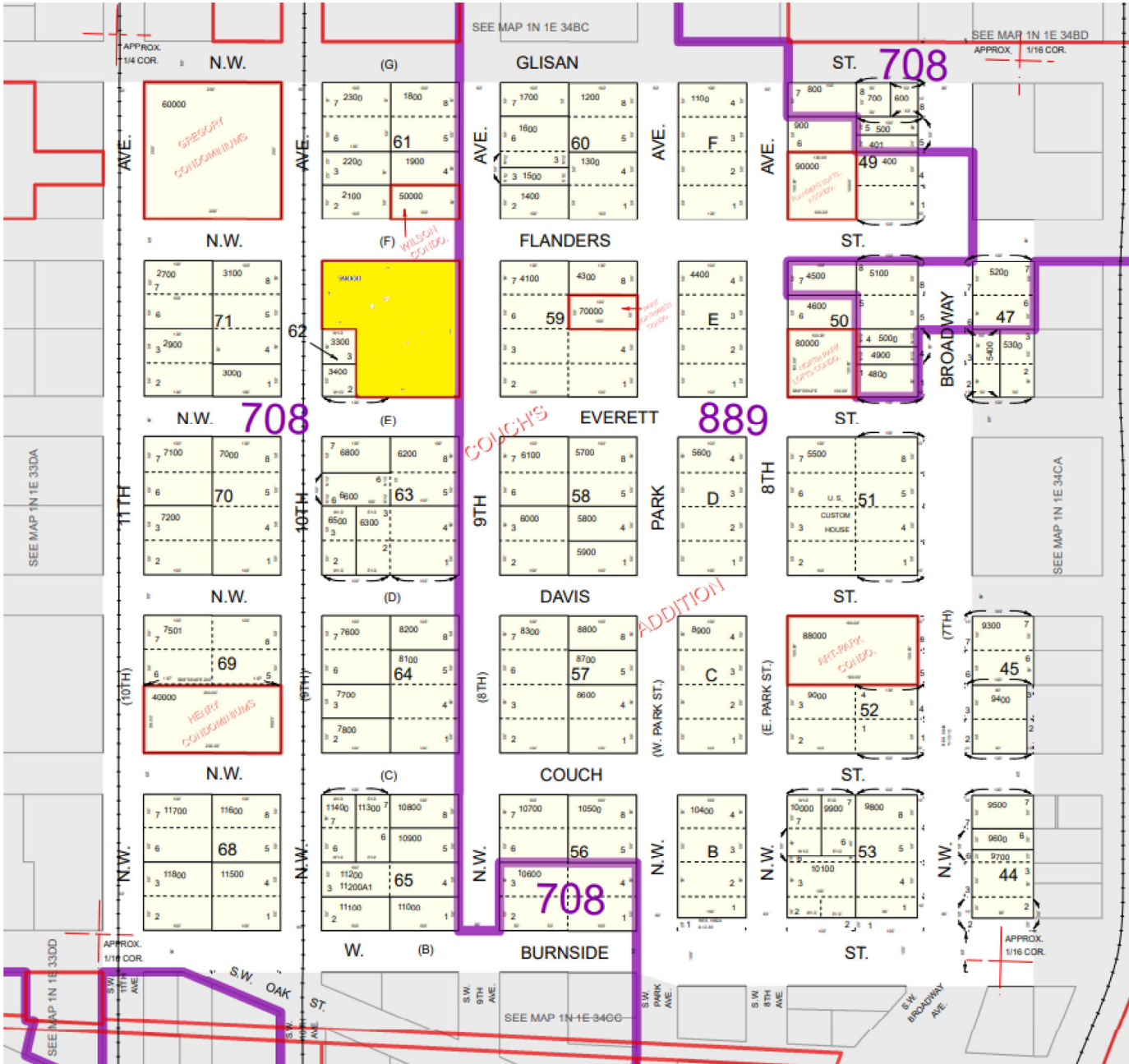
Water

Portland Water Bureau

Phone: 503-823-7770

1120 SW Fifth Ave, Suite 600, Portland, OR 97204

www.portlandoregon.gov/water/ ▾



ELIZABETH LOFTS

1 1 / 2 / 0 4

INFORMATION/SPECIFICATION SHEET

◆ BUILDING SHELL

The primary structural system for the Elizabeth Lofts building consists of cast-in-place, reinforced concrete columns supporting cast-in-place concrete floor/ceiling slabs. The slabs are typically 7.5+/- inches thick with two-way, post-tensioned cable reinforcing. The 14 and 15thth floor slabs have cantilevered perimeter sections with additional slab thickness for the Penthouse Level decks. Cast-in-place concrete walls, 12 to 18 inches thick, at the elevator shaft, stair towers and north and south corridors provide lateral support. The structure is designed to current Zone 3 seismic design Code standards.

Exterior Walls are a combination of brick veneer over metal studs and an aluminum framed window system. Inboard of the exterior skin typical walls incorporate 6 inch steel studs with insulation. One layer of 5/8-inch gypsum board with smooth, painted finish completes the exterior wall assembly.

Window systems throughout are double-glazed using a low-E coated glass product for improved thermal performance. Window frames, balcony doors, and steel balcony railing details are finished in dark brown.

◆ RESIDENTIAL INTERIOR FINISHES

All residential unit living spaces are finished with a wood floor system similar in construction to gymnasium floors, which consists of resilient pads for isolation, a double layer plywood substrate, and nominal 3/4-inch thick pre-finished tongue and groove wood flooring. The 2- inch wide Birch flooring has been selected for its rich visual character and texture. Surface imperfections, color variations, tight knots and joint openings associated with changing Oregon weather (moisture content) and the random lengths of the material are in keeping with the industrial/loft character of the district.

The standard bathroom flooring is 13" x 13" porcelain tile with a 6" ceramic tile base trim that matches the wall tile at the tub surround. Closets included in bathrooms have the same floor finish. Utility rooms have vinyl composition tile (VCT) floor finish. The penthouse bathrooms have stone tile floors and walls with multiple options.

Concrete structural columns and concrete shear walls which appear exposed in most units are unfinished and add to the industrial character of the lofts.

Gypsum board walls are smooth finished then roller painted to provide a minimal texture for a level of finish appropriate to the building's loft character. Dark brown painted, quarter round wood

ELIZABETH LOFTS

INFORMATION CONTINUED

base completes the floor-wall joint and a defined reveal occurs at the wall to ceiling transition.

Walls separating units from each other and from the corridor are designed for acoustic isolation and fire separation. Unit demising walls are two parallel partitions with a total of 4 layers of gypsum board, two layers of insulation between the units, and acoustic detailing.

Ceilings on typical floors are painted form finished structural concrete exhibiting the nature of their construction with minor joints and other imperfections which add to the character of the space. Ceiling height is generally 9'-8" at concrete ceilings. Lower ceilings of painted gypsum board are provided at all unit entries and bathrooms. Penthouse units have finished gypsum board ceilings throughout. Ceiling heights within a unit may vary to accommodate necessary utilities.

Cabinets are European-style with flush overlay doors and drawer fronts. The upper doors feature a combination of cross-reebed glass panels in natural wood frames and solid doors. Cabinet exteriors are either natural cherry or natural maple veneer. Interiors of cabinets with glass doors are also natural wood veneer matching the exterior of the cabinet. Other interiors are white melamine. Standard kitchen counter tops are natural stone with an undermount Kohler sink and stone backsplash.

Lavatory counters in all typical unit primary bathrooms are granite or marble slabs with an undermount Kohler sink. Powder rooms in Penthouse units have wall hung sinks. Lavatory counters in all Penthouse bathrooms are stone.

Unit entry doors are solid-core birch veneer wood doors, with seals at the head and jambs. All doors frames have a dark brown, semi-gloss enamel finish. Door hardware has lever handles and satin aluminum or stainless steel finish. All entry door thresholds are stone. Other doors within the units are solid-core natural birch veneer with dark brown painted steel frames. Bathroom doors feature obscure glass panels.

◆ ROOF DECKS

All Penthouse units and most 4th floor units have exterior decks with a concrete paver deck surface. The paver system is installed over waterproof membrane applied to the structural concrete slab with rigid insulation protecting the membrane from damage. Guardrails are painted steel at a height of 42-inches above the deck surface. ***Screens between the private decks are black metal frames with frosted, laminated glass panels***

ELIZABETH LOFTS

INFORMATION CONTINUED

◆ APPLIANCES PROVIDED VERIFY WITH HSW PRICING

Typical Residential Units

Refrigerator/Freezer, Std:	LG Electronic LRBP1031, 10 cu ft
Refrigerator/Freezer, L/long:	Amana ACD2238HTS, 21.6 cu ft
Range/Oven, Std:	Premier Pro Series Model P245340BP (24 " wide Gas range-gas oven)
Range/Oven, L/long:	Frigidaire Model PLCS389DC (30" wide Dual-Fuel range oven)
Hood:	Broan 46000 Series 24/30inch wide stainless steel recirculating hood
Microwave Oven:	Amana AMC4080AAS
Dishwasher:	Frigidaire FDB750RCC
Garbage Disposal:	In-Sink-Erator

Penthouse Residential Units

Refrigerator/Freezer:	Sub-Zero 670-F 36 inch wide
Single Oven:	Thermador SCD301TS 30-inch wide
Double Oven:	Thermador SCD302TS 30-inch wide
Cooktop:	Thermador SGSX365ZS 36-inch wide
Microwave Oven:	Amana ACM0860AS
Range Hood:	Thermador HB36QS/HD142TS
Dishwasher:	Thermador DW44ZP
Garbage Disposal:	In-Sink-Erator

Optional Upgrades

DEFINE STACKABLE MODELS

Washer/Electric Dryer: Stackable/Option One	Gibson GTF1040A/GEF331A
Washer/Electric Dryer: Stackable/Option Two	Bosch

◆ MECHANICAL SYSTEMS

Plumbing – The primary water piping in the building is copper. Smaller diameter water distribution piping is the highest quality CPVC and PEX material selected for its elimination of corrosion and durability. Waste piping is cast iron where it provides acoustic advantages or as required in fire-resistive wall assemblies. Vent piping is ABS. Waste disposal is provided at kitchen sinks. Hot water is provided to residential units from dual central hot water boilers using a re-circulating piping system.

Heating, Cooling, and Ventilation - For each loft, a water source heat pump fan unit is located in the utility room or above bathroom ceiling which is connected to a central boiler and cooling tower on the building roof. Air is distributed within residential units through exposed, spiral metal ducts with linear slot diffusers. Fresh air is provided to the units by operable exterior windows and make-up air in the corridors.

Fire Sprinklers and Smoke Control – The Elizabeth Lofts is provided with an automatic fire protection sprinkler system and smoke alarms throughout the building. The sprinkler and smoke detection alarm systems are monitored by 24-hour service. In the

ELIZABETH LOFTS

INFORMATION CONTINUED

event of a fire, each of the condominium units functions as an individual smoke control compartment fully enclosed by a one-hour rated, fire protection assembly. All stairwells have vestibules and are pressurized to limit smoke contamination. The system is designed to automatically pressurize the corridors of the floor immediately above and immediately below the floor originating the alarm to protect the use of the corridor and limit the possibility of smoke spreading to other floors. These systems, along with emergency exit illumination, are backed up with an emergency generator. Sprinkler pipes are exposed in areas that have concrete ceilings.

◆ ELECTRICAL SYSTEMS

Each unit panel contains dedicated power distribution. These range from 100 amps for small units to 150 amp panels at Penthouse units. Lighting is provided for the entry, bath(s), kitchen, utility room and walk-in closets. Ceiling mounted track fixtures provided in kitchens can accommodate additional owner-provided light fixtures. Connections for electric washer & dryer include dryer vent connections served by a central exhaust fan. Bathroom exhaust fan and a recirculating charcoal filter kitchen fan are provided.

Each typical residence is provided with a minimum of four combination telephone/cable TV jacks. Penthouse units will have a minimum of five telephone jacks. Building phone service is capable of four lines to each unit. Cable TV coaxial lines are provided to each unit. High-speed Internet service is available via Quest DSL, Comcast, or other providers.

Entrance control - Resident access is via coded card/fob. Building visitors may contact a resident through the intercom system located outside the lobby entrance, which operates through the telephone system. A unit owner releases the lobby entrance lock by entering a code on the resident's telephone. Closed-circuit television cameras at lobbies and other selected strategic points provide images to a digital recorder on site.

In case of a power outage, an emergency generator located in the parking garage provides power to detection and alarm systems, to corridor/egress lighting, and to emergency mechanical systems.

◆ COMMON SYSTEMS

Elevators - Three 350 foot per minute, 4500-pound capacity, service style Otis Gen 2 traction elevators serve all residential levels. Cab size of 6'x9'x10' high facilitates furniture movement.

The refuse chute access at each floor delivers to a central compactor. Recycling space is provided at the ground floor.

Parking for each residential unit is provided in the below grade, 2nd and 3rd floor garages with easy access to elevators. Bicycle parking is also provided in the basement level garage.

ELIZABETH LOFTS

INFORMATION CONTINUED

For residential units that do not include utility rooms, separate storage rooms are assigned on the garage levels or on the same floor as the unit.

The residential entrance lobby at the street level contains a mailbox for each unit.

This information is intended to provide purchasers with a general outline of the building systems. These systems have been selected to provide a high level of quality and to remain in keeping with the intended character of the building: an industrial style for open residential lofts exhibiting the exposed nature of the structure and other systems. Details of this description or substitutions may change without notice.

THE ELIZABETH PRICE LIST
10/6/04

279 2555
307180

TYPICAL UNITS

Fourth Floor		Fifth Floor		Sixth Floor		Seventh Floor		Eighth Floor		Ninth Floor	
UNIT	SF	PRICE	HOA	UNIT	SF	PRICE	HOA	UNIT	SF	PRICE	HOA
M 401-T	1,046	SOLD	\$337	601	1,046	Sale Pending	\$337	801	1,046	SOLD	\$337
M 402-T-S	884	Sale Pending	\$285	602-S	884	SOLD	\$285	802-S	884	SOLD	\$285
M 403	1,160	\$312,618	\$374	603	1,160	Sale Pending	\$374	803	1,160	SOLD	\$374
M 404-T-S	1,552	SOLD	\$503	604-S	1,551	\$503,468	\$503	804-S	1,561	\$525,000	\$503
M 405-T	1,000	SOLD	\$370	605	1,003	SOLD	\$373	805	1,004	SOLD	\$374
M 406-T	994	SOLD	\$368	606	997	SOLD	\$321	806	997	SOLD	\$321
M 407-TP-T-S	1,392	SOLD	\$451	607-S	1,399	SOLD	\$451	807-S	1,399	Sale Pending	\$451
M 408-S	725	SOLD	\$234	608-S	726	SOLD	\$234	808-S	726	SOLD	\$234
M 409-T	978	SOLD	\$345	609	978	SOLD	\$315	809	978	SOLD	\$293,855
M 410-T	977	SOLD	\$345	610	977	SOLD	\$315	810	977	SOLD	\$315
M 411-S	727	SOLD	\$234	611-S	727	SOLD	\$234	811-S	727	SOLD	\$234
M 412-T-S	2,364	SOLD	\$868	612-S	1,399	SOLD	\$451	812-S	1,399	SOLD	\$451
N 413				613	993	Sale Pending	\$320	813	993	SOLD	\$320
N 414-T	994	SOLD	\$368	614	1,000	SOLD	\$322	814	1,000	SOLD	\$322
M 415-T-S	1,550	SOLD	\$503	615-S	1,562	SOLD	\$503	815-S	1,562	SOLD	\$503
M 416	1,160	SOLD	\$374	616	1,160	SOLD	\$374	816	1,160	SOLD	\$374
M 417-T	1,070	SOLD	\$345	617	1,070	SOLD	\$345	817	1,070	SOLD	\$345

Tenth Floor

UNIT	SF	PRICE	HOA
M 1001	1,046	\$329,465	\$337
M 1002-S	884	\$289,465	\$285
M 1003	1,160	\$377,740	\$374
M 1004-S	1,561	Sale Pending	\$503
M 1005	1,004	SOLD	\$324
M 1006	991	SOLD	\$319
M 1007-S	1,399	SOLD	\$451
M 1008-S	726	SOLD	\$234
M 1009	978	\$303,095	\$315
M 1010	977	\$303,095	\$315
M 1011-S	727	SOLD	\$234
M 1012-S	1,399	SOLD	\$451
M 1013	993	\$330,300	\$320
M 1014	1,000	SOLD	\$322
M 1015-S	1,562	\$539,715	\$503
M 1016	1,160	SOLD	\$374
M 1017	1,070	\$336,905	\$345

Eleventh Floor

UNIT	SF	PRICE	HOA
M 1101	1,046	\$340,300	\$337
M 1102-S	884	\$299,300	\$285
M 1103	1,160	\$377,740	\$374
M 1104-S	1,561	Sale Pending	\$503
M 1105	1,004	\$342,740	\$324
M 1106	997	SOLD	\$321
M 1107-S	1,399	SOLD	\$451
M 1108-S	726	SOLD	\$234
M 1109	978	Sale Pending	\$315
M 1110	977	\$310,740	\$315
M 1111-S	727	SOLD	\$234
M 1112-S	1,399	SOLD	\$451
M 1113	961	\$338,740	\$320
M 1114	1,000	\$340,740	\$322
M 1115-S	1,562	\$550,740	\$503
M 1116	1,160	\$377,740	\$374
M 1117	1,070	\$348,300	\$345

Twelfth Floor

UNIT	SF	PRICE	HOA
M 1201	1,046	\$347,740	\$337
M 1202-S	884	SOLD	\$285
M 1203	1,160	\$384,740	\$374
M 1204-TP-S	1,566	\$567,740	\$505
M 1205	1,009	\$350,300	\$325
M 1206	1,002	SOLD	\$323
M 1207-S	1,399	SOLD	\$451
M 1208-S	726	SOLD	\$234
M 1209	978	SOLD	\$315
M 1210	977	SOLD	\$315
M 1211-S	727	SOLD	\$234
M 1212-S	1,399	SOLD	\$451
M 1213	997	SOLD	\$321
M 1214	1,005	SOLD	\$324
M 1215-TP-S	1,567	Sale Pending	\$505
M 1216	1,160	\$384,740	\$374
M 1217	1,070	\$354,740	\$345

Thirteenth Floor

UNIT	SF	PRICE	HOA
M 1301	1,045	\$357,740	\$337
M 1302-S	884	\$313,740	\$285
M 1303	1,160	\$395,740	\$374
M 1304-TP-T-S	1,543	SOLD	\$503
M 1305	1,009	SOLD	\$325
M 1306	1,001	\$357,740	\$323
M 1307-TP-T-S	1,375	SOLD	\$449
M 1308-S	727	SOLD	\$234
M 1309	978	SOLD	\$315
M 1310	977	\$331,740	\$315
M 1311-S	727	SOLD	\$234
M 1312-TP-T-S	1,375	SOLD	\$449
M 1313	997	SOLD	\$321
M 1314	1,005	SOLD	\$324
M 1315-TP-T-S	1,543	Sale Pending	\$503
M 1316	1,160	\$384,740	\$374
M 1317	1,069	\$355,740	\$345

Fourteenth Floor

UNIT	SF	PRICE	HOA
M 1401-TP-T-S	2,100	SOLD	\$706
M 1402-T-S	2,260	SOLD	\$1,024
M 1403-T-S	2,266	SOLD	\$871
M 1404-TP-T-S	1,595	SOLD	\$667
M 1405-TP-T-S	2,531	SOLD	\$1,018
M 1406-T-S	3,293	SOLD	\$1,264
M 1407-TP-T-S	1,942	SOLD	\$689

Fifteenth Floor

UNIT	SF	PRICE	HOA
M 1501-T-S	2,272	SOLD	\$872
M 1502-T-S	3,375	SOLD	\$1,463
M 1503-T-S	3,133	SOLD	\$1,457
M 1504-T-S	3,333	SOLD	\$1,457
M 1505-T-S	3,268	SOLD	\$1,461

Notes:
 TP Indicates tandem parking
 T Indicates terrace
 S Indicates storage located outside of unit
 Prices and HOA dues subject to change without notice

HOA Water, hot water, sewer, garbage, recycling, central heating and cooling, 99% common area maintenance and insurance, management, reserves and concierge.

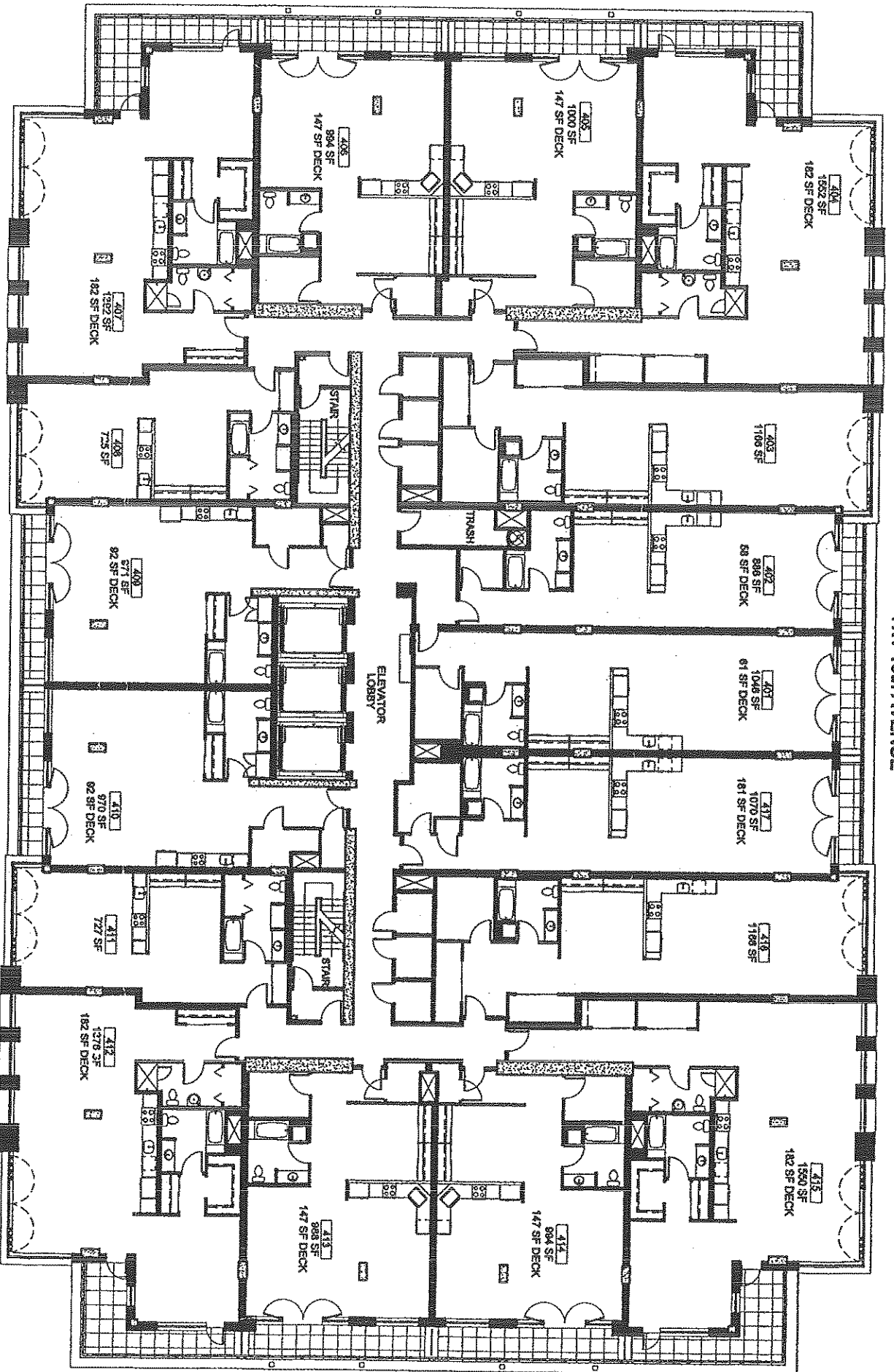
Exclusively marketed by Debbie Thomas Real Estate

NW EVERETT STREET

NW 10th AVENUE

NW FLANDERS STREET

NW 9th AVENUE

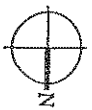


FLOOR 4

NOT TO SCALE



ATTENTION: PLAN SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGES APPROXIMATE.



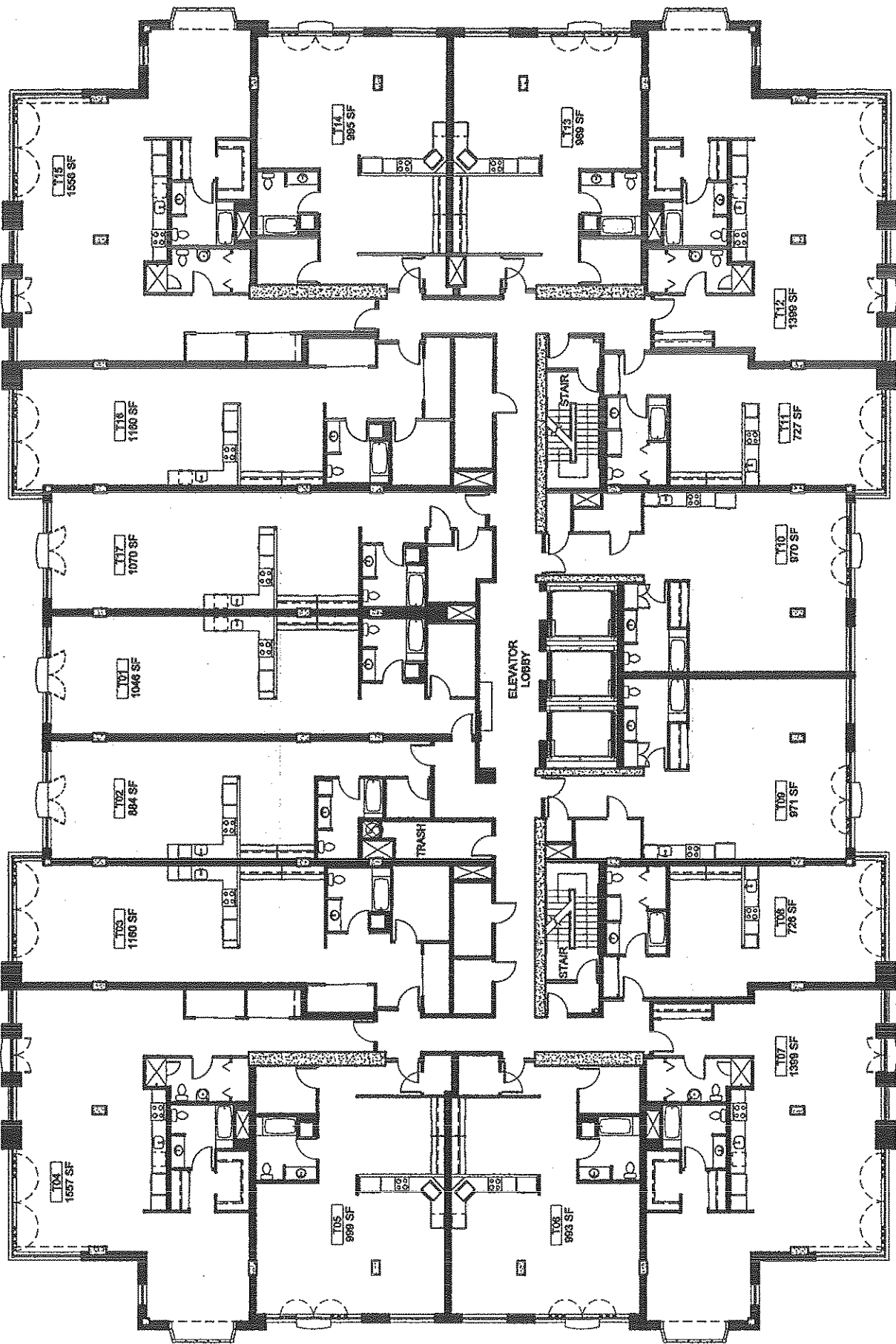
Aug 18, 2003

NW FLANDERS STREET

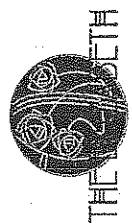
NW EVERETT STREET

NW 10th AVENUE

NW 9th AVENUE



Aug 18, 2003



ATTENTION: PLAN SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGES APPROXIMATE.

FLOORS 5-12

NOT TO SCALE

NW EVERETT STREET

NW 10th AVENUE

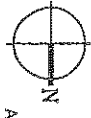
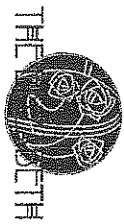
NW FLANDERS STREET

NW 9th AVENUE

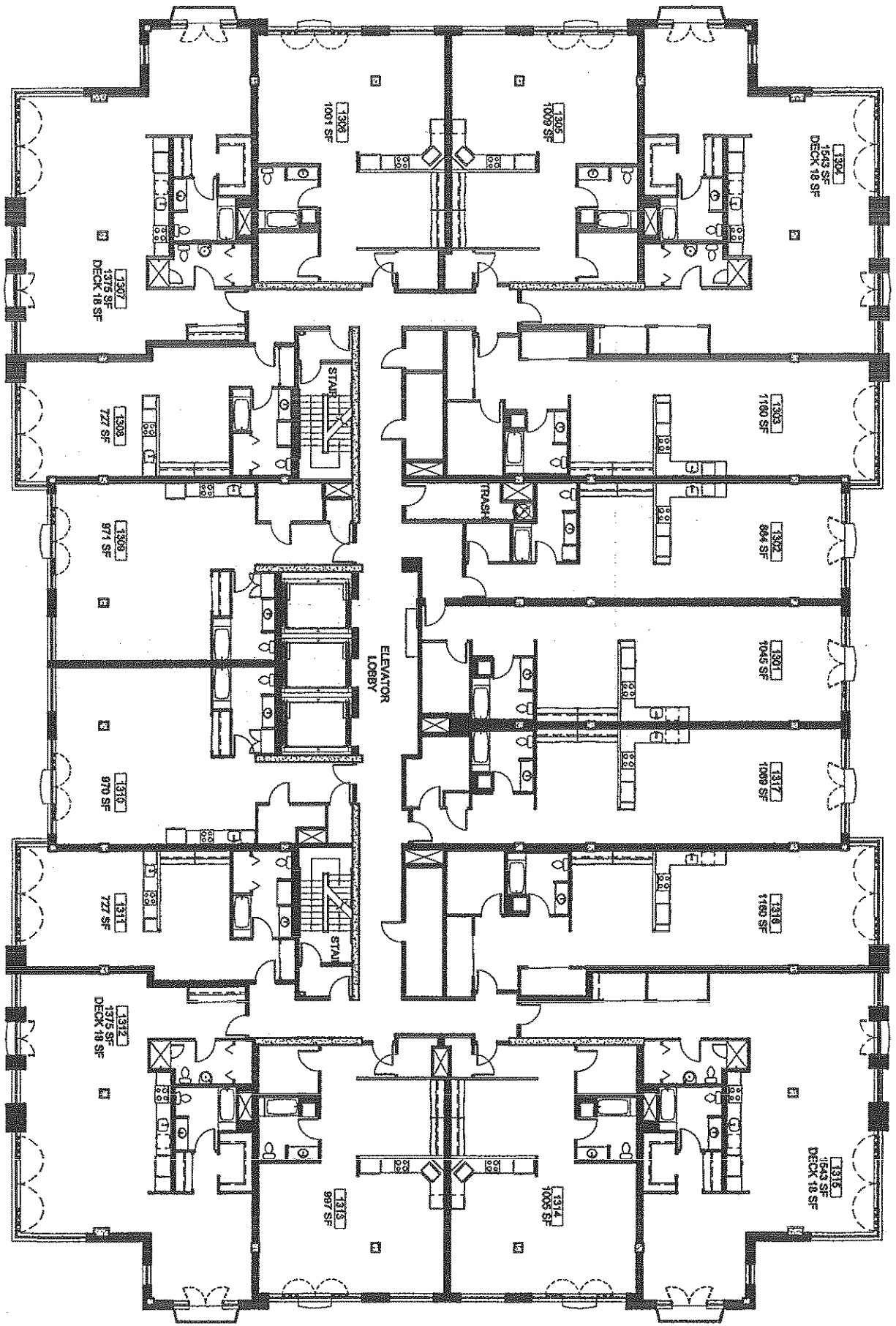
FLOOR 13

NOT TO SCALE

ATTENTION: PLAN SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGES APPROXIMATE.



Aug 18, 2003



NW EVERETT STREET

NW 10th AVENUE

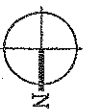
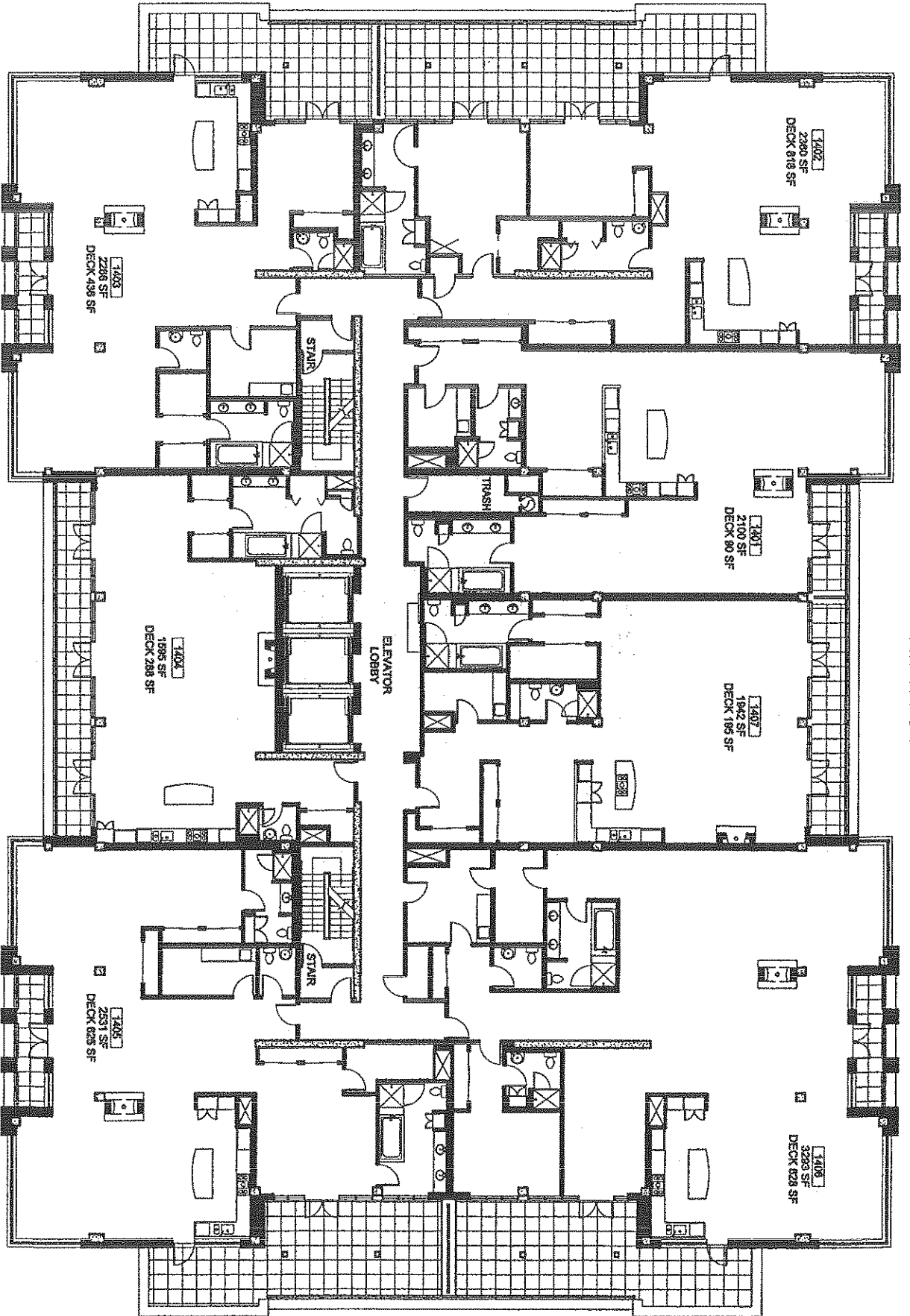
NW FLANDERS STREET

NW 9th AVENUE

FLOOR 14

NOT TO SCALE

ATTENTION: PLAN SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGES APPROXIMATE.



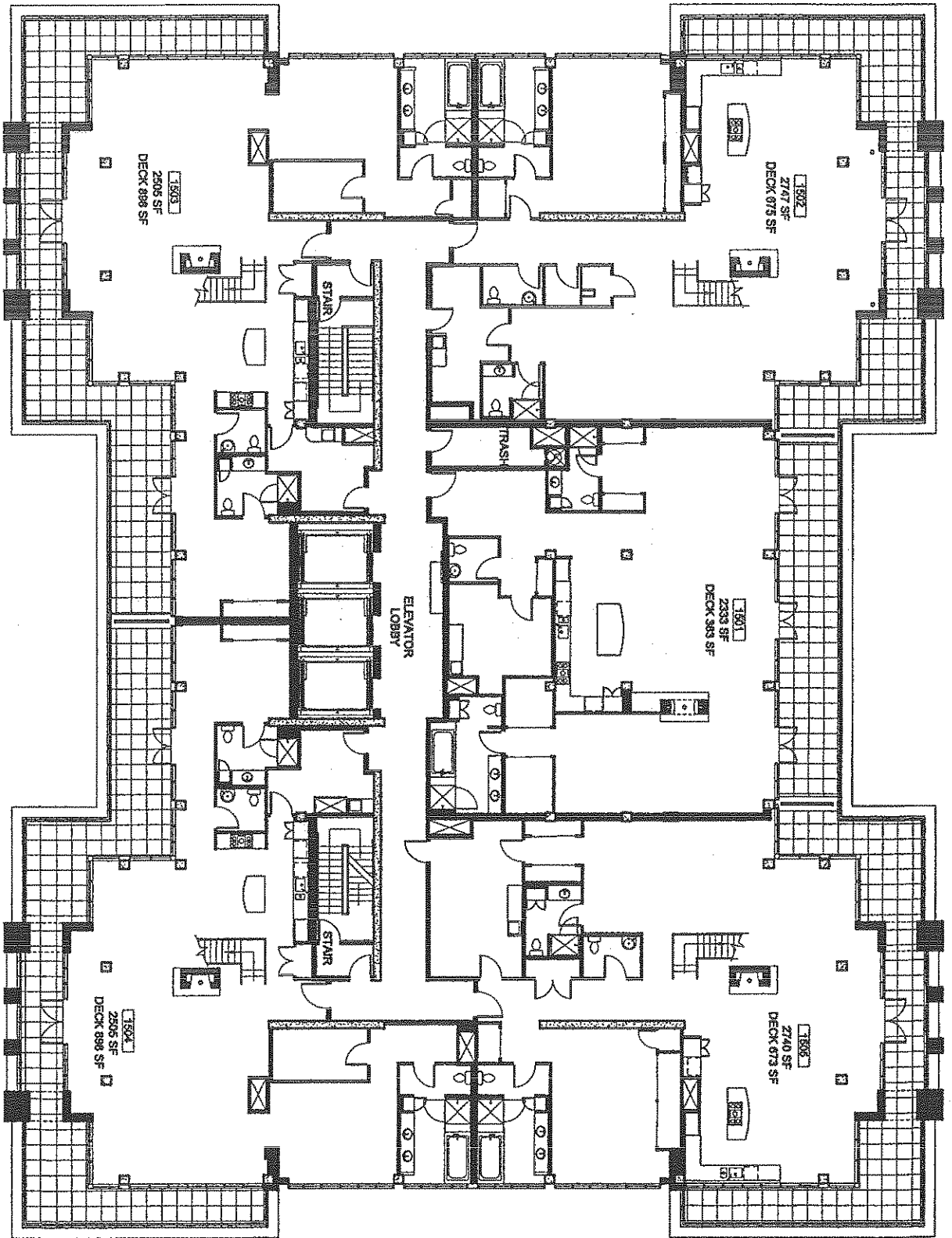
Aug 18, 2003

NW EVERETT STREET

NW 10th AVENUE

NW 9th AVENUE

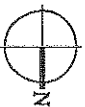
NW FLANDERS STREET



FLOOR 15

NOT TO SCALE

ATTENTION: PLAN SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGES APPROXIMATE.



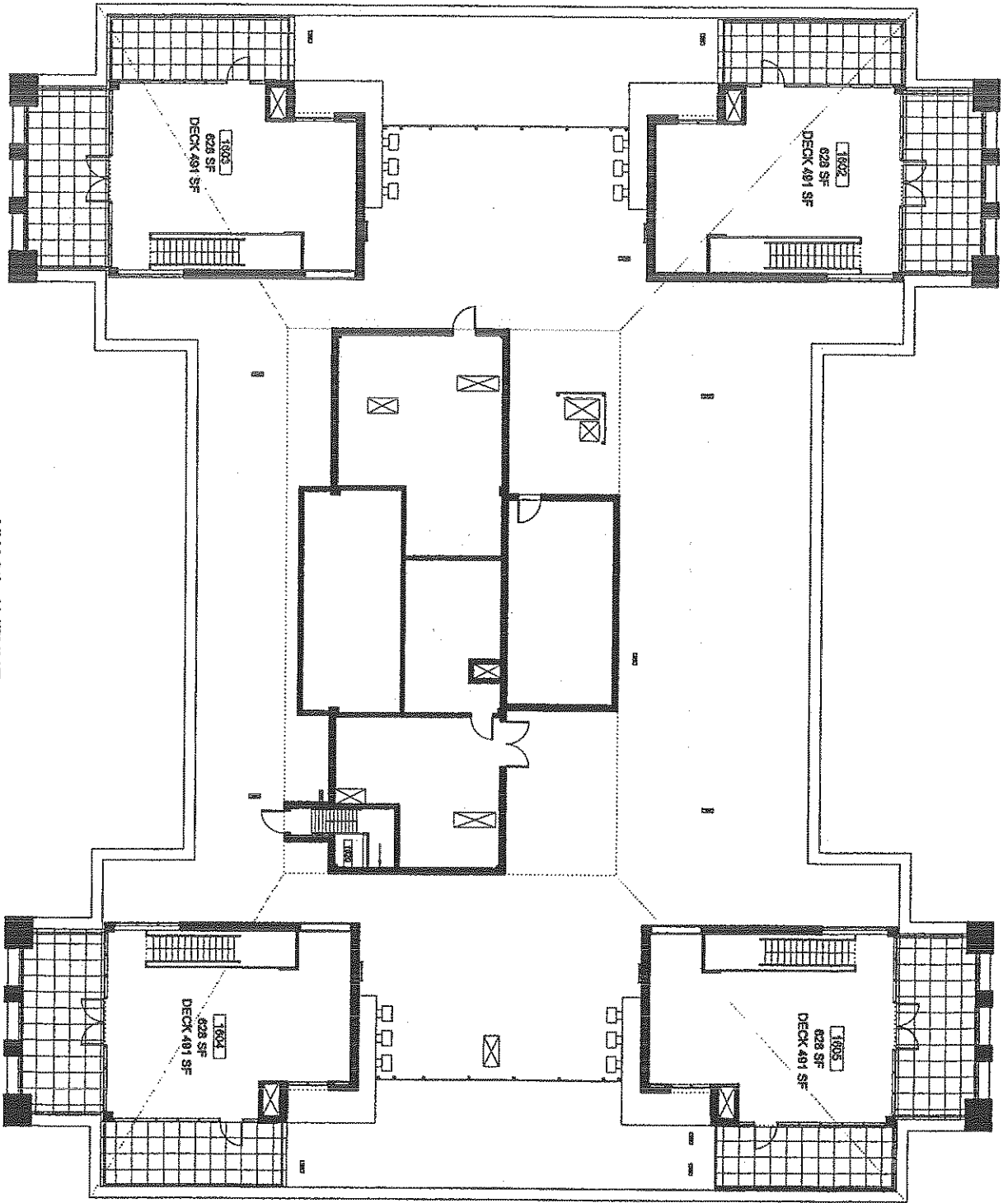
Aug 18, 2003

NW EVERETT STREET

NW 10th AVENUE

NW 9th AVENUE

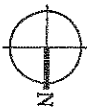
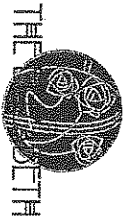
NW FLANDERS STREET



FLOOR 16

NOT TO SCALE

ATTENTION: PLAN SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGES APPROXIMATE.

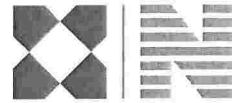


Aug 18, 2003

Addendum C

Engagement Letter





January 16, 2019

Tom La Voie, PCAM
Community Administrator
COMMUNITY MANAGEMENT INC.
2105 SE 9th Avenue
Portland, Oregon 97214
Phone: 503-233-0300
Email: toml@communitymgt.com

Re: Appraisal of the property described as:
Elizabeth Lofts Condominiums, 333 NW 9th Avenue, Portland, OR
15-story tower w/3 floors of parking, ground floor retail & 180 upscale living units
("Property")

Dear Mr. La Voie:

Newmark Knight Frank Valuation & Advisory, LLC ("Firm") agrees to provide Community Management Inc. ("Client") an appraisal of the above Property in accordance with, and subject to, this engagement letter and the attached Terms & Conditions (collectively the "Agreement"). References to the Agreement to "appraiser" mean the individual employed or engaged by the Firm to perform all or part of the appraisal services and/or sign an appraisal report.

APPRAISAL FEE:	\$4,200.00 (inclusive of expenses).
ADDITIONAL HOURLY FEES:	None
RETAINER:	None
REPORT DELIVERABLES:	The appraisal, draft and/or final, shall be delivered in electronic format (typically pdf). One original hard copy of the final appraisal will be provided to Client upon request.
COMMENCEMENT AND DELIVERY DATE:	Delivery is as follows: Final appraisal report: About three (3) weeks

The appraisal process will commence upon receipt by the undersigned of this proposal letter signed by Client or by a representative of the Client together with any required retainer and the requested information and materials identified in the attached Schedule "B" Property Information List, and will conclude upon delivery of the final appraisal report, unless terminated sooner by the Firm or Client or as provided herein.

**Newmark
Knight Frank**

4800 Meadows Rd, Suite 300 | Lake Oswego, OR 97035
PHONE: 503-805-4059 | WEB: www.ngkf.com

REPORT TYPE:	Appraisal Report
VALUATION PREMISE:	Insurable Value
INTEREST IN THE PROPERTY APPRAISED:	Fee Simple Estate
DATE(S) OF VALUE:	Current as of: the Date of Inspection
INTENDED USER(S):	Intended users of the appraisal include only Client and the following parties: ABI Insurance & designated assignees, and no other party is permitted to use or rely on the appraisal ("Intended Users"). The identification of Intended User(s) of the appraisal is to determine the type and extent of research, analysis and reporting appropriate for the assignment. Designation of a party other than Client as an Intended User is not intended to confer upon such party any rights under this Agreement.
INTENDED USE:	The intended use of the appraisal is solely for underwriting purposes ("Intended Use") and no other use.
RELIANCE LANGUAGE:	None
GUIDELINES:	The analyses, opinions and conclusions are to be developed based on, and the appraisal will be prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP) as published by the Appraisal Foundation.
SCOPE OF WORK:	The appraiser will use and properly apply all applicable and appropriate approaches to value sufficient to produce credible assignment results. The scope of the analysis will be appropriate for the appraisal problem.
ASSUMPTIONS/ LIMITING CONDITIONS:	The appraisal will be subject to Firm's standard "Assumptions and Limiting Conditions", which will be incorporated into the appraisal report. In addition, the appraisal may be subject to, and the appraisal report may contain, Extraordinary Assumptions and Hypothetical Conditions.
ACCEPTANCE:	This shall constitute a binding agreement only if countersigned by the Client, or by an officer, director or other representative of Client who, by signing and accepting this proposal, represents and warrants that he/she is authorized by Client to do so.

PAYMENT:

Client will be invoiced the appraisal fee (and any expenses) which will be earned in full upon initial delivery of the appraisal report (draft or final), with such appraisal fee (and expenses) payable within 30 days of invoicing.

Payment of the fee is not contingent upon any predetermined value or on an action or event resulting from the analysis, opinions, conclusions or use of the appraisal.

CHANGES TO THE AGREEMENT:

Any significant changes to the assignment as outlined in this proposal letter, such as the identity of the Client, intended users, or intended use, shall necessitate the preparation and execution by both parties of a new proposal letter.

CANCELLATION OF ASSIGNMENT:

Client may cancel this Agreement at any time prior to the Firm's delivery of the appraisal upon written notification to the Firm. Client shall pay Firm for all work completed on the assignment prior to Firm's receipt of such written cancellation notice, unless otherwise agreed upon by Firm and Client in writing. The Firm may withdraw without penalty or liability from the assignment(s) contemplated by the Agreement before completion or reporting if the Firm determines, in the Firm's sole discretion, that incomplete information was provided to the Firm prior to the engagement, that Client or other parties have not or cannot provide documentation or information necessary to the Firm's analysis or reporting, that conditions of the Property render the original scope of work inappropriate, that a conflict of interest has arisen, or that Client has not complied with its payment obligations under this Agreement. The Firm shall notify Client of such withdrawal in writing.

NO THIRD PARTY BENEFICIARIES:

Nothing in the Agreement shall create a contractual relationship or any legal duty between Firm or Client and any third party, nor any cause of action, right, or claim in favor of any third party and against Firm or Client. In addition, this Agreement is not intended to, and shall not be construed to, render any person or entity a third party beneficiary of this Agreement. Client acknowledges and agrees that the appraisal report shall reflect the foregoing. In addition, the appraisal report shall state that no party other than an "Intended User" identified in the Agreement is entitled to rely upon the appraisal.

This Agreement may be rescinded by the Firm unless signed and returned to the undersigned within 10 days from the date hereof.

If this Agreement correctly sets forth the Client's understanding of the services to be rendered, and if the terms are satisfactory, please execute and return the Agreement together with any required retainer.

Thank you and we look forward to working on this assignment.

Respectfully,

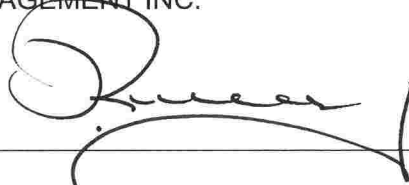


2/6/2019

Ryan S. Prusse, MAI
Executive Vice President
Certified General Appraiser
License No. OR - C000498
ryan.prusse@ngkf.com
0

Agreed:
COMMUNITY MANAGEMENT INC.

SIGNATURE:



PRINT NAME:

JIM KENNEDY

TITLE:

BOARD CHAIR

DATE:

2/5/19

Schedule "A"

TERMS AND CONDITIONS

ATTACHED TO AND A PART OF THE ENGAGEMENT LETTER DATED JANUARY 16, 2019 TO PROVIDE APPRAISAL SERVICES FOR COMMUNITY MANAGEMENT INC.

1. These Terms and Conditions are attached to and incorporated into the above referenced engagement letter as though fully set forth in full therein, and together form the "Agreement." Capitalized terms if not defined herein shall have the same meaning as defined in the Agreement.
2. With respect to any appraisal report, use of or reliance on the appraisal by any party, regardless of whether the use or reliance is authorized or known by the Firm, constitutes acceptance of these Terms and Conditions as well as acceptance of all other appraisal statements, limiting conditions and assumptions stated in the Agreement and appraisal report.
3. It is assumed that there are no matters affecting the Property that would require the expertise of other professionals, such as engineers or an environmental consultant, for Firm to provide the appraisal. If such additional expertise is required, it shall be provided by other parties retained by Client at Client's sole cost and expense.
4. Client acknowledges that the Firm is being retained as an independent contractor to provide the services described herein and nothing in this Agreement shall be deemed to create any other relationship between Firm and Client, including but not limited to an agency relationship. The parties neither intend nor have any expectation that any such relationship will arise as a matter of law or as a result of this Agreement. This assignment shall be deemed concluded and the services hereunder completed upon delivery of the appraisal described herein to Client.
5. All statements of fact contained in the appraisal report as a basis of the appraiser's analyses, opinions, and conclusions will be true and correct to the best of the appraiser's actual knowledge and belief. The appraiser is entitled to, and shall rely upon the accuracy of information and material furnished to the Firm by Client. Appraiser is also entitled to, and shall, rely on information provided by sources upon which members of the appraisal profession typically rely and that are deemed to be reliable by members of that profession without independent verification.
6. The Firm and the appraiser shall have no responsibility for legal matters, or questions or issues involving survey or title, soil or subsoil conditions, engineering, zoning, buildability, environmental contamination, structural matters, construction defects, material or methodology, or other similar technical matters with regarding the Property. Furthermore, the appraisal will not constitute a survey of the Property.
7. The appraisal and the data and information gathered in its preparation (other than the confidential data and information provided by Client) is and will remain, the property of the Firm. The Firm shall not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished by Client to the Firm. Notwithstanding the foregoing, the Firm and the appraiser are authorized by Client to disclose all or any portion of the appraisal and appraisal report and the related data and information, including confidential data and information provided by Client, to appropriate representatives of the Appraisal Institute if such disclosure is required to comply with the

Standards, Bylaws and Regulations of the Appraisal Institute, as well as, such disclosure as required by law and regulations, including compliance with a subpoena and licensing authority regulatory inquiries. The Firm is also authorized to include both confidential and non-confidential data assembled in the course of preparing the appraisal and which may be incorporated into the appraisal report in a database controlled by the Firm for the aggregation of such data and information to produce analytics and other metrics or products.

8. Unless specifically noted in the appraisal report, the appraisal will not take into consideration the possibility or probability of the existence of asbestos, PCB transformers, other toxic, hazardous, or contaminated substances and/or underground storage tanks (hazardous material) at on or in the Property, or the cost of encapsulation, removal or remediation thereof.
9. Client shall indemnify, defend (by counsel to be selected by Firm), protect, and hold Firm and Firm's appraisers, agents, employees, affiliates, representatives, successors and assigns (each a "**Firm Party**"), free and harmless from any and all claims, liabilities, losses, penalties, fines, forfeitures, amounts paid in settlement, judgments, and all reasonable attorneys' fees and related litigation costs, fees and expenses incurred by the any of such indemnitees, which result from (i) any failure by Client or Client's agents or representatives to provide Firm with complete and accurate information regarding the Property; (ii) any material breach by Client of the provisions of the Agreement; (iii) if delivery of the appraisal to a third party is permitted by the Firm, Client providing an incomplete copy of the appraisal to such third party; or (iv) arising from Client or Client's agents or representatives providing a copy of the appraisal to a party not authorized by the Firm to receive such copy.
10. In preparing the appraisal, it is possible that the appraiser will discover conflicting information. In that event, appraiser will utilize information and data considered to be the most authoritative and for critical information will document the source. Information and data referred to may include, but is not limited to, legal descriptions; physical street addresses; assessor parcel numbers; property history; dimensions and areas of the site/land; dimensions and areas of the building improvements; physical unit counts; rent rolls; leases; lease abstracts; income and expense data; and any other related data. Any material discrepancy and/or error in any of the above data could have a substantial impact on the conclusions reported, and the Firm therefore reserves the right to amend conclusions reported if the Firm is made aware of any such discrepancy and/or error.
11. The appraisal may not be used, included or referenced, in whole or in part, in any offering or other materials without the prior written consent of the Firm, which consent may be conditioned upon the receipt by the Firm of an indemnity agreement, in form and content, satisfactory to Firm and provided by an indemnitor satisfactory to Firm. Client agrees to pay the fees of the Firm's legal counsel for review of any materials which is the subject of the requested consent. Except as agreed by the Firm expressly in writing, the Firm disclaims liability to any party other than Client.
12. The Firm shall not provide a copy of the appraisal to, or disclose the results of the appraisal to, any party other than Client, unless Client authorizes same, except as provided in the Confidentiality Section of the ETHICS RULE of the Uniform Standards of Professional Appraisal Practice (USPAP) or as otherwise required by law or regulations.
13. Client and any other identified Intended User should consider the appraisal as only one factor together with its own independent considerations and underwriting guidelines in making any decision or

investment or taking any action regarding the Property. Client agrees that Firm shall not be responsible in any way for any decision of Client or any Intended User related to the Property or for the advice or services provided by any other advisors or contractors.

14. Unless otherwise stated in this Agreement, Client agrees that the services pursuant to this Agreement shall not include participation in or preparation for, or attendance at, any legal, judicial, administrative, or arbitration proceeding relating to this assignment. In the event the Firm or any Firm Party is required, whether through the service of a subpoena or otherwise, to produce documents or participate in or prepare for any discovery, testimony or attendance, relating to the appraisal or this assignment, where the Firm or Firm Party is not a party to the action or proceedings involved, Client agrees to reimburse expenses incurred by the Firm or Firm Party, including attorney's fees, in responding to such subpoena or other legal process and compensate the Firm therefor based upon the appraiser's prevailing hourly or daily rate for providing services as an expert consultant or witness.
15. Except as expressly provided herein, Firm makes no representations or warranties to Client or to any other person or entity with respect to the appraisal and the services to be provided by Firm under this Agreement. To the maximum extent permitted under applicable law, in no event will the Firm or any Firm Party be liable to Client or any third party (regardless of whether such party's claimed use or reliance on the appraisal was authorized by the Firm or a Firm Party) for any indirect, special, exemplary, incidental, or consequential damages (including loss of profits) arising from or relating to this Agreement or the appraisal, even if such party knew or should have known of the possibility of, or could reasonably have prevented, such damages. In no event shall the total liability of the Firm or any Firm Party to Client or any third party (regardless of whether such party's claimed use or reliance on the appraisal was authorized by the Firm or a Firm Party) arising from or relating to this Agreement or the appraisal, whether based on tort, contract, or any other legal theory, exceed the amount of fees paid to the Firm for the appraisal and the services described herein. Legal claims or causes of action relating to the appraisal are not assignable, except: (i) as the result of a merger, consolidation, sale or purchase of a legal entity, (ii) with regard to the collection of a bona fide existing debt for services but then only to the extent of the total compensation for the appraisal plus reasonable interest, or (iii) in the case of an appraisal performed in connection with the origination of a mortgage loan, as part of the transfer or sale of the mortgage before an event of default on the mortgage or note or its legal equivalent.
16. Federal banking regulations require banks and other lending institutions to engage appraisers where FIRREA compliant appraisals must be used in connection with mortgage loans or other transactions involving federally regulated lending institutions. In view of that requirement, the appraisal may not be accepted by a federally regulated financial institution.
17. In the event Client fails to make payments of any fees or sums when due and payable under this Agreement; then from the date due and payable until paid, the amount due and payable shall bear interest at the maximum rate permitted under the laws of the state in which the Property is located. If the Firm is required to undertake collection efforts including institution of legal action against Client relating to the Agreement, the Firm shall be entitled to recover attorney's fees, litigation expenses, and costs from Client.
18. To the extent permitted under applicable law, any legal action or lawsuit or other proceeding by Client or any Intended User of the appraisal against Firm or a Firm Party whether based in contract, tort,

warranty, indemnity or otherwise, relating to the appraisal shall be commenced within two (2) years from the date of delivery of the appraisal to the claimant in such action or proceeding, unless the applicable law provides for a shorter period, and any such claimant waives the right to a jury in any such legal action or lawsuit or other proceeding. Notwithstanding the state of domicile or residency of either party to this Agreement, this Agreement shall be governed and construed under the laws of the state in which the Property is located, and venue for any action or proceeding arising out of this Agreement shall be deemed proper only in the court of competent jurisdiction located in the state in which the Property is located.

19. Throughout the performance of services under this Agreement, the Firm shall maintain at its sole cost and expense the following insurance:
- (a) Workers' Compensation, so as to provide statutory benefits as required by the laws of each state within the United States in which the Firm's services are being provided, and Employer's Liability insurance with limits of liability of no less than \$1,000,000 each accident, \$1,000,000 disease each employee and \$1,000,000 disease policy limit covering all employees of the Firm engaged in the performance of such services.
 - (b) Fidelity insurance or bond with a limit of not less than \$1,000,000 to insure the Firm against loss of its or Client's assets caused from the dishonest acts of the Firm's employees.
 - (c) Professional Liability insurance with a limit of liability of not less than \$15,000,000 each claim and \$15,000,000 aggregate, which limits may be provided by a combination of primary and excess policies.
 - (d) Commercial General Liability insurance providing coverage against damages due to bodily injury (including death), property damage and personal and advertising injury arising in connection with the Firm's services provided under this Agreement, which insurance coverage shall: (i) be occurrence-based; (ii) provide limits of liability in an amount not less than \$1,000,000 each occurrence and \$1,000,000 aggregate (including excess and/or umbrella limits), (iii) include at least those coverages generally included in the most current ISO Commercial General Liability insurance policy form (or its equivalent); and (iv) include Client, and such other persons or entities as Client may identify in writing, as additional insureds solely with regard to claims arising out of this Agreement.
 - (e) Commercial automobile liability for owned, hired and non-owned motor vehicles, with a \$1,000,000 combined single limit.

Schedule "B"

PROPERTY INFORMATION LIST

ATTACHED TO AND A PART OF THE PROPOSAL LETTER DATED JANUARY 16, 2019 TO PROVIDE APPRAISAL SERVICES FOR COMMUNITY MANAGEMENT INC.

The following information is requested to be delivered to the Firm so we can provide the proposed services and prepare the Appraisal within the agreed upon time frame. Please forward the physical data such as the site plan, previous engineering reports and/or property reports describing the physical attributes of the Property and all financial information such as rent roll and income and expense statements first as these items are the most time sensitive and should be received immediately to meet the time requirements of this assignment. If, at this time, you are certain you will not be providing any specific items noted below, please cross out the item and mark "NA" next to the item so that we will be notified that the information is not available and will not be forthcoming.

1. Approximate actual construction costs (2006)
2. List of any known major repairs and improvements needed.
3. Three-year history of capital improvements.
4. Name of contact person for the on-site physical inspection.

Addendum D

Précis Metro Report - Economy.Com, Inc.



Dec 16, 2018

Portland-Vancouver-Hillsboro, OR-WA

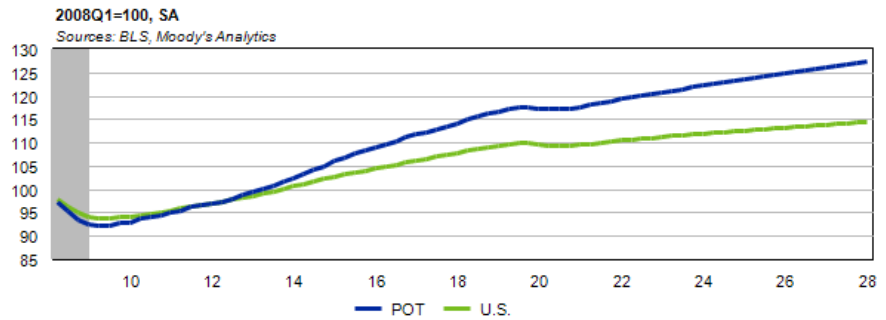
© 2018 Moody's Analytics, Inc. and/or its licensors and affiliates (together, "Moody's"). All rights reserved. ALL INFORMATION CONTAINED HEREIN IS PROTECTED BY COPYRIGHT LAW AND NONE OF SUCH INFORMATION MAY BE COPIED OR OTHERWISE REPRODUCED, REPACKAGED, FURTHER TRANSMITTED, TRANSFERRED, DISSEMINATED, REDISTRIBUTED OR RESOLD, OR STORED FOR SUBSEQUENT USE FOR ANY PURPOSE, IN WHOLE OR IN PART, IN ANY FORM OR MANNER OR BY ANY MEANS WHATSOEVER, BY ANY PERSON WITHOUT MOODY'S PRIOR WRITTEN CONSENT. All information contained herein is obtained by Moody's from sources believed by it to be accurate and reliable. Because of the possibility of human and mechanical error as well as other factors, however, all information contained herein is provided "AS IS" without warranty of any kind. Under no circumstances shall Moody's have any liability to any person or entity for (a) any loss or damage in whole or in part caused by, resulting from, or relating to, any error (negligent or otherwise) or other circumstance or contingency within or outside the control of Moody's or any of its directors, officers, employees or agents in connection with the procurement, collection, compilation, analysis, interpretation, communication, publication or delivery of any such information, or (b) any direct, indirect, special, consequential, compensatory or incidental damages whatsoever (including without limitation, lost profits), even if Moody's is advised in advance of the possibility of such damages, resulting from the use of or inability to use, any

opinion and not statements of fact or recommendations to purchase, sell, or hold any securities. NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, TIMELINESS, COMPLETENESS, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OF ANY SUCH OPINION OR INFORMATION IS GIVEN OR MADE BY MOODY'S IN ANY FORM OR MANNER WHATSOEVER. Each opinion must be weighed solely as one factor in any investment decision made by or on behalf of any user of the information contained herein, and each such user must accordingly make its own study and evaluation prior to investing.

Classifications



Relative Employment Outlook*



Snapshot

Business Cycle Status	Expansion
Avg. Emp. Growth 2yr	2.2%
Avg. Emp. Growth 5yr	1.3%
Risk Exposure	60 out of 402
Moody's Rating	Aaa

Analysis

Published on Sep 07, 2018 by Eric Gaus of Moody's Analytics

Recent Performance. Portland-Vancouver-Hillsboro is on a roll. Although labor shortages have impeded job growth this year, POT has added workers at a faster pace than the West region and nation for the better part of the decade. Payroll employment in the metro area has risen by 24% since 2010, compared with a 20% rise in the West and a 15% increase nationally. The unemployment rate, at 3.7%, has resumed its descent thanks to strong hiring and slower labor force gains. The tightness in the job market is leading to a pickup in wage growth as firms face challenges attracting and retaining workers. Higher pay and a rapid rate of household formation are helping the housing market: Home sales are near their cycle high, and construction payrolls are surging.

Tech. Tech will be the major force in POT's economic growth through the decade's end. Led by a dynamic startup culture and gains in existing information technology and biotech firms, as well as various research universities and tech incubators, POT has numerous structural advantages that will secure a healthy pipeline for talent in the long run. These include its favorable location, high concentration of highly educated workers, and low business and living costs relative to those in Seattle and the Bay Area. However, in the near term, a rapidly tightening labor market will make it more difficult for tech firms to find qualified candidates. High-tech payrolls are up more than 2% from last year, more than in the rest of Oregon but well below the peak rate of 5% for the cycle hit back in 2015.

Manufacturing. The surge in manufacturing in the first half of 2018 is not sustainable, but factories in POT will nonetheless expand at an above-average rate as the diverse sector taps into the same structural advantages that support the tech industry. Despite layoffs at top employer Intel, which shed more than 11% of its workforce in 2016 as the company shifted from semiconductor manufacturing to cloud-computing, factories in POT are adding jobs about two times as fast as those in the West and the U.S. Moreover, the industry has recouped all of the jobs lost during the Great Recession, a feat yet to be achieved by the state, region or nation. Diversity is key: POT's products range from shoes and clothing made by Nike and Columbia Sportswear, to semiconductors produced by Intel, to craft beer made by Deschutes Brewery. Longer term, globalization and mechanization will reduce the need for factory labor, dragging on hiring and keeping industry payrolls below their mid-1990s peak.

Residential real estate. POT's overheated single-family housing market will get help from stronger income growth in 2019. Despite strong demand and constraints on supply, house price appreciation has slowed, dipping below the U.S. average for the first time since 2012. Eroding affordability is a key reason for the slowdown; since the start of 2015, the median existing single-family home has risen by one-third to just less than \$400,000. Despite steep price gains, fewer single-family residences are being built as developers contend with shortages of labor, rising materials costs, and restrictions on land development.

Developers increasingly are turning to multifamily housing. Last year they started 7,000 new multifamily units, the most since 1996, helping to arrest a 12-year slide in the rental vacancy rate.

Portland-Vancouver-Hillsboro will outperform the West and U.S. in the short term, as firmer labor force growth allows for stronger job gains. High-tech and population-dependent industries will drive the mature expansion. A highly educated workforce, strong population trends, and an increasing number of tech firms will cement POT as a regional tech hub and an above-average long-term performer.

Strengths and Weaknesses

Dec 14, 2018

Strengths

- Highly diversified economy.
- Highly skilled workforce.
- Rising state and local tax revenues.
- Favorable migration patterns and above-average population growth.

Weaknesses

- Vulnerable to changes in terms of trade.
- Exposure to volatile technology and resource manufacturing.
- Fast-eroding housing affordability.

Forecast Risks

Short Term: Long Term:

Upsides

- U.S. business investment is higher, creating more demand for tech goods produced and services provided locally.
- Increased venture capital boosts the number of startups.

Downsides

- Loss of container shipping dissuades firms from relocating to POT.
- Dollar appreciation reduces demand for U.S. exports, hurting POT's main drivers.

Current Employment Trends

% CHANGE YR AGO, 3-MO MA

	Feb 18	Jun 18	Oct 18
Total	2.4	2.2	2.3
Construction	6.3	4.3	9.3
Manufacturing	2.4	4.0	4.2
Trade	2.4	3.5	3.5
Trans/Utilities	1.8	1.8	-0.0
Information	-0.3	-2.0	-0.5
Financial Activities	2.6	2.7	1.3
Prof & Business Svcs.	0.6	-0.4	-1.2
Edu & Health Svcs.	7.6	8.7	8.5
Leisure & Hospitality	2.5	2.2	2.1
Other Services	4.4	3.8	6.0
Government	-1.5	-4.4	-4.6

Sources: BLS, Moody's Analytics

Comparative Employment and Income

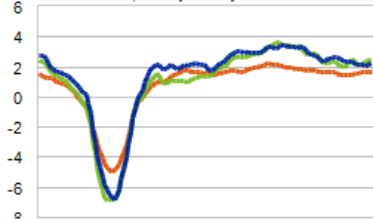
Sector	% of Total Employment			Average Annual Earnings		
	POT	OR	U.S.	POT	OR	U.S.
Mining	0.1	0.1	0.4	\$19,786	\$20,081	\$67,009
Construction	5.7	5.2	4.7	\$73,884	\$69,128	\$65,977
Manufacturing	10.5	10.1	8.5	\$91,503	\$77,976	\$80,210
Durable	73.4	69.0	62.2	nd	\$89,538	\$85,275
Nondurable	26.6	31.0	37.8	nd	\$55,859	\$77,072
Transportation/Utilities	3.4	3.4	3.9	nd	\$61,109	\$65,683
Wholesale Trade	4.9	4.1	4.0	\$81,636	\$78,085	\$85,373
Retail Trade	10.1	11.3	10.8	\$37,230	\$34,326	\$34,553
Information	2.2	1.8	1.9	nd	\$77,714	\$117,541
Financial Activities	6.0	5.3	5.8	nd	\$44,826	\$56,491
Prof. and Bus. Services	15.4	13.0	14.0	\$72,219	\$63,671	\$68,874
Educ. and Health Services	14.4	15.6	15.8	nd	\$54,128	\$55,606
Leisure and Hosp. Services	10.4	11.0	11.0	\$27,089	\$26,559	\$28,597
Other Services	3.5	3.4	3.9	\$43,117	\$39,576	\$37,508
Government	13.3	15.5	15.2	\$80,838	\$79,216	\$76,681

Sources: % of total employment-BLS, Moody's Analytics, 2017; Avg. annual earnings-BEA, Moody's Analytics, 2016

Payroll Employment

% change yr ago

Sources: BLS, Moody's Analytics



Nov-08 Nov-10 Nov-12 Nov-14 Nov-16 Nov-18
 — POT — OR — U.S.

Economic Health Check

	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18
Employment, change, ths	2.8	2.9	2.0	2.1	2.2	2.6
Unemployment rate, %	3.9	3.8	3.7	3.6	3.6	3.6
Labor force participation rate, %	66.4	66.3	66.0	65.7	65.7	65.7
Employment-to-population ratio, %	63.8	63.7	63.6	63.4	63.3	63.3
Average weekly hours, #	34.9	34.8	35.0	34.6	35.7	34.3
Industrial production, 2007=100	109.0	109.7	110.5	111.1	111.3	111.5
Residential permits, single-family, #	6,223	5,837	7,353	6,488	7,482	7,793
Residential permits, multifamily, #	3,170	3,758	2,507	10,750	4,167	10,811

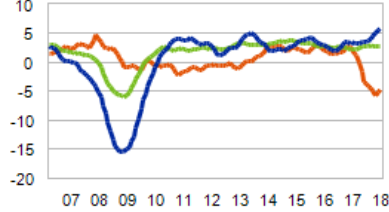
Better than prior 3-mo MA Unchanged from prior 3-mo MA Worse than prior 3-mo MA

Sources: BLS, Census Bureau, Moody's Analytics

Sector Employment

% change yr ago, 3-mo MA

Sources: BLS, Moody's Analytics



07 08 09 10 11 12 13 14 15 16 17 18
 — Goods — Private services — Government

Leading Industries by Wage Tier

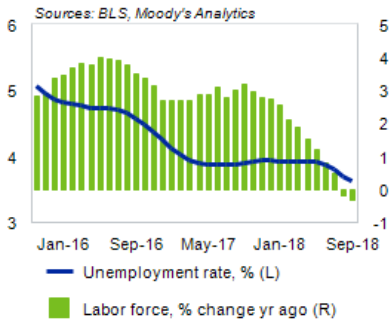
NAICS	Industry	Location Quotient	Employees (ths)
5511	Management of companies and enterprises, (Ths. #, SA)	2.2	41.5
3344	Semiconductor and other electronic component manufacturing, (Ths. #, SA)	10.5	31.3
6221	General medical and surgical hospitals, (Ths. #, SA)	0.8	30.2
6211	Offices of physicians, (Ths. #, SA)	0.9	19.0
GVL	Local Government, (Ths. #, SA)	1.0	120.3
2382	Building equipment contractors, (Ths. #, SA)	1.3	22.8
5221	Depository credit intermediation, (Ths. #, SA)	0.9	12.6
2361	Residential building construction, (Ths. #, SA)	1.8	12.0
5613	Employment services, (Ths. #, SA)	0.9	26.6
4451	Grocery stores, (Ths. #, SA)	1.0	21.1
6241	Individual and family services, (Ths. #, SA)	1.0	18.9
4529	Other general merchandise stores, (Ths. #, SA)	1.1	16.5
	High	Mid	Low

Source: Moody's Analytics, 2017

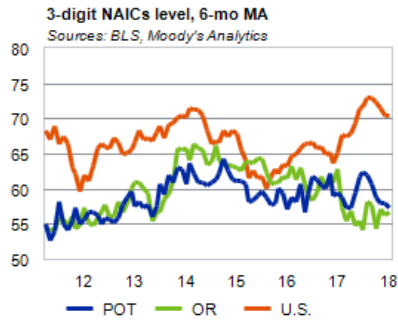
Key Indicators

Indicators	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Gross Metro Product, C\$B	139.9	135.2	132.3	133.2	139.0	144.9	149.0	152.7	157.5	159.2	163.2	168.5	172.9
% Change	5.6	-3.4	-2.1	0.7	4.4	4.2	2.8	2.5	3.1	1.1	2.5	3.2	2.6
Total Employment (000)	998.8	1,020.1	1,044.4	1,075.8	1,111.8	1,145.0	1,173.3	1,199.6	1,226.5	1,235.6	1,238.5	1,254.6	1,270.1
% Change	2.0	2.1	2.4	3.0	3.3	3.0	2.5	2.2	2.2	0.7	0.2	1.3	1.2
Unemployment Rate	9.0	8.0	7.1	6.1	5.2	4.6	3.9	3.8	3.5	4.0	5.3	5.7	5.7
Personal Income Growth	6.5	6.9	1.4	7.7	7.7	4.8	5.8	5.9	7.1	5.2	5.3	6.4	6.0
Population (000)	2,258.8	2,285.2	2,309.3	2,342.4	2,382.2	2,423.1	2,453.2	2,483.4	2,509.1	2,532.8	2,556.1	2,581.4	2,607.3
Net Migration (000)	14.8	14.5	12.8	21.7	28.8	30.6	19.7	20.1	15.7	13.9	13.8	16.0	16.8
Single-Family Permits	3,132.0	4,501.0	5,717.0	5,462.0	7,102.0	7,397.0	6,211.0	6,873.0	8,211.4	9,853.2	11,662.9	12,760.3	12,796.0
Multifamily Permits	2,081.0	3,284.0	6,013.0	6,894.0	6,865.0	7,332.0	9,772.0	6,437.7	4,820.5	5,832.5	6,749.2	7,690.5	7,808.7
FHFA Home Price Index (1991=100)	252	262	293	316	351	396	429	460	474	484	493	507	531
Mortgage Originations (\$Mil)	14,188.1	21,425.1	19,521.5	14,102.7	20,881.7	26,385.9	21,057.5	19,558.6	19,777.0	19,988.5	20,251.2	20,093.0	21,453.0
Personal Bankruptcies	10,736	9,464	8,235	7,375	6,318	5,178	4,988	4,767	4,556	4,707	5,982	7,539	9,116

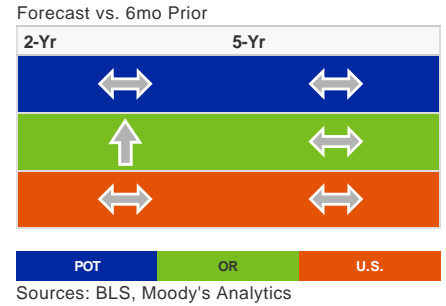
Unemployment



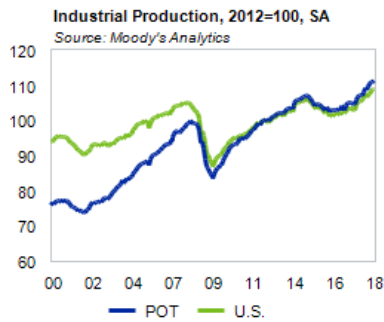
Employment Diffusion Index



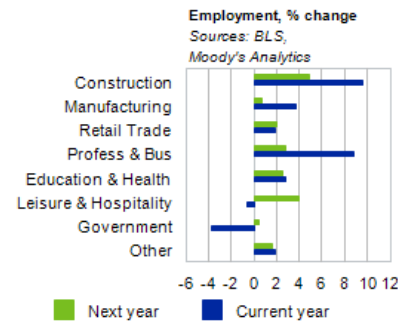
Employment Performance



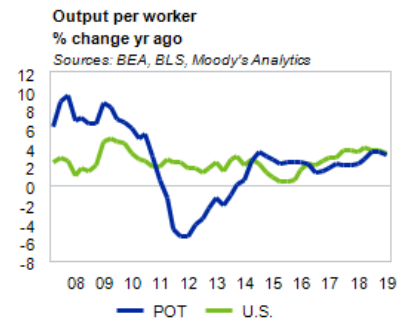
Industrial Production



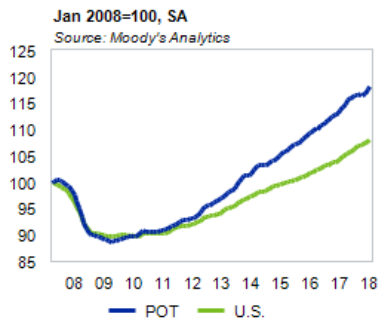
Industry Performance



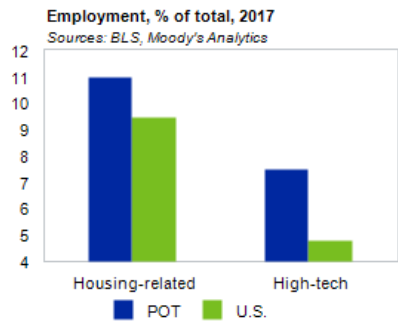
Productivity



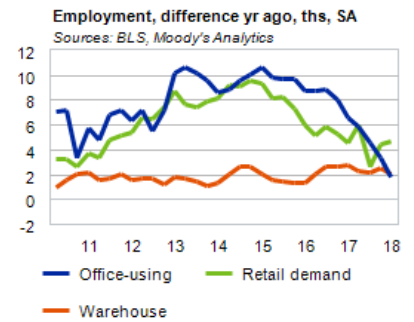
Business Cycle Indicator



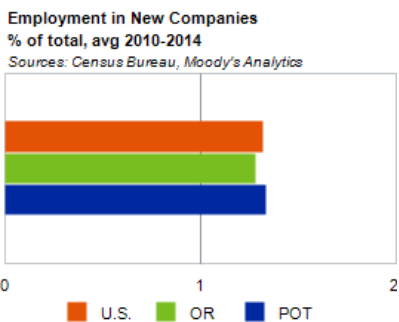
Industry Concentrations



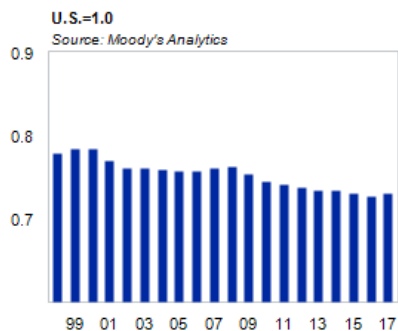
Commercial Real Estate



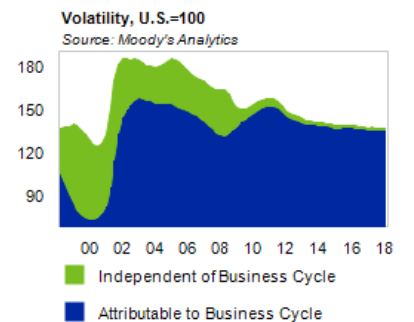
Entrepreneurship



Diversity



Historical Volatility

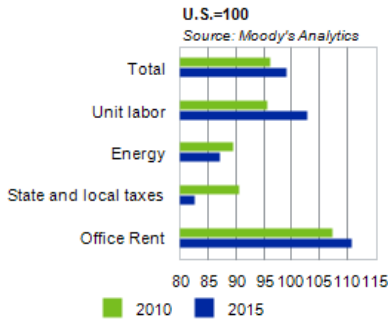


Top Employers

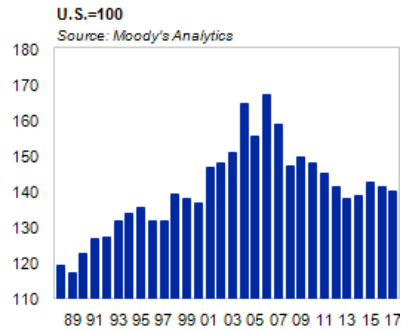
Intel Corp.	19,300
Providence Health Systems	17,543
Oregon Health & Science University	16,200
Legacy Health System	12,955
Nike Inc.	12,000
Kaiser Foundation Health Plan of the NW	11,898
Fred Meyer Stores	10,637
PeaceHealth	4,445
Portland State University	3,287
Daimler Trucks North America LLC	2,800
Legacy Salmon Creek Medical Center	1,946
Adidas	1,700
Columbia Sportswear Co.	1,579
The Vancouver Clinic	1,319
WaferTech LLC – A TSMC Co.	1,015
SEH America Inc.	895
Dick Hannah Dealerships	663
BNSF Railway Co.	650
Banfield Pet Hospital	650
Andersen Construction	540

Source: Combined List

Cost of Doing Business



Vitality

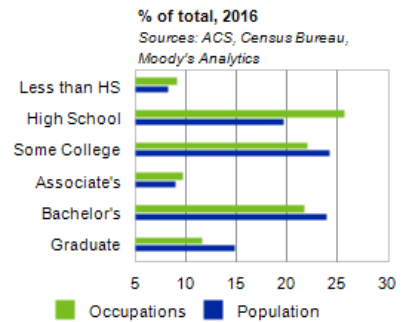


Economic Disenfranchisement

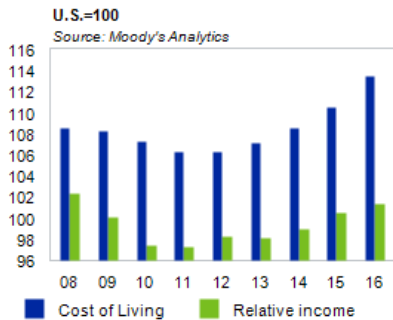
Index	Value	Rank*
Gini coefficient	0.44	280
Palma ratio	3.0	258
Poverty rate	10.9	310

*Most unequal=1, Most equal=401
ACS, Moody's Analytics, 2017

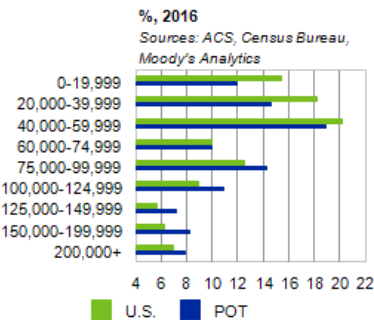
Skills Mismatch



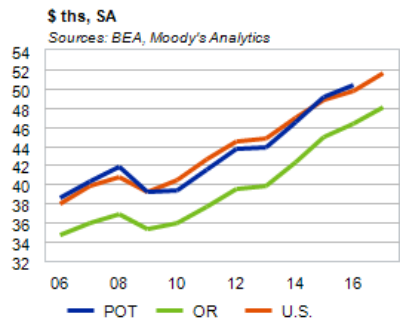
Cost of Living



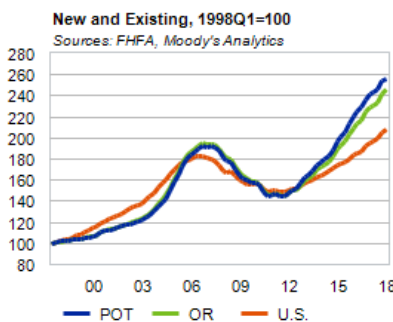
Households by Income



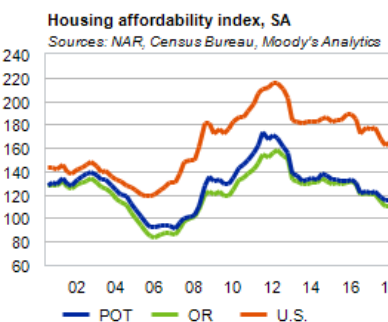
Per Capita Income



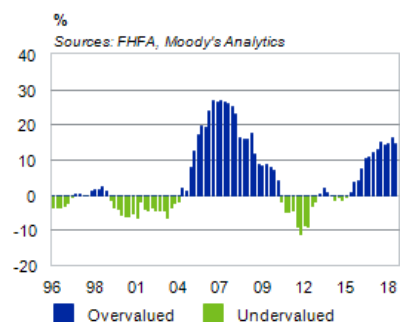
House Prices



House Affordability



House Price Trends



Commuter Flows

Top Five Outside Sources of Jobs

Portland OR	Share
Salem OR	1.3
Longview WA	0.5
Seattle WA	0.1
Eugene OR	0.1
Tacoma WA	0.1

Top Five Outside Sources of Workers

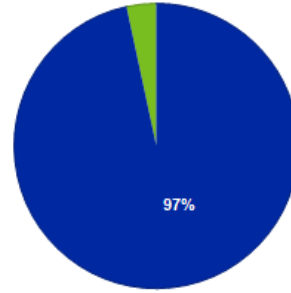
Portland OR	Share
Salem OR	1.7
Longview WA	0.6
Corvallis OR	0.1
Seattle WA	0.1
Eugene OR	0.1

Sources: Census Bureau, Moody's Analytics, avg 2009-2013

Residents Who Work in CBSA

Avg 2009-2013

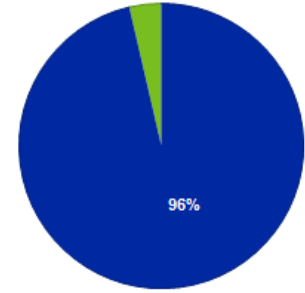
Sources: Census Bureau, Moody's Analytics



Workers Who Live in CBSA

Avg 2009-2013

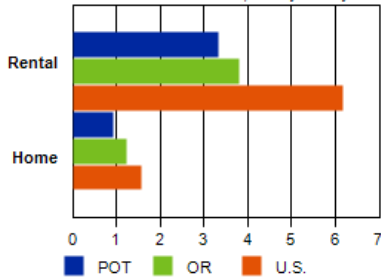
Sources: Census Bureau, Moody's Analytics



Rental and Housing Vacancy

Vacancy Rate, %, 2016

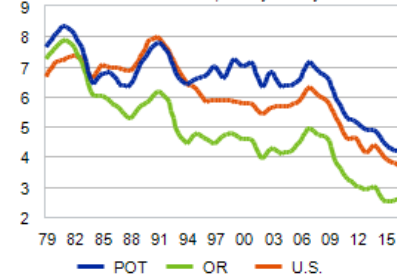
Sources: Census Bureau, Moody's Analytics



Natural Population

Births - deaths, # per 1,000 residents

Sources: Census Bureau, Moody's Analytics



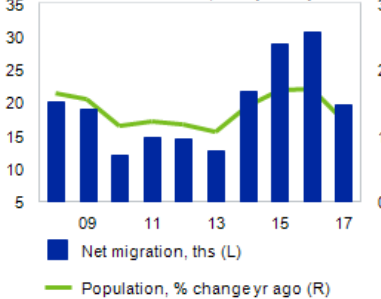
Migration Flows

Into POT	Number of Migrants
Salem OR	4,286
Seattle WA	3,552
Los Angeles CA	3,157
Phoenix AZ	2,183
Eugene OR	2,108
San Diego CA	1,904
Oakland CA	1,846
San Francisco CA	1,844
San Jose CA	1,561
Longview WA	1,508
Total In-Migration	85,513
From POT	Number of Migrants
Salem OR	6,190
Seattle WA	3,686
Longview WA	2,720
Bend OR	2,148
Phoenix AZ	1,984
Eugene OR	1,687
Los Angeles CA	1,343
Tacoma WA	1,147
San Diego CA	904
Boise City ID	885
Total Out-Migration	67,559
Net Migration	17,954

Source: IRS, 2016

Population

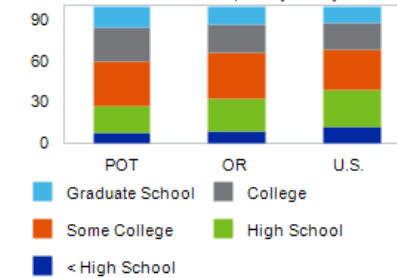
Sources: Census Bureau, Moody's Analytics



Educational Attainment

% of population 25 and older, 2016

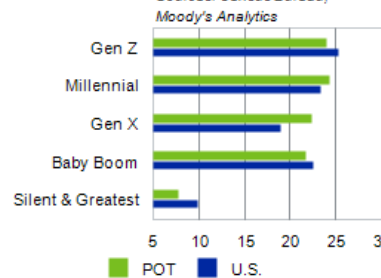
Sources: Census Bureau, Moody's Analytics



Population by Generation

%, 2016

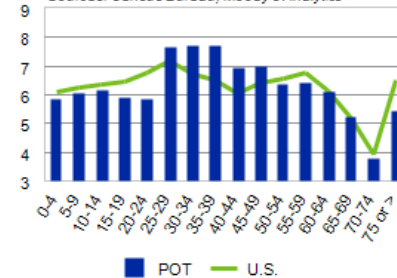
Sources: Census Bureau, Moody's Analytics



Population by Age

%, 2017

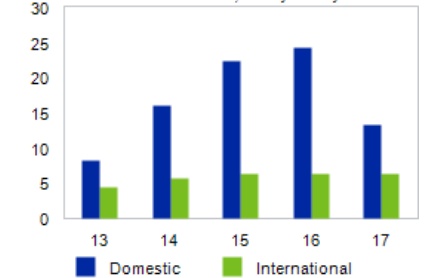
Sources: Census Bureau, Moody's Analytics

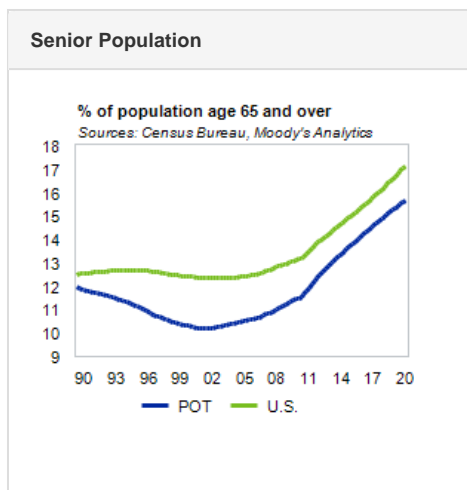


Net Migration

Ths

Sources: Census Bureau, Moody's Analytics





Glossary & Notes

Business Cycle Indicator: The Moody's Analytics business cycle index is a measure meant to gauge the current trend of underlying economic activity. The indicator is designed to pick up distinct shifts in the economy through its four underlying components: employment, housing starts, industrial production, and house prices. These variables are chosen for their timeliness, frequency and availability. Employment is provided monthly by the Bureau of Labor Statistics and house prices are provided quarterly by the Federal Housing Finance Agency. Housing starts are estimated by applying several adjustment factors to the Census Bureau's monthly permits data and industrial production is created by combining detailed in-house employment estimates with the Federal Reserve's monthly U.S. industrial production data.

When constructing the index, employment, housing starts, and industrial production are smoothed using a three-month moving average in order to better grasp the underlying trends, while house prices are quarterly data that are converted into a monthly frequency and led by six months. Economic data— particularly at the metro area level—can often be volatile even when smoothed, and to control for sporadic movements in the data, the weights assigned to each component in the final index are inversely proportional to their volatility.

Commercial Real Estate: Office-using Employment

Office using employment is the sum of employment in the following industries:

- 5112 Software Publishers
 - 512 Motion Picture and Sound Recording Industries
 - 515 Broadcasting (except Internet)
 - 5171 Wired Telecommunications Carriers
 - 5172 Wireless Telecommunications Carriers (except Satellite)
 - 5179 Other Telecommunications
 - 518 Internet Service Providers, Web Search Portals, and Data Processing Services
 - 5411 Legal Services
 - 5412 Accounting, Tax Preparation, Bookkeeping, and Payroll Services
 - 5413 Architectural, Engineering, and Related Services
 - 5415 Computer Systems Design and Related Services
 - 5416 Management, Scientific, and Technical Consulting Services
 - 5418 Advertising and Related Services
 - 55 Management of Companies and Enterprises
 - 5611 Office Administrative Services
 - 5613 Employment Services
 - 5614 Business Support Services
 - 5615 Travel Arrangement and Reservation Services
 - 6211 Offices of Physicians
 - 6212 Offices of Dentists
 - 6213 Offices of Other Health Practitioners
 - 8131 Religious Organizations
 - 8133 Social Advocacy Organizations
 - 8134 Civic and Social Organizations
 - 8139 Business, Professional, Labor, Political, and Similar Organizations
 - FI Financial Activities
 - GVF Federal Government
- Sources: BLS, Moody's Analytics

Warehouse Employment.

Warehouse employment is the sum of employment in the following industries:

- 4821 Rail Transportation
- 4882 Support Activities for Rail Transportation
- 4851 Urban Transit Systems
- 5621 Waste Collection
- 4841 General Freight Trucking

4842 Specialized Freight Trucking
4884 Support Activities for Road Transportation
4921 Couriers
4922 Local Messengers and Local Delivery
4931 Warehousing and Storage
4831 Deep Sea, Coastal, and Great Lakes Water Transportation
4832 Inland Water Transportation
4883 Support Activities for Water Transportation
42 Wholesale Trade
4541 Electronic Shopping and Mail-Order Houses
4542 Vending Machine Operators
Sources: BLS, Moody's Analytics

Retail Employment.

Retail employment is the sum of employment in the following industries:

RT Retail Trade
722 Food Services and Drinking Places
Sources: BLS, Moody's Analytics

Commuter Flows: Metro area commuter flows are derived from county-level figures reported in the 2009-2013 American Community Survey (ACS) Journey to Work data. The ACS creates estimates based on where surveyed individuals worked in a given week and matched that against their place of residence. Moody's Analytics aggregated these counties to metro areas and examined flows at this higher-level geography.

The data are split into two sections. The first represents the commuting patterns of residents of an area; the second shows the commuting patterns of workers in an area. While these are correlated, there can be noticeable differences; for example, a large urban metro area likely attracts a material share of workers from elsewhere, with a smaller share of its residents commuting outside of the area.

The pie charts reflect the share of residents or workers whose commute does not extend beyond a metro area's borders. Not surprisingly, each figure averages higher than 80%, as metro areas are defined in large part by commuting patterns to begin with. The rank indicates how self-sufficient an area is. The tables below each chart show where residents work and where workers reside. This provides a glimpse of which places are most closely linked economically to the area.

Comparative Employment and Income: Comparative employment provides the proportion of nonfarm payroll employment in every supersector, as defined in the NAICS classification of industries. The BLS does not report employment for every supersector for every metro area. Moody's Analytics estimates the supersector employment using a combination of state-level data, data from the Quarterly Census of Employment and Wages, and data from County Business Patterns.

Comparative income is the average annual earnings by supersector calculated as the ratio of sector income from the BEA divided by employment in the sector, also from the BEA.

Cost of Living: The cost of living index measures the relative cost to the average household in the nation to maintain its standard of living in each metropolitan area. The index is created by summing expenditures on various components of consumption in each metro area relative to average U.S. expenditures on the components. The components that vary across metro areas include housing, food and apparel, utilities, transportation and auto insurance.

Current Employment Trends: Employment is organized into three sectors: government, goods producing industries, and private service producing industries. Goods producing industries include natural resources and mining, construction and manufacturing. Private service producing industries include trade, transportation and utilities, information, financial activities, professional and business services, education and health services, leisure and hospitality and other services.

The year-over-year growth of payroll employment for the most recent month compared with six and 12 months prior enables the users to track how employment trends have changed over the preceding two years, and whether the pace of job creation has held steady, decelerated or accelerated. In addition to total payroll employment, data are available for all of the Bureau of Labor Statistics defined "super sectors" listed above. In some smaller metro areas, some of the super sector data are estimated by Moody's Analytics because they are not released by the BLS.

Diversity: Industrial diversity is defined as the extent to which a metro area's industrial structure approximates the U.S. industrial structure.

Diversity is derived using the following formula:

$$\text{Diversity} = 1/\sum((\text{EMP}_{ij}/\text{EMP}_{USj}) * \text{EMP}_{ij})$$

Where EMP = share of employment in four-digit NAICS industry j during the past three years; i = metro area; US = U.S. The Diversity measure is bounded between 0 and 1. 1 means the metro area has the same industrial structure as the U.S.; 0 means it has a totally different industrial structure than the U.S.

Formula derived from Hachman index, Bureau of Business and Economic Research, Univ. of Utah, December 1994.

Economic Disenfranchisement: Economic disenfranchisement indicators measure the degree to which income inequality plagues certain economies. To capture this, three measures are used. The Gini coefficient and poverty rates are published by the American Community Survey (ACS), produced by the Census Bureau. The Gini coefficient measures income concentration, with 0 representing perfect equality and 1 representing an economy in which all the

wealth is held by one individual.

The Palma ratio is a newer measure of income inequality that examines the total income held by earners in the top 10% of households and divides that by aggregate income held by the bottom 40%. This typically requires household-level financial information, but Moody's Analytics uses a broader distribution of income by household from ACS data to approximate both the numerator and denominator. A higher Palma ratio indicates that a larger share of wealth is concentrated in the wealthiest households in an economy. An advantage of this measure is that it is more sensitive to movements at the tails of the distribution, which typically better represent income inequality given that the middle 50% is typically more stable across history and geographies (for more information, refer to Jose Gabriel Palma's paper, "Why is inequality so unequal across the world?").

Economic Health Check: A heat map made up of high-frequency indicators provides insight into the factors that explain a state's recent performance. The indicators considered are all produced in monthly frequency. In order to smooth out month-to-month fluctuations, the three-month moving average is calculated and compared with the three-month moving average in the prior month. If the change is positive, the cell is shaded green; if no change took place, the cell is shaded yellow; and if the change is negative, the cell is shaded orange. The high-frequency indicators include the change in payroll employment; change in the unemployment rate, where a lower rate connotes improvement; initial unemployment insurance claims; the labor force participation rate, defined as the share of the working-age noninstitutional population older than 16 either looking for work or employed; merchandise exports in \$ billions; average weekly hours; industrial production; and residential permits. The state industrial production index is estimated using national-level industrial production and state-level industry employment.

Educational Attainment: The Census Bureau provides data on the educational attainment of residents older than 25 years of age of metro areas and their component counties, states, and the U.S. Educational attainment reflects the industrial composition of an area as well as the prospects that an area has in expanding its industries.

Employment Diffusion Index: A diffusion index measures the breadth of private sector job creation in an area. A low diffusion index indicates that an area relies on just a few industries for growth. A high diffusion index indicates more balanced growth. The diffusion index is constructed by summing the share of three-digit NAICS industries that have added to payrolls in a given month and half of the share of those industries that have neither added to nor subtracted from payrolls, where 50% indicates an equal balance between industries with increasing and decreasing employment. Because of volatility in month-to-month movements, a six-month moving average is used. Detailed industry employment data, for 274 industries as specified by the BLS, are used to compile the industry diffusion indexes for states and metro areas. The BLS does not publish payroll numbers for all three-digit industries for metro areas every month. Moody's Analytics estimates the data for any missing NAICS industries.

The following calculation is then used to compute the diffusion index, where the denominator is the total number industries in which employment data are available at the three-digit NAICS level.

$$((\text{positive}/\text{denominator}) + (.5 * (\text{unchanged}/\text{denominator}))) * 100$$

Entrepreneurship: The entrepreneurship index looks at the share of workers who were employed in firms that are less than 1 year old. This is based on annual data produced by the Census Bureau as part of the Business Dynamics Statistics (BDS). Because of underlying volatility in the data, especially during changes in the business cycle, a five-year rolling average is used. Areas with a large share of workers employed at relatively new firms are classified as having a favorable entrepreneurial environment.

It is worth noting that the data are available using only 2000 Core Based Statistical Area (CBSA) definitions.

Therefore, the county footprint associated with an area may not match the definition used for other metrics. Additionally, for CBSAs that were created in 2010 and for which there is not a clear corresponding discontinued metro area that can be mapped to, this box is left blank.

Forecast Risks: Risk exposure represents the extent to which a metro area economy's employment growth forecast will be vulnerable to upside or downside fluctuations in the upcoming five-year period. The ranking reflects the expected employment volatility associated with a specific metro area, with a higher ranking—and higher quintile—denoting greater risk. It is important to keep in mind that the ranking represents the relative potential for variation from the forecast; this can be to the upside or downside. A metro area in the first quintile, for example, faces a much wider range of potential outcomes than one in the fifth quintile, which is unlikely to deviate significantly from the forecast.

There are seven determinants of metro area risk exposure: (1) investment income dependence, (2) metro area size, (3) the prior year's change in population, (4) education and healthcare share of output, (5) government share of output, (6) finance share of output, and (7) house price volatility, based on the change in the ratio of median house price to per capita income.

Risk exposure should be considered in combination with a metro area's expected growth rate in order to ascertain the level of certainty associated with an employment growth forecast. Metro areas with high growth rates and low volatility rankings represent those that are the safest in terms of expected growth, while those with low growth rates and high volatility are most exposed to highly negative results.

See Regional Financial Review, "Measuring Regional Uncertainty: An Update of Risk-Adjusted Return," March 2013, for more details.

Historical Volatility: Employment volatility is defined as the standard deviation in a metro area's monthly year-over-year percentage nonagricultural employment growth relative to the standard deviation in U.S. year-over-year percentage nonagricultural employment growth over the past 10 years. Volatility of 100 means that employment volatility in a metro area is equal to employment volatility in the nation. Metro areas tend to be inherently more volatile than states.

Volatility due to U.S. fluctuations (also known as "systematic volatility") is defined as:

$$\text{SYSVOL} = (R_i)^{1/2}$$

where SYSVOL = systematic volatility; R_i = is the proportion of total variance in metro area i 's growth rate that is associated with contemporaneous fluctuations in national growth.

Volatility not due to U.S. fluctuations (also known as "nonsystematic volatility") is defined as:

$$\text{NONSYS} = 1 - (R_i)^{1/2}$$

where NONSYS = nonsystematic volatility in metro area i ; R_i is the proportion of total variance in metro area i 's growth rate that is associated with contemporaneous fluctuations in national growth.

Formulas modified from "Assessing Regional Economic Stability: A Portfolio Approach," Economic Review (Federal Reserve Bank of San Francisco), Winter 1990.

House Price Trends: This chart compares the observed value of the FHFA purchase only index (for states) or FHFA all transactions index (for metro areas and divisions) with the value Moody's Analytics projects if supply and demand in the housing market were in long-run equilibrium. When the observed value of house price index is greater than the equilibrium value, the average house price is overvalued; when the observed value is less than the equilibrium value, the average house price is undervalued. The primary factors that determine equilibrium include per capita disposable income, a measure of long-run demand, and construction costs, a gauge of long-run supply. These measures are updated monthly.

House Prices: FHFA Conventional and Conforming Home Price Index. The Federal Housing Finance Agency (FHFA) estimates and publishes quarterly house price indexes for single-family detached properties using data on conventional conforming mortgage transactions obtained from the Federal Home Loan Mortgage Corp. (Freddie Mac) and the Federal National Mortgage Association (Fannie Mae). These indexes use a repeat-purchase method, which is not affected by the mix of homes sold. For example, using traditional house price measures, a rise in the number of low-priced homes sold relative to higher-priced homes will bias house prices downward even though relative prices may not have changed. Because repeat-purchase house price indexes keep track of successive selling prices for the same property, they avoid this bias. Freddie Mac and Fannie Mae are private corporations with federal charters whose mandate is to provide liquidity to the nation's residential mortgage market. The FHFA was created by the Housing and Economic Recovery Act of 2008. The FHFA is the regulator of Fannie Mae, Freddie Mac, and the Federal Home Loan Banks. This law combined the staffs of the Office of Federal Housing Enterprise Oversight (OFHEO), the Federal Housing Finance Board (FHFB), and the GSE mission office at the Department of Housing and Urban Development (HUD).

The House Price Index is based on transactions involving conforming, conventional mortgages purchased or securitized by Fannie Mae or Freddie Mac. Only mortgage transactions on single-family properties are included. A conforming mortgage is one that both meets the underwriting guidelines of Fannie Mae or Freddie Mac and that does not exceed the conforming loan limit. The conforming limit for single-family homes is \$417,000 as of January 2014, with higher limits for high-cost metro areas. Conventional means that the mortgages are neither insured nor guaranteed by the FHA, VA, or other federal government entity. Because of the conforming limit, the FHFA repeat-purchase index is less reliable in those states, such as California, Connecticut and New Jersey, where many homes are typically priced above the purchase limits.

Industrial Production: Industrial production is calculated using the Federal Reserve Board's detailed industrial production data and the Moody's Analytics detailed employment estimates. The Federal Reserve publishes industrial production at the 3-digit (and some 4-digit) level NAICS industry detail. Weights are calculated for each of the available industries for each metro area, where the weight equals a given industry's share of manufacturing employment. Weights are then applied to the detailed industrial production series and aggregated to create a metro-specific estimated industrial production series. The same process is also applied to the U.S. since IP series report by the Fed includes mining and electric and gas utilities whereas our estimated series do not.

Industry Concentrations: High-Tech Employment

Moody's Analytics defines high-tech employment as the sum of employment in the following industries:

NAICS Industry

3254 Pharm. & Medicine Manuf.
3341 Computer and Peripheral Equip. Manuf.
3342 Communications Equipment Manuf.
3344 Semi. & Other Elec. Comp. Manuf.
3345 Nav., Meas., Elec. and Control Instr. Manuf.
3391 Medical Equip. and Supplies Manuf.
5112 Software Publishers
5171 Wired Telecommunications Carriers
5172 Wireless Telecom. Carriers (except Sat.)
5174 Satellite Telecommunications
5179 Other Telecommunications
5182 Data Proc., Hosting, & Related Services
5191 Other Information Services
5415 Computer Sys. Design & Related Services
5417 Scientific Research and Dev. Services
5419 Other Prof., Scientific and Tech. Services
6215 Medical & Diagnostic Laboratories

Housing-Related Employment

Moody's Analytics defines housing-related employment as the sum of employment in the following industries:

NAICS Industry

2361 Residential Building Construction
238 Specialty Trade Contractors
444 Building Material and Garden Equipment and Supplies Dealers
5617 Services to Buildings and Dwellings
5413 Architectural, Engineering and Related Services
522 Credit Intermediation and Related Activities
5312 Offices of Real Estate Agents and Brokers
4233 Lumber and Other Construction Materials Merchant Wholesalers
5313 Activities Related to Real Estate

Industry Performance: Moody's Analytics payroll employment forecasts are based on establishment employment data from the Bureau of Labor Statistics' (BLS) 790 survey. Metro area models incorporate separate equations for the thirteen NAICS employment super sectors as defined by the BLS, with additional forecast detail in the manufacturing and government sectors. These separate forecasts are aggregated to arrive at the total employment forecast. The employment equations are specified differently depending on whether the sectors are export or locally-oriented activities.

Export-Oriented Industries. The export-oriented industries include those businesses that primarily sell goods and/or services outside the state. Those businesses considered to be export based are more closely linked to national or state level variables such as aggregate demand. All natural resource and manufacturing industries are considered export industries in our models. The income generated from these businesses provides an important source of demand for the state's locally-oriented sectors.

We forecast employment in six broad manufacturing categories using the relative importance of the industry in the national economy, and sum these up to obtain manufacturing employment. Natural resource employment is also closely linked to state and national industrial employment forecasts, and is broadly independent of local area economic conditions.

Locally-Oriented Industries. Most service and trade industries are considered locally-oriented industries. Locally-oriented industries include construction, wholesale and retail trade, business and financial activities, education and health services, leisure and hospitality industries, state and local government, and utilities. These are often times support services, providing the necessary infrastructure for the export-oriented sectors and the local population. These equations are modeled as a function of a demand proxy (typically personal income), and sometimes demographics and state-wide industry trends.

Personal income is the most commonly used proxy, either alone or in combination with population, for the level of demand for local goods and services. Personal income is one of the best measures of aggregate economic activity at the state level, reflecting wages and salaries, transfer payments, as well as non-wage income. Since employment in the local economy is an important determinant of wages and salaries in a region, this introduces an important source of feedback into the models. In other words, personal income is a function of employment, and certain employment categories such as personal services are a function of income. Where deemed necessary, variables besides personal income and population are also used in forecasting service industries. For instance, employment in the construction industry is linked to recent permit issuance, while retail trade employment is linked to recent retail sales.

Source: Moody's Analytics

Key Indicators: The forecasts of the key indicators are generated from the Moody's Analytics metro forecasting models. The historical series are pulled from a variety of sources:

Gross Metro Product (Chain-weighted dollars) BEA, Moody's Analytics –GMP is the sum of all income produced in a metro area, including corporate profits. Thus, it does not necessarily track employment growth. Total Employment (Ths) BLS Current Employment Statistics-Defined as sum of mining, construction, manufacturing, transportation/ utilities, trade, information, financial activities, professional and business, education and health, leisure and hospitality, and other services, and government. Unemployment Rate (%) –BLS Current Population Survey. Personal Income Growth (% change previous yr) Bureau Economic Analysis-Measures income received by households from employment (including self), investments and transfer payments. Median Household Income (\$ ths) Census Bureau Population (Ths) Census Bureau Net Migration (Ths) Census Bureau– Calculated as number of domestic and international people moving into a metro area minus those leaving. Single-Family Permits (Number of units) Census Bureau Multifamily Permits (Number of units) Census Bureau Existing-Home Price (1980Q1=100) FHFA– Index is not affected by mix of homes sold.

Leading Industries by Wage Tier: To determine the high-, middle- and low-wage industries for a given geography, the average U.S. wage is calculated first by dividing total salary disbursements by total employment. Average wages by industry are calculated using U.S. level wage and employment data for all four-digit NAICS codes. Next, the standard deviation of the average wages across industries is calculated. One standard deviation centered at the mean defines the upper and lower bounds separating the high, middle and low tiers. The average wage in the given geography for each four-digit NAICS industry is calculated next. The industry is categorized as high, middle or low wage by comparing it with the national high and low cutoffs. The industries are then ranked by size.

For each industry, the location quotient is calculated. Location quotients are used to indicate whether the industry serves a market larger than that of the metro area or is an "export" industry. A location quotient greater than 1 likely indicates an export industry. Location quotients are calculated according to the formula:

$$LC_{im} = (E_{im}/E_{tm}) / (E_{ius}/E_{tus})$$

where LC = location quotient in metro area m for industry i;

E = employment in industry i for metro area m or the U.S.;

and t = total employment for metro area m or the U.S.

Migration Flows: IRS data. When a taxpayer notifies the IRS of a change in address, the IRS records the household's current county of residence, the county to which the household is moving, and the number of household members. Moody's Analytics aggregates these data by metro area into gross migration. The data are then sorted to show the 10 metro areas providing the largest number of new residents and the 10 metro areas to where the largest number of current residents moves. Subtracting the gross out-migration flows from the gross in-migration flows gives net out-migration. The IRS migration data cover only

households that file returns and thus do not provide a complete tally of domestic migration flows.

Net Migration: Census data. The Census measure of net migration attempts to capture all migration to and from counties. Unlike the IRS data, Census data cover all migrants, including international migrants. Moody's Analytics aggregates county net migration data to metro areas and to states. Domestic and international net migration were re-estimated for years 2001-2010, because the Census has no plans to do this. Pre-existing net migration estimates (derived from new census population estimates combined with constant birth and death rates) were used. The "weights" for domestic and international migration are the same as those that existed before.

Per Capita Income: Per capita income is defined as personal income divided by population. It is not adjusted for inflation.

Population by Age: The Census Bureau provides data on population by age for metro areas and their component counties, states, and the U.S. A distribution that differs significantly from the national distribution has implications for the labor, housing and consumer markets in an area. For example, a distribution skewed toward older cohorts implies higher than average demand for healthcare services and lower than average demand for single-family housing.

Population by Generation: The distribution of an area's population into generations employs definitions from the Pew Research Center. Generations are defined by the following birth years:

The Greatest Generation — 1901 to 1927

The Silent Generation — 1928 to 1945

The Baby Boom Generation — 1946 to 1964

Generation X — 1965 to 1980

The Millennial Generation — 1981 to 1998

Generation Z — 1999 to present

Productivity: Productivity is measured as real output per worker in a state. High productivity incorporates the efficient use of labor, machines, and technological improvements. Generally, more productive areas will also have higher wages. However, higher wages do not necessarily reduce an area's competitiveness because the higher productivity may more than offset the higher wages. High productivity may also reflect the industry composition in a state, as a concentration of more productive industries will boost overall productivity.

Relative Employment Outlook*: In order to compare the performance of a metro area's labor market with that of the U.S. and state, an index is calculated in which the value of the Bureau of Labor Statistics payroll employment in the first quarter of 10 years prior to the current year is set at 100. Forecast data for the next five years are also provided. The shaded gray bar represents the period of the 2008-2009 national recession.

In addition, we track how the two- and five-year employment forecasts for the metro area, state and U.S. have changed compared with six months prior. A dash indicates no change, an upward arrow indicates a more optimistic outlook and a downward arrow indicates a more pessimistic outlook. For the two year forecast, a difference in average annual growth larger than 0.1 percentage point indicates a change. For the five-year forecast, a difference larger than 0.25 percentage point indicates a change.

Rental and Housing Vacancy: The homeowner vacancy rate is the proportion of the homeowner housing inventory that is vacant for sale. It is computed by dividing the number of vacant units for sale by the sum of owner-occupied units, vacant units that are sold but awaiting occupancy, and vacant units for sale and then multiplying by 100.

The rental vacancy rate is the proportion of the rental inventory that is vacant for rent. It is computed by dividing the number of vacant units for rent by the sum of renter-occupied units, vacant units that are rented but awaiting occupancy, and vacant units for rent and then multiplying by 100.

Skills Mismatch: Skills mismatch is determined based on two components: the distribution of educational attainment of a population and the educational characters associated with jobs in an area. The two are compared along six dimensions, with each showing how closely aligned the educational attainment of the general population is with the requirements of an area's jobs. Although educational attainment is not a perfect proxy for skills, it can be quantified in a way that specific skills, such as trade, cannot, making it a useful window into whether an economy faces struggles to find qualified workers or if skilled workers may struggle to find opportunities locally and be forced to migrate elsewhere. Educational attainment for residents is obtained directly from the American Community Survey. The skill requirements side is based on local occupational employment data from the BLS. This was used to construct a matrix of occupations by educational attainment in each place being examined; this is calculated by applying the national educational share for each occupation to the total number employed in each occupation in a specific economy. The total for each educational level across all occupations was then summed to determine educational requirements for an area.

Snapshot: Recession Status

The recession status is used to determine where individual metro areas are in their respective business cycles. There are four categories of recession status for which each state and metro area can be placed. They are labeled either "In Recession", "At Risk", "Recovery", or "Expansion". The evaluation of recession status is based on a six month test of either contraction or expansion. The six month test compares the six-month moving average in the current period to the six-month moving average in the period six months ago.

For a metro area to be considered "In Recession", the six month test must show it to be in contraction. Furthermore, the coincident indicator cannot have yet reached a trough. If a trough has been reached, the economy has shifted from "In Recession" to "Recovery".

If the six month test shows the geography to be in expansion, then its status is either "Expansion" or "At Risk". The economy is only in "Expansion" when the coincident indicator has yet to reach a peak. If it appears that a local peak may have been reached and the coincident indicator is increasing but at a

decreasing rate, then the economy is placed "At Risk".

Employment Growth

These numbers represent two-year and five-year average annual payroll employment growth. The forecasts are generated using Moody's Analytics metro modeling system. Moody's Analytics employment forecasts are based on establishment employment data from the Bureau of Labor Statistics' (BLS) 790 survey. Metro area models incorporate separate equations for the thirteen NAICS employment super sectors as defined by the BLS, with additional forecast detail in the manufacturing and government sectors. These separate forecasts are aggregated to arrive at the total employment forecast. The employment equations are specified differently depending on whether the sectors are export or locally-oriented activities.

Export-Oriented Industries. The export-oriented industries include those businesses that primarily sell goods and/or services outside the state. Those businesses considered to be export based are more closely linked to national or state level variables such as aggregate demand. All natural resource and manufacturing industries are considered export industries in our models. The income generated from these businesses provides an important source of demand for the state's locally-oriented sectors.

We forecast employment in six broad manufacturing categories using the relative importance of the industry in the national economy, and sum these up to obtain manufacturing employment. Natural resource employment is also closely linked to state and national industrial employment forecasts, and is broadly independent of local area economic conditions.

Locally-Oriented Industries. Most service and trade industries are considered locally-oriented industries. Locally-oriented industries include construction, wholesale and retail trade, business and financial activities, education and health services, leisure and hospitality industries, state and local government, and utilities. These are often times support services, providing the necessary infrastructure for the export-oriented sectors and the local population. These equations are modeled as a function of a demand proxy (typically personal income), and sometimes demographics and state-wide industry trends.

Personal income is the most commonly used proxy, either alone or in combination with population, for the level of demand for local goods and services. Personal income is one of the best measures of aggregate economic activity at the state level, reflecting wages and salaries, transfer payments, as well as non-wage income. Since employment in the local economy is an important determinant of wages and salaries in a region, this introduces an important source of feedback into the models. In other words, personal income is a function of employment, and certain employment categories such as personal services are a function of income. Where deemed necessary, variables besides personal income and population are also used in forecasting service industries. For instance, employment in the construction industry is linked to recent permit issuance, while retail trade employment is linked to recent retail sales.

Source: Moody's Analytics

Life-Cycle Phase

A metro area's life cycle is calculated using a weighted index based on the factors that determine long-term economic performance. High-tech share of GDP (5% weight) is measured as the share of GDP contributed by high-technology industries. Educational attainment (21% weight) is the share of the population 25 and older that has earned a bachelor's degree or higher. Climate (3% weight) measures the absolute average temperature deviation from 65 degrees. Geographic factors (6% weight) measures location-specific factors such as mountains and coasts that are conducive to development. Export share of employment (8% weight) is the percentage of employment in export-oriented industries relative to the national average. Relative business costs (30% weight) are measured by the Moody's Analytics Cost of Doing Business Index. Migration contribution (15% weight) measures the annual ratio of net migration to population. Construction activity (12% weight) is the 10-year average share of employment in construction industries relative to total employment.

Source: Moody's Analytics

Moody's Ratings

Bond ratings for general obligation bonds issued by cities and counties are available from Moody's. Not all governments issue GO bonds, and thus some areas will show "NA" here. The Moody's interpretation of its bond ratings is as follows:

Aaa Best quality; smallest degree of investment risk.

Aa High quality; margins of protection not as large as in Aaa.

A Upper medium grade obligations, adequately secured.

Baa Medium grade obligations, neither highly protected nor poorly secured.

Ba Speculative; future cannot be considered as well assured.

B Lacking characteristics of desired investment.

Modifiers 1, 2 and 3 correspond to the higher to lower ends of a generic category.

The bond rating applies to the core county or city that best represents the metropolitan area; the selection is noted next to the rating. As local governments are organized at the city and county level, not as metropolitan governments, Moody's bond ratings apply to cities and counties only. No summary metropolitan bond rating exists.

Source: Moody's Investor Services

Risk Exposure

Risk exposure represents the extent to which a metro area economy's employment growth forecast will be vulnerable to upside or downside fluctuations in the upcoming five-year period. The ranking reflects the expected employment volatility associated with a specific metro area, with a higher ranking—and higher quintile—denoting greater risk. It is important to keep in mind that the ranking represents the relative potential for variation from the forecast; this can be to the upside or downside. A metro area in the first quintile, for example, faces a much wider range of potential outcomes than one in the fifth quintile, which is unlikely to deviate significantly from the forecast.

There are seven determinants of metro area risk exposure:

- (1) investment income dependence
- (2) metro area size
- (3) the prior year's change in population
- (4) education and healthcare share of output
- (5) government share of output
- (6) finance share of output
- (7) house price volatility, based on the change in the ratio of median house price to per capita income.

Risk exposure should be considered in combination with a metro area's expected growth rate in order to ascertain the level of certainty associated with an employment growth forecast. Metro areas with high growth rates and low volatility rankings represent those that are the safest in terms of expected growth, while those with low growth rates and high volatility are most exposed to highly negative results.

See Regional Financial Review, "Measuring Regional Uncertainty: An Update of Risk-Adjusted Return," March 2013, for more details.

Source: Moody's Analytics

Top Employers: Moody's Analytics compiles top employers lists for every region for the most recent year available. Public sector employment, which is generally proportional to a metro area's population, is provided separately. However, the lists do include public establishments that are not found in every metro area such as military bases or specific federal agencies.

Vitality: The Moody's Analytics vitality index can be used to assess a metropolitan area's long-term economic potential. The index abstracts from business cycle fluctuations and near-term economic events. Only persistent forces of economic strength or weakness are considered. To maintain a long-term focus, the vitality index was created with the purpose of predicting the average annual growth rate in an area's gross domestic product over the next 10 years. The following four factors make up the vitality index: (1) industrial structure, (2) excess labor supply, (3) labor force quality, and (4) labor force growth. An index was generated for each of these components. A value of 100 indicates that the component in the metro area's economy matches the component's value nationally; values above 100 indicate that the component in the metro area's economy is above average, and those below 100 indicate the component is below average. The index for industrial structure is called the industrial vitality index. The three labor inputs are reconciled into a single labor force vitality index in which values of 100 also correspond to the national average. The labor force vitality index is then combined with the industrial vitality index to produce the metro area's vitality index. Industrial vitality was assigned a 55% weight, and labor force vitality is assigned a 45% weight. These were assigned to achieve maximum correlation between predicted GDP growth and actual GDP growth as determined by regression analysis. A vitality index value of 100 is consistent with the nation. Values above 100 suggest there is potential for faster growth, and those below 100 suggest the possibility for slower growth. The rank of the 384 U.S. metropolitan areas and metro divisions is also provided.

See Regional Financial Review, "U.S. Regional Diversity, Volatility and Vitality," August 2009 for a detailed explanation.

Copyright © 2018, Moody's Analytics, Inc. and/or its licensors and affiliates (together, "Moody's"). All rights reserved. ALL INFORMATION CONTAINED HEREIN IS PROTECTED BY COPYRIGHT LAW AND NONE OF SUCH INFORMATION MAY BE COPIED OR OTHERWISE REPRODUCED, REPACKAGED, FURTHER TRANSMITTED, TRANSFERRED, DISSEMINATED, REDISTRIBUTED OR RESOLD, OR STORED FOR SUBSEQUENT USE FOR ANY PURPOSE, IN WHOLE OR IN PART, IN ANY FORM OR MANNER OR BY ANY MEANS WHATSOEVER, BY ANY PERSON WITHOUT MOODY'S PRIOR WRITTEN CONSENT. All information contained herein is obtained by Moody's from sources believed by it to be accurate and reliable. Because of the possibility of human and mechanical error as well as other factors, however, all information contained herein is provided "AS IS" without warranty of any kind. Under no circumstances shall Moody's have any liability to any person or entity for (a) any loss or damage in whole or in part caused by, resulting from, or relating to, any error (negligent or otherwise) or other circumstance or contingency within or outside the control of Moody's or any of its directors, officers, employees or agents in connection with the procurement, collection, compilation, analysis, interpretation, communication, publication or delivery of any such information, or (b) any direct, indirect, special, consequential, compensatory or incidental damages whatsoever (including without limitation, lost profits), even if Moody's is advised in advance of the possibility of such damages, resulting from the use of or inability to use, any such information. The financial reporting, analysis, projections, observations, and other information contained herein are, and must be construed solely as, statements of opinion and not statements of fact or recommendations to purchase, sell, or hold any securities. NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, TIMELINESS, COMPLETENESS, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OF ANY SUCH OPINION OR INFORMATION IS GIVEN OR MADE BY MOODY'S IN ANY FORM OR MANNER WHATSOEVER. Each opinion must be weighed solely as one factor in any investment decision made by or on behalf of any user of the information contained herein, and each such user must accordingly make its own study and evaluation prior to investing.

Addendum E

Appraiser Qualifications and Licenses





RYAN S. PRUSSE, MAI

Executive Vice President



Newmark Knight Frank
760 SW 9th Avenue
Suite 200
Portland, OR 97205
ryan.prusse@ngkf.com
Direct 503.805.4059
Office 503.241-1155

Years of Experience

25+ Years

Areas of Specialization

- Land – urban, suburban, rural
- Multifamily – apts, condos, MHPs etc.
- Retail – SC, STNL, mixed-use etc.
- Industrial – BP, STNL, SS, urban/lofts etc.
- Office – low/high-rise, medical, condos
- Subdivision – lots, spec homes, parks

State Certifications

- Oregon
- Washington
- Idaho
- Wyoming
- Montana
- California

Ryan S. Prusse, MAI, is an Executive Vice President working primarily throughout Oregon and Washington. Mr. Prusse has 25-plus years of real estate appraisal, review, consulting & investment experience in the service of financial institutions, insurance companies, attorneys, accountants, individual investors/trusts and an array of government agencies. His overall valuation experience includes appraisals of nearly every property type including conventional commercial (retail, office, industrial), multifamily, agricultural, going concerns and luxury/one-of-a-kind residential. Experience in specialty assets possessing UGB/subdivision potential, LEED/Green features, contamination issues, LIHTCs, complex leaseholds, buy/sell negotiations, conservation easements and eminent domain impacts is considerable.

Mr. Prusse has served as President of the Greater Oregon Chapter of the Appraisal Institute, Appraisal Journal reviewer, AI Regional Representative, and has held Board positions for multiple local non-profits. He is a graduate of Willamette University, with a Bachelor of Science in Economics and Mathematics, and obtained the MAI designation at age 25. Community involvement includes multiple coaching, support and sponsorship roles for his six children

Prior to joining Newmark Knight Frank, he owned/operated one of the region's premier commercial valuation firms (RSP & Associates LLC) completing thousands of assignments for a diverse client base, while also training/mentoring numerous successful peer professionals. He has qualified as an expert witness in numerous County, State and Federal court proceedings; providing impartial/unbiased and effective/defensible testimony in mediation/arbitration, bench and jury hearings.

Fluency in USPAP, ACLB/WSDL, USFLA, IRS/Treasury, HUD, OCC, Fannie/Freddie appraisal guidelines is accomplished via qualifying, ongoing and continuing education. Mr. Prusse and Newmark - Portland staff and appraisers comprise a team committed to providing a high-quality product delivered in a timely and efficient manner.

Current clientele includes an array of local, regional, national and international banks, AMCs, corporations, small businesses, law firms, CPA firms, REITs, life insurance companies and government entities with diverse debt and equity property interests nationwide.





Appraiser Certification and Licensure Board

State Certified General Appraiser

28 hours of continuing education required

RYAN S PRUSSE
NEWMARK KNIGHT FRANK
760 SW 9TH AVE STE 200
PORTLAND, OR 97205

License No.: C000498

Issue Date: July 03, 2018

Expiration Date: June 30, 2020

Gae Lynne Cooper, Administrator

STATE OF WASHINGTON

DEPARTMENT OF LICENSING – BUSINESS AND PROFESSIONS DIVISION



THIS CERTIFIES THAT THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A

DUPLICATE

CERTIFIED GENERAL REAL ESTATE APPRAISER

RYAN S PRUSSE
760 SW 9TH AVE STE 200
NEWMARK KNIGHT FRANK - VALUATION & ADVISORY
PORTLAND OR 97205-2588

1100869

License Number

09/18/1995

Issued Date

06/24/2019

Expiration Date

Pat Kohler, Director



JOHN L. BOYLE, MAI

Vice President



Newmark Knight Frank
760 SW 9th Avenue
Suite 200
Portland, OR 97205
john.boyle@ngkf.com
Direct 503.919.1013
Office 503.241.1155

Years of Experience

10 Years

Areas of Specialization

- Valuation & Advisory
- Office
- Retail
- Industrial
- Land
- Subdivisions
- Multifamily
- Manufactured/RV Parks

State Certifications

- Oregon
- Washington

John L. Boyle, MAI, joined Newmark Knight Frank's Valuation & Advisory in 2017 as a vice president focused primarily on Oregon and Washington.

Based in Portland, Oregon, Mr. Boyle has more than 10 years of experience providing real estate appraisal, review, consulting and investment expertise to financial institutions, insurance companies, attorneys, accountants, individual investors/trusts and government agencies.

Mr. Boyle has performed appraisals of nearly every property type including retail, office, industrial, agricultural, subdivisions, going concerns, luxury/one-of-a-kind residential and land. Current clients include local, regional, national and international banks, appraisal management companies (AMCs), corporations, small businesses, law firms, CPA firms, REITs, life insurance companies and government entities with diverse debt and equity property interests nationwide.

Prior to Newmark Knight Frank, Mr. Boyle worked for RSP & Associates LLC, one of the premier commercial valuation firms in the Pacific Northwest. During his 10 years with that firm, Mr. Boyle completed thousands of assignments for a diverse client base.

Mr. Boyle is a certified general real estate appraiser in the states of Oregon and Washington and member of the Appraisal Institute.

Mr. Boyle relies on qualifying, ongoing and continuing education to keep current with the appraisal standards of the Uniform Standards of Professional Appraisal Practice (USPAP), Oregon Appraiser Certification and Licensure Board (ACLB), Uniform Appraisal Standards for Federal Land Acquisitions (USFLA), IRS/Treasury, HUD, OCC and Fannie Mae/Freddie Mac. He holds a Bachelor of Arts degree in business administration from Azusa Pacific University.





Appraiser Certification and Licensure Board

State Certified General Appraiser

28 hours of continuing education required

License No.: C001127

Issue Date: July 01, 2017

Expiration Date: June 30, 2019

JOHN L. BOYLE
NEWMARK KNIGHT FRANK
760 SW 9TH AVE STE 200
PORTLAND, OR 97205

Gae Lynne Cooper, Administrator

STATE OF WASHINGTON

DEPARTMENT OF LICENSING – BUSINESS AND PROFESSIONS DIVISION



THIS CERTIFIES THAT THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A

DUPLICATE

CERTIFIED GENERAL REAL ESTATE APPRAISER

JOHN LAWRENCE BOYLE
NEWMARK KNIGHT FRANK
760 SW 9TH AVE, SUITE 200
PORTLAND OR 97205

1102372

License Number

03/31/2016

Issued Date

06/12/2019

Expiration Date

Pat Kohler, Director