

Multi-Family Brokerage

Value Growth Advisors, L.L.C. and The Speranza Group, Inc.

OUR ACQUISITION HISTORY

Property Name	Number of Units Net Square Feet Average Unit Size	Acquisition Price Per Unit Price Per Sq Ft
1 - Bank of New England Portfolio	1,094 928,709 849	\$21,700,000 \$19,835 \$23.37
2 - Autumn Creek Apartments	360 264,464 735	\$7,900,000 \$21,944 \$29.87
3 - Cascades Apartments	292 282,320 967	\$28,250,000 \$96,747 \$100.06
4 - North Mountain Village Apartments	568 379,608 668	\$12,393,000 \$21,819 \$32.65
5 - Park Tower Apartments	180 147,048 817	\$4,645,000 \$25,806 \$31.59
6 - Rio Cancion Apartments	380 344,708 907	\$13,700,000 \$36,053 \$39.74

7 -	Crown Court Apartments	416 464,582 1,117	\$27,256,000 \$65,519 \$58.67
8 -	The Court Apartments	276 259,864 942	\$11,450,000 \$41,486 \$44.06
9 -	Paradise Springs Apartments	200 175,700 879	\$8,900,000 \$44,500 \$50.65
10 -	Sunrise Village Apartments	196 164,100 837	\$6,800,710 \$34,698 \$41.44
11 -	Dobson Bay Club Apartments	167 197,698 1,184	\$8,985,000 \$53,802 \$45.45
12 -	Spring Meadow Apartments	271 174,510 644	\$8,390,000 \$30,959 \$48.08
13 -	Foxwood Apartments	260 171,388 659	\$6,294,170 \$24,208 \$36.72
14 -	Quadrangles Village Apartments	510 375,660 737	\$26,554,800 \$52,068 \$70.69

15 -	Cordillera Apartments	272	\$17,880,000
		258,488	\$65,735
		950	\$69.17
16 -	Thunderbird Paseo Apartments	252	\$12,225,000
		203,756	\$48,512
		809	\$60.00
17 -	University Green Apartments	388	\$16,875,000
		312,952	\$43,492
		807	\$53.92
18 -	Villages at Park Centre	206	\$9,970,000
		195,600	\$48,398
		950	\$50.97
19 -	Thunderbird Ranch Apartments	672	\$24,400,000
		530,256	\$36,310
		789	\$46.02
20 -	Signature Place	440	\$33,100,000
		429,120	\$75,227
		975	\$77.13

Totals

7,400	\$307,668,680
6,260,531	\$41,577
846	\$49.14

AVERAGE TRANSACTION

370 units	\$15,383,434
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