



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

R2146863
2S135D000106
Washington

OWNER

Horizon Community Church

DATE PREPARED

10/26/2022

PREPARED BY

gparilla@firstam.com



First American Title

Customer Service 503.219.8746

cs.oregon@firstam.com

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First American Title

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 10/26/2022

OWNERSHIP INFORMATION

Owner: Horizon Community Church

CoOwner:

Site: Tualatin OR 97062

Mail: PO Box 2690 Tualatin OR 97062

Parcel #: R2146863

Ref Parcel #: 2S135D000106

TRS: 02S / 01W / 35 / SE

County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1005

Neighborhood: Byrom

School Dist: 88J Sherwood

Impr Type: R1 - Residence Single Family

Subdiv/Plat:

Land Use: 9110 - Exempt Church Improved

Std Land Use: MREL - Religious

Zoning: Tualatin-IN - Institutional District

Lat/Lon: 45.35133543 / -122.77170321

Watershed: Abernethy Creek-Willamette River

Legal: ACRES 34.14

ASSESSMENT AND TAXATION

Market Land: \$5,617,080.00

Market Impr: \$10,655,120.00

Market Special: \$0.00

Market Total: \$16,272,200.00 (2021)

% Improved: 65.00%

Assessed Total: \$0.00 (2021)

Levy Code: 88.15

Tax: \$0.00 (2021)

Millage Rate: 18.0574

Exemption: \$16,272,200.00

Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 2

Baths, Total: 1

Baths, Full:

Baths, Half:

Total Units:

Stories:

Fireplaces:

Cooling:

Heating: Forced Air

Building Style: XC0 - Church/Synagogue

Total SqFt: 56,500 SqFt

First Floor:

Second Floor: 56,500 SqFt

Basement Fin:

Basement Unfin:

Basement Total:

Attic Fin:

Attic Unfin:

Attic Total:

Garage:

Year Built: 1980

Eff Year Built: 1980

Lot Size Ac: 34.14 Acres

Lot Size SF: 1,487,138 SqFt

Lot Width:

Lot Depth:

Roof Material:

Roof Shape:

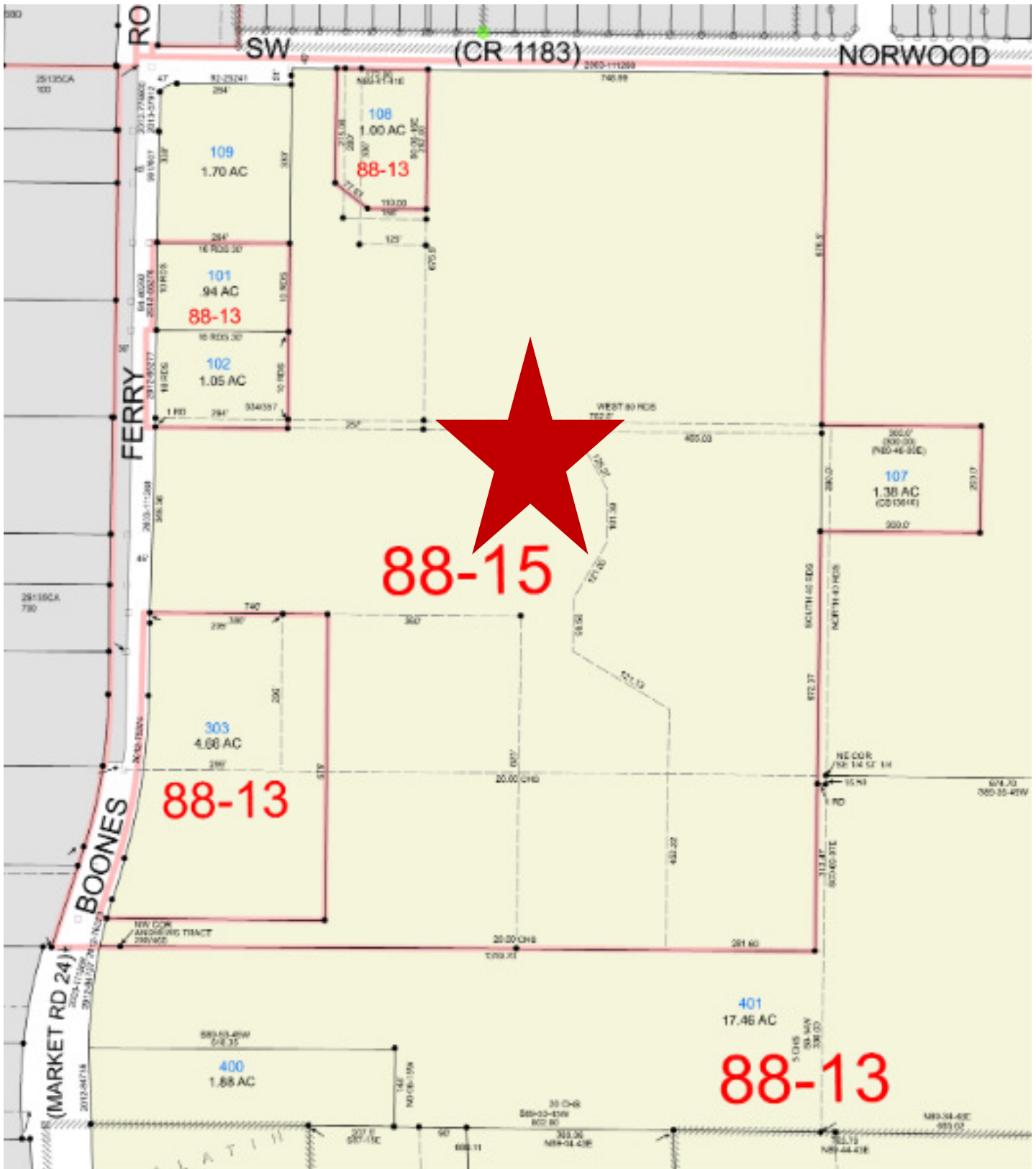
Ext Walls:

Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
GRACE CMNTY CH OF ASSEMBLIES/GOD	08/30/2007	94943		Deed Of Trust	\$1,316,000.00	Conventional

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



This map/plat is being furnished as an aid in locating the herein described land in relation to the adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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Aerial Map



First American Title

Parcel ID: R2146863

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Washington County, Oregon **2015-081254**
D-DQ
Str=18 K GRUNEWALD **09/25/2015 09:58:47 AM**
\$40.00 \$11.00 \$5.00 \$20.00 **\$76.00**

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of
Assessment and Taxation, Ex-Officio

APN: 2S1328B00700

Statutory Quitclaim Deed

File No.: **NCS-744201-STLO (LS)**
Date: **09/04/2015**



After recording return to:
First American Title Ins. Co.
ATTN: Lianne Schraer; 8182
Maryland Ave., Ste. 400
St. Louis, MO 63105

Until a change is requested all tax
statements shall be sent to:
Horizon Community Church
23370 SW Boones Ferry Rd.
Tualatin, OR 97062

File No.: NCS-744201-STLO (LS)
Date: September 04, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY QUITCLAIM DEED

Horizon Community Church, an Oregon nonprofit corporation who acquired title as Grace Community Church of the Assemblies of God, Inc., an Oregon non-profit corporation, Grantor, releases and quitclaims to Horizon Community Church, an Oregon nonprofit corporation, all rights and interest in and to the following described real property:

LEGAL DESCRIPTION: Real property in the County of Washington, State of Oregon, described as follows:

See Exhibit "A" attached hereto and made part hereof.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 24 day of September, 2015.

Horizon Community Church, an Oregon nonprofit corporation who acquired title as Grace Community Church of the Assemblies of God, Inc., an Oregon non-profit corporation

By: [Signature]
Stan Russell, Senior Pastor

By: [Signature]
William Stine, Secretary-Treasurer

STATE OF Oregon, Clackamas)
County of Washington) ss.

This instrument was acknowledged before me on this 24 day of September, 2015 by Stan Russell and William Stine, the Senior Pastor and Secretary-Treasurer respectively for Horizon Community Church, an Oregon nonprofit Corporation, FKA Grace Community Church of the Assemblies of God, Inc., an Oregon non-profit corporation on behalf of said corporation.

[Signature]
Notary Public for Oregon
My commission expires:

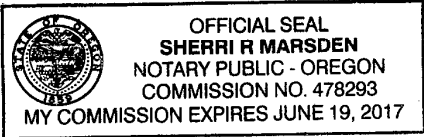


Exhibit "A"**PARCEL I:****TRACT 1:**

A TRACT OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35;
THENCE EAST 676.0 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE R.H. BALDOCK FREEWAY;
THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 675.0 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 4, TUALATIN ORCHARD TRACT [PLAT BOOK 6, PAGE 0022], WASHINGTON COUNTY, OREGON; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND ITS EXTENSION THEREOF 490.0 FEET TO THE SOUTHEAST CORNER OF PARCEL I AS DESCRIBED IN DEED TO JAMES KING & CO., AN OREGON CORPORATION, RECORDED APRIL 25, 1975 IN BOOK 1020, PAGE 0386, DEED RECORDS OF WASHINGTON COUNTY, OREGON;
THENCE NORTH 0° 14' EAST 330.0 FEET TO THE NORTHEAST CORNER OF SAID KING TRACT;
THENCE SOUTH 89° 53' 45" WEST ALONG THE NORTHERLY LINE OF SAID KING TRACT 1380.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 217 (SW BOONES FERRY ROAD);
THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO KENNETH L. FURROW, ET UX, RECORDED MARCH 25, 1970 IN BOOK 774, PAGE 0864, DEED RECORDS OF WASHINGTON COUNTY, OREGON;
THENCE EAST 1280 FEET TO A POINT ON THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY OF TUALATIN, RECORDED JULY 12, 1971 IN BOOK 825, PAGE 0873, DEED RECORDS OF WASHINGTON COUNTY, OREGON (SAID POINT BEING 16.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID CITY OF TUALATIN TRACT);
THENCE SOUTH ALONG SAID WEST LINE EXTENDED 660.0 FEET;
THENCE EAST 16.5 FEET;
THENCE NORTH 16.5 FEET TO THE POINT OF BEGINNING.**

SAVE AND EXCEPT PARCELS A, B, C, & D AS FOLLOWS:

PARCEL A:

**BEGINNING AT A POINT WHICH IS 295 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON;
THENCE EAST 380 FEET TO A POINT;
THENCE SOUTH 575 FEET TO A POINT;
THENCE WEST TO A POINT IN THE CENTER OF SOUTHWEST BOONES FERRY ROAD (STATE HIGHWAY NO. 217);**

THENCE IN A NORTHERLY DIRECTION ALONG THE CENTER LINE OF SOUTHWEST BOONES FERRY ROAD TO THE POINT OF BEGINNING.

PARCEL B:

**BEGINNING AT A POINT WHICH IS 295 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON;
THENCE EAST 740 FEET TO A POINT;
THENCE SOUTH 625 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 625 FEET TO A POINT;
THENCE WEST 360 FEET TO A POINT;
THENCE SOUTH 575 FEET TO A POINT;
THENCE WEST TO A POINT IN THE CENTER OF SOUTHWEST BOONES FERRY ROAD (STATE HIGHWAY NO. 217);
THENCE IN A SOUTHERLY DIRECTION TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GEORGE H. ANDREWS BY BARGAIN AND SALE DEED, RECORDED APRIL 25, 1975 IN BOOK 1020, PAGE 0383, RECORDS OF WASHINGTON COUNTY, OREGON;
THENCE EAST ALONG THE NORTH LINE OF THE SAID ANDREWS TRACT TO THE POINT OF BEGINNING.**

PARCEL C:

A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL II, SAID DOCUMENT RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WHICH POINT BEARS NORTH 89° 38' 45" EAST 284.71 FEET FROM THE SOUTHWEST CORNER THEREOF, AND RUNNING THENCE ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL II, NORTH 89° 38' 45" EAST 465.03 FEET;
THENCE SOUTH 00° 09' 07" EAST 972.37 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED JANUARY 11, 2002 AS FEE NO. 2002 004397, SAID DEED RECORDS;
THENCE SOUTH 89° 36' 05" WEST ALONG SAID NORTH LINE, 281.60 FEET;
THENCE NORTH 00° 00' 00" EAST 452.22 FEET;
THENCE NORTH 60° 00' 00" WEST 212.13 FEET;
THENCE NORTH 00° 05' 57" WEST 98.50 FEET;
THENCE NORTH 30° 00' 00" EAST 121.00 FEET;
THENCE NORTH 00° 00' 00" EAST 101.39 FEET;
THENCE NORTH 30° 00' 00" WEST 125.27 FEET TO THE POINT OF BEGINNING.**

PARCEL D:

A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED JANUARY 11, 2002 AS FEE NO. 2002 004397, SAID DEED RECORDS, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL I, NORTH 89° 34' 49" EAST 485.62 FEET, NORTH 15° 44' 54" EAST 690.21 FEET, SOUTH 89° 35' 49" WEST 674.70 FEET, SOUTH 08° 09' 07" EAST 36.50 FEET, AND SOUTH 69° 38' 49" WEST 16.50 FEET;
THENCE SOUTH 00° 09' 07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT RECORDED JANUARY 11, 2002 AS FEE NO. 2002 004397;
THENCE ALONG THE BOUNDARY THEREOF, NORTH 89° 36' 05" EAST 16.50 FEET AND SOUTH 00° 08' 37" EAST 313.16 FEET TO THE POINT OF BEGINNING.**

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

TRACT 2:

**BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, EAST 551 FEET FROM THE CENTER OF SAID SECTION 35;
THENCE EAST ALONG THE ONE-QUARTER SECTION LINE 752.5 FEET;
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER 676.5 FEET TO A POINT;
THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER 752.5 FEET TO A POINT;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER 676.5 FEET TO THE POINT OF BEGINNING.**

TOGETHER WITH A PORTION OF PARCEL I OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WASHINGTON COUNTY, OREGON, DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL II, SAID DOCUMENT RECORDED JUNE 12, 2001 AS FEE NO. 2001 055727, WHICH POINT BEARS NORTH 89° 38' 45" EAST 284.71 FEET FROM THE SOUTHWEST CORNER THEREOF, AND RUNNING THENCE ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL II, NORTH 89° 38' 45" EAST 465.03 FEET;
THENCE SOUTH 00° 09' 07" EAST 972.37 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED**

JANUARY 11, 2002 AS FEE NO. 2002 004397, SAID DEED RECORDS;
THENCE SOUTH 89° 36' 05" WEST ALONG SAID NORTH LINE, 281.60 FEET;
THENCE NORTH 00° 00' 00" EAST 452.22 FEET;
THENCE NORTH 60° 00' 00" WEST 212.13 FEET;
THENCE NORTH 00° 05' 57" WEST 98.50 FEET;
THENCE NORTH 30° 00' 00" EAST 121.00 FEET;
THENCE NORTH 00° 00' 00" EAST 101.39 FEET;
THENCE NORTH 30° 00' 00" WEST 125.27 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

TRACT 3:

BEGINNING AT A POINT WHICH IS 295 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON;
THENCE EAST 740 FEET TO A POINT;
THENCE SOUTH 625 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 625 FEET TO A POINT;
THENCE WEST 360 FEET TO A POINT;
THENCE SOUTH 575 FEET TO A POINT;
THENCE WEST TO A POINT IN THE CENTER OF SOUTHWEST BOONES FERRY ROAD (STATE HIGHWAY NO. 217);
THENCE IN A SOUTHERLY DIRECTION TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GEORGE H. ANDREWS BY BARGAIN AND SALE DEED, RECORDED APRIL 25, 1975, IN BOOK 1020, PAGE 0383, RECORDS OF WASHINGTON COUNTY, OREGON; THENCE EAST ALONG THE NORTH LINE OF THE SAID ANDREWS TRACT TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

TRACT 4:

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, 294 FEET EAST OF AN IRON BAR MARKING THE CENTER OF SAID SECTION;
THENCE EAST ALONG SAID NORTH LINE, 257 FEET TO A POINT;
THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, A DISTANCE OF 660 FEET TO A POINT;
THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 35, A DISTANCE OF 257 FEET;
THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER 660 FEET TO THE POINT OF BEGINNING.

ALSO, THAT PORTION OF THOSE CERTAIN LANDS DESCRIBED OF RECORD IN BOOK 731, PAGE 0454, LYING SOUTH OF, ALONG AND WITHIN 16-1/2 FEET OF THE SOUTH BOUNDARY OF THE TRACT ABOVE DESCRIBED.

EXCEPTING THEREFROM THE FOLLOWING:

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH ROD AND CAP ON THE CENTER LINE OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, SITUATED NORTH 89°41'41" EAST, 379.00 FEET FROM THE MONUMENT MARKING THE CENTER OF SAID SECTION 35;
THENCE NORTH 89° 41' 41" EAST, 172.00 FEET TO A 5/8 INCH ROD AND CAP;
THENCE SOUTH 0° 05' 16" EAST, 262.00 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35 TO A 5/8 INCH ROD AND CAP;
THENCE SOUTH 89° 41' 41" WEST, 110.00 FEET TO A 5/8 INCH ROD AND CAP;
THENCE NORTH 53° 03' 41" WEST, 77.67 FEET TO A 5/8 INCH ROD AND CAP;
THENCE NORTH 0° 05' 16" WEST 215.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO WILLIAM GORDON MOORE RECORDED AUGUST 03, 1972 IN BOOK 880, PAGE 0735, RECORDS OF WASHINGTON COUNTY, OREGON.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL II:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-INCH IRON PIPE ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION MARKING THE NORTHWEST CORNER OF LOT 105, SANDHURST NO. 2 [PLAT BOOK 47, PAGE 0032], A PLAT OF RECORD;
THENCE ALONG SAID ONE-QUARTER SECTION LINE NORTH 0° 09' 28" EAST, 230.00 TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID LINE, NORTH 0° 09' 28" EAST, 661.34 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST SAGERT STREET (COUNTY ROAD NO. 2430) AS WIDENED FOR THE SAGERT STREET OVERPASS CROSSING THE O.D.O.T. I-5 HIGHWAY;
THENCE ALONG SAID LINE, NORTH 83° 07' 49" EAST 443.75 FEET;
THENCE NORTH 89° 38' 02" EAST, 153.21 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTHWEST 72ND AVENUE AS PLATTED PER SAID SANDHURST NO. 2 [PLAT BOOK 47, PAGE 0032];
THENCE ALONG SAID LINE, SOUTH, A DISTANCE OF 210.00 FEET;
THENCE LEAVING SAID LINE, WEST A DISTANCE OF 175.72 FEET;

APN: 2S132B800700

Statutory Quitclaim Deed
- continued

File No.: NCS-744201-STLO (LS)

**THENCE SOUTH 57° 21' 18" WEST, 58.58 FEET;
THENCE SOUTH 25° 27' 48" WEST, 81.30 FEET;
THENCE SOUTH 4° 00' 00" EAST, 100.00 FEET;
THENCE SOUTH 21° 45' 18" EAST, 65.00 FEET;
THENCE SOUTH A DISTANCE OF 55.00 FEET;
THENCE SOUTH 63° 11' 36" WEST, 410.80 FEET TO THE POINT OF BEGINNING.**

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.



First American Title

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 10/26/2022

OWNERSHIP INFORMATION

Owner: Horizon Community Church

CoOwner:

Site: 23370 SW Boones Ferry Rd Tualatin OR 97062

Mail: PO Box 2690 Tualatin OR 97062

Parcel #: R560208

Ref Parcel #: 2S135D000106

TRS: 02S / 01W / 35 / SE

County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1005

Neighborhood: Byrom

School Dist: 88J Sherwood

Impr Type:

Subdiv/Plat:

Land Use: 1910 - Urban Developable Tract Improved

Std Land Use: RSFR - Single Family Residence

Zoning: Tualatin-IN - Institutional District

Lat/Lon: 45.35133543 / -122.77170321

Watershed: Abernethy Creek-Willamette River

Legal: ACRES 3.74

ASSESSMENT AND TAXATION

Market Land: \$781,480.00

Market Impr: \$10,570.00

Market Special: \$0.00

Market Total: \$792,050.00 (2021)

% Improved: 1.00%

Assessed Total: \$302,020.00 (2021)

Levy Code: 88.15

Tax: \$5,453.70 (2021)

Millage Rate: 18.0574

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built: 2020
Baths, Total:	First Floor:	Eff Year Built: 2020
Baths, Full:	Second Floor:	Lot Size Ac: 3.74 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 162,914 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
GRACE CMNTY CH OF ASSEMBLIES/GOD	09/07/2012	000074300		Deed Of Trust	\$80,600.00	Conv/Unk
GRACE CMNTY CH OF ASSEMBLIES/GOD	08/30/2011	0000059805		Deed Of Trust	\$459,900.00	Conv/Unk
GRACE CMNTY CH OF ASSEMBLIES/GOD	10/14/2010	0000081566		Deed Of Trust	\$265,500.00	Conv/Unk
GRACE CMNTY CH OF ASSEMBLIES/GOD	11/13/2008	0000092584		Deed Of Trust		Conventional
GRACE CMNTY CH OF ASSEMBLIES/GOD	11/16/2006	0000135820		Deed Of Trust	\$916,000.00	Conv/Unk
GRACE CMNTY CH OF ASSEMBLIES/GOD	07/25/2006	0000088138		Deed Of Trust	\$3,040,000.00	Conv/Unk
GRACE CMNTY CH OF ASSEMBLIES/GOD	06/17/2005	69063		Deed Of Trust	\$3,500,000.00	Conv/Unk
GRACE CMNTY CH OF ASSEMBLIES/GOD	06/12/2001	55727		Deed		Conv/Unk
DALE L TURNIDGE	01/17/2001	4071		Deed Of Trust	\$350,000.00	Conventional
DALE L TURNIDGE	11/17/1997	107915	\$406,000.00	Deed	\$141,750.00	Conventional
				Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Property R2146863 Owner HORIZON COMMUNITY CHURCH Property Address -

2023 In Process Real Market Value
\$16,551,830

2022 GENERAL INFORMATION

Property Status A Active
 Property Type Residential
 Legal Description ACRES 34.14
 Alternate Account Number -
 Neighborhood 4TL0 TRACTLAND-AREA 10 (TUAL SHWD TRKC TRSF)
 Map Number 2S135D000106
 Property Use 9110: EXEMPT CHURCH IMPROVED
 Levy Code Area 088.15
 2022 Certified Tax Rate 17.7392

RELATED PROPERTIES

Linked Properties -
 Property Group ID -
 Grouped Properties -
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -

2022 OWNER INFORMATION

Owner Name HORIZON COMMUNITY CHURCH
 Mailing Address PO BOX 2690 TUALATIN, OR 97062

EXEMPTIONS/DEFERRALS

EXEMPTION CODE	EXEMPTION DESCRIPTION	EXPIRATION YEAR
RX	RX: Owned by Religious Organization (ORS 307.140)	-

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
NAP	NON-ASSESSABLE PORTION

2023 IMPROVEMENTS


[Expand/Collapse All](#)

[-] Improvement #1 Improvement Type Beds / Baths Sketch
 - **Single-Family Residence** **2 / 1**


ID	SECTION TYPE	YEAR BUILT	AREA
1	(1) - Main Home	1977	1,050
2	(11) - Yard Improvements	1977	324

[-] Improvement #2 Improvement Type Beds / Baths Sketch
 - **Single-Family Residence** **2 / 2**


ID	SECTION TYPE	YEAR BUILT	AREA
1	(1) - Main Home	1973	1,450
2	(11) - Yard Improvements	1973	1

Improvement #3 Improvement Type Beds / Baths  Sketch
 - **Non-Building** **0 / 0**


ID	SECTION TYPE	YEAR BUILT	AREA
1	(11) - Yard Improvements	1980	120

Improvement #4 Improvement Type  Sketch
 - **C: Commercial**

ID	SECTION TYPE	YEAR BUILT	AREA
1	(309) - Church	2005	54,000

Improvement #5 Improvement Type  Sketch
 - **Other Improvements**


ID	SECTION TYPE	YEAR BUILT	AREA
1	(476) - Farm Implement Building	1997	2,592

Improvement #6 Improvement Type  Sketch
 - **Other Improvements**


ID	SECTION TYPE	YEAR BUILT	AREA
1	(326) - Storage Garage	1997	576

Improvement #7 Improvement Type  Sketch
 - **Other Improvements**

ID	SECTION TYPE	YEAR BUILT	AREA
1	(326) - Storage Garage	1998	506

Improvement #8 Improvement Type  Sketch
 - **Other Improvements**

ID	SECTION TYPE	YEAR BUILT	AREA
1	(478) - Farm Implement Shed	1997	468

Improvement #9 Improvement Type  Sketch
 - **Other Improvements**

ID	SECTION TYPE	YEAR BUILT	AREA
1	(476) - Farm Implement Building	1980	864

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	19: IMPROVED SUBURBAN	2.50 acres
L2	41: TRACT FUTURE	31.64 acres

TOTALS **34.14 acres**

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2023 (In Process)	\$10,602,740	\$5,949,090	\$16,551,830	\$0	\$0
2022	\$10,873,090	\$5,949,090	\$16,822,180	\$0	\$0

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	GRACE COMMUNITY CHURCH OF THE ASSAMBLIES OF GOD INC	HORIZON COMMUNITY CHURCH	-	-	N

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	AD VALOREM	SPECIAL ASMT	TOTAL BILLED	LEVY BALANCE	INTEREST OWING	DATE PAID	TOTAL OWED
2022	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2021	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2020	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2019	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2018	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2017	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2016	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2015	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2014	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2013	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2012	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2011	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2010	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2009	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2008	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00
2007	\$0.00	\$0	\$0.00	\$0.00	\$0.00	-	\$0.00

TOTAL TAXES DUE

Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

Please contact the district if you have further questions.

After recording return to:

9300 SW Norwood Road OR LLC
c/o Vista Acquisitions, LLC
2964 Peachtree Road, Suite 585
Atlanta, Georgia 30305

This space reserved for recorder's use.

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

9300 SW Norwood Road OR LLC
c/o Vista Acquisitions, LLC
2964 Peachtree Road, Suite 585
Atlanta, Georgia 30305

SPECIAL WARRANTY DEED

NORWOOD HORIZON HOLDINGS LLC, a Delaware limited liability company ("**Grantor**") conveys and specially warrants to **9300 SW NORWOOD ROAD OR LLC**, a Georgia limited liability company ("**Grantee**") the real property in Washington County, Oregon, more particularly described on Exhibit A attached hereto and by this reference incorporated herein (the "**Property**"), free of encumbrances created or suffered by the Grantor, except for those encumbrances set forth on Exhibit B, attached hereto and by this reference incorporated herein.

The true consideration for this conveyance in terms of dollars is \$1,000,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: November 18, 2022.

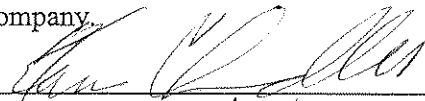
GRANTOR:

**NORWOOD HORIZON HOLDINGS LLC,
a Delaware limited liability company**

By: 
Name: Sydney Allen
Title: Managing Member

STATE OF Colorado)
COUNTY OF Eagle) ss.

The foregoing instrument is acknowledged before me this 18th day of November, 2022, by Sydney Allen, as Managing Member of Norwood Horizon Holdings LLC, a Delaware limited liability company, on behalf of the limited liability company.


Notary Public for Colorado
My commission expires: 8/28/2024

KAREN S CHANDLER
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20164014728
My Commission Expires 8/28/2024

Exhibit A

(Legal Description)

The Land referred to herein below is situated in the County of Washington, State of Oregon, and is described as follows:

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH ROD AND CAP ON THE CENTERLINE OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, SITUATED NORTH 89°41'41" EAST, 379.00 FEET FROM THE MONUMENT MARKING THE CENTER OF SAID SECTION 35; THENCE NORTH 89°41'41" EAST 172.00 FEET TO A 5/8 INCH IRON ROD AND CAP; THENCE SOUTH 0°05'16" EAST, 262.00 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35 TO A 5/8 INCH ROD AND CAP; THENCE SOUTH 89°41'41" WEST, 110.00 FEET TO A 5/8 INCH ROD AND CAP; THENCE NORTH 53°03'41" WEST, 77.67 FEET TO A 5/8 INCH ROD AND CAP; THENCE NORTH 0°05'16" WEST, 215.00 FEET TO THE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.

Exhibit B

(Permitted Encumbrance)

1. Water rights, claims to water or title to water, whether or not such rights are a matter of Public Record.



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #8723

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

Exhibit A

Description

A tract of land located in the Southeast One-Quarter of Section 35, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, and being more particularly described as follows:

Commencing at the center of Section 35, Township 2 South, Range 1 West, Willamette Meridian; thence along the east-west center section line, South $88^{\circ}38'39''$ East 294.00 feet; thence leaving said east-west center section line, South $01^{\circ}34'14''$ West 17.00 feet to the Point of Beginning; thence South $88^{\circ}38'39''$ East 603.93 feet; thence South $01^{\circ}21'21''$ West 47.35 feet; thence North $88^{\circ}38'39''$ West 20.00 feet; thence South $01^{\circ}34'46''$ West 500.25 feet; thence along a curve to the right with a Radius of 220.50 feet, a Central Angle of $12^{\circ}20'05''$, an Arc Length of 47.47 feet, and a Chord of South $58^{\circ}51'11''$ West 47.38 feet; thence South $65^{\circ}01'13''$ West 162.89 feet; thence along a curve to the left with a Radius of 297.00 feet, a Central Angle of $25^{\circ}33'33''$, an Arc Length of 132.49 feet, and a Chord of South $52^{\circ}14'27''$ West 131.39 feet; thence along a reverse curve to the right with a Radius of 64.50 feet, a Central Angle of $44^{\circ}21'28''$, an Arc Length of 49.94 feet, and a Chord of South $61^{\circ}38'25''$ West 48.70 feet; thence along a reverse curve to the left with a Radius of 64.50 feet, a Central Angle of $22^{\circ}47'30''$, an Arc Length of 25.66 feet, and a Chord of South $72^{\circ}25'24''$ West 25.49 feet; thence along a reverse curve to the right with a Radius of 40.00 feet, a Central Angle of $58^{\circ}15'43''$, an Arc Length of 40.67 feet, and a Chord of North $89^{\circ}50'30''$ West 38.94 feet; thence along a reverse curve to the left with a Radius of 194.00 feet, a Central Angle of $36^{\circ}57'36''$, an Arc Length of 125.14 feet, and a Chord of North $79^{\circ}11'26''$ West 122.99 feet; thence North $00^{\circ}38'15''$ East 67.14 feet; thence North $88^{\circ}41'18''$ West 219.00 feet; thence North $01^{\circ}18'42''$ East 15.00 feet to the south line of Deed Document Number 2021-097551; thence along said south line, South $88^{\circ}41'18''$ East 149.95 feet to the east line of said Deed; thence along said east line, the east line of Deed Document Number 2022-035715, the east line of Deed Book 1004, Page 30, and the northerly extension thereof, North $01^{\circ}34'14''$ East 659.15 feet to the Point of Beginning.

The above described tract of land contains 9.20 acres, more or less.

2/28/2023

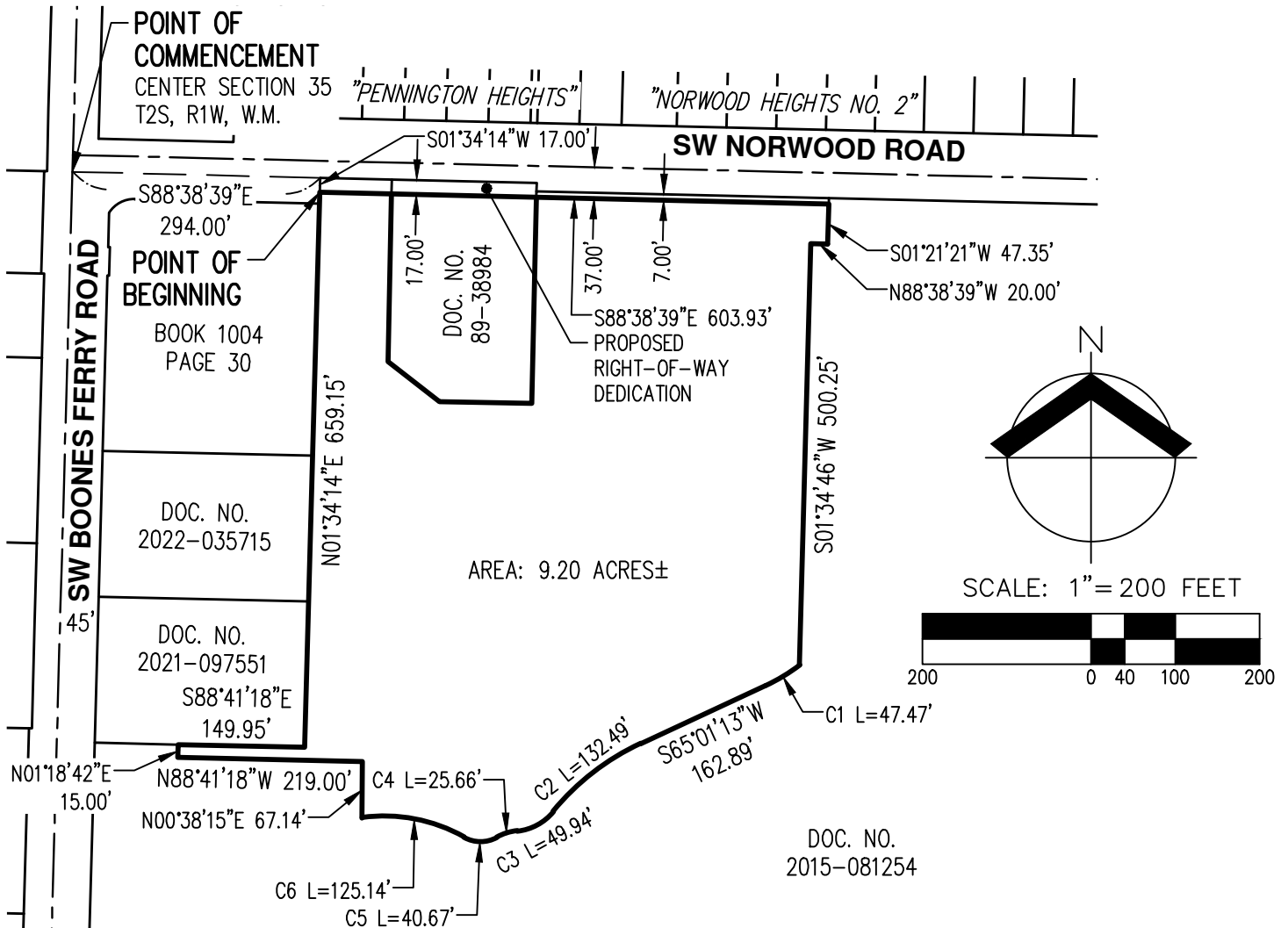
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/24

EXHIBIT B

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SEC. 35, T2S, R1W, W.M., CITY OF TUALATIN, WASHINGTON COUNTY, OREGON



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	220.50'	12°20'05"	47.47'	S58°51'11"W 47.38'
C2	297.00'	25°33'33"	132.49'	S52°14'27"W 131.39'
C3	64.50'	44°21'28"	49.94'	S61°38'25"W 48.70'
C4	64.50'	22°47'30"	25.66'	S72°25'24"W 25.49'
C5	40.00'	58°15'43"	40.67'	N89°50'30"W 38.94'
C6	194.00'	36°57'36"	125.14'	N79°11'26"W 122.99'

2/28/2023

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/24

MAP OF DESCRIPTION		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: MSD CHKD: NSW AKS JOB: 8723



Sales Past 12 Months

Sherwood/Tualatin Multi-Family

Sale Comparables

Avg. Price/Unit (thous.)

Average Price (mil.)

Average Vacancy at Sale

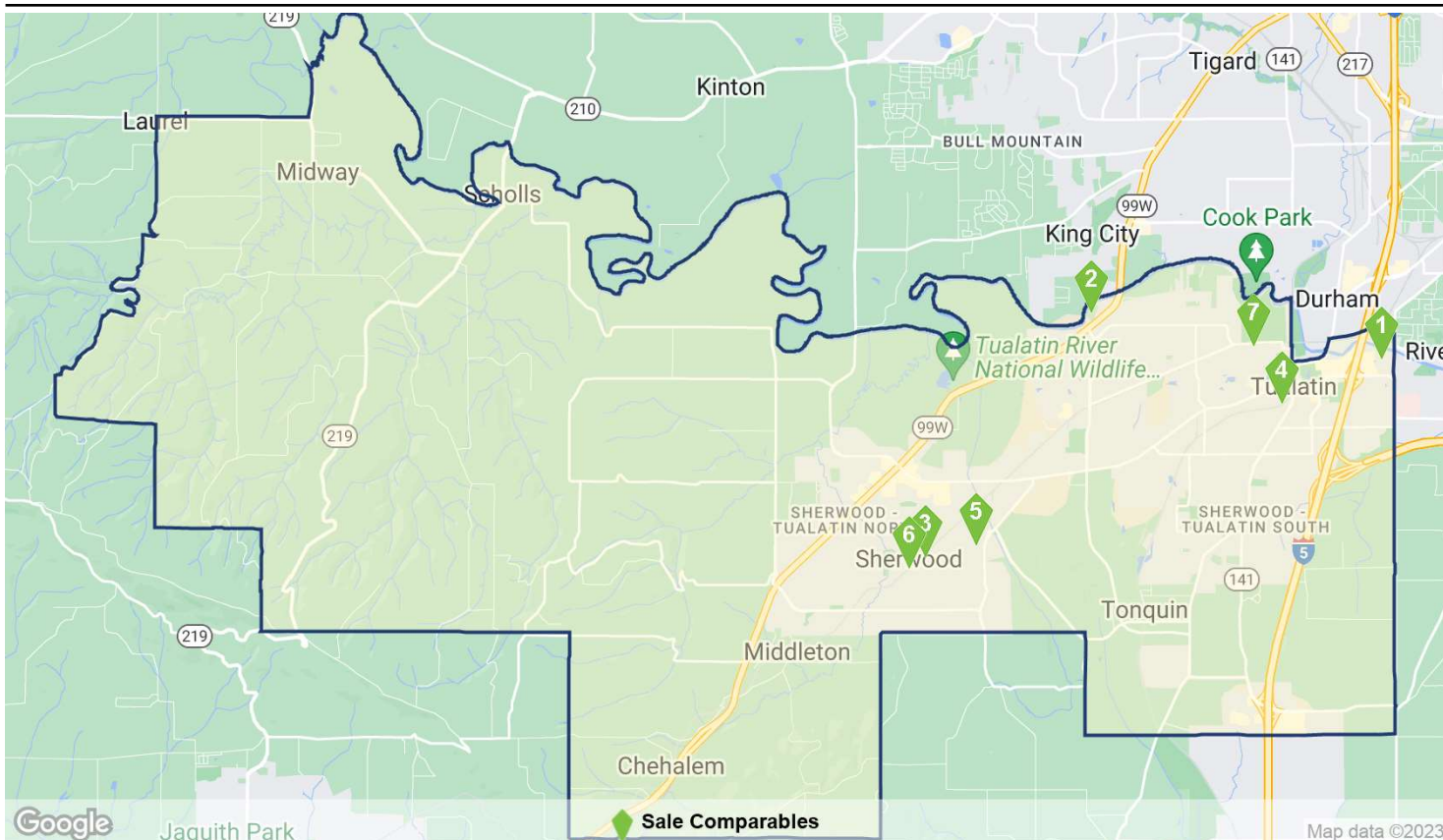
7

\$311

\$38.4

3.3%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$2,200,000	\$38,370,833	\$24,675,000	\$96,500,000
Price/Unit	\$203,684	\$311,114	\$286,015	\$388,888
Cap Rate	3.9%	3.9%	3.9%	3.9%
Vacancy Rate At Sale	0%	3.3%	2.8%	12.5%
Time Since Sale in Months	0.7	4.3	3.1	10.9
Property Attributes	Low	Average	Median	High
Property Size in Units	7	106	95	300
Number of Floors	2	2	2	3
Average Unit SF	806	979	865	1,633
Year Built	1968	1995	1994	2017
Star Rating	★★★★★	★★★★★ 2.9	★★★★★	★★★★★

Sales Past 12 Months

Sherwood/Tualatin Multi-Family

RECENT SIGNIFICANT SALES

Property Name/Address	Property Information				Sale Information			
	Rating	Yr Built	Units	Vacancy	Sale Date	Price	Price/Unit	Price/SF
1 Timbers at Tualatin 6765 SW Nyberg St	★★★★☆	1994	300	1.0%	10/4/2022	\$96,500,000	\$321,666	\$382
2 River Ridge Apartments 17865 SW Pacific Hwy	★★★★☆	2017	180	2.8%	6/9/2022	\$70,000,000	\$388,888	\$389
3 Cannery Row 22550 SW Highland Dr	★★★★☆	2014	101	2.0%	10/13/2022	\$30,000,000	\$297,029	\$353
4 Fox Meadows Apartments 19545-19605 SW Boones Fer...	★★★☆☆	1968	95	10.5%	12/16/2022	\$19,350,000	\$203,684	\$228
5 Township Sherwood 22210 SW Murdock Rd	★★★☆☆	1991	56	7.1%	9/22/2022	\$12,175,000	\$217,410	\$242
6 22845-22857 SW Washingto...	★★★☆☆	1986	8	12.5%	10/21/2022	\$2,200,000	\$275,000	\$331
7 Liberty Oaks Townhomes 9133 SW Sweek Dr	★★★★☆	2001	7	0%	2/8/2022	-	-	-

OVERALL SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2027	4,354	63	1.5%	52	1.2%	1.2
2026	4,291	63	1.5%	52	1.2%	1.2
2025	4,228	56	1.3%	42	1.0%	1.3
2024	4,172	21	0.5%	42	1.0%	0.5
2023	4,151	263	6.8%	223	5.4%	1.2
YTD	3,888	0	0%	-	-	-
2022	3,888	0	0%	14	0.4%	0
2021	3,888	0	0%	30	0.8%	0
2020	3,888	0	0%	27	0.7%	0
2019	3,888	25	0.6%	5	0.1%	5.0
2018	3,863	0	0%	45	1.2%	0
2017	3,863	194	5.3%	171	4.4%	1.1
2016	3,669	0	0%	(30)	-0.8%	0
2015	3,669	0	0%	(1)	0%	0
2014	3,669	101	2.8%	70	1.9%	1.4
2013	3,568	0	0%	44	1.2%	0
2012	3,568	0	0%	(6)	-0.2%	0
2011	3,568	0	0%	(4)	-0.1%	0

4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2027	1,906	63	3.4%	58	3.0%	1.1
2026	1,843	64	3.6%	56	3.0%	1.1
2025	1,779	56	3.3%	44	2.5%	1.3
2024	1,723	21	1.2%	48	2.8%	0.4
2023	1,702	264	18.4%	215	12.6%	1.2
YTD	1,438	0	0%	-	-	-
2022	1,438	0	0%	(4)	-0.3%	0
2021	1,438	0	0%	4	0.3%	0
2020	1,438	0	0%	36	2.5%	0
2019	1,438	25	1.8%	10	0.7%	2.5
2018	1,413	0	0%	16	1.1%	0
2017	1,413	180	14.6%	180	12.7%	1.0
2016	1,233	0	0%	(7)	-0.6%	0
2015	1,233	0	0%	11	0.9%	0
2014	1,233	101	8.9%	63	5.1%	1.6
2013	1,132	0	0%	18	1.6%	0
2012	1,132	0	0%	(11)	-1.0%	0
2011	1,132	0	0%	(3)	-0.3%	0

3 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2027	1,347	0	0%	(3)	-0.2%	0
2026	1,347	0	0%	(2)	-0.1%	0
2025	1,347	0	0%	(1)	-0.1%	0
2024	1,347	0	0%	(3)	-0.2%	0
2023	1,347	0	0%	5	0.4%	0
YTD	1,347	0	0%	-	-	-
2022	1,347	0	0%	30	2.2%	0
2021	1,347	0	0%	27	2.0%	0
2020	1,347	0	0%	(22)	-1.6%	0
2019	1,347	0	0%	(6)	-0.4%	0
2018	1,347	0	0%	19	1.4%	0
2017	1,347	14	1.1%	1	0.1%	14.0
2016	1,333	0	0%	(14)	-1.1%	0
2015	1,333	0	0%	(11)	-0.8%	0
2014	1,333	0	0%	7	0.5%	0
2013	1,333	0	0%	10	0.8%	0
2012	1,333	0	0%	(3)	-0.2%	0
2011	1,333	0	0%	7	0.5%	0

1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2027	1,101	0	0%	(3)	-0.3%	0
2026	1,101	(1)	-0.1%	(2)	-0.2%	0.5
2025	1,102	0	0%	(1)	-0.1%	0
2024	1,102	0	0%	(3)	-0.3%	0
2023	1,102	(1)	-0.1%	3	0.3%	-
YTD	1,103	0	0%	-	-	-
2022	1,103	0	0%	(12)	-1.1%	0
2021	1,103	0	0%	(1)	-0.1%	0
2020	1,103	0	0%	13	1.2%	0
2019	1,103	0	0%	1	0.1%	0
2018	1,103	0	0%	10	0.9%	0
2017	1,103	0	0%	(10)	-0.9%	0
2016	1,103	0	0%	(9)	-0.8%	0
2015	1,103	0	0%	(1)	-0.1%	0
2014	1,103	0	0%	0	0%	-
2013	1,103	0	0%	16	1.5%	0
2012	1,103	0	0%	8	0.7%	0
2011	1,103	0	0%	(8)	-0.7%	0

OVERALL VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2027	182	4.2%	0.2	\$2,021	\$2.20	2.2%	(0.4)	\$2,011	\$2.19
2026	171	4.0%	0.2	\$1,977	\$2.15	2.6%	(0.5)	\$1,967	\$2.14
2025	159	3.8%	0.3	\$1,927	\$2.10	3.1%	(0.2)	\$1,918	\$2.09
2024	145	3.5%	(0.5)	\$1,869	\$2.03	3.3%	(0.3)	\$1,860	\$2.02
2023	165	4.0%	0.8	\$1,810	\$1.97	3.6%	(3.1)	\$1,801	\$1.96
YTD	125	3.2%	0	\$1,743	\$1.89	6.2%	(0.5)	\$1,735	\$1.89
2022	125	3.2%	(0.3)	\$1,747	\$1.90	6.7%	(2.3)	\$1,739	\$1.89
2021	138	3.5%	(0.8)	\$1,637	\$1.78	9.0%	5.4	\$1,630	\$1.77
2020	168	4.3%	(0.7)	\$1,502	\$1.63	3.6%	(1.9)	\$1,490	\$1.62
2019	194	5.0%	0.5	\$1,451	\$1.58	5.4%	2.8	\$1,435	\$1.56
2018	175	4.5%	(1.2)	\$1,376	\$1.49	2.6%	1.1	\$1,348	\$1.46
2017	221	5.7%	0.4	\$1,341	\$1.45	1.5%	(3.1)	\$1,300	\$1.41
2016	196	5.3%	0.8	\$1,321	\$1.43	4.6%	(7.5)	\$1,303	\$1.41
2015	167	4.5%	0.1	\$1,263	\$1.37	12.1%	7.3	\$1,251	\$1.36
2014	164	4.5%	0.7	\$1,127	\$1.22	4.8%	(0.2)	\$1,115	\$1.21
2013	134	3.8%	(1.2)	\$1,076	\$1.17	5.0%	1.1	\$1,068	\$1.16
2012	178	5.0%	0.1	\$1,025	\$1.11	3.9%	0.7	\$1,018	\$1.10
2011	173	4.8%	0.1	\$986	\$1.07	3.3%	-	\$980	\$1.06

4 & 5 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2027	95	5.0%	0.1	\$2,214	\$2.24	2.1%	(0.3)	\$2,202	\$2.23
2026	90	4.9%	0.3	\$2,168	\$2.19	2.5%	(0.5)	\$2,157	\$2.18
2025	82	4.6%	0.5	\$2,116	\$2.14	3.0%	(0.2)	\$2,105	\$2.13
2024	71	4.1%	(1.5)	\$2,055	\$2.08	3.2%	(2.5)	\$2,044	\$2.07
2023	96	5.6%	2.3	\$1,991	\$2.02	5.7%	(1.9)	\$1,981	\$2.01
YTD	48	3.3%	0	\$1,914	\$1.94	9.0%	1.4	\$1,905	\$1.93
2022	48	3.3%	0.3	\$1,884	\$1.90	7.6%	0	\$1,874	\$1.90
2021	43	3.0%	(0.3)	\$1,751	\$1.77	7.6%	3.1	\$1,746	\$1.76
2020	47	3.3%	(2.5)	\$1,627	\$1.64	4.5%	0.1	\$1,619	\$1.63
2019	84	5.8%	1.0	\$1,556	\$1.57	4.4%	2.0	\$1,520	\$1.53
2018	68	4.8%	(1.2)	\$1,490	\$1.50	2.5%	0.7	\$1,475	\$1.49
2017	85	6.0%	(0.8)	\$1,454	\$1.47	1.7%	(0.4)	\$1,399	\$1.41
2016	84	6.8%	0.6	\$1,429	\$1.44	2.2%	(10.0)	\$1,406	\$1.42
2015	77	6.2%	(0.8)	\$1,399	\$1.41	12.2%	6.8	\$1,378	\$1.39
2014	87	7.0%	2.7	\$1,247	\$1.25	5.4%	0.7	\$1,225	\$1.23
2013	49	4.4%	(1.6)	\$1,183	\$1.19	4.7%	0.7	\$1,170	\$1.18
2012	68	6.0%	1.0	\$1,130	\$1.14	4.0%	(1.3)	\$1,122	\$1.13
2011	57	5.0%	0.2	\$1,086	\$1.09	5.3%	-	\$1,079	\$1.08

3 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2027	40	2.9%	0.2	\$2,010	\$2.26	2.4%	(0.4)	\$2,001	\$2.25
2026	37	2.7%	0.2	\$1,963	\$2.20	2.7%	(0.5)	\$1,955	\$2.19
2025	34	2.6%	0.1	\$1,911	\$2.15	3.2%	(0.1)	\$1,903	\$2.14
2024	33	2.5%	0.2	\$1,852	\$2.08	3.3%	2.5	\$1,844	\$2.07
2023	30	2.3%	(0.4)	\$1,792	\$2.01	0.8%	(6.4)	\$1,784	\$2
YTD	36	2.6%	0	\$1,735	\$1.95	4.5%	(2.6)	\$1,728	\$1.94
2022	36	2.6%	(2.2)	\$1,777	\$2	7.2%	(4.2)	\$1,770	\$1.99
2021	65	4.8%	(2.0)	\$1,659	\$1.86	11.3%	9.6	\$1,648	\$1.85
2020	92	6.8%	1.6	\$1,490	\$1.67	1.7%	(4.2)	\$1,468	\$1.65
2019	70	5.2%	0.5	\$1,465	\$1.64	5.9%	3.4	\$1,461	\$1.64
2018	63	4.7%	(1.5)	\$1,384	\$1.55	2.5%	1.8	\$1,336	\$1.50
2017	84	6.2%	1.0	\$1,350	\$1.51	0.7%	(5.8)	\$1,307	\$1.47
2016	70	5.2%	1.0	\$1,340	\$1.50	6.5%	(6.5)	\$1,319	\$1.48
2015	56	4.2%	0.8	\$1,259	\$1.41	13.0%	10.1	\$1,252	\$1.40
2014	45	3.4%	(0.5)	\$1,114	\$1.25	2.9%	(3.8)	\$1,109	\$1.24
2013	52	3.9%	(0.7)	\$1,083	\$1.21	6.6%	4.7	\$1,077	\$1.21
2012	62	4.6%	0.1	\$1,016	\$1.14	1.9%	(1.1)	\$1,010	\$1.13
2011	60	4.5%	(0.5)	\$997	\$1.12	3.0%	-	\$991	\$1.11

1 & 2 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2027	47	4.3%	0.3	\$1,768	\$2.06	2.3%	(0.3)	\$1,759	\$2.04
2026	44	4.0%	0.2	\$1,728	\$2.01	2.6%	(0.5)	\$1,719	\$2
2025	42	3.8%	0.1	\$1,684	\$1.96	3.1%	(0.1)	\$1,675	\$1.95
2024	41	3.7%	0.3	\$1,633	\$1.90	3.3%	(0.8)	\$1,624	\$1.89
2023	38	3.4%	(0.3)	\$1,581	\$1.84	4.1%	(0.6)	\$1,573	\$1.83
YTD	41	3.8%	0	\$1,515	\$1.76	4.1%	(0.6)	\$1,507	\$1.75
2022	41	3.8%	1.1	\$1,520	\$1.77	4.6%	(3.4)	\$1,512	\$1.76
2021	30	2.7%	0.1	\$1,453	\$1.69	8.0%	3.4	\$1,446	\$1.68
2020	28	2.6%	(1.1)	\$1,345	\$1.56	4.6%	(2.0)	\$1,340	\$1.56
2019	41	3.7%	(0.2)	\$1,286	\$1.50	6.6%	3.5	\$1,284	\$1.49
2018	43	3.9%	(0.8)	\$1,207	\$1.40	3.1%	0.9	\$1,187	\$1.38
2017	52	4.7%	0.9	\$1,171	\$1.36	2.2%	(3.8)	\$1,153	\$1.34
2016	42	3.8%	0.8	\$1,145	\$1.33	6.0%	(4.7)	\$1,138	\$1.32
2015	34	3.1%	0.2	\$1,081	\$1.26	10.7%	4.2	\$1,073	\$1.25
2014	32	2.9%	0	\$976	\$1.14	6.5%	3.4	\$969	\$1.13
2013	33	3.0%	(1.4)	\$917	\$1.07	3.1%	(3.8)	\$913	\$1.06
2012	48	4.4%	(0.7)	\$890	\$1.03	6.9%	6.8	\$885	\$1.03
2011	56	5.1%	0.9	\$832	\$0.97	0.1%	-	\$827	\$0.96

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$380,097	446	4.0%
2026	-	-	-	-	-	-	\$372,995	438	4.0%
2025	-	-	-	-	-	-	\$364,522	428	4.0%
2024	-	-	-	-	-	-	\$354,498	416	4.0%
2023	-	-	-	-	-	-	\$342,203	401	4.0%
YTD	-	-	-	-	-	-	\$334,615	393	4.0%
2022	7	\$230.2M	19.2%	\$38,370,833	\$311,115	3.9%	\$331,043	388	4.0%
2021	2	\$61.2M	5.6%	\$61,150,000	\$291,190	-	\$309,249	363	4.0%
2020	4	\$19.8M	3.2%	\$6,600,000	\$169,231	5.2%	\$262,125	308	4.2%
2019	2	\$2.5M	0.6%	\$1,261,500	\$114,682	-	\$243,009	285	4.5%
2018	-	-	-	-	-	-	\$223,055	262	4.7%
2017	6	\$40.4M	6.4%	\$6,725,608	\$164,039	5.5%	\$201,943	237	4.8%
2016	2	\$136.1M	16.6%	\$68,050,000	\$223,849	4.8%	\$188,794	221	5.0%
2015	2	\$35.6M	7.8%	\$17,800,000	\$123,611	5.5%	\$170,515	200	5.1%
2014	1	\$624.5K	0.2%	\$624,500	\$104,083	5.9%	\$148,163	174	5.4%
2013	5	\$47.8M	10.3%	\$9,555,600	\$130,185	5.8%	\$131,574	154	5.7%
2012	4	\$62.7M	14.7%	\$15,666,500	\$119,137	5.8%	\$125,079	147	5.8%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

4 & 5 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$452,050	453	3.9%
2026	-	-	-	-	-	-	\$444,091	445	3.9%
2025	-	-	-	-	-	-	\$434,518	436	3.9%
2024	-	-	-	-	-	-	\$422,984	424	3.9%
2023	-	-	-	-	-	-	\$408,544	410	3.9%
YTD	-	-	-	-	-	-	\$398,685	400	3.8%
2022	2	\$100M	19.5%	\$50,000,000	\$355,872	-	\$394,759	396	3.8%
2021	-	-	-	-	-	-	\$368,933	370	3.9%
2020	-	-	-	-	-	-	\$319,402	320	4.0%
2019	-	-	-	-	-	-	\$295,520	296	4.2%
2018	-	-	-	-	-	-	\$271,990	273	4.4%
2017	-	-	-	-	-	-	\$246,146	247	4.6%
2016	2	\$136.1M	49.3%	\$68,050,000	\$223,849	4.8%	\$232,757	233	4.7%
2015	-	-	-	-	-	-	\$199,601	200	4.9%
2014	-	-	-	-	-	-	\$173,029	174	5.2%
2013	1	\$46.7M	29.9%	\$46,650,000	\$138,018	5.8%	\$153,332	154	5.5%
2012	-	-	-	-	-	-	\$145,076	146	5.5%

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3 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$377,201	459	4.0%
2026	-	-	-	-	-	-	\$369,658	450	4.0%
2025	-	-	-	-	-	-	\$360,754	439	4.0%
2024	-	-	-	-	-	-	\$350,401	427	4.0%
2023	-	-	-	-	-	-	\$337,954	412	4.0%
YTD	-	-	-	-	-	-	\$332,550	405	4.0%
2022	2	\$96.5M	22.8%	\$96,500,000	\$321,667	-	\$328,389	400	4.0%
2021	2	\$61.2M	16.1%	\$61,150,000	\$291,190	-	\$307,402	374	4.0%
2020	2	\$4.3M	1.6%	\$4,300,000	\$307,143	5.3%	\$251,864	307	4.3%
2019	1	\$1.3M	1.3%	\$1,250,000	\$73,529	-	\$235,259	287	4.5%
2018	-	-	-	-	-	-	\$217,094	264	4.7%
2017	5	\$38.7M	17.7%	\$7,740,730	\$162,620	5.0%	\$197,191	240	4.9%
2016	-	-	-	-	-	-	\$181,323	221	5.0%
2015	1	\$28M	15.8%	\$28,000,000	\$133,333	5.5%	\$165,050	201	5.2%
2014	1	\$624.5K	0.5%	\$624,500	\$104,083	5.9%	\$145,004	177	5.5%
2013	-	-	-	-	-	-	\$128,925	157	5.8%
2012	2	\$61.5M	38.3%	\$30,750,000	\$120,588	5.8%	\$123,830	151	5.9%

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(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

1 & 2 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$272,603	409	4.2%
2026	-	-	-	-	-	-	\$267,364	401	4.2%
2025	-	-	-	-	-	-	\$261,115	391	4.2%
2024	-	-	-	-	-	-	\$253,822	380	4.2%
2023	-	-	-	-	-	-	\$245,025	367	4.2%
YTD	-	-	-	-	-	-	\$238,274	357	4.2%
2022	3	\$33.7M	14.4%	\$11,241,667	\$212,107	3.9%	\$235,968	354	4.2%
2021	-	-	-	-	-	-	\$219,407	329	4.3%
2020	2	\$15.5M	9.3%	\$7,750,000	\$150,485	5.2%	\$186,273	279	4.5%
2019	1	\$1.3M	0.5%	\$1,273,000	\$254,600	-	\$171,445	257	4.7%
2018	-	-	-	-	-	-	\$154,823	232	5.0%
2017	1	\$1.7M	0.7%	\$1,650,000	\$206,250	6.0%	\$139,538	209	5.2%
2016	-	-	-	-	-	-	\$130,081	195	5.3%
2015	1	\$7.6M	7.1%	\$7,600,000	\$97,436	-	\$132,308	198	5.3%
2014	-	-	-	-	-	-	\$113,649	170	5.7%
2013	4	\$1.1M	2.6%	\$282,000	\$38,897	-	\$101,235	152	6.0%
2012	2	\$1.2M	1.5%	\$583,000	\$72,875	6.0%	\$95,746	143	6.1%

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(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

DELIVERIES & UNDER CONSTRUCTION

Year	Inventory			Deliveries		Net Deliveries		Under Construction	
	Bldgs	Units	Vacancy	Bldgs	Units	Bldgs	Units	Bldgs	Units
2027	-	4,354	4.2%	-	64	-	62	-	-
2026	-	4,292	4.0%	-	66	-	64	-	-
2025	-	4,228	3.8%	-	54	-	55	-	-
2024	-	4,173	3.5%	-	23	-	22	-	-
2023	-	4,151	4.0%	-	264	-	263	-	-
YTD	43	3,888	3.2%	0	0	0	0	1	264
2022	43	3,888	3.2%	0	0	0	0	1	264
2021	43	3,888	3.5%	0	0	0	0	1	264
2020	43	3,888	4.3%	0	0	0	0	0	0
2019	43	3,888	5.0%	1	25	1	25	0	0
2018	42	3,863	4.5%	0	0	0	0	1	25
2017	42	3,863	5.7%	2	194	2	194	0	0
2016	40	3,669	5.3%	0	0	0	0	2	194
2015	40	3,669	4.5%	0	0	0	0	1	180
2014	40	3,669	4.5%	1	101	1	101	0	0
2013	39	3,568	3.8%	0	0	0	0	1	101
2012	39	3,568	5.0%	0	0	0	0	1	101
2011	39	3,568	4.8%	0	0	0	0	0	0