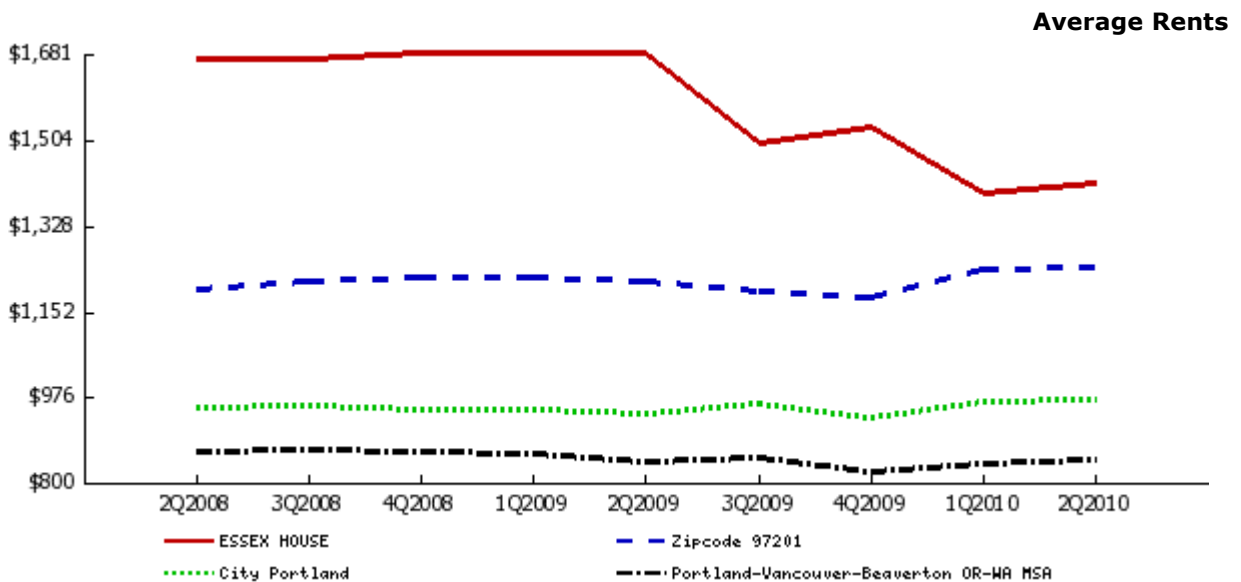




**Market Comparison**

**2Q2010**

	ESSEX HOUSE	Zipcode 97201	City Portland	Portland Vancouver Beaverton OR WA MSA
<b>Average Rent</b>				
ALL	\$1,413	\$1,242	\$969	\$846
studio		\$988	\$857	\$769
1bd 1bth	\$1,188	\$1,134	\$882	\$741
2bd 1bth		\$1,252	\$825	\$761
2bd 2bth	\$1,719	\$1,711	\$1,125	\$912
3bd 2bth		\$3,129	\$1,159	\$1,038
<b>Average sf</b>				
ALL	848	730	832	897
studio		481	474	474
1bd 1bth	665	634	680	696
2bd 1bth		809	872	882
2bd 2bth	1,200	1,066	1,002	1,017
3bd 2bth		1,267	1,194	1,199
<b>Average \$/sf</b>				
ALL	\$1.67	\$1.70	\$1.16	\$0.94
studio		\$2.05	\$1.81	\$1.62
1bd 1bth	\$1.79	\$1.79	\$1.30	\$1.06
2bd 1bth		\$1.55	\$0.95	\$0.86
2bd 2bth	\$1.43	\$1.61	\$1.12	\$0.90
3bd 2bth		\$2.47	\$0.97	\$0.87
Avg. Occ.	89.1%	91.1%	92.8%	94.6%
Avg. Year Built	1992	1981	1984	1988



9/21/2010

Data source: RealFacts (415)884.2480. Data is deemed reliable but accuracy cannot be guaranteed.