

Dear The Henry Owner,

Here is an updated Property Investment Profile (PIP) report summarizing current real estate activity in your area. This data is based on current information from the regional Multiple Listing Service. If you need clarification on any of the figures or if you wish to receive a more detailed version which takes into account the particulars of your home, please contact me directly and I will be happy to provide a comprehensive Comparative Market Analysis (CMA).

P.S. - Any information you provide to me will be kept strictly confidential.

Report Prepared on 08/02/2010



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NEIGHBORHOOD FLASH

1
 New Property Listings in last 14 days

1
 Properties Pending Sale

1
 Recently Sold Properties

MARKET INFORMATION



Currently FOR SALE

Avg. Days on Market: 196 Days
 Listings Currently for Sale: 7
 Newest Listing: 08/01/2010
 Shortest/Longest: 1 Days / 345 Days

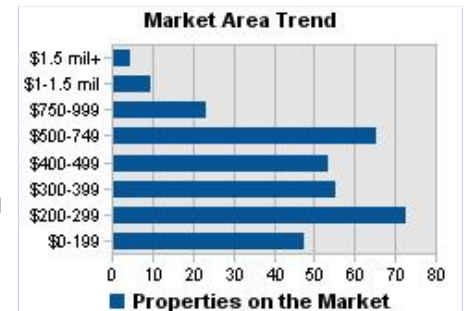
Recently SOLD

Avg. Days to Sell: 171 Days
 Total Sales: 1
 Last Sale: 07/16/2010
 Shortest/Longest: 171 Days / 171 Days
 Months of Supply: 7**

**Estimated time to sell current listing inventory.
 6 months is considered a balanced market

MARKET TRENDS

[For Regional Trends, Click Here](#)



FOR SALE DATA

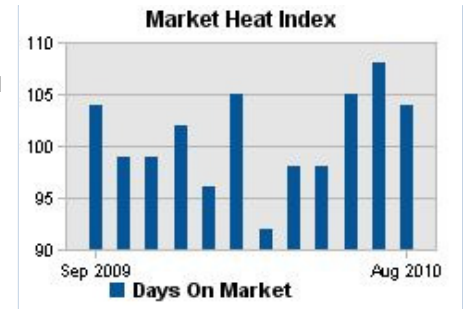
	List Price	\$/SqFt.	DOM
Average	\$561,814	476	196
High	\$799,000	511	345
Low	\$369,900	431	1

PENDING DATA

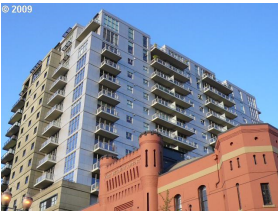
	List Price	\$/SqFt.	DOM
Average	\$899,900	497	191
High	\$899,900	497	191
Low	\$899,900	497	191

SOLD DATA

	List Price	Sale Price	\$ Diff	% Diff	\$/SqFt.	DOM
Average	\$547,000	\$525,000	-\$22,000	-4.19%	462	171
High	\$547,000	\$525,000	-\$22,000	-4.19%	462	171
Low	\$547,000	\$525,000	-\$22,000	-4.19%	462	171



For Pinpoint pricing on this property, please contact me directly



**1025 NW COUCH ST
Portland, 97209**

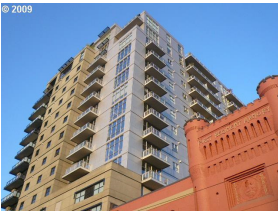
MLS Number: [10062890](#)
Days on Market: 1
\$/SqFt: \$431

Property Type: CONDO
Year built: 2004
Bedrooms: 1
Baths: 1.1
SqFt.: 998

List Price: \$430,000

Description:
Fantastic Value!! Immaculate 1 bedroom in the highly acclaimed Henry. Unmatched Pearl location. Walk to everything! All the best, featuring a LEED Gold rating, gourmet kitchen, honed granite counters, gorgeous cherry floors, balcony with fabulous views, master suite with walk-in closet, marble bath floors & counters, deeded parking, daily concierge & available room service

FOR SALE



**1025 NW COUCH ST
Portland, 97209**

MLS Number: [10039380](#)
Days on Market: 84
\$/SqFt: \$511

Property Type: CONDO
Year built: 2004
Bedrooms: 1
Baths: 1.1
SqFt.: 1,075

List Price: \$549,000

Description:
Top Pearl location, great floor plan, fabulous views, high ceilings, gas fireplace, luxury finishes, outdoor terrace, secured parking, concierge service, large gourmet kitchen, vented gas cooktop, stainless appliances, honed granite & more. The Henry has earned the LEED "Gold" rating

FOR SALE



**1025 NW COUCH ST
Portland, 97209**

MLS Number: [10037334](#)
Days on Market: 91
\$/SqFt: \$503

Property Type: CONDO
Year built: 2004
Bedrooms: 1
Baths: 1
SqFt.: 736

List Price: \$369,900

Description:
Henry/Brewery Blocks - Stunning West Hills Views - X-Ig View Terrace - Gourmet Island Kitchen - Spacious Great Room w/Floor to Ceiling Windows - Premium Finishes - Granite,Marble Surfaces -Custom Window Treatments - Meticulously Maintained - Secured Parking - Concierge - LEED Certified - HOA's incl: Heat, A/C, Gas - Convenient to Whole Foods,Restaurants,Streetcar. Incl: Ref,W/D

FOR SALE



**1025 NW COUCH ST
Portland, 97209**

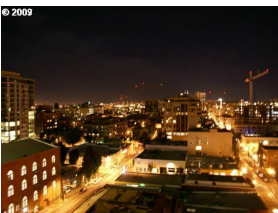
MLS Number: [10004216](#)
Days on Market: 199
\$/SqFt: \$485

Property Type: CONDO
Year built: 2004
Bedrooms: 2
Baths: 2
SqFt.: 1,320

List Price: \$639,900

Description:
\$30K Reduction!!/Henry Condo - No better Upper Level Value(11th Floor) - Penthouse Style Private View Terrace(23 X 5) - South Facing w/City & West Hills Views - Granite Island Kitchen w/Premium S.S. Appliances - Master Suite w/Soaking Tub & Separate Shower - Lg Utility & Storage - Secured Parking - LEED Gold. HOA's incl: A/C,Heat & Gas. Streetcar,Whole Foods,Theater,Restaurants

FOR SALE



**1025 NW COUCH ST
Portland, 97209**

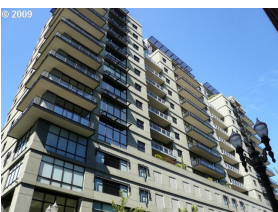
MLS Number: [9075315](#)
Days on Market: 311
\$/SqFt: \$507

Property Type: CONDO
Year built: 2004
Bedrooms: 1
Baths: 1.1
SqFt.: 1,025

List Price: \$519,900

Description:
Incredible Henry condo! Interior designer touches throughout this turn-key 10th story unit!Custom paint & window coverings/Bose speakers in living rm/plasma TV stays in mstr bdrm/deck off family rm overlooking unobstructed northern view and Frmnt Bridge/stainless steel appl/granite counter tops/btfl custom cherry cabinetry & hrdwd flooring/Won't find a nicer unit in the Pearl!

FOR SALE



**1025 NW COUCH ST
Portland, 97209**

MLS Number: [9067183](#)
Days on Market: 342
\$/SqFt: \$467

Property Type: CONDO
Year built: 2004
Bedrooms: 2
Baths: 2
SqFt.: 1,712

List Price: \$799,000

Description:
Enjoy all the best at The Henry, one of the premier residential addresses in all of Portland. Walk to Whole Foods, Powell's Books and Portland Streetcar. This 2 Bdrm 2 Ba luxury suite offers a gourmet kit, stainless appl, granite, hardwoods, huge balcony, storage room, concierge & available room service!

FOR SALE



**1025 NW COUCH ST
Portland, 97209**

MLS Number: [9066423](#)
Days on Market: 345
\$/SqFt: \$431

Property Type: CONDO
Year built: 2004
Bedrooms: 2
Baths: 2
SqFt.: 1,451

List Price: \$625,000

Description:
South facing condo in The Henry.Wonderful views of the city lend for lots of day time sunshine and romantic evening lights.Hrwd floors in the LR and kitchen.Custom built closets.2nd bedroom has a custom sliding door.Large in unit storage for all your hobbies. Parking.

FOR SALE

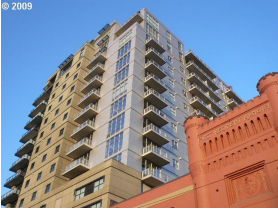




1025 NW COUCH ST
Portland, 97209
 Property Type: CONDO
 Year built: 2004
 Bedrooms: 2
 Baths: 2
 SqFt.: 1,811
 MLS Number: [10001431](#)
 Days on Market: 191
 \$/SqFt: \$497

List Price: \$899,900
 Description:
 NW corner unit is spacious and luxurious. One level in The Henry features 2 terraces, spectacular views. Terrific location right in the middle of the Pearl. Leed Gold rated, concierge service, floor to ceiling windows, gourmet kitchen, Viking range, fabulous spaces, high ceilings, great floor plan.

PENDING



1025 NW COUCH ST
Portland, 97209
 Property Type: CONDO
 Year built: 2004
 Bedrooms: 1
 Baths: 1.1
 SqFt.: 1,137
 MLS Number: [10006943](#)
 Days on Market: 171
 \$/SqFt: \$462

List Price: \$547,000 Sale Price: \$525,000
 Description:
 Beautiful 10th floor NW corner suite in the Henry. Fabulous views of the Pearl & West Hills. Quality throughout: Cherry floors, island kitchen, gas cooking, fireplace, balcony, parking, concierge and available room service. The Henry has earned the LEED Gold rating!

SOLD



MARKET SUMMARY

Status	MLS	Address	City	Bed	Bath	Yr. Built	SqFt.	List Price	\$/SqFt.	DOM
Active	10062890	1025 NW COUCH ST	Portland	1	1.1	2004	998	\$430,000	431	1
Active	10039380	1025 NW COUCH ST	Portland	1	1.1	2004	1,075	\$549,000	511	84
Active	10037334	1025 NW COUCH ST	Portland	1	1	2004	736	\$369,900	503	91
Active	10004216	1025 NW COUCH ST	Portland	2	2	2004	1,320	\$639,900	485	199
Active	9075315	1025 NW COUCH ST	Portland	1	1.1	2004	1,025	\$519,900	507	311
Active	9067183	1025 NW COUCH ST	Portland	2	2	2004	1,712	\$799,000	467	342
Active	9066423	1025 NW COUCH ST	Portland	2	2	2004	1,451	\$625,000	431	345
			Average	1	1	2004	1,188	\$561,814	476	196
			High	2	2	2004	1,712	\$799,000	511	345
			Low	1	1	2004	736	\$369,900	431	1

Status	MLS	Address	City	Bed	Bath	Yr. Built	SqFt.	List Price	\$/SqFt.	DOM
Pending Sale	10001431	1025 NW COUCH ST	Portland	2	2	2004	1,811	\$899,900	497	191
			Average	2	2	2004	1,811	\$899,900	497	191
			High	2	2	2004	1,811	\$899,900	497	191
			Low	2	2	2004	1,811	\$899,900	497	191

Status	MLS	Address	City	Bed	Bath	Yr. Built	SqFt.	List Price	Sale Price	\$/SqFt.	DOM
Sold	10006943	1025 NW COUCH ST	Portland	1	1.1	2004	1,137	\$547,000	\$525,000	462	171
			Average	1	1	2004	1,137	\$547,000	\$525,000	462	171
			High	1	1	2004	1,137	\$547,000	\$525,000	462	171
			Low	1	1	2004	1,137	\$547,000	\$525,000	462	171

The statistics presented in Property Investment Profile are compiled monthly based on figures and data generated by RMLS. Due to possible reporting inconsistencies, Days on Market (DOM), average prices and rates of appreciation should be used to analyze trends only. Price Range listings utilize the median of the price range for statistical data. Property and statistical data sourced from RMLS is solely for your personal, non-commercial use in buying or selling a property and is deemed reliable but not guaranteed and should be verified. All representations and warranties regarding the information are disclaimed. Reproduction or any other use is prohibited.

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