

# Apartment Sale Metrics

## Price per square foot, Price per unit, GRM, Cap Rate



1920's—8 Studios building sale  
\$1,400,000  
Building square feet: 3,000  
Cost per square foot: \$458  
Cost per unit: \$171,871  
GRM: 12.15 (\$1,200 rents / \$3.33 sf)  
Cap Rate: 5.59%



1980's—(8) 2+2 building sale  
\$2,500,000  
Building square feet: 6,944  
Cost per square foot: \$360  
Cost per unit: \$312,500  
GRM: 14.46 (\$1,800 rents / \$2.07 sf)  
Cap Rate: 4.83%