

## Apartment Perspective

### News and Analysis about the Denver Metropolitan Area Apartment Market

#### Inside this issue:

|                                   |   |
|-----------------------------------|---|
| Overview                          | 1 |
| The Metro Denver Economy          | 1 |
| The Metro Denver Apartment Market | 1 |
| Apartment Sales During 2012       | 6 |
| Forecast 2012—2013                | 6 |
| Methodology                       | 6 |
| Addenda                           | 7 |

## Overview

Denver's apartment vacancy rate dropped slightly to 4.9% through the first quarter of 2012, down 0.5% from year end 2011, according to the first quarter 2012 Denver Metro Apartment Vacancy and Rent Survey conducted by Jennifer L. Von Stroh and Ron L. Throupe, Ph.D. for the Apartment Association of Metro Denver (AAMD). Overall vacancy rates have steadily decreased over the past two years. Reported vacancy for this same period in 2010 was 6.5% and one year ago it was 5.5%. Vacancy rates have not been this low since pre 9/11 when vacancy posted a level of 4.7%. Gradually, vacancy increased to a high of 8.1% in 2008.

Vacancies in new construction (built since 2005) decreased more than half since 2010 to 6.0%, the lowest rate ever posted for this segment of the market. All other age related apartment segments report vacancy rates less than 5.5%. Pre and post WWII buildings report vacancy rates below 2.5% while buildings constructed between 2000 and 2004 report vacancy at 4.4%. 1970s and 1980s vintage buildings are reporting the highest vacancies of 5.3% and 5.4% respectively.

The average rental rate increased another 2.3% from \$932 at year-end 2011 to \$953 for the first quarter 2012. Overall, the average rental rate has increased 7.2% from year end 2008. The median rental rate is reported at \$892, an increase of 10.0% from 2009 when it was reported at \$811.

#### Charts and Graphs:

- Distribution of apartment units by county **page 2**
- Construction/Absorption **page 2**
- Units under construction by county **page 3**
- Vacancy, net absorption and development trends **page 3**
- Proposed units by county **page 4**
- Monthly Average rent **page 5**
- Addenda Tables **page 7**

## Metro Denver Economy

Colorado was recently ranked as the third most economically competitive state by the Beacon Hill Institute. According to the most recent economic survey compiled by the Metro Denver Economic Development Corporation (Metro Denver EDC), Denver's economy is climbing steadily out of post-recession lows. Employment is on the rise, home sales are increasing and residential building permits have doubled, all indicating strong economic growth. Overall, 13 of Metro Denver's 18 monthly economic indicators have moved in a positive direction.

*Bloomberg Businessweek* recently placed three universities— University of Denver Daniels College of Business, the University of Colorado Boulder Leeds School of Business and the Colorado State University College of Business as "Best Undergraduate Business Schools". University of Colorado Boulder, University of Colorado Anschutz Medical Campus, University of Colorado Denver, University of Denver and Colorado School of Mines were named "America's Best Graduate Schools 2013" in various categories by the *U.S. News & World Report*. The Metro Denver EDC reports "Excellent higher education facilities are critical to the region's employers, which are growing at a faster-than average pace."

Statewide unemployment reduced slightly from year-end 2011 at 7.9% to March of 2012 at 7.8%. National unemployment also decreased slightly to 8.2% from 8.5% at year-end 2011.

## Metro Denver Apartment Market

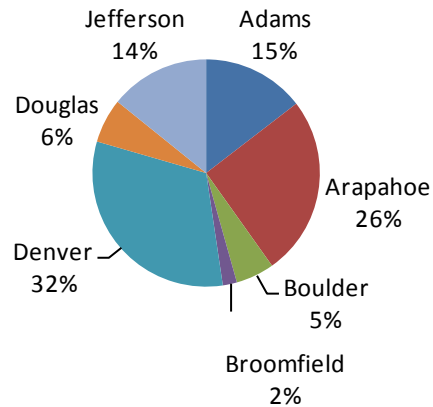
According to Pierce Eislen, the metropolitan Denver apartment market contains a total of 178,831 existing units in buildings or communities of at least 50 units as of March 31, 2012. The United States Census Bureau defines the metropolitan Denver area as Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson counties. This inventory excludes public housing, on-campus student housing and apartments limited solely to senior residents. Changes in the total number of units occur with construction of new apartments and removal of units from the rental inventory by condominium conversion or demolition.

In addition to the existing inventory, 6 communities with 1,301 units were started during the first quarter of 2012.

An additional 23 apartment projects with 3,597 units were under construction in metro Denver on March 31, 2012. Pierce Eislen reports another 7,506 units are anticipated for construction by year-end 2012. Many of those are likely not to actually start construction or be developed as apartments. According to Pierce Eislen, construction of 430 units was completed during the first quarter of 2012.

**Apartment Units by County -- Existing**

| County       | Existing       |
|--------------|----------------|
| Adams        | 25,974         |
| Arapahoe     | 45,962         |
| Boulder      | 9,761          |
| Broomfield   | 3,591          |
| Denver       | 56,933         |
| Douglas      | 11,259         |
| Jefferson    | 25,351         |
| <b>Total</b> | <b>178,831</b> |



| Year          | Vacancy Rate | Average Rent | Construction Starts | Absorption    |
|---------------|--------------|--------------|---------------------|---------------|
| 2012*         | 4.9%         | \$953        | 1,301               | 1,807         |
| 2011          | 5.4%         | 932          | 3,029               | 1,556         |
| 2010          | 5.5%         | 909          | 1,406               | 6,827         |
| 2009          | 7.7%         | 875          | 1,438               | 4,069         |
| 2008          | 7.9%         | 889          | 2,099               | (3,254)       |
| 2007          | 6.1%         | 860          | 5,521               | 4,644         |
| 2006          | 7.0%         | 850          | 1,632               | 2,709         |
| 2005          | 7.9%         | 848          | 494                 | 8,126         |
| 2004          | 10.0%        | 822          | 504                 | 607           |
| <b>Totals</b> |              |              | <b>17,263</b>       | <b>27,091</b> |

\* First Quarter 2012

number of units started in 2009 and 2010 combined. It will take the market sometime to return to historic "normal" level of absorption as supply is limited. It is estimated 2,600 units will be completed in 2012, 4,000 in 2013 increasing to 6,000 in 2016. Speculation exists among some market participants that the market will become overbuilt in the next five years; however the estimated number of completed units over the next several years remains below the long term average absorption levels. The slowed construction practiced by developers in 2009 and 2010 will eventually impact the apartment market because supply will not meet demand as the economy continues to recover. It appears based upon the number of current and planned starts for 2012, developers are anticipating continued improvement in the apartment market.

(Continued on page 3)

To put the amount of new construction into perspective, metro Denver experiences net absorption of about 5,000 to 6,000 apartment units in a long-term "normal" year. According to the Denver Metro Apartment and Vacancy Survey, 1,807 units were absorbed during the first quarter of 2012 above the net absorption of 1,556 reported for all of 2011. 2010 absorption levels were above the norm while 2009 was below. 2008 experienced the second largest negative absorption over the last decade.

The number of units absorbed in the first quarter of the year is nearly equal to the

## Metro Denver Apartment Market (continued)

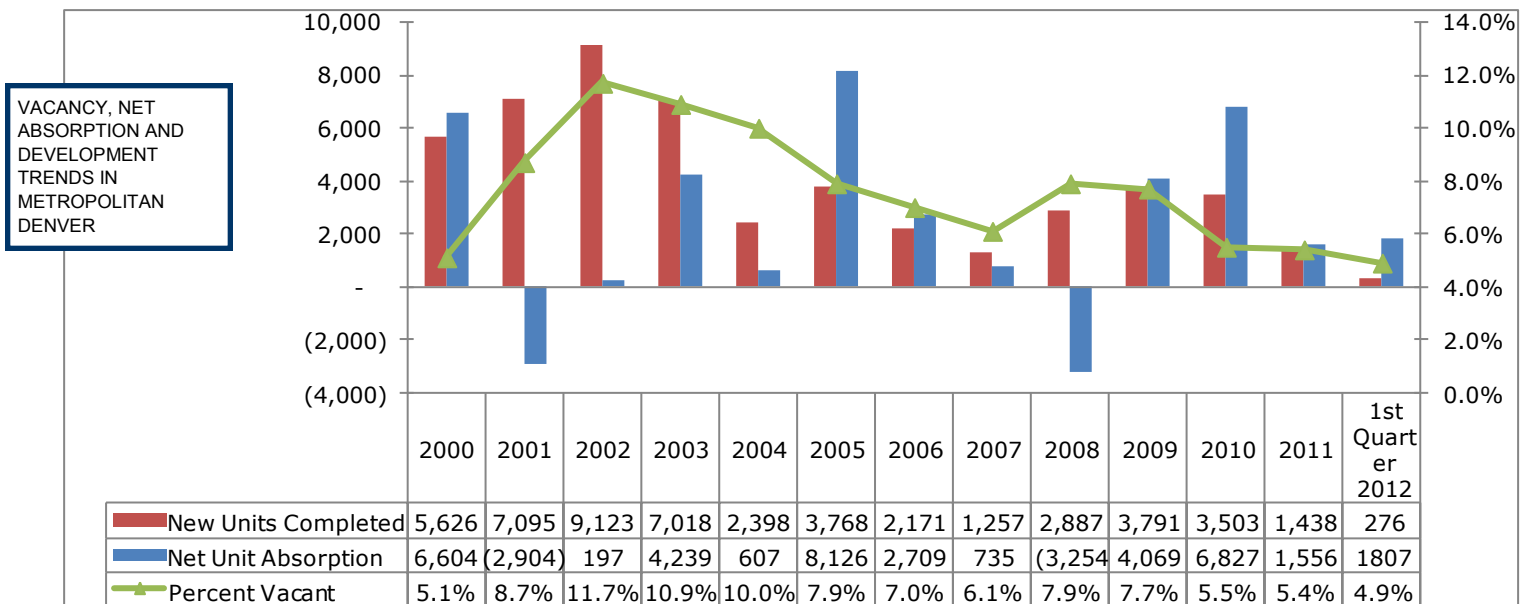
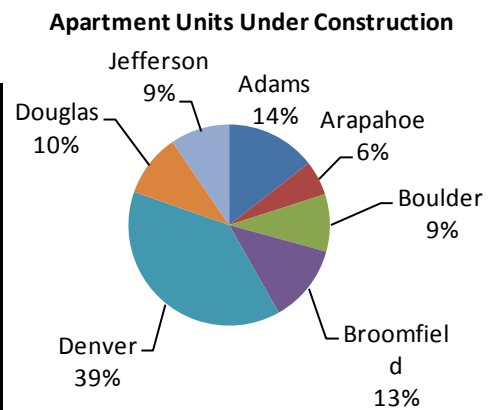
(Continued from page 2)

Vacancy continues to decrease and is reported at 4.9% for the first quarter, down 2.8% from 2009. The limited supply of new units has been cited as one of the biggest factors in the strength of the apartment market.

From the early 1990s until early 2001, the vacancy rate in metropolitan Denver trended in the 4% to 5% range, allowing rental rates to increase and encouraging developers, investors, and lenders to start new apartment properties. As the economy slowed in 2001 and finally fell into recession, demand declined and the vacancy rate rose as new units came on line with a negative net absorption. This trend continued through 2009 as well. However, improvement was noted in 2010 and continues well into 2012. The recovery is expected to continue well into the foreseeable future. All but two of the 37 individual sectors report vacancy rates of 6.7% or below with 16 of them at or below 4.0%. Five of the individual sectors range between 6.0% and 6.7%.

Vacancy may nudge upward slightly over the foreseeable future until unemployment levels decrease and the local economy continues recovery. Metro Denver EDC reports employment across all industries was up 2.2% in February for metro Denver. Although 78% of the area employers are not planning to increase the size of their workforce, they do not plan to lay off employees either. Furloughs are expected to remain in place especially in the government sector as state and local governments continue to struggle to balance budgets. Balancing government budgets will remain difficult due to decreases in sales tax and real estate tax revenue.

| County     | UC    |
|------------|-------|
| Adams      | 708   |
| Arapahoe   | 273   |
| Boulder    | 452   |
| Broomfield | 615   |
| Denver     | 1,888 |
| Douglas    | 496   |
| Jefferson  | 466   |
| Total      | 4,898 |



(Continued on page 4)

Note: Vacancy rates are as of the 4th quarter of each year.

## Metro Denver Apartment Market (continued)

(Continued from page 3)

Following the financial crisis in 2008, financing became difficult to obtain particularly conventional financing. Government backed financing appeared to be the only readily available vehicle for apartment construction and as a result the majority of the new construction underway and recently completed is affordable rather than market rate. Government backed financing, in particular U.S. Department of Housing and Urban Development (HUD) is in such great demand, that approval times have been lengthened greatly slowing development as well.

| County     | Under Construction | Proposed |
|------------|--------------------|----------|
| Adams      | 708                | 283      |
| Arapahoe   | 273                | 572      |
| Boulder    | 452                | 997      |
| Broomfield | 615                | 880      |
| Denver     | 1,888              | 4,007    |
| Douglas    | 496                | 591      |
| Jefferson  | 466                | 176      |

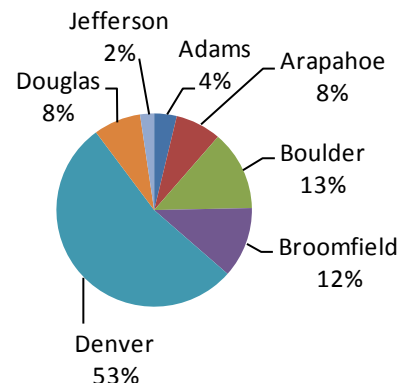
readily available developers are moving forward with plans once put on hold. Over the past year, developers have sought and obtained development approval and begun construction in all of the metro area counties. Perhaps most noticed has been the 1,670 units which have been announced for construction in mixed use transit oriented projects nearby the Union Station transit hub under construction by the Regional Transportation District. Based upon the 4,898 units currently under construction, the 7,506

However, as the banking industry adjusted to new federal regulatory requirements and improved their position—preserving capital, removing problem loans and raising new capital—banks are now in a position to loan. Banks are becoming aggressive and competition for new loans is tremendous. Because of the strong apartment market, conventional financing for new communities is becoming more readily available.

As the apartment market continues to improve with increasing rents and stabilizing vacancy rates, and financing becomes more

| County       | Proposed     |
|--------------|--------------|
| Adams        | 283          |
| Arapahoe     | 572          |
| Boulder      | 997          |
| Broomfield   | 880          |
| Denver       | 4,007        |
| Douglas      | 591          |
| Jefferson    | 176          |
| <b>Total</b> | <b>7,506</b> |

**Apartment Units Proposed**



units proposed and typical absorption of 5,000 to 6,000 units annually, the market may be in equilibrium. Not all of the proposed projects will begin construction over the next year.

According to data provided by Pierce Eislen, developers completed 3 projects with a total of 430 units in the first quarter of 2012. Pierce Eislen includes apartment rental projects when they are 100% complete including all phases. The Von Stroh and Throupe data reports a total of 276 units completed in the first quarter of 2012. Methodology used by Ms. Von Stroh and Dr. Throupe accounts for units that become ready for lease regardless of management decision to actually lease the units.

According to Pierce Eislen 86% of the new construction is market rate while the remaining 14% is partially or fully affordable housing. Of the 7,506 units proposed, nearly 90% are market rate, 4% are mixed market rate and affordable and nearly 7% are fully (100%) affordable communities.

Vacancy rates from county to county also vary widely depending mostly on supply added to the market. Boulder/Broomfield and Jefferson Counties with limited new supply added, report vacancy rates of 3.9%

(Continued on page 5)

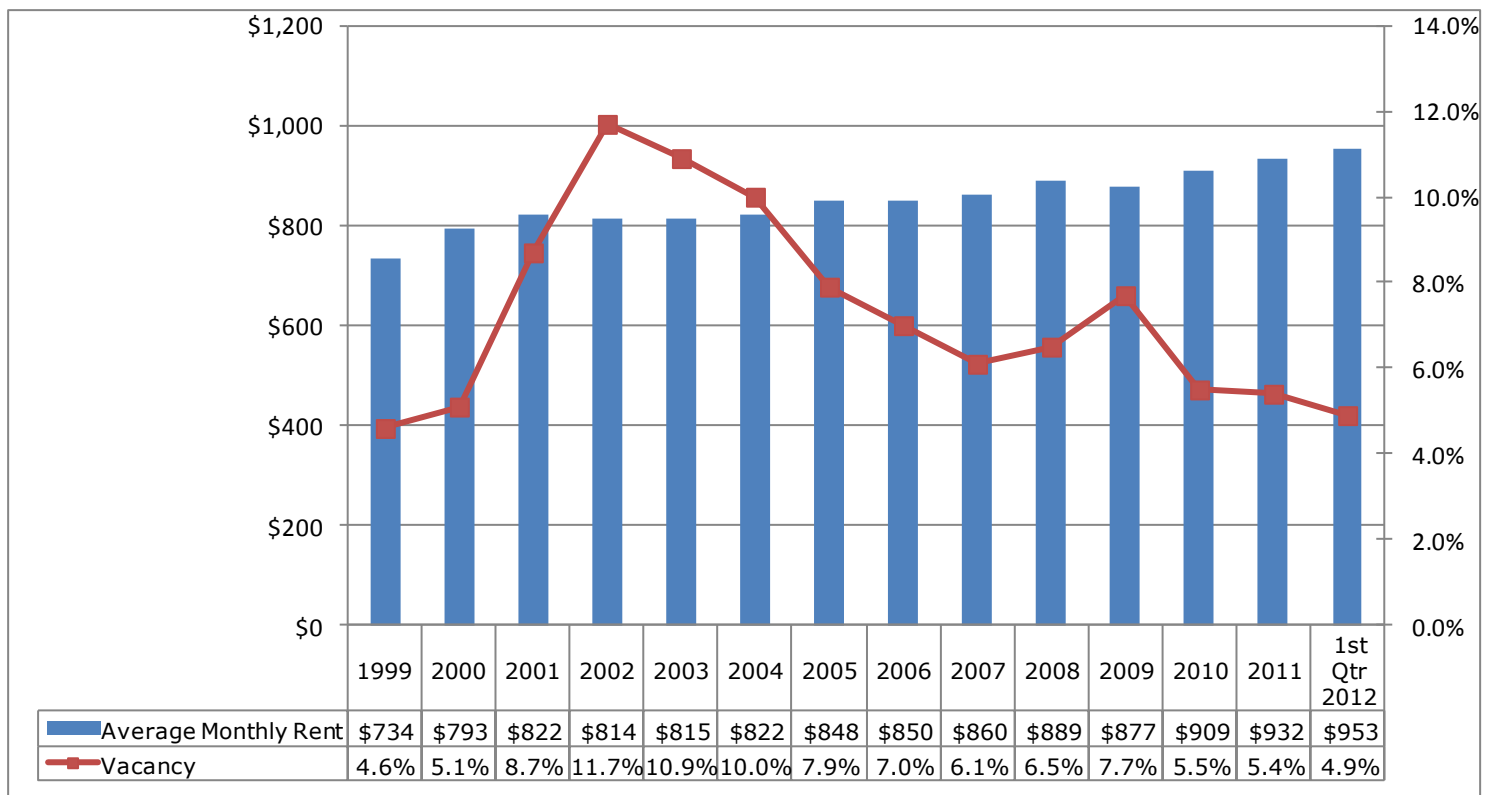
## Metro Denver Apartment Market (continued)

(Continued from page 4)

and 3.8% respectively. Counties with more new development report vacancy rates near or above the metro average. Denver County with the largest amount of new construction reports a vacancy rate of 4.2%. Adams, Douglas and Arapahoe counties report vacancy rates of 4.5%, 4.9% and 6.3% respectively.

Following a slight decrease in 2009, average rental rates have increased steadily since 2010 to \$953/month on average through 1st quarter 2012. The quoted rental rates used by Pierce Eislen and Von Stroh/AAMD do not take into consideration the value of specials and concessions being offered by many apartment communities. Economic vacancy is reported by Von Stroh/AAMD at 14.0%. The highest economic vacancy posted was near 25% between 2003 and 2005 with decreases beginning in 2006. Economic vacancy has remained near the 16% level since last quarter of 2007. The median rental rate is reported at \$892 up from \$846 in 2010.

Average rental rates quoted in the Apartment Association report may be somewhat inflated due to the periodic addition of new communities upon their completion, most of which have rental rates above the metro average. Uncounted in these averages is the increasing effect of special deals, reduced or eliminated security deposits and other concessions meant to retain or attract residents. Rental rates are usually quoted with water and sewer costs included but with the tenant paying for electricity and natural gas. Effective rental rates are lower due to incentives.



## Apartment Sales During 2011/2012

Sale activity of large of apartment communities continues to improve. During the first quarter of 2012, investors purchased 17 apartment communities with 50 or more units in the seven county Denver metro area. According to Costar, sales volume totaled \$261.97 million for 3,645 units or \$71,871/unit average. In 2011, a total of 64 apartment communities of 50 or more units sold for a total sales volume of \$1.5 billion.

The 2011 sales volume outpaced 2007 when 59 apartment communities were purchased with a total dollar volume over \$1.4 billion. In 2010, sales volume totaled \$533.6 million for 7,926 units equivalent to \$67,323/unit. In 2009 only 20 communities totaling \$282.9 million with an average unit price of \$70,267 sold. This is less than half of the sales volume experienced in 2008 with 44 transactions totaling \$650.9 million.

2006 was a record setting year as the apartment sale volume reached \$1.9 billion up 26.0% from \$1.5 billion in 2005. Buyers remain a mix of "big money" or investment grade buyers such as REITS and small local investors seeking good investment opportunities.

## Forecast 2012/2013

Overall, the apartment market is expected to continue to improve. With all but one of the submarkets at or below 6.7% vacancy rental rates are expected to continue to climb. Rental concessions for existing product will be limited if offered at all with only new construction product likely offering incentives. Employment stability reported by the majority of area employers will aid in pushing rental rates higher. Continued limited supply of new product will aid in absorption as well.

The single family housing market including the shadow market will continue to plague the apartment market. Speculation abounds regarding a second "wave" of foreclosures as litigation surrounding "robo signing" has concluded. Banks which were holding off on filing foreclosure proceedings have now begun to file which will increase the number of active foreclosures. Investors continue to acquire single family residences for investment purposes. Much of the available financing has been provided by government backed financing including FHA, VA and other programs. If conventional financing becomes more readily available, absorption of the oversupply of single family homes for sale will impact the apartment rental market.

Apartment sales are expected to continue to increase as investors continue to see the Denver market as a well-positioned market. Reduced financing availability will continue to hamper acquisitions particularly with the high demand for HUD financing with slow loan processing, but reduced vacancy rates and increasing rental rates will continue to spur interest. The apartment market is expected to remain stable and slowly improve over the foreseeable future.

## Methodology

Information provided in this report is obtained from published sources such as Pierce Eislén, the Colorado Department of Labor and Employment, CoStar.com and the Apartment Vacancy and Rental Survey. James Real Estate Services, Inc. also conducts independent research.

James Real Estate Services, Inc. makes every attempt to ensure accuracy but information cannot be guaranteed. Comments, suggestions and any corrections should be directed to Bill James, editor of the Apartment Perspective, at 303/316-6768 or [bjames@jres.com](mailto:bjames@jres.com).

## Addenda

The following lists include:

Apartment communities:

- Started during the 1st Quarter of 2012.
- Completed during the 1st Quarter of 2012.
- Under construction as of March 31, 2012.

### Apartment Communities Started—1st Quarter 2012

| NAME                            | STREET                         | SUBMARKET      | COUNTY     | UNITS      | DEVELOPER                 |
|---------------------------------|--------------------------------|----------------|------------|------------|---------------------------|
| 3100 Pearl                      | 3100 Pearl Parkway             | Boulder        | Boulder    | 319        | ReyLenn Properties        |
| AMLI at Interlocken             | 25 International Court         | Broomfield     | Broomfield | 343        | AMLI Residential          |
| Broadstone Gardens @ Cherry Crk | 250 South Jackson Street       | Denver Central | Denver     | 161        | Alliance Residential Co   |
| Encore Highpointe Park          | E. 98th Ave/Grant Street       | Thornton       | Adams      | 220        | Encore Enterprises        |
| Mount Nebo                      | 11000 East 14th Avenue         | Aurora         | Arapahoe   | 50         | MGL Partners              |
| Regency at RidgeGate            | Halstead Lane/Ridgegate Circle | Lone Tree      | Douglas    | <u>208</u> | Regency Residential Ptnrs |
|                                 |                                |                | Total      | 1,301      |                           |

### Apartment Communities Completed — 1st Quarter 2012

| NAME                       | STREET                       | SUBMARKET      | COUNTY   | UNITS      | DEVELOPER                |
|----------------------------|------------------------------|----------------|----------|------------|--------------------------|
| Alta Aspen Grove           | 7317 S. Platte River Parkway | Littleton      | Arapahoe | 280        | Wood Partners            |
| Phoenix on the FAX         | 7101 East Colfax Avenue      | Denver East    | Denver   | 50         | Sherman & Associates     |
| South Lincoln Senior Tower | 1099 Osage Street            | Denver Central | Denver   | <u>100</u> | Denver Housing Authority |
|                            |                              |                | Total    | 430        |                          |



## Apartment Communities Under Construction—1st Quarter 2012

| NAME                            | STREET                   | SUBMARKET      | COUNTY     | UNITS | DEVELOPER                       |
|---------------------------------|--------------------------|----------------|------------|-------|---------------------------------|
| 21 Fitzsimons Phase II          | 2100 N. Ursula Street    | Aurora         | Adams      | 188   | The Pauls Corporation           |
| 2020 Lawrence                   | 2020 Lawrence Street     | Denver Central | Denver     | 231   | Zocalo Community Dvlpmnt        |
| Arbour Square                   | 14770 Orchard Parkway    | Westminster    | Adams      | 300   | McWhinney                       |
| Arista Uptown                   | 11465 Uptown Avenue      | Broomfield     | Broomfield | 272   | Smith/Jones Partners            |
| Arvada Station                  | 10068 West 52nd Place    | Arvada         | Jefferson  | 378   | Embrey Partners                 |
| The Aster Town Center           | 3131 Roslyn Street       | Denver East    | Denver     | 225   | Forest City Enterprises         |
| Bluff Lake                      | 3100 Hanover Street      | Denver East    | Denver     | 92    | Mercy Housing                   |
| Botanica Eastbridge             | 2870 Geneva Street       | Denver East    | Denver     | 118   | Forest City Enterprises         |
| High Mar                        | 4990 Moorhead Avenue     | Boulder        | Boulder    | 59    | Boulder Housing Partners        |
| Highland Bridge Lofts           | 1582 Boulder Street      | Denver Central | Denver     | 130   | Holland Partners                |
| Highland Park                   | 2424 W. Caithness Place  | Denver West    | Denver     | 126   | Heitler Development             |
| Josephine Commons Senior        | E. Baseline/ N. 119th St | Lafayette      | Boulder    | 74    | Boulder County Housing Auth     |
| Legends at Lowry                | 9611 E. 5th Avenue       | Denver East    | Denver     | 152   | MDC Holdings                    |
| The Logan                       | NWC E. 6th Ave/Logan St  | Denver Central | Denver     | 57    | Forum Real Estate Group         |
| The Manhattan, Phase II         | 1851 Bassett Street      | Denver Central | Denver     | 134   | General Investment & Dvlpmnt    |
| Meridian                        | S. Meridian/E. Oswego    | Lone Tree      | Douglas    | 288   | Shea Properties                 |
| Prospect on Central             | 1861 Central Street      | Denver Central | Denver     | 57    | Central Street Investors        |
| Renaissance West End Flats      | 5050 West Colfax Avenue  | Denver West    | Denver     | 101   | Colo Coalition for the Homeless |
| Residences at Franklin Park     | 1535 Franklin Street     | Denver Central | Denver     | 91    | Central States Development      |
| Savoy at Hampden Towne Center   | 3645 South Dallas Street | Aurora         | Arapahoe   | 168   | Equity Residential              |
| Shops & Apts @ Observatory Park | 2100 S. University Blvd. | Denver South   | Denver     | 213   | Urban West Group                |
| Villages @ Westerly Creek       | 10745 E. Kentucky Ave.   | Aurora         | Arapahoe   | 55    | Aurora Housing Authority        |
| Wheat Ridge Town Center         | 4340 Vance Street        | Wheat Ridge    | Jefferson  | 88    | Wazee Partners                  |
|                                 |                          | Total          |            | 3,597 |                                 |



## Apartment Communities Proposed

| NAME                      | STREET                         | SUBMARKET       | COUNTY     | UNITS | DEVELOPER                    |
|---------------------------|--------------------------------|-----------------|------------|-------|------------------------------|
| 1050 South Broadway       | 1050 South Broadway            | Denver South    | Denver     | 261   | Fore Property Company        |
| 11th Ave/Gaylord St Apts. | 1065 Gaylord Street            | Denver Central  | Denver     | 110   | MGL Partners                 |
| 121st & Perry             | W. 121st Place & Perry Street  | Broomfield      | Broomfield | 209   | Wasatch Premier Cmmts        |
| 1490 Delgany Street       | 1490 Delgany Street            | Denver Central  | Denver     | 285   | The Opus Group               |
| 20th & Little Raven       | 2135 19th Street               | Denver Central  | Denver     | 242   | AMLI Residential             |
| 20th & Chestnut           | 1959 19th Street               | Denver Central  | Denver     | 314   | Loftus Development           |
| 250 Columbine             | 250 Columbine Street           | Denver Central  | Denver     | 80    | Western Development Group    |
| 999 17th                  | 999 17th Street                | Denver Central  | Denver     | 250   | Shea Properties              |
| Allied Broomfield         | Via Varra/Northwest Parkway    | Broomfield      | Broomfield | 374   | Allied Realty Services       |
| Alta Harvest Station      | W. 118th Ave/Wadsworth Blvd    | Broomfield      | Broomfield | 297   | Wood Partners                |
| Avondale                  | 1401 Irving Street             | Denver West     | Denver     | 70    | Del Norte Neighborhood       |
| Bellevue Station          | NWC E. Bellevue/S. Quebec      | Denver South    | Denver     | 352   | Holland Partners             |
| Blake Street Station      | 38th St/Walnut Street          | Denver Central  | Denver     | 60    | Urban Land Conservancy       |
| Cadance at Union Station  | 17th Street/Chestnut Place     | Denver Central  | Denver     | 219   | Zocalo Community             |
| Colfax & Irving           | 3290 West Colfax Avenue        | Denver West     | Denver     | 60    | Urban Land Conservancy       |
| Denver Union Station      | 16th Street/Wewatta Street     | Denver Central  | Denver     | 300   | Holland Partners             |
| Evans Station Lofts       | 2140 South Delaware Street     | Denver South    | Denver     | 50    | Urban Land Conservancy       |
| Flatirons Village         | 900 28th Street                | Boulder         | Boulder    | 59    | Education Realty Trust       |
| Flats at Lincoln Station  | 9365 Station Street            | Lone Tree       | Douglas    | 102   | Neibur Development           |
| Grove Street              | 1570 Grove Street              | Denver West     | Denver     | 63    | Monroe Group                 |
| Grandview Meadows Ph IV/V | 950 Grandview Meadows Dr       | Longmont        | Boulder    | 200   | M. Timm Development          |
| Gunbarrel Town Center     | 6685 Gunpark Drive             | Boulder         | Boulder    | 251   | O'Connor Group               |
| The Highland              | 2785 N. Speer Boulevard        | Denver West     | Denver     | 326   | Allied Realty Services       |
| Highland Square           | 3200 Lowell Boulevard          | Denver West     | Denver     | 150   | RedPeak Properties           |
| Kettle Lake               | 4805 South Monaco Street       | Denver South    | Denver     | 300   | Shea Properties              |
| Kent Place                | E. Hampden Ave/S. University   | Englewood       | Arapahoe   | 300   | Forum Real Estate Group      |
| Lamar Station             | 6150 West 13th Avenue          | Lakewood        | Jefferson  | 176   | Lakewood Housing Authority   |
| Mariposa II               | W. 10th Ave/Navajo Street      | Denver West     | Denver     | 93    | Denver Housing Authority     |
| Mill Village              | E. Ken Pratt Blvd/East 3rd Ave | Longmont        | Boulder    | 229   | Frontier Companies           |
| Safeway Redevelopment     | 707 East South Boulder Road    | Louisville      | Boulder    | 160   | Loftus Development           |
| Shea Highlands Ranch      | 1800 Shea Center Drive         | Highlands Ranch | Douglas    | 208   | Regency Residential Partners |
| Sky Ridge                 | E. Lincoln Avenue/I-25         | Lone Tree       | Douglas    | 281   | Martin Fein Interests        |
| University Station        | 1901 Buchtel Boulevard         | Denver South    | Denver     | 60    | Mile High Development        |
| V272                      | 158 Inverness Drive            | Englewood       | Arapahoe   | 272   | Metropolitan Homes           |
| Veranda Highpointe        | E. Hampden Ave/S. Locust St    | Denver South    | Denver     | 362   | Forum Real Estate Group      |
| Village at Thorncreek     | E 128th Ave/Washington St      | Thornton        | Adams      | 283   | Catalina Development Co.     |
| Violet Crossing           | 4474 Broadway Street           | Boulder         | Boulder    | 98    | Palmos Development Co.       |
| Total                     |                                |                 |            | 7,506 |                              |