

# METRO DENVER | MULTIFAMILY Q4 2018

Accelerating success

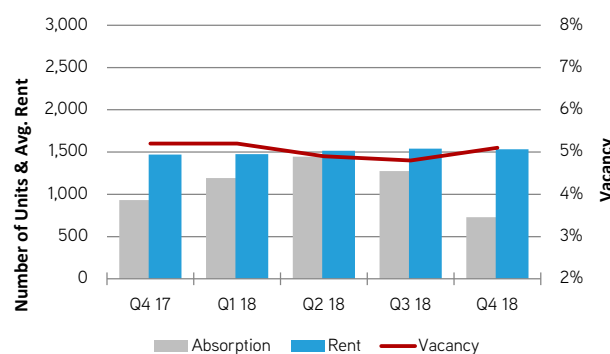
## Another Strong Year for the Front Range Apartment Market

The Front Range apartment market performed as expected with the slight seasonal increase in vacancy and decrease in absorption and rents in the fourth quarter. Metro Denver absorbed 204 fewer units this quarter than the fourth quarter of 2017. Despite this, all three markets experienced increases in average rent compared to last year. Metro Denver and the Northern Colorado market experienced rent increases of 4.4% year-over-year, while Colorado Springs experienced a year-over-year increase of 2.6%, respectively. Vacancy in Metro Denver decreased by 10 basis points from the last year; however the Colorado Springs and Northern Colorado markets experienced increases in vacancy of over 30 basis points. The uptick in vacancy is due to significant inventory expansion, as new deliveries continue to hit the market in order to meet ever-present demand throughout the Front Range.

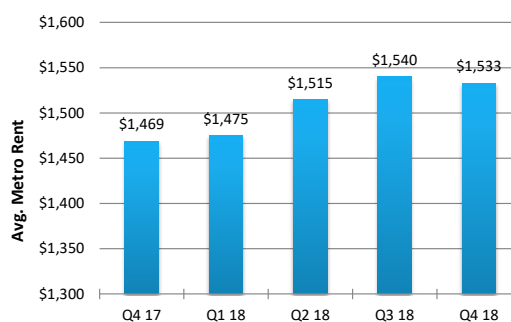
### Sale Statistics

(50+ Units)	Q4 2017	Q4 2018
Total Number of Sales	41	34
Total Transaction Volume	\$2,425,980,181	\$1,544,437,086
# of Units Sold	9,759	7,682
Average Price Per Unit	\$237,304	\$201,046

### Absorption, Rent, Vacancy Trends



### Average Metro Rent



Source: Yardi Matrix

Vacancy Rate (YOY)

**5.20%**  
Q4 2017

**5.10%**  
Q4 2018

Average Rent (YOY)

**\$1,469**  
Q4 2017

**\$1,533**  
Q4 2018

Q4 2018 Construction & Absorption

**19,820**  
UNITS UNDER CONSTRUCTION

**728**  
PRE-LEASED  
UNITS ABSORBED

### Highlights

- > Absorption reached 728 units during the fourth quarter - down 204 units from Q4 2017.
- > The overall average rental rate in Metro Denver during the fourth quarter was \$1,533/month, an increase of 4.4% year-over-year.
- > A total of 19,820 units are under construction in Metro Denver, with more than 5,662 units located in the CBD.
- > Metro Denver vacancy rates decreased by 10 basis points from the previous year to the current rate of 5.1%.

### Q4 2018 Notable Transactions


PROPERTY	CITY	SALE PRICE	# OF UNITS	BUYER	SELLER
The Grove at City Center*	Aurora	Undisclosed	420	Security Properties	Wood Partners
Ashford Belmar	Lakewood	\$143,500,000	512	BlueRock Real Estate	Radco Companies
Centric LoHi	Denver	\$130,750,000	302	GID	Southern Land Company
Infinity LoHi	Denver	\$111,750,000	273	Blackrock Realty	Richman Ascension Development
Solana Cherry Creek	Glendale	\$107,821,086	341	AMLI Residential	MKS Residential

\*Sold by Colliers International

# COLORADO SPRINGS | MULTIFAMILY


## Q4 2018

Accelerating success.

**Vacancy Rate (YOY)** 

**4.50%**  
Q4 2017

**5.10%**  
Q4 2018

**Average Rent (YOY)** 

**\$1,095**  
Q4 2017

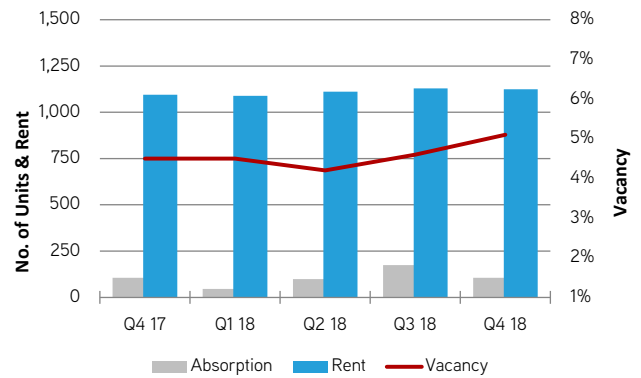
**\$1,124**  
Q4 2018

**Q4 2018 Construction & Absorption**

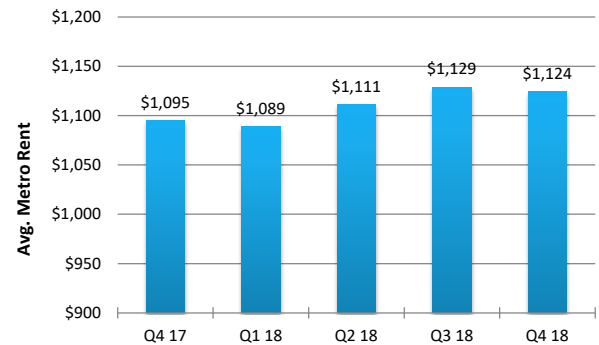
**2,661**  
UNITS UNDER CONSTRUCTION

**106**  
PRE-LEASED  
UNITS ABSORBED

### Absorption, Rent, Vacancy Trends



### Average Rent Per Unit



Source: Yardi Matrix

### Q4 2018 Sales Statistics

 **8** properties

 **1,337** units

 **\$183,985**/unit

### Q4 2018 Notable Transactions

PROPERTY	CITY	SALE PRICE	# OF UNITS	BUYER	SELLER
Elevation Apartments	Colorado Springs	\$65,800,000	272	Cortland Partners	Vendura Residential
University Village Apartments	Colorado Springs	\$51,100,000	310	Priderock Capital Partners, LLC	Advenir, Inc.
Woodland Hills	Colorado Springs	\$27,000,000	160	Priderock Capital Partners, LLC	Griffis/Blessing
Eagleview*	Colorado Springs	\$8,750,000	65	Ward Co.	Skyline Real Estate Investment

\*Sold by Colliers International

# NORTHERN COLORADO | MULTIFAMILY

## Q4 2018

Accelerating success

**Vacancy Rate (YOY)**

**4.20%**  
Q4 2017

**4.50%**  
Q4 2018

**Average Rent (YOY)**

**\$1,357**  
Q4 2017

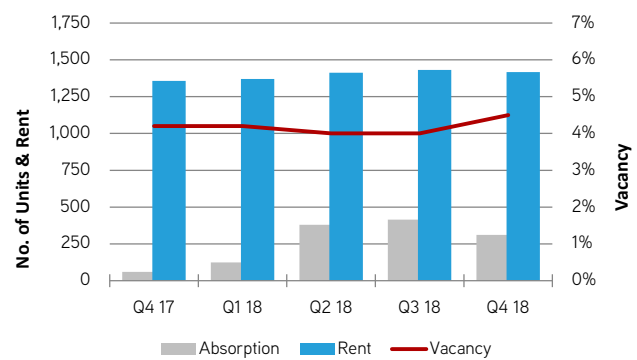
**\$1,417**  
Q4 2018

**Q4 2018 Construction & Absorption**

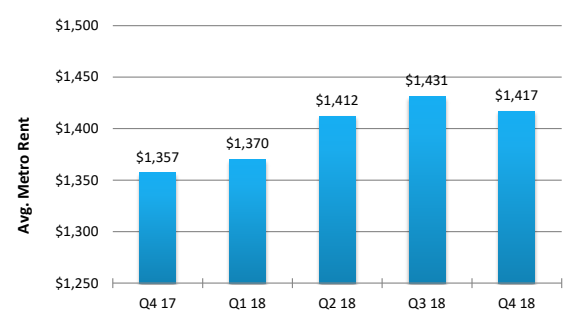
**4,009**  
UNITS UNDER CONSTRUCTION

**312**  
PRE-LEASED  
UNITS ABSORBED

Absorption, Rent, Vacancy Trends



Average Rent Per Unit



Source: Yardi Matrix

### Q4 2018 Notable Transactions

PROPERTY	CITY	SALE PRICE	# OF UNITS	BUYER	SELLER
Stadium Apartments	Fort Collins	\$49,000,000	102	JV with Timberline Real Estate Ventures and Heitman Financials	J Michael Real Estate

## CURRENTLY MARKETING



**THE CENTRE**  
168 UNITS



**HILLCREST**  
112 UNITS

## RECENTLY SOLD



**A.T. LEWIS & RIO GRANDE**  
120 UNITS  
43,000 SF/Retail



**BRITTANY HOUSE**  
68 UNITS



**GROVE AT CITY CENTER**  
420 UNITS



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**413** offices in  
**68** countries on  
**6** continents

United States: **145**  
Canada: **29**  
Latin America: **23**  
Asia Pacific: **86**  
EMEA: **131**

**\$2.7**

billion  
sales volume

**149**

multifamily brokers

**15,400**

professionals  
and staff