

ANNUAL COLORADO MULTIFAMILY
SALES REPORT 2024



Main St
APARTMENTS

Colliers

PRESENTED BY

COLLIERS DENVER MULTIFAMILY

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CONNECT
AT FIRST CREEK
DENVER, CO



TABLE OF CONTENTS

MSA STATS | 5

BUYER TRANSACTION VOLUME | 7

DENVER REPORT | 9

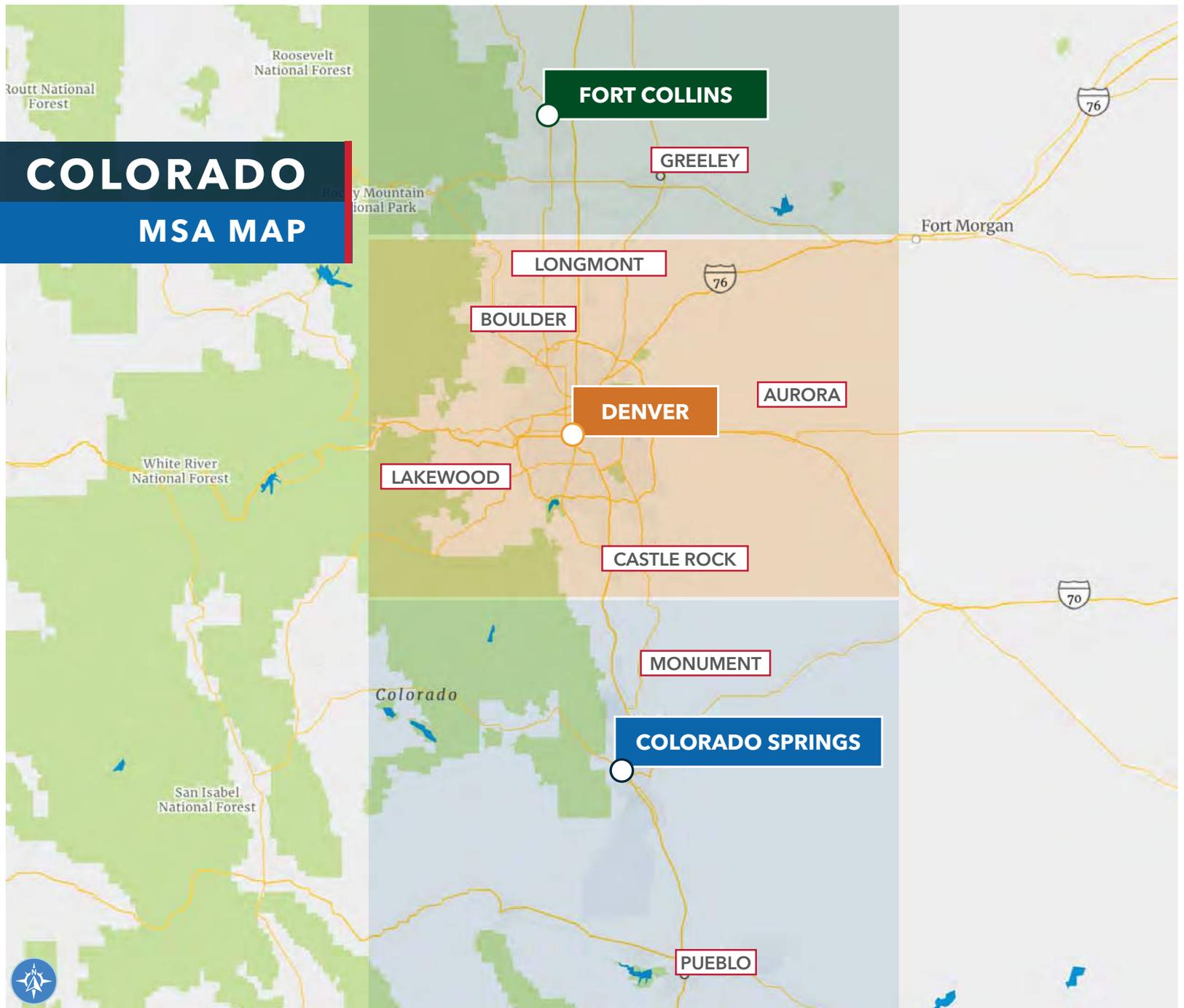
COLORADO SPRINGS REPORT | 21

FORT COLLINS REPORT | 33

THE TEAM | 45

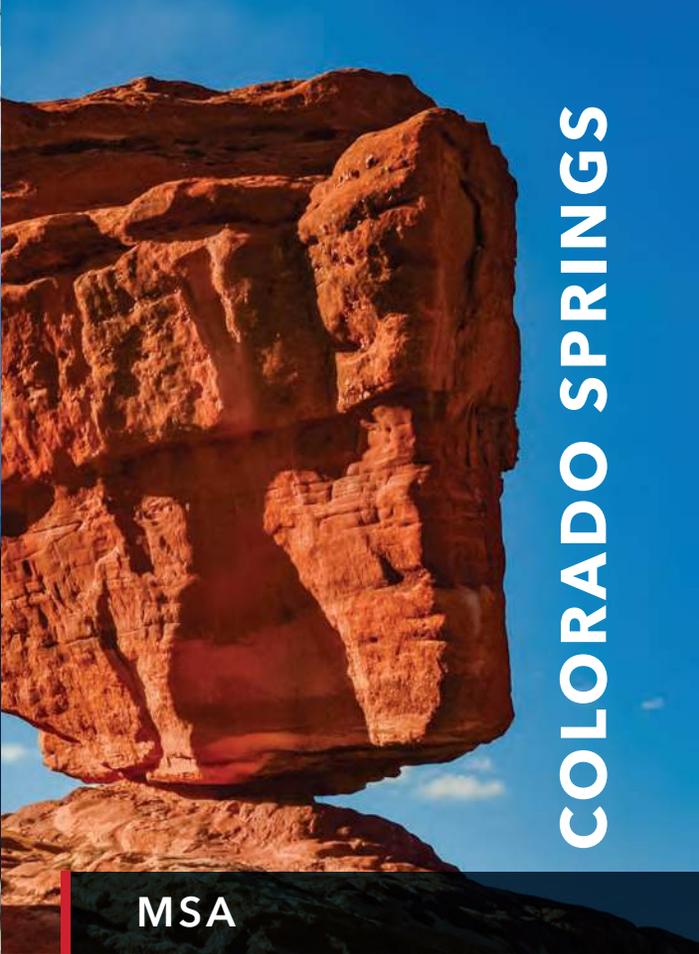
THE MARKETING | 51

COLORADO MSA MAP

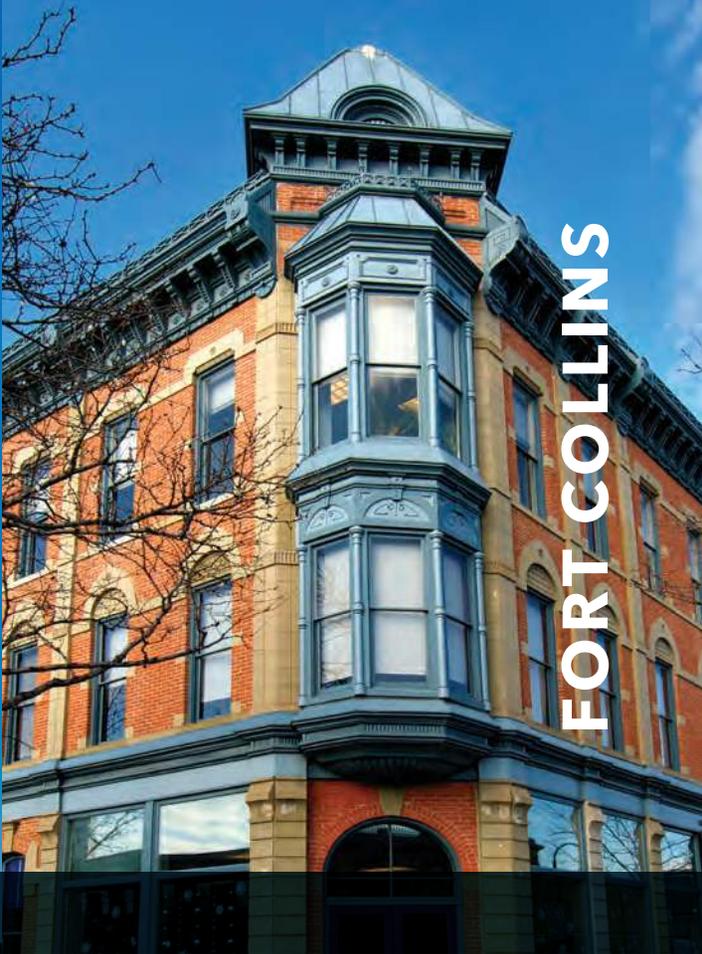




DENVER



COLORADO SPRINGS



FORT COLLINS

MSA

STATS

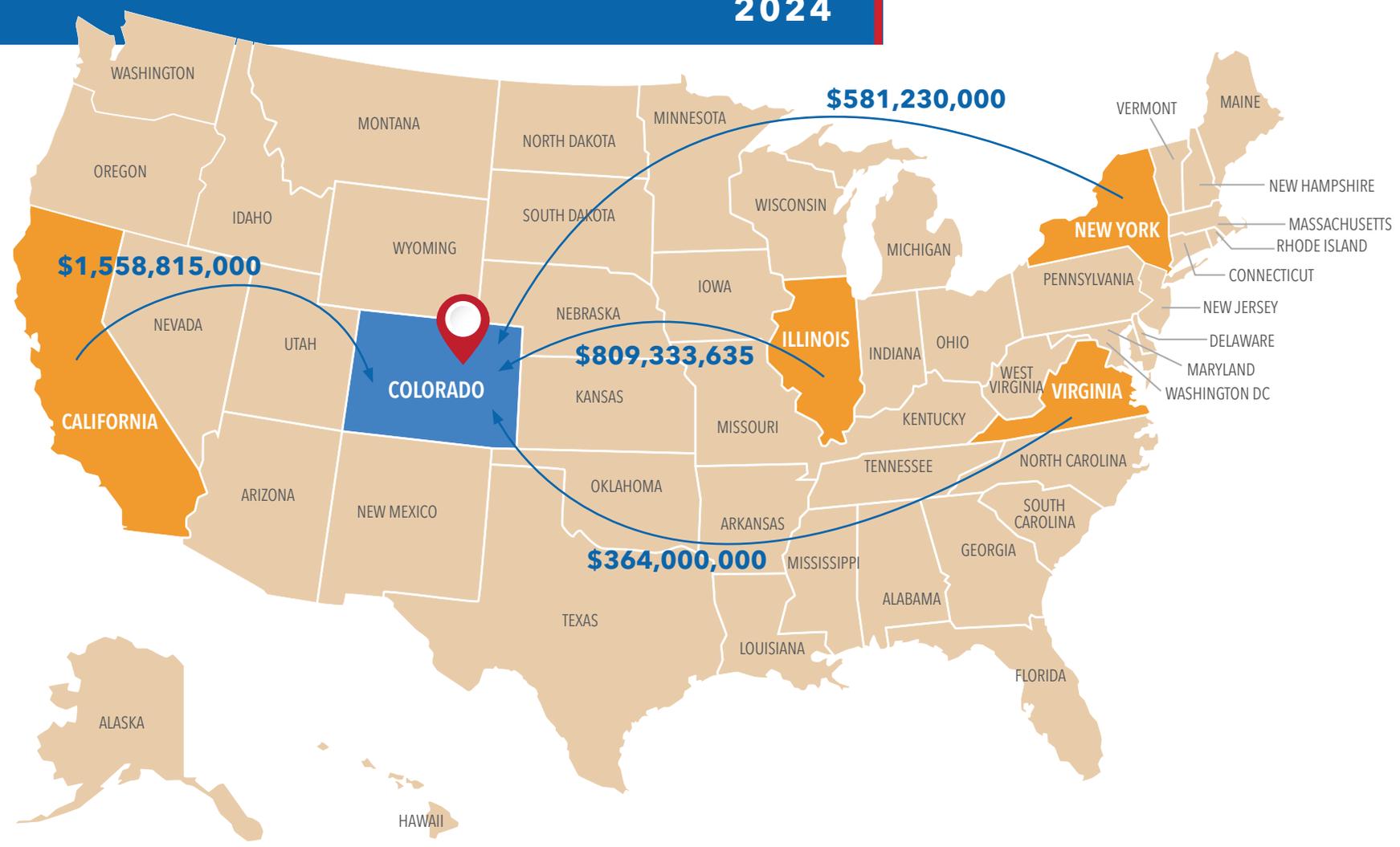
DEMOGRAPHICS	DENVER	COLORADO SPRINGS	FORT COLLINS
POPULATION	715,522	478,961	169,810
MEDIAN AGE	35.4	36.4	30.9
HOME PRICE <i>(Zillow)</i>	\$554,175	\$454,968	\$555,743
EDUCATION <i>(Bachelors Degree or higher)</i>	57.90%	44.80%	64.50%
MEDIAN HOUSEHOLD INCOME	\$94,157	\$83,215	\$81,833



TRANSACTIONS

ACQUISITION CAPITAL FLOWS

2024



BUYER PROFILES

2024



BUYER - STATE	TRANSACTIONS	VOLUME
CALIFORNIA	32	\$1,558,815,000
BUYER TYPE	TRANSACTIONS	VOLUME
Private Capital	5	\$47,865,000
Capital Syndicator	6	\$255,000,000
Family Office	3	\$190,800,000
Fund Manager	15	\$1,043,150,000
REIT	1	\$22,000,000

BUYER - STATE	TRANSACTIONS	VOLUME
COLORADO	108	\$1,167,389,502
BUYER TYPE	TRANSACTIONS	VOLUME
Private Capital	56	\$225,514,300
Capital Syndicator	28	\$302,254,000
Family Office	2	\$5,800,000
Fund Manager	15	\$583,121,202
REIT	0	–

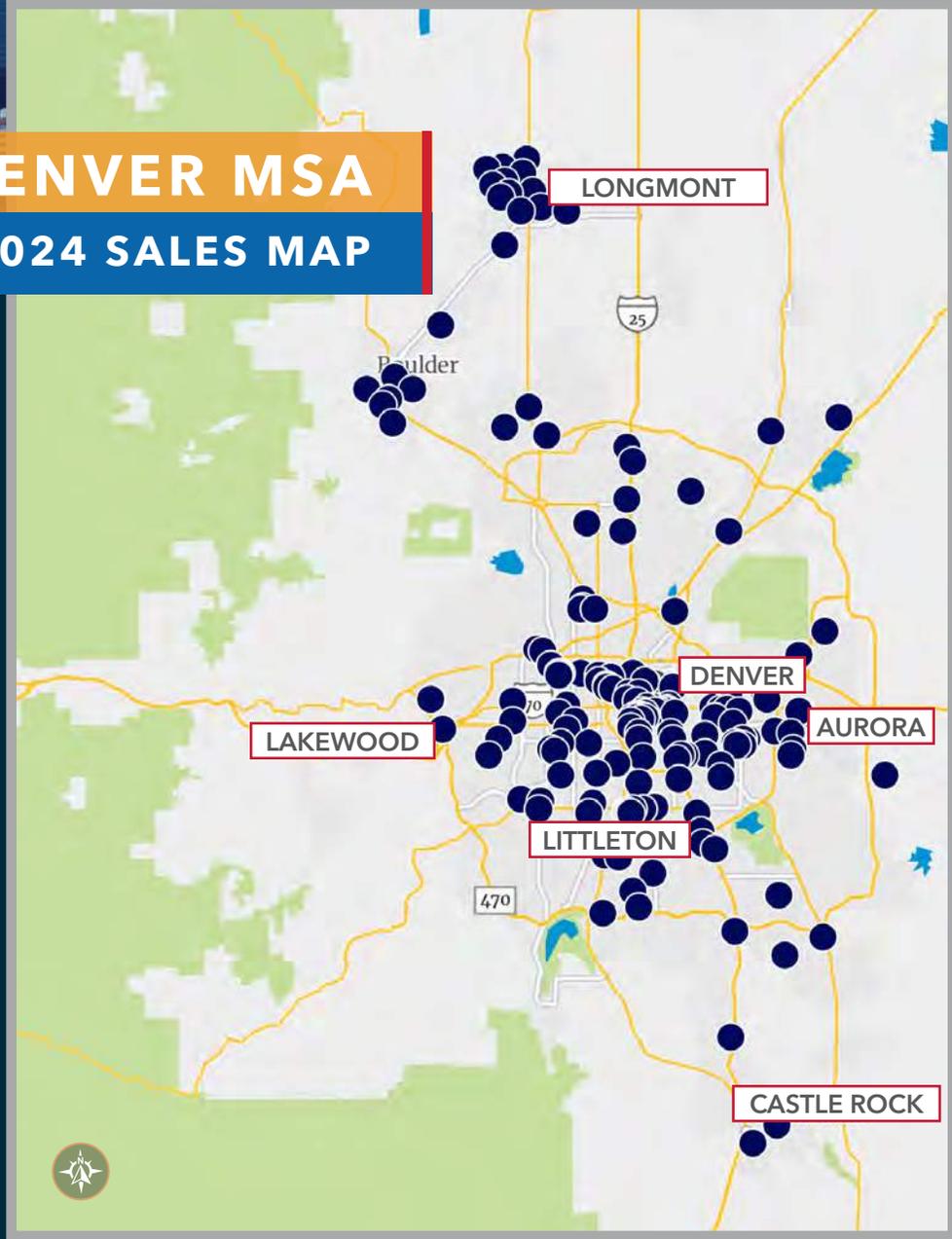
BUYER - STATE	TRANSACTIONS	VOLUME
ILLINOIS	12	\$809,333,635
BUYER TYPE	TRANSACTIONS	VOLUME
Private Capital	1	\$95,000,000
Capital Syndicator	4	\$30,742,075
Family Office	0	–
Fund Manager	2	\$167,850,000
REIT	5	\$515,741,560

BUYER - STATE	TRANSACTIONS	VOLUME
NEW YORK	27	\$581,230,000
BUYER TYPE	TRANSACTIONS	VOLUME
Private Capital	3	\$29,285,000
Capital Syndicator	2	\$74,875,000
Family Office	1	\$41,350,000
Fund Manager	2	\$219,650,000
REIT	2	\$140,700,000

BUYER - STATE	TRANSACTIONS	VOLUME
VIRGINIA	4	\$364,000,000
BUYER TYPE	TRANSACTIONS	VOLUME
Private Capital	0	–
Capital Syndicator	0	–
Family Office	0	–
Fund Manager	2	\$132,500,000
REIT	2	\$231,500,000



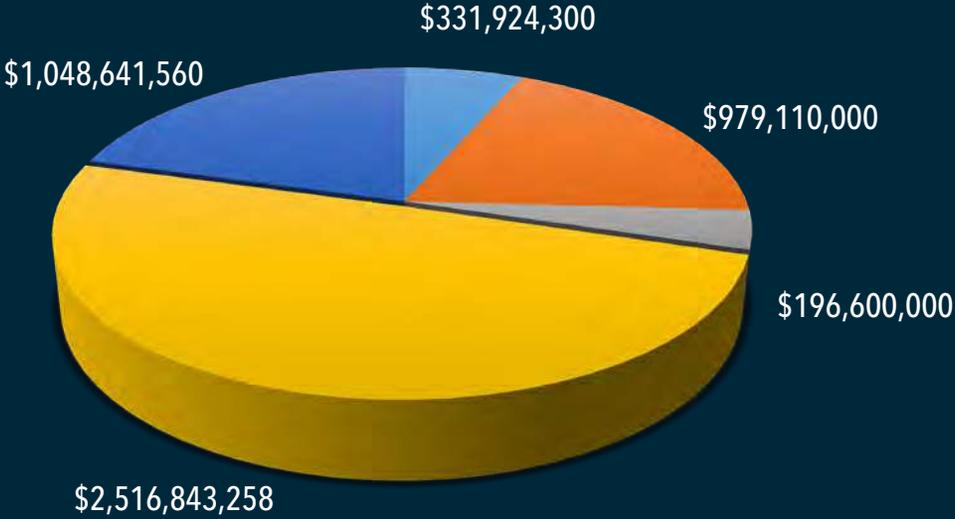
DENVER MSA 2024 SALES MAP



DENVER SALES



DENVER VOLUME MIX BY INVESTOR TYPE

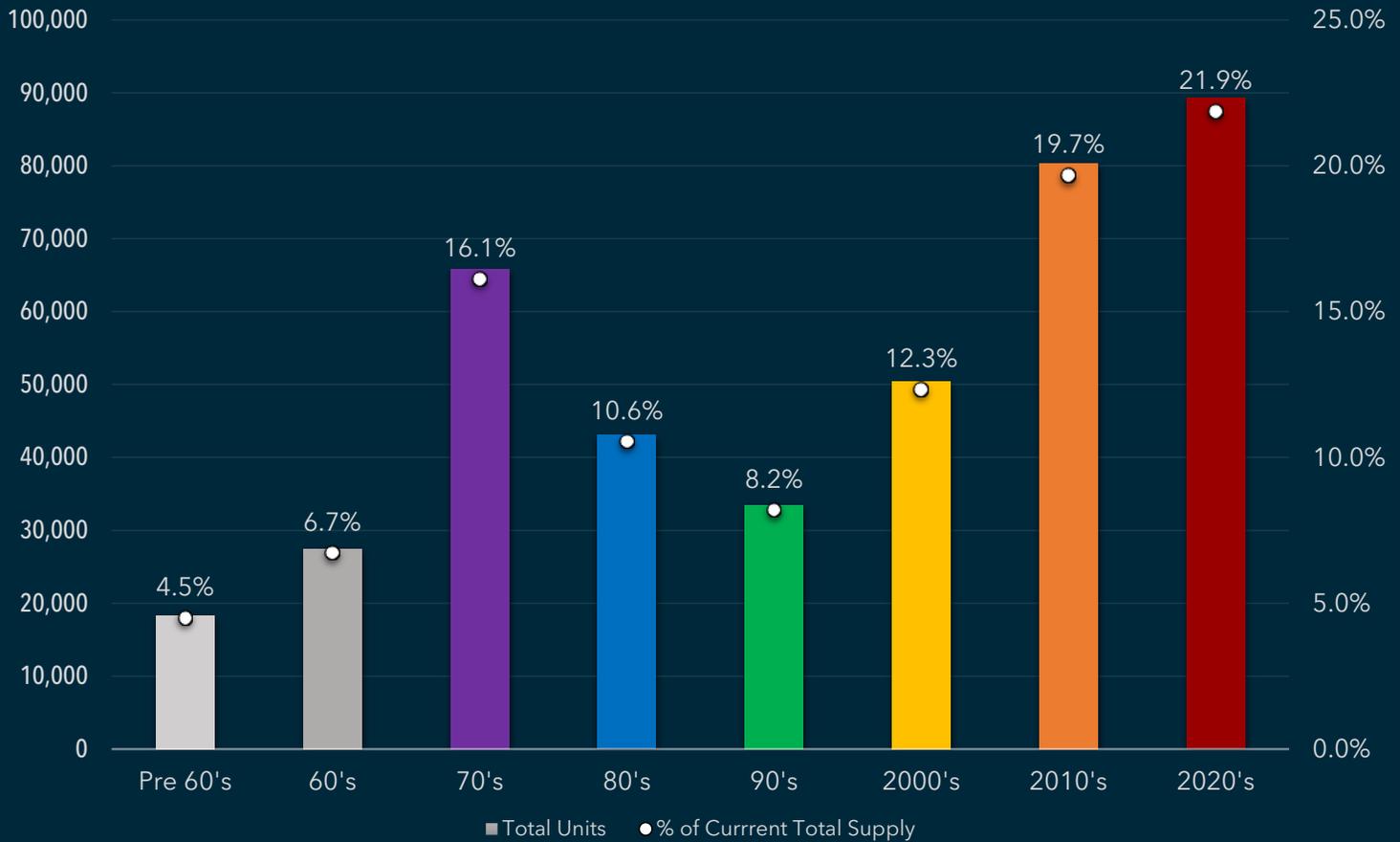


■ Private Capital ■ Capital Syndicator ■ Family Office ■ Fund Manager ■ REIT



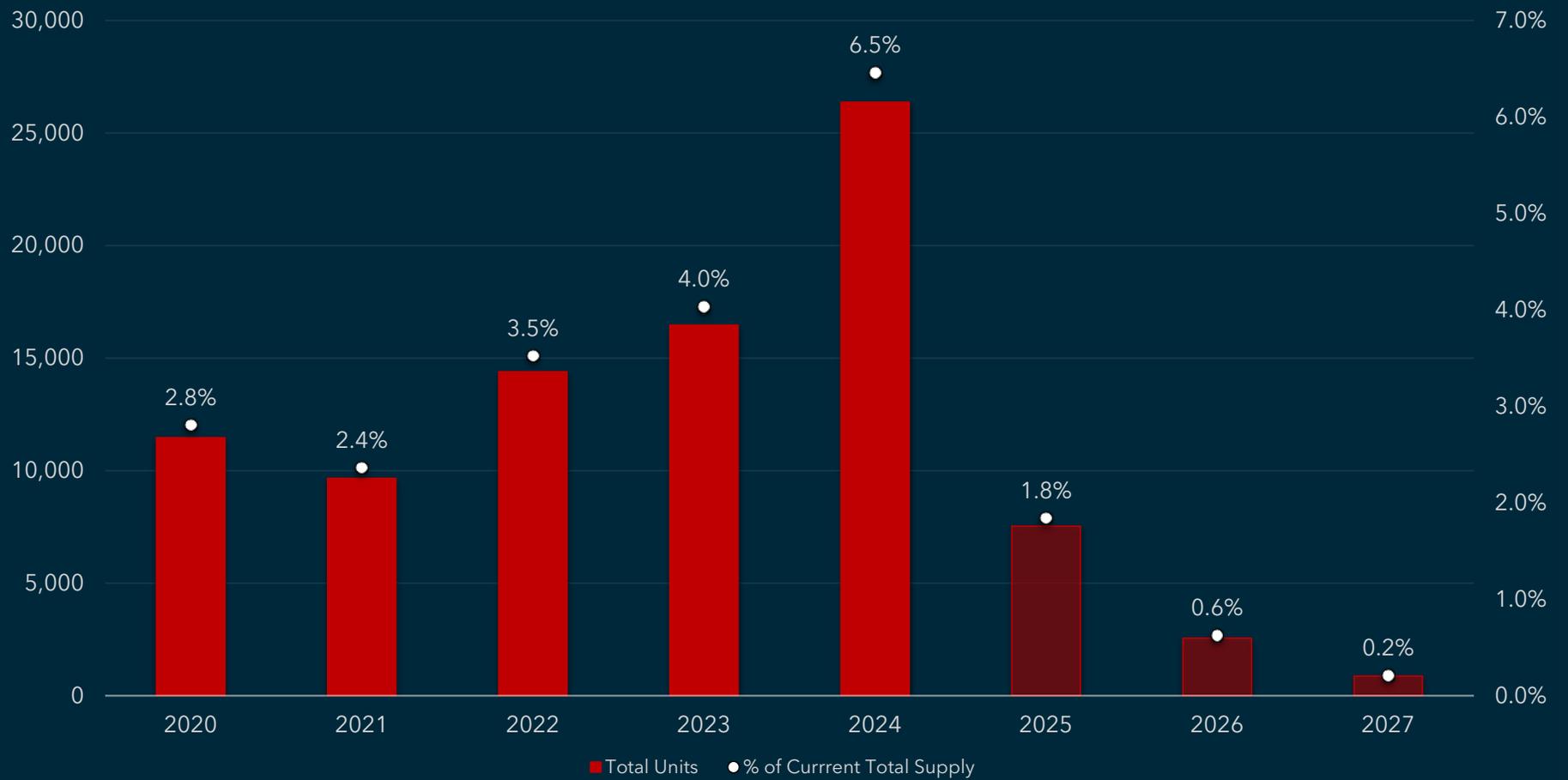
DENVER MULTIFAMILY CONSTRUCTION BY DECADE

CONSTRUCTION





DENVER MULTIFAMILY CONSTRUCTION THIS DECADE

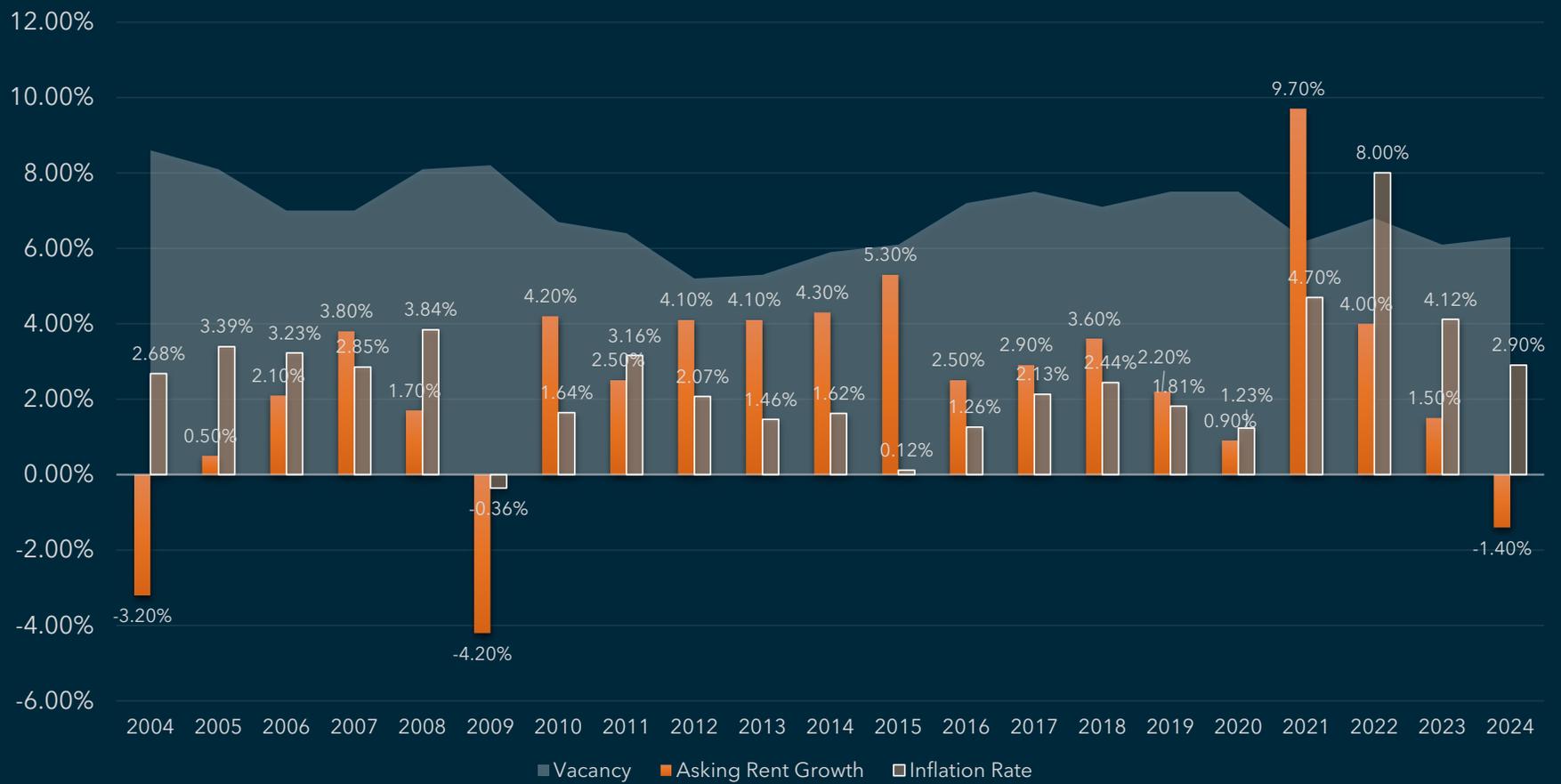




DENVER MARKET FUNDAMENTALS

LAST 20 YEARS

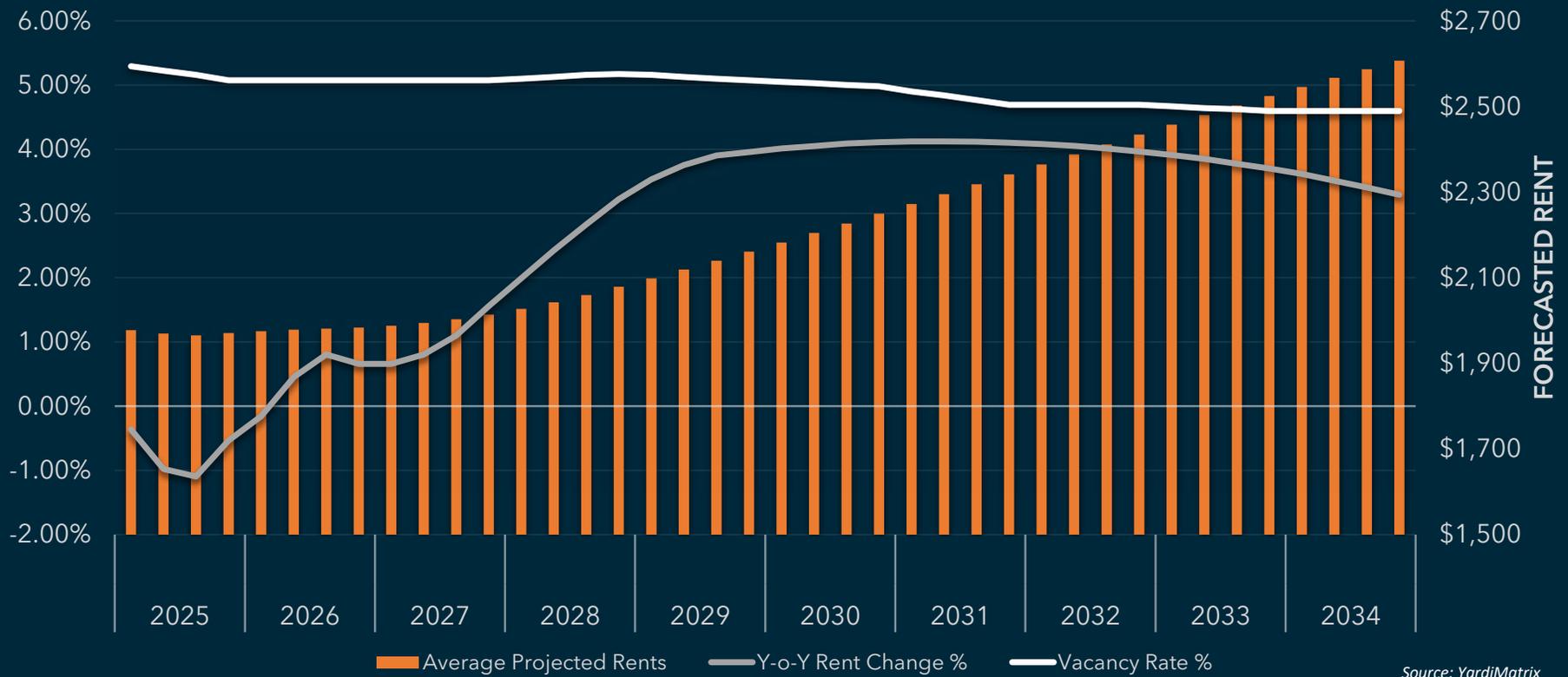
FUNDAMENTALS





DENVER MARKET FUNDAMENTALS

10 YEAR FORECAST

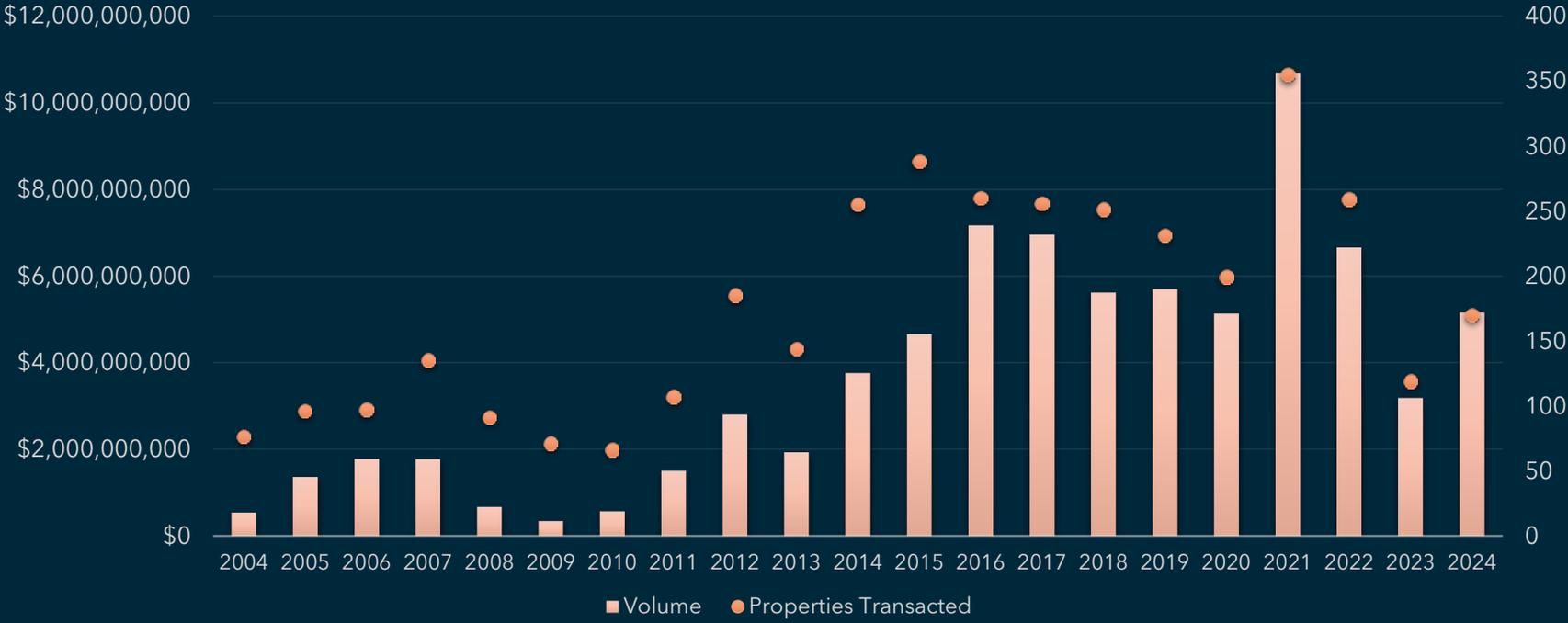


Source: YardiMatrix



DENVER MULTIFAMILY SALES BY YEAR

SALES BY YEAR





DENVER





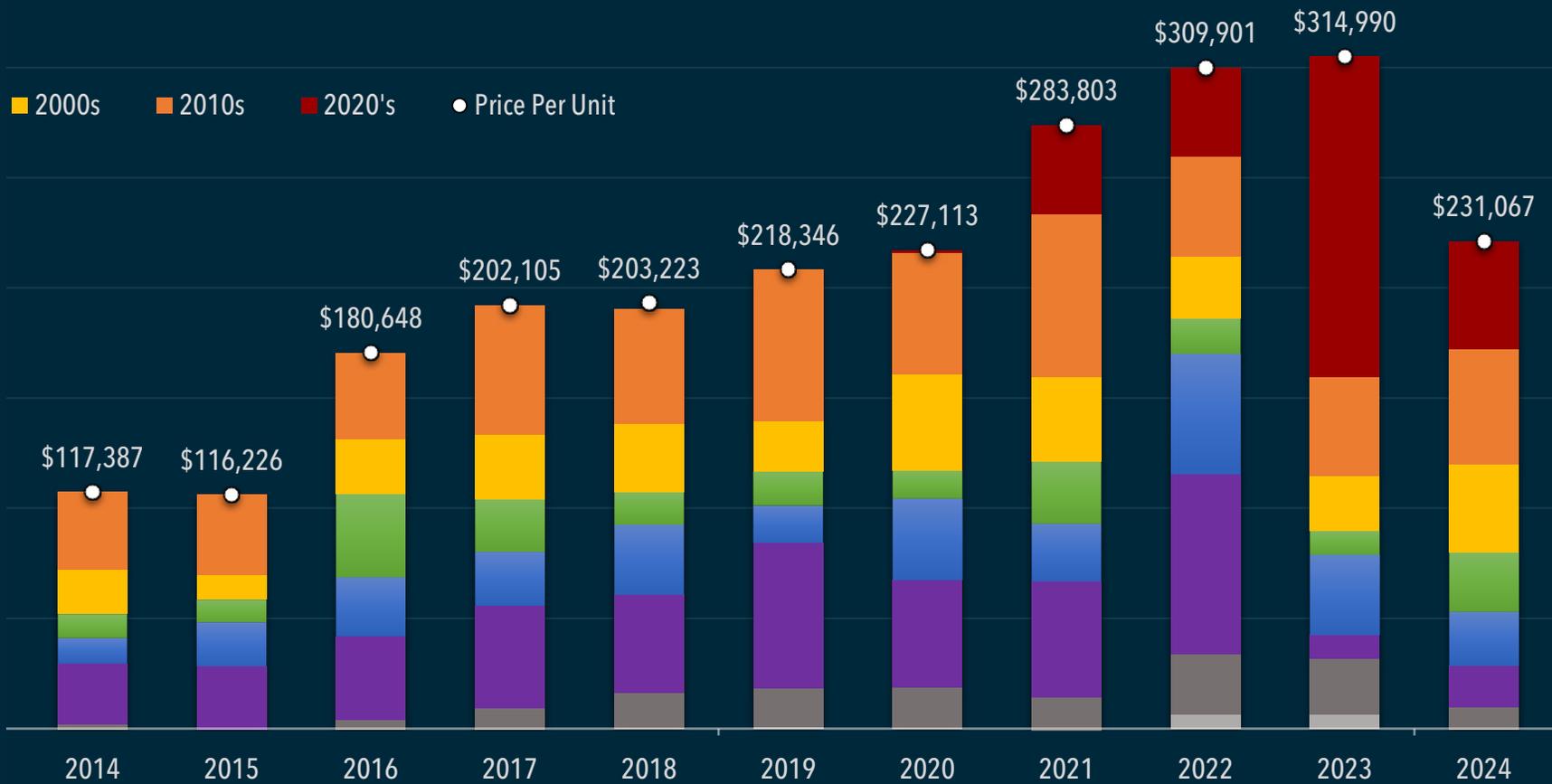
DENVER AVERAGE PPU VINTAGE WEIGHTED BY YEAR

VINTAGE BY YEAR





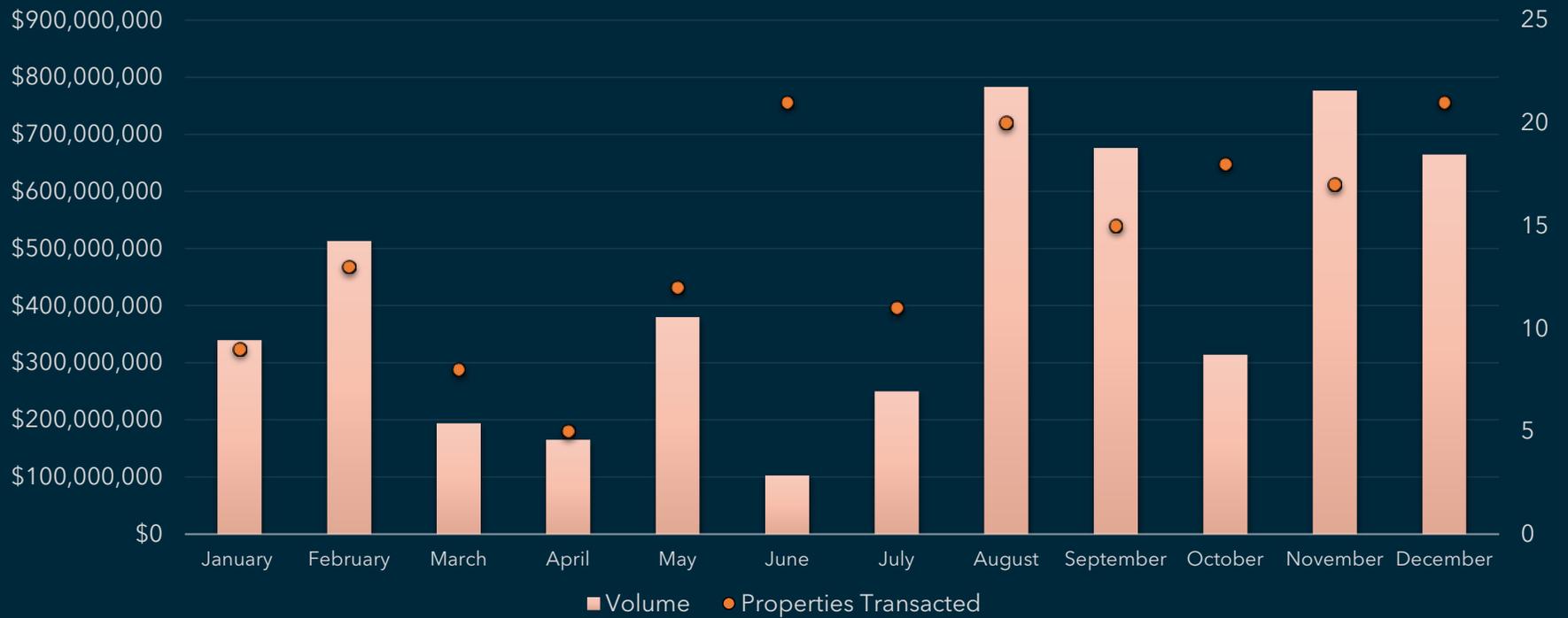
DENVER AVERAGE PPU VINTAGE WEIGHTED BY YEAR





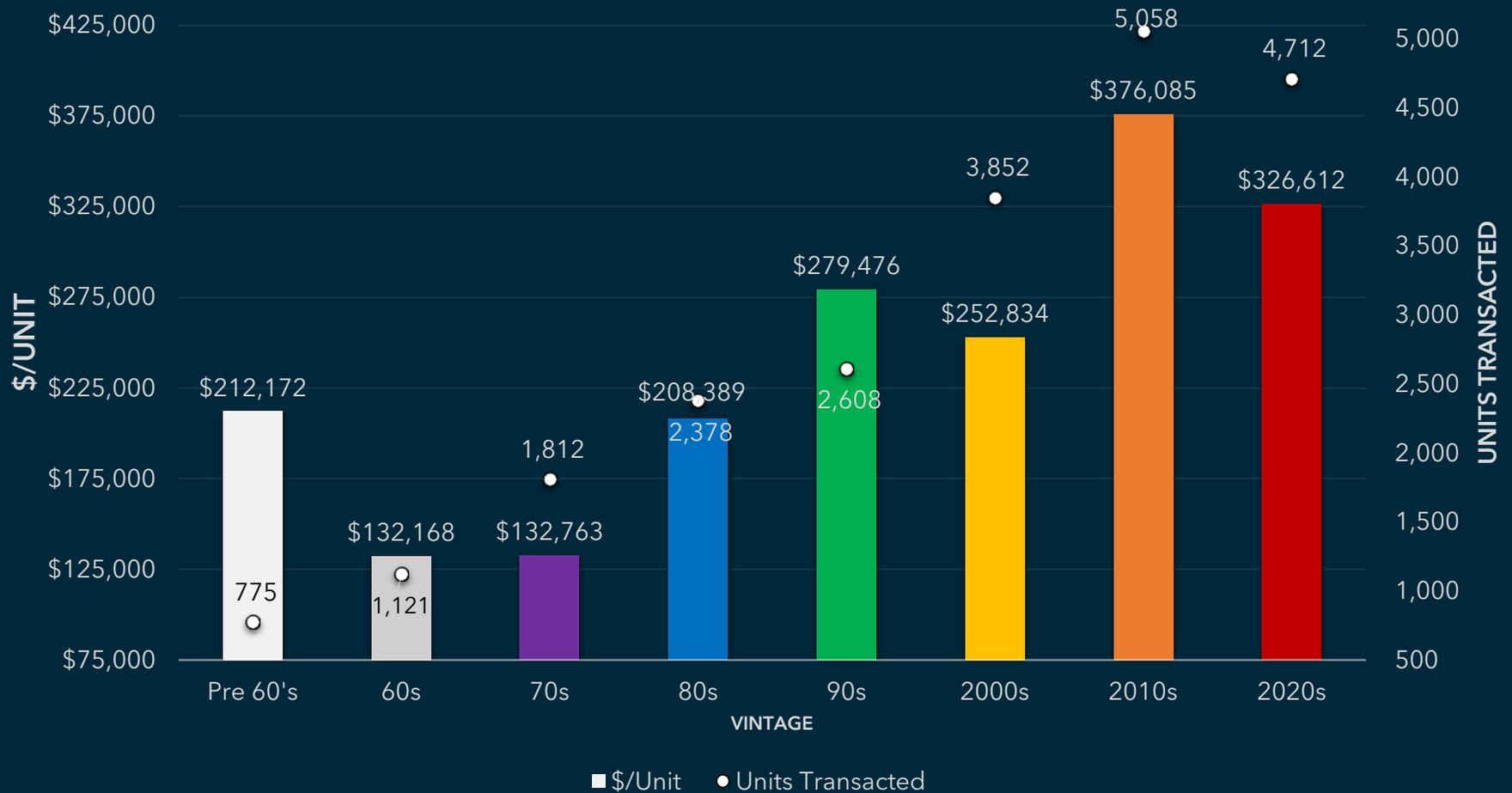
DENVER MULTIFAMILY SALES 2024

DENVER SALES





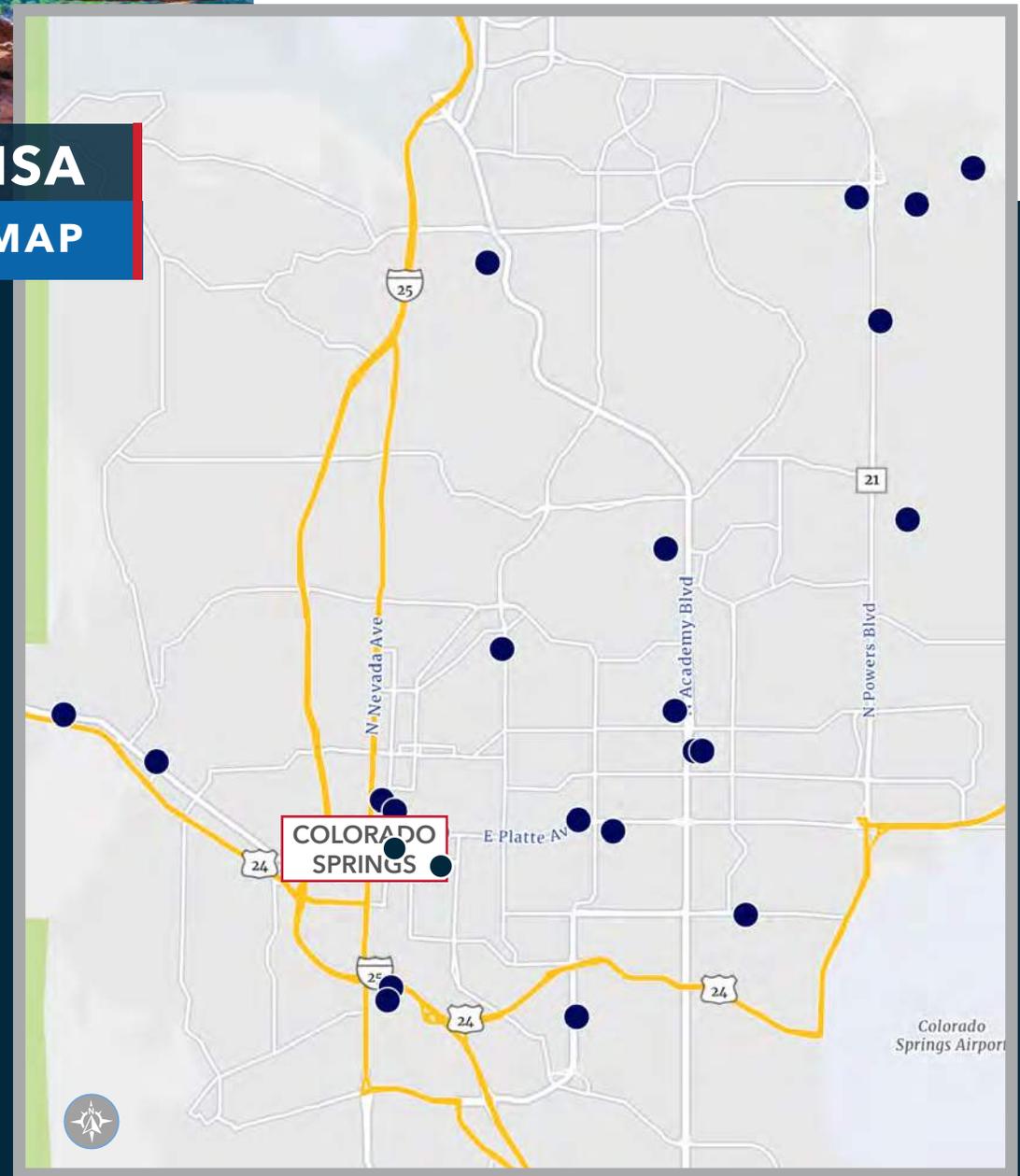
DENVER AVERAGE PPU BY VINTAGE 2024





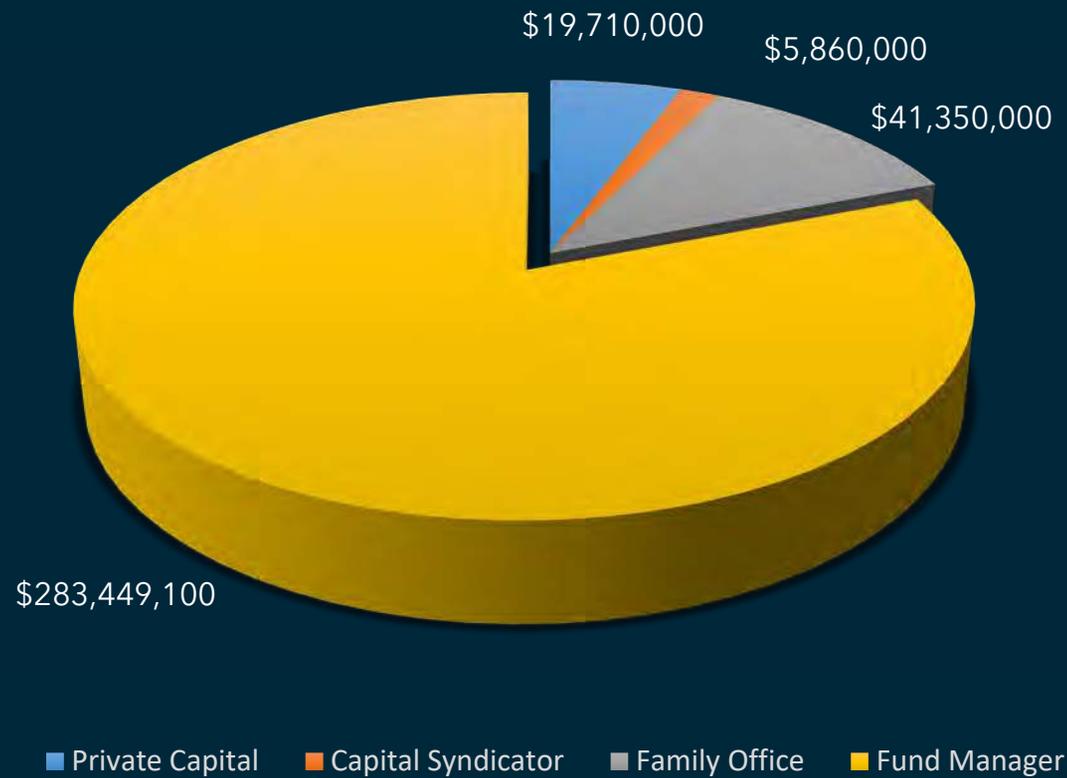
MSA SALES MAP

COLORADO SPRINGS MSA
2024 SALES MAP





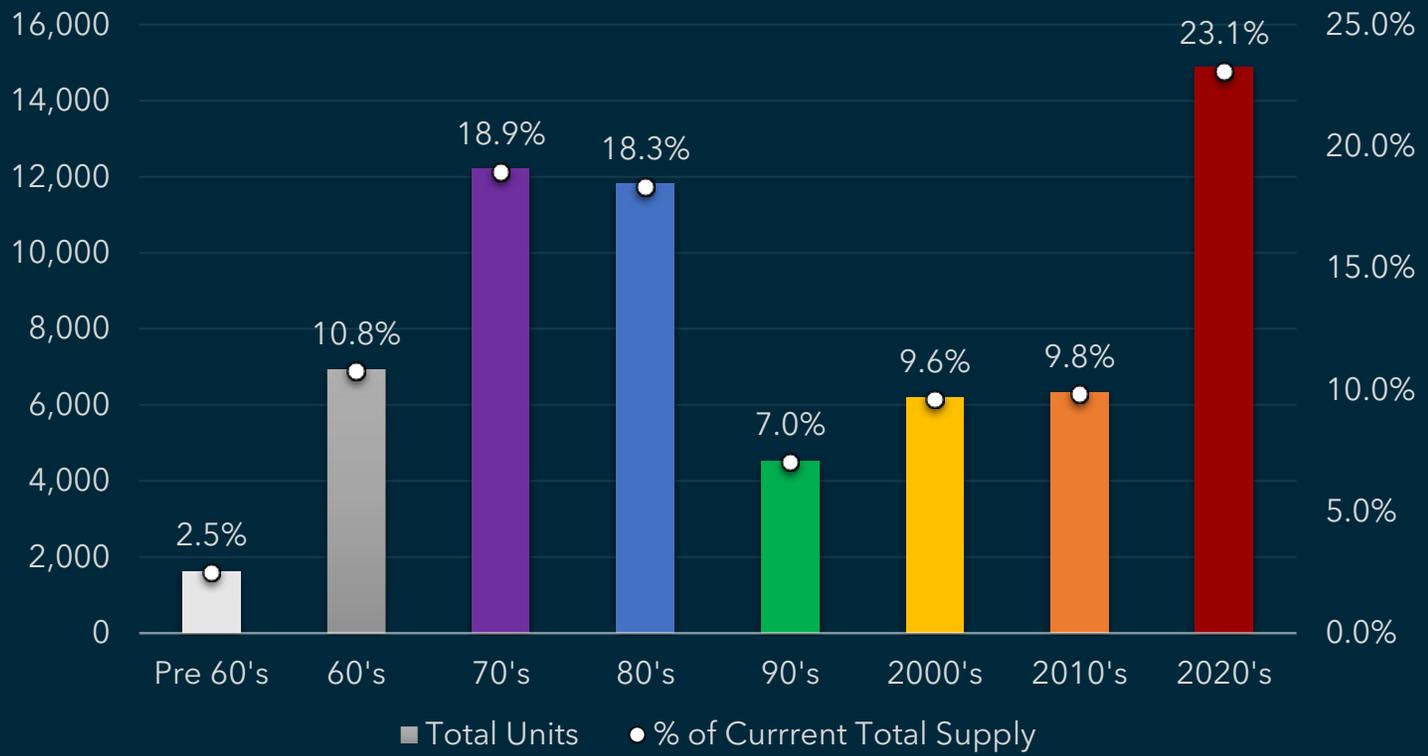
COLORADO SPRINGS VOLUME MIX BY INVESTOR TYPE





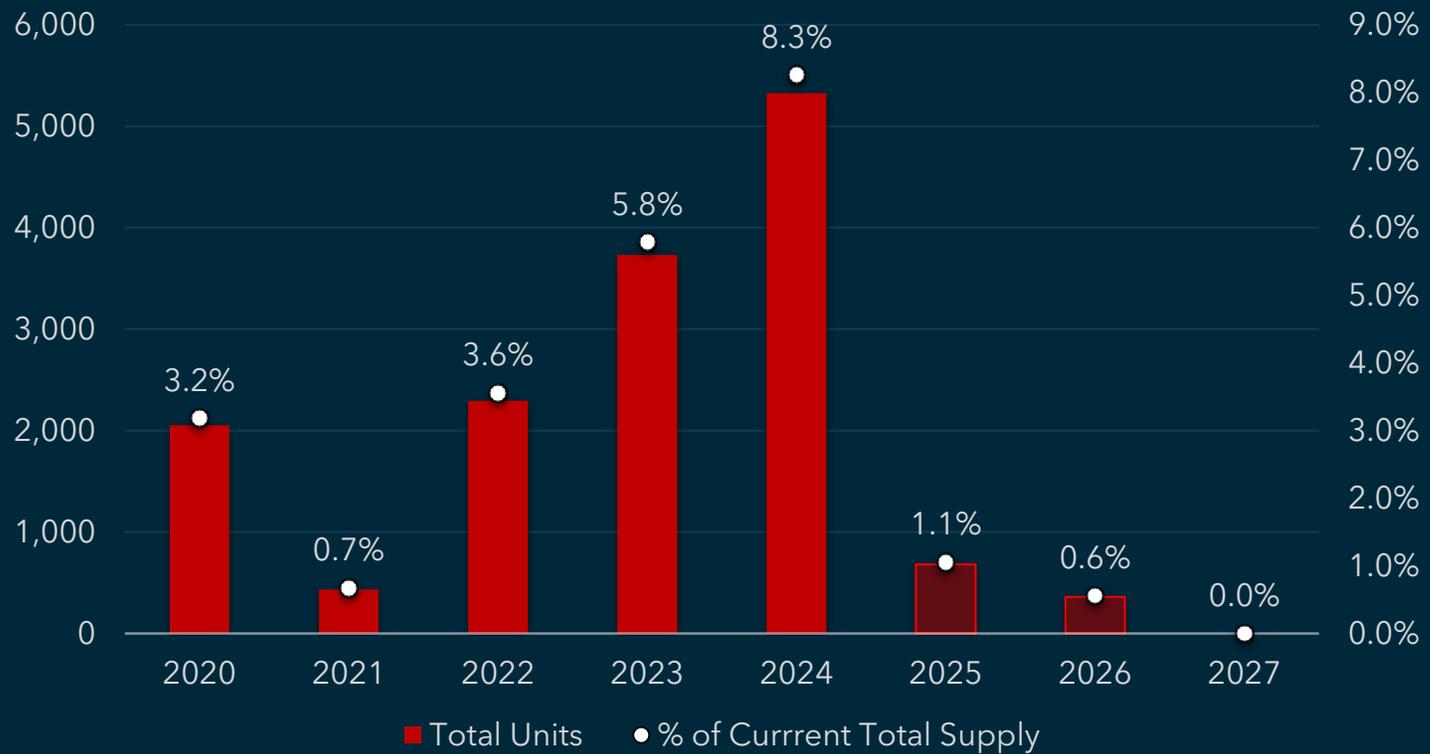
COLORADO SPRINGS MULTIFAMILY CONSTRUCTION BY DECADE

CONSTRUCTION





COLORADO SPRINGS MULTIFAMILY CONSTRUCTION THIS DECADE

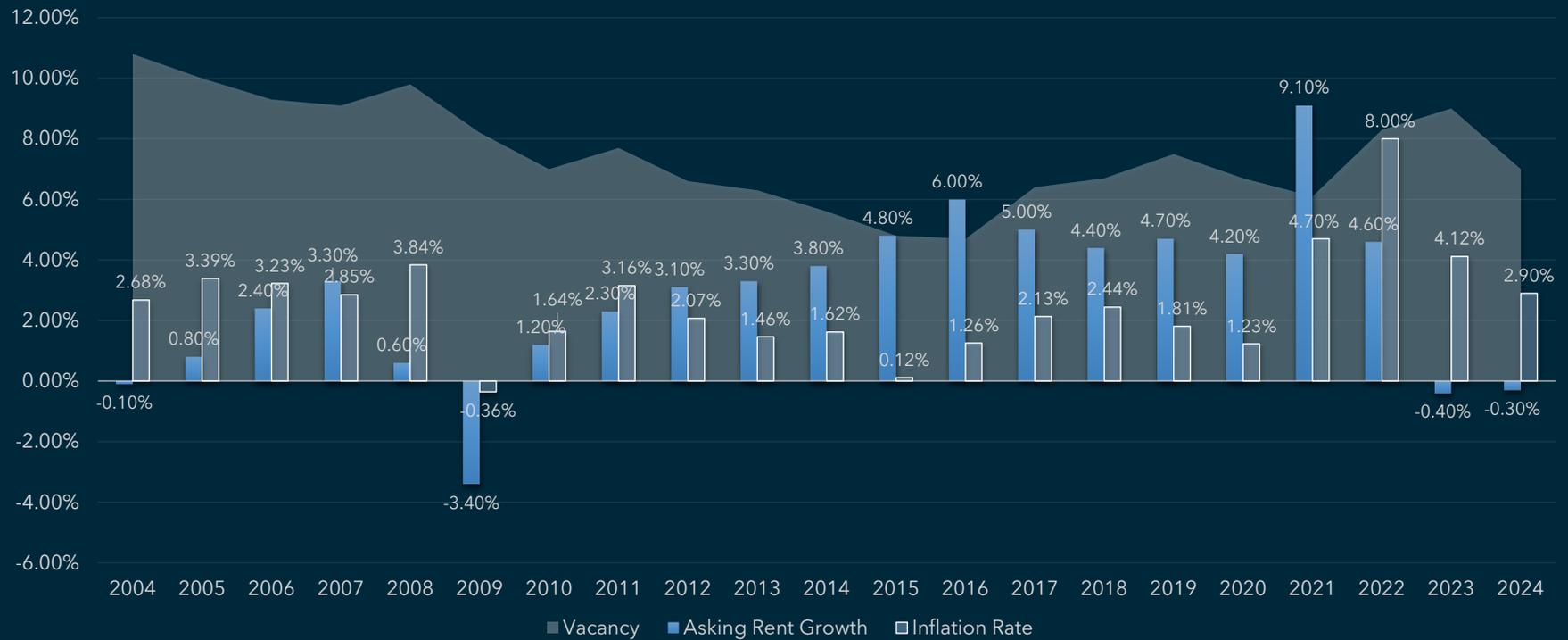




COLORADO SPRINGS

MARKET FUNDAMENTALS LAST 20 YEARS

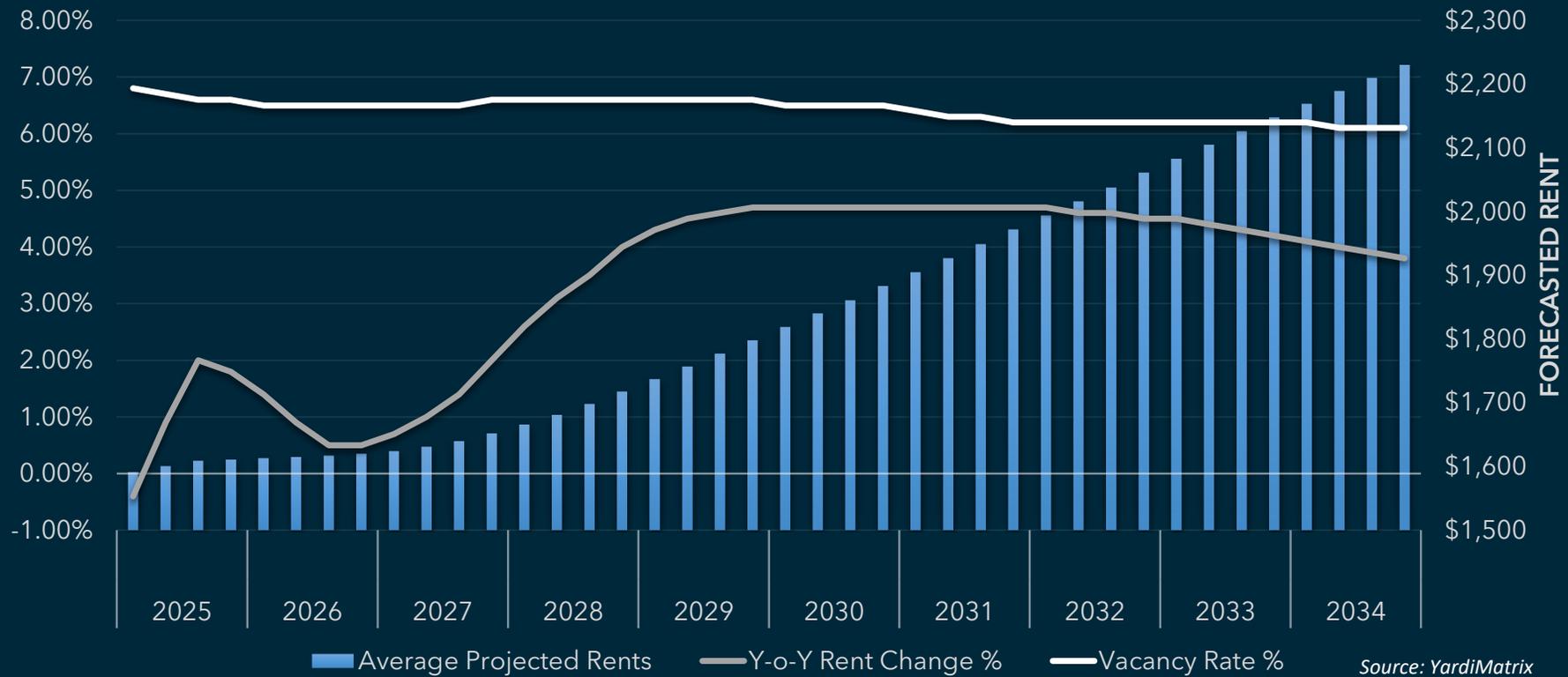
FUNDAMENTALS





COLORADO SPRINGS

MARKET FUNDAMENTALS 10 YEAR FORECAST

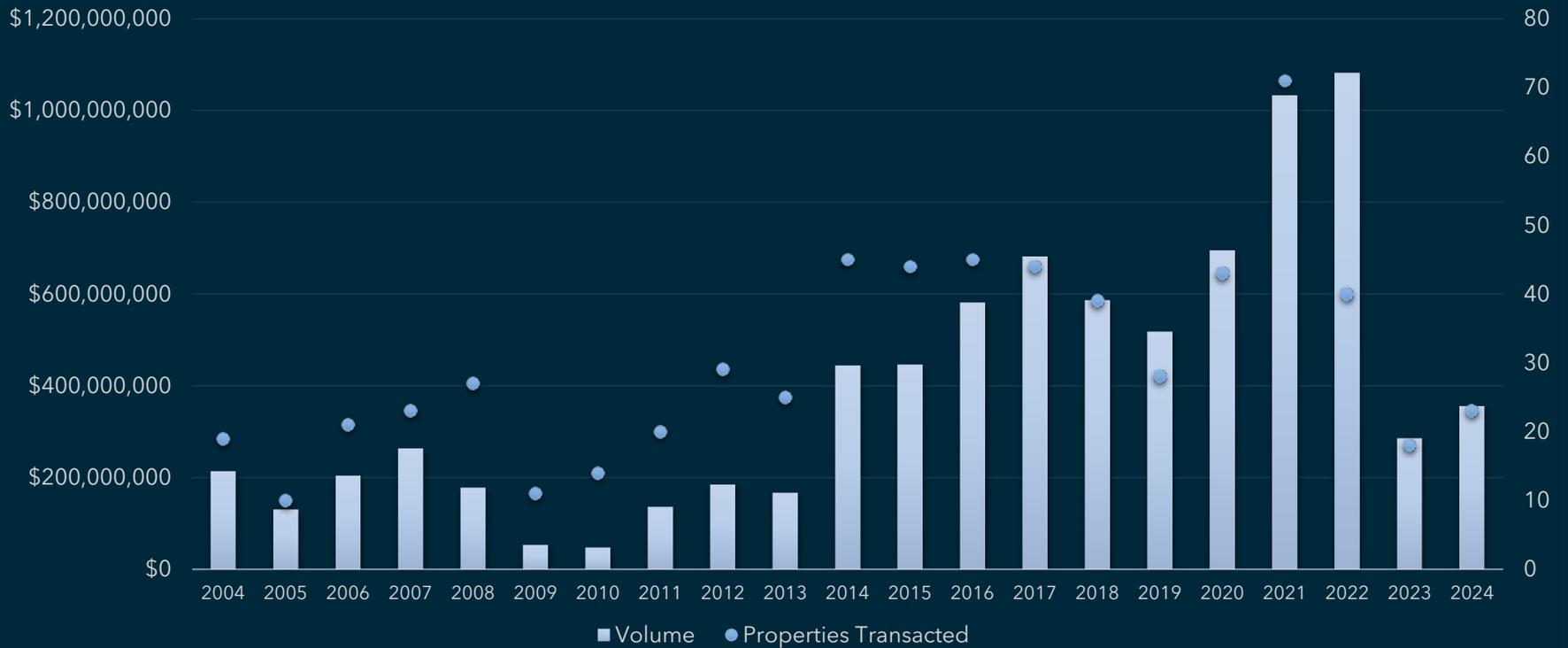




COLORADO SPRINGS MULTIFAMILY

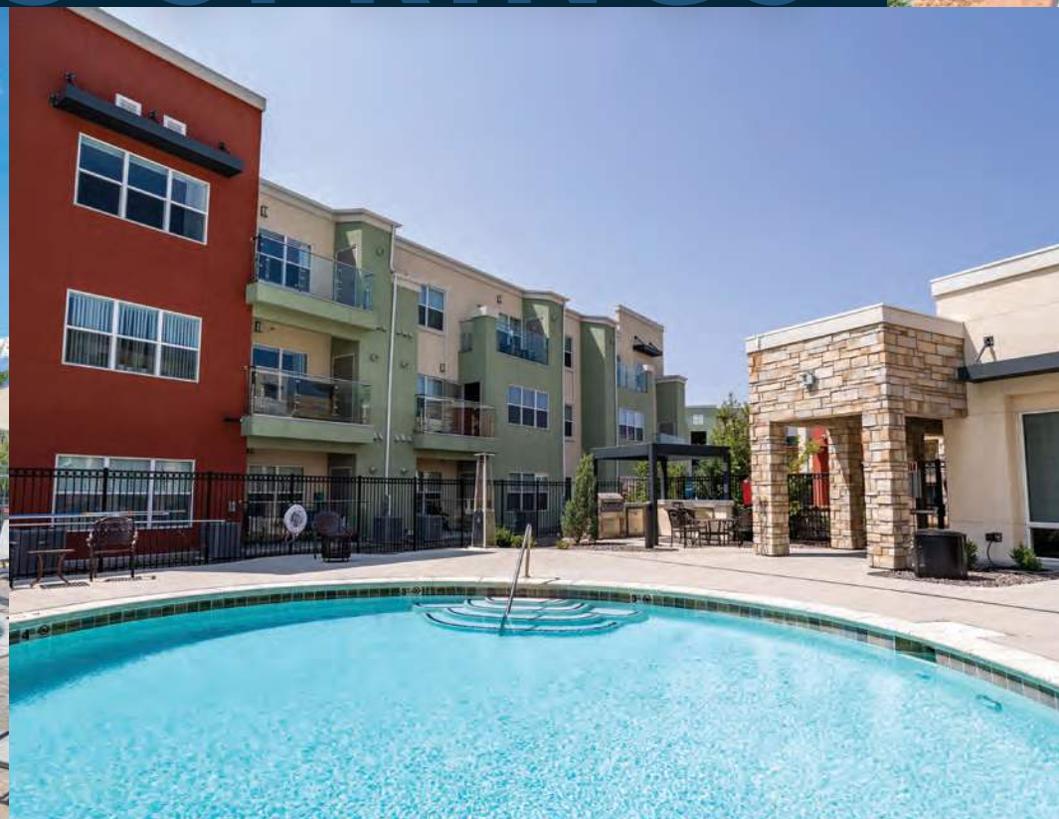
SALES BY YEAR

SALES BY YEAR





COLORADO SPRINGS

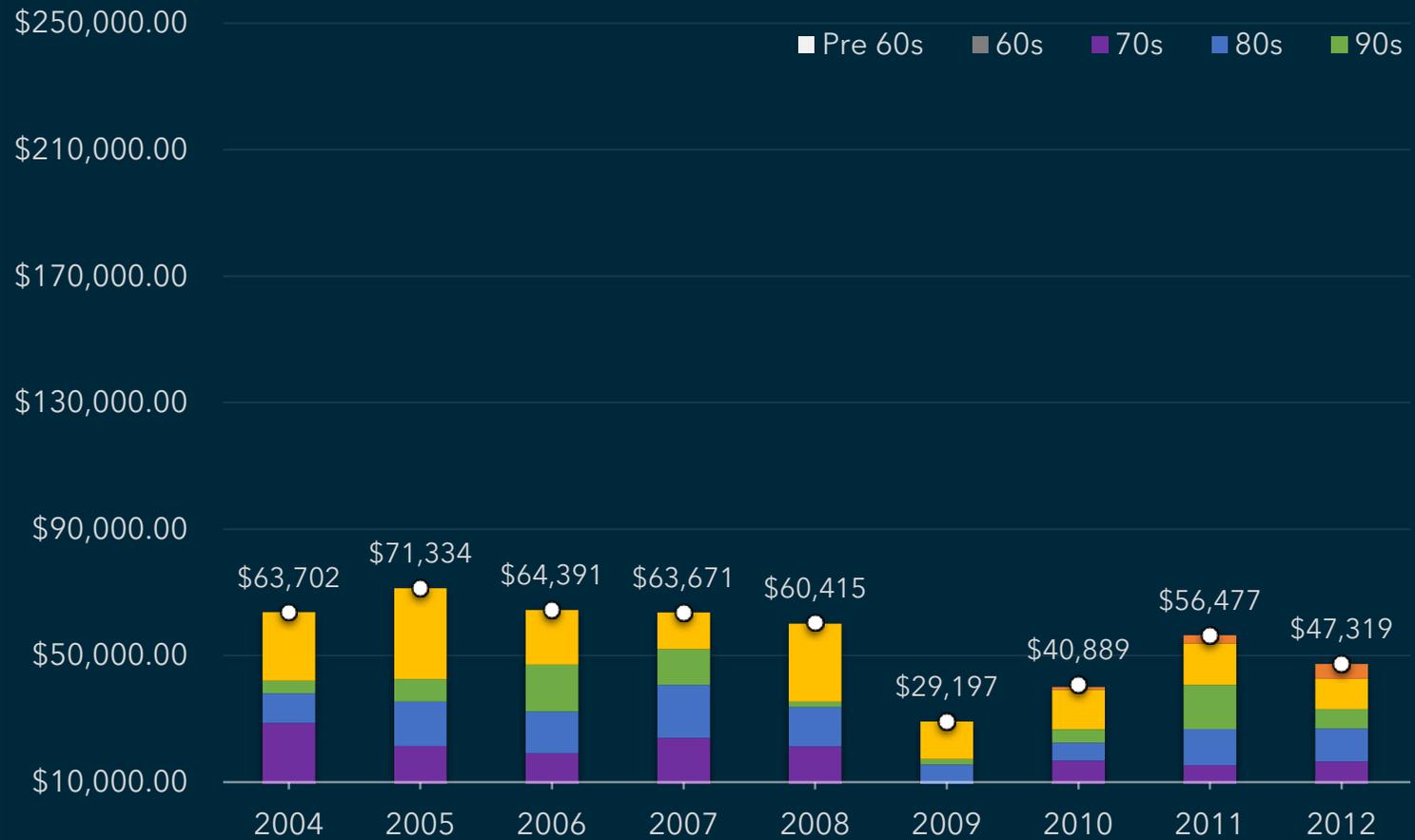




COLORADO SPRINGS

AVERAGE PPU VINTAGE WEIGHTED BY YEAR

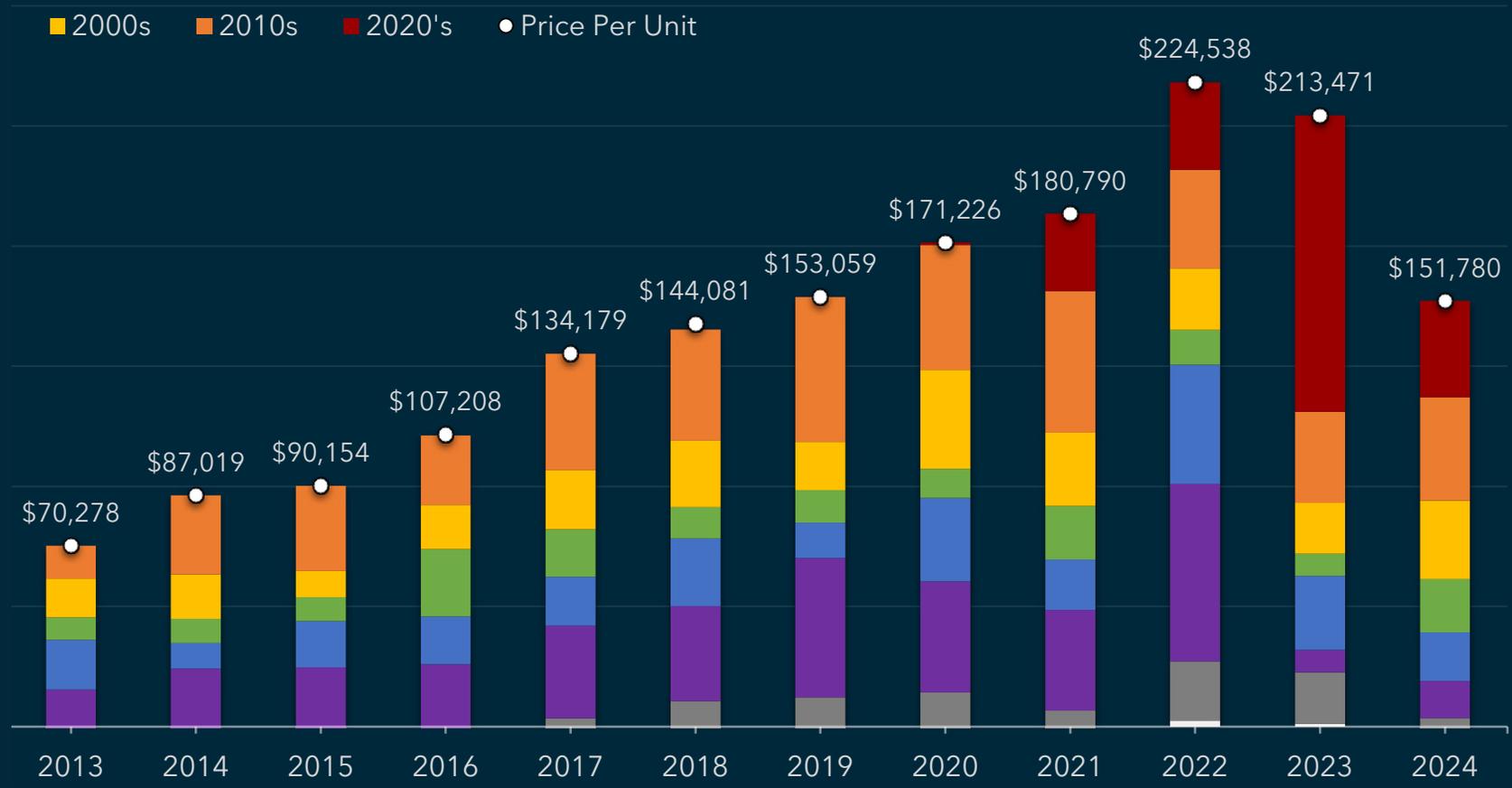
VINTAGE BY YEAR





COLORADO SPRINGS

AVERAGE PPU VINTAGE WEIGHTED BY YEAR

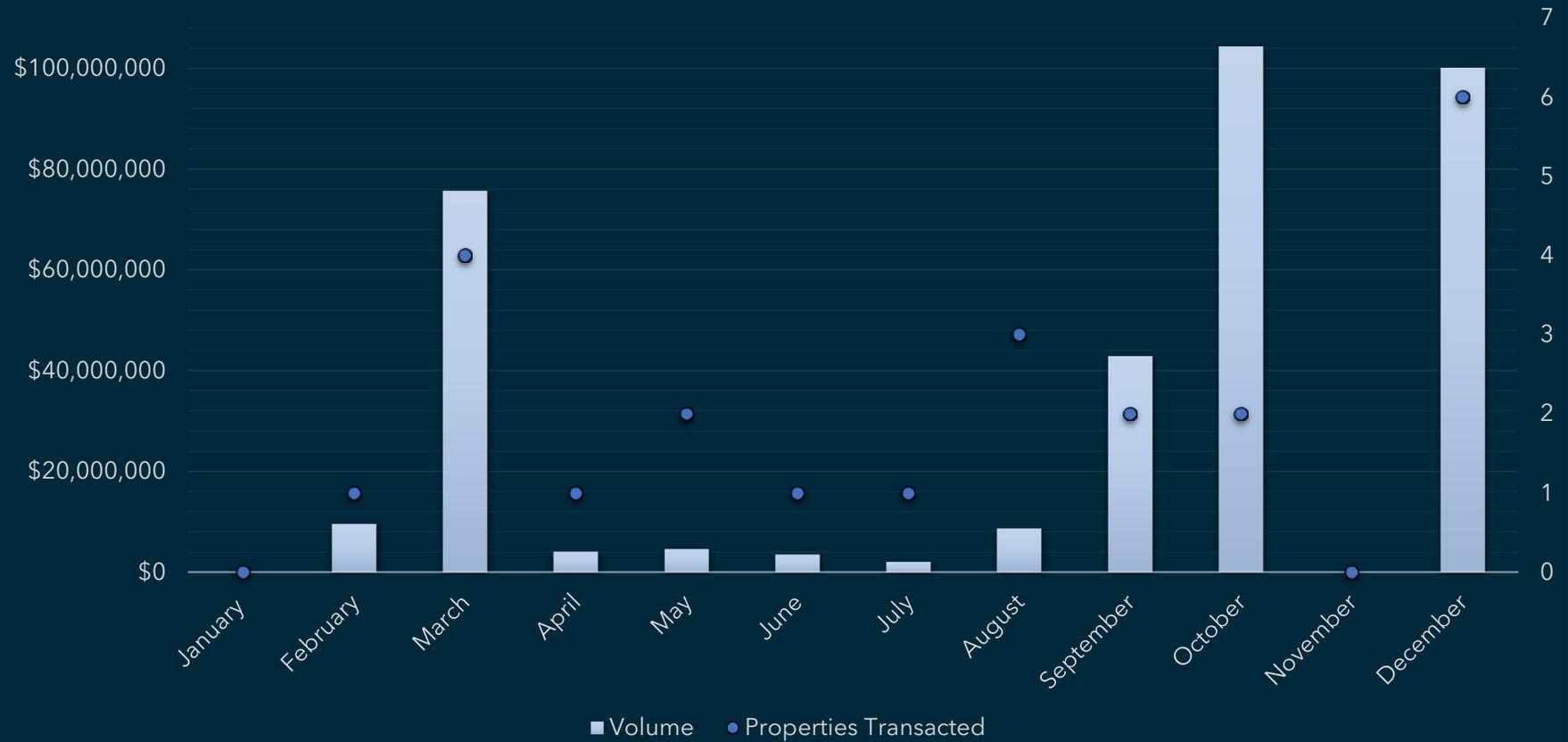




COLORADO SPRINGS MULTIFAMILY

SALES 2024

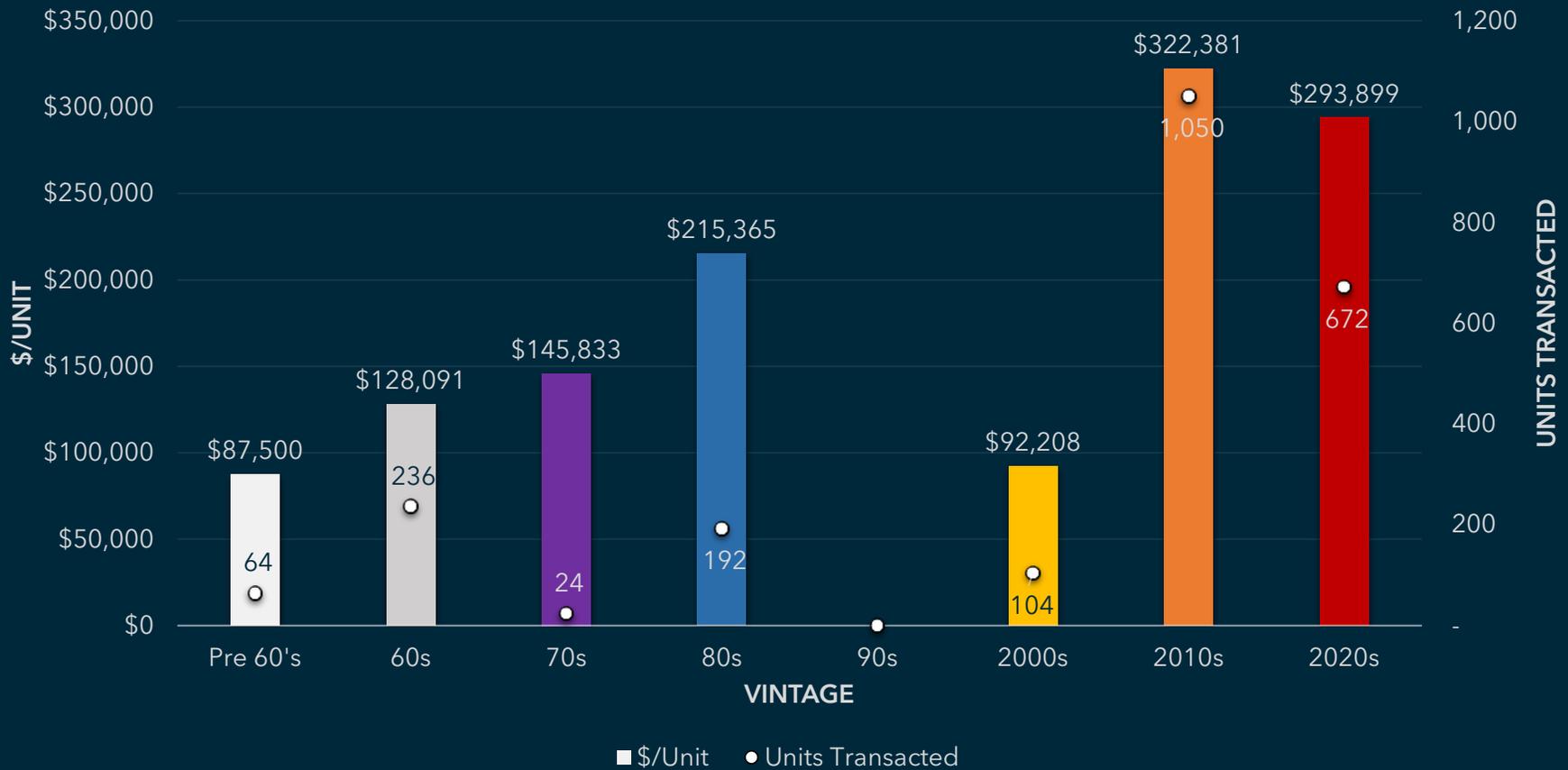
MF SALES 2024





COLORADO SPRINGS

AVERAGE PPU BY VINTAGE 2024

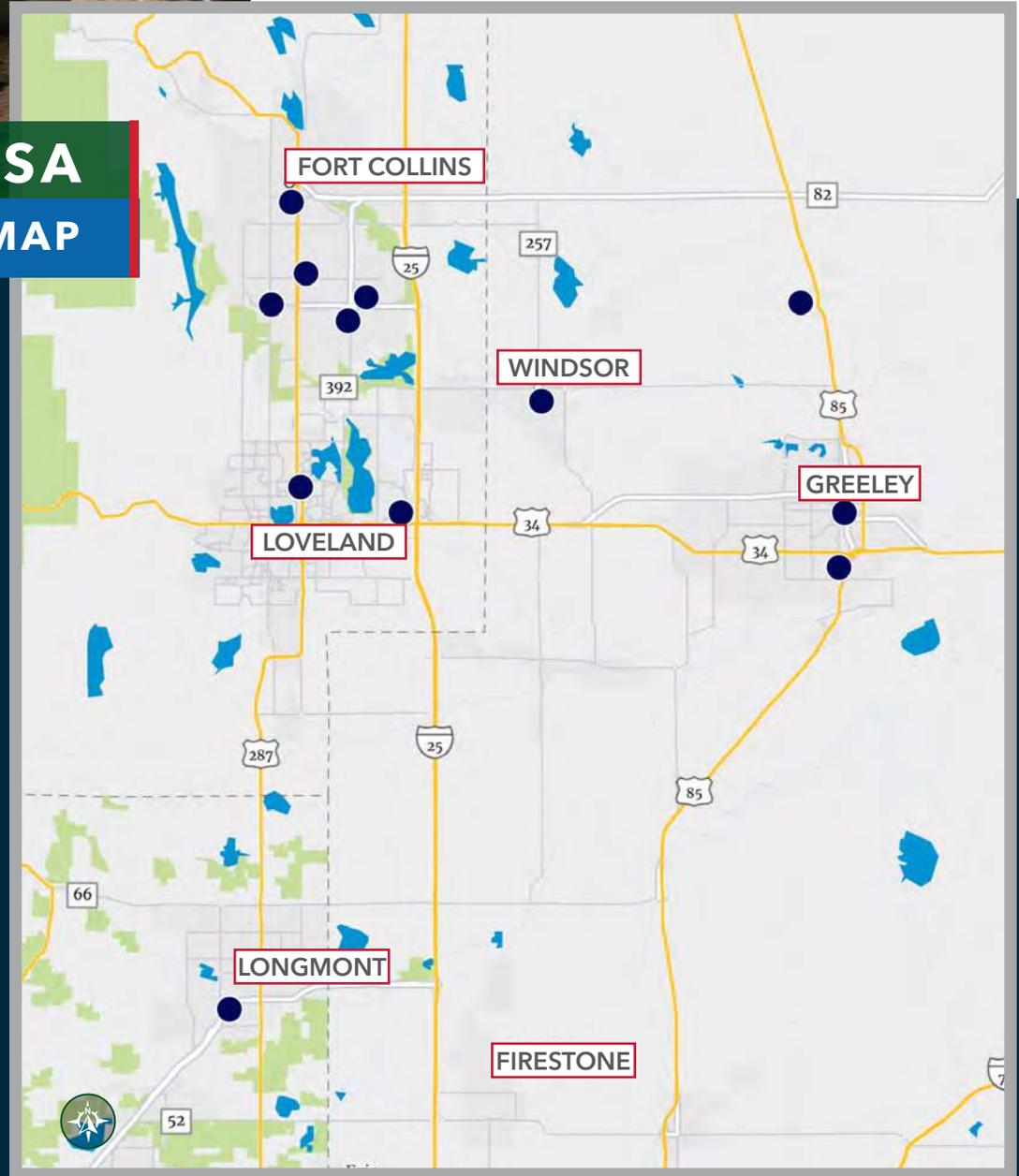




FORT COLLINS MSA

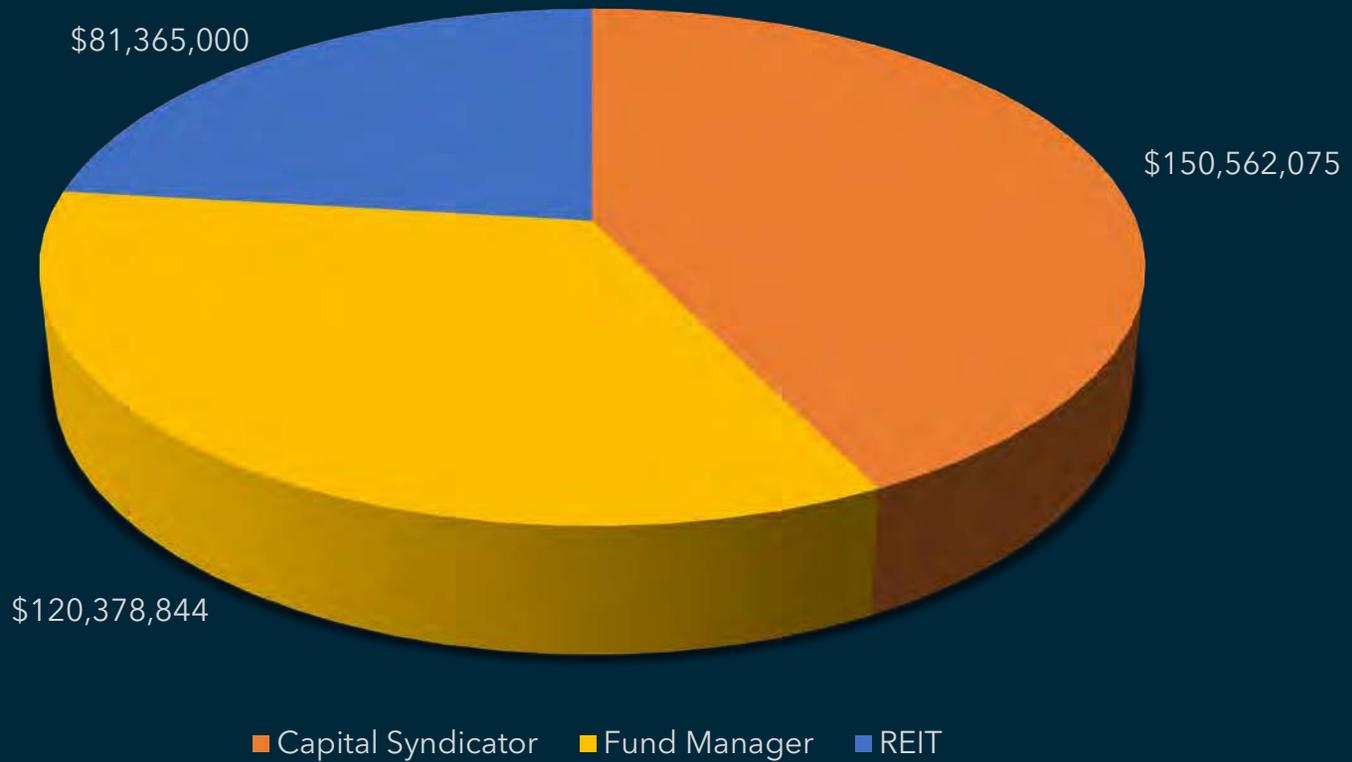
2024 SALES MAP

MSA SALES MAP





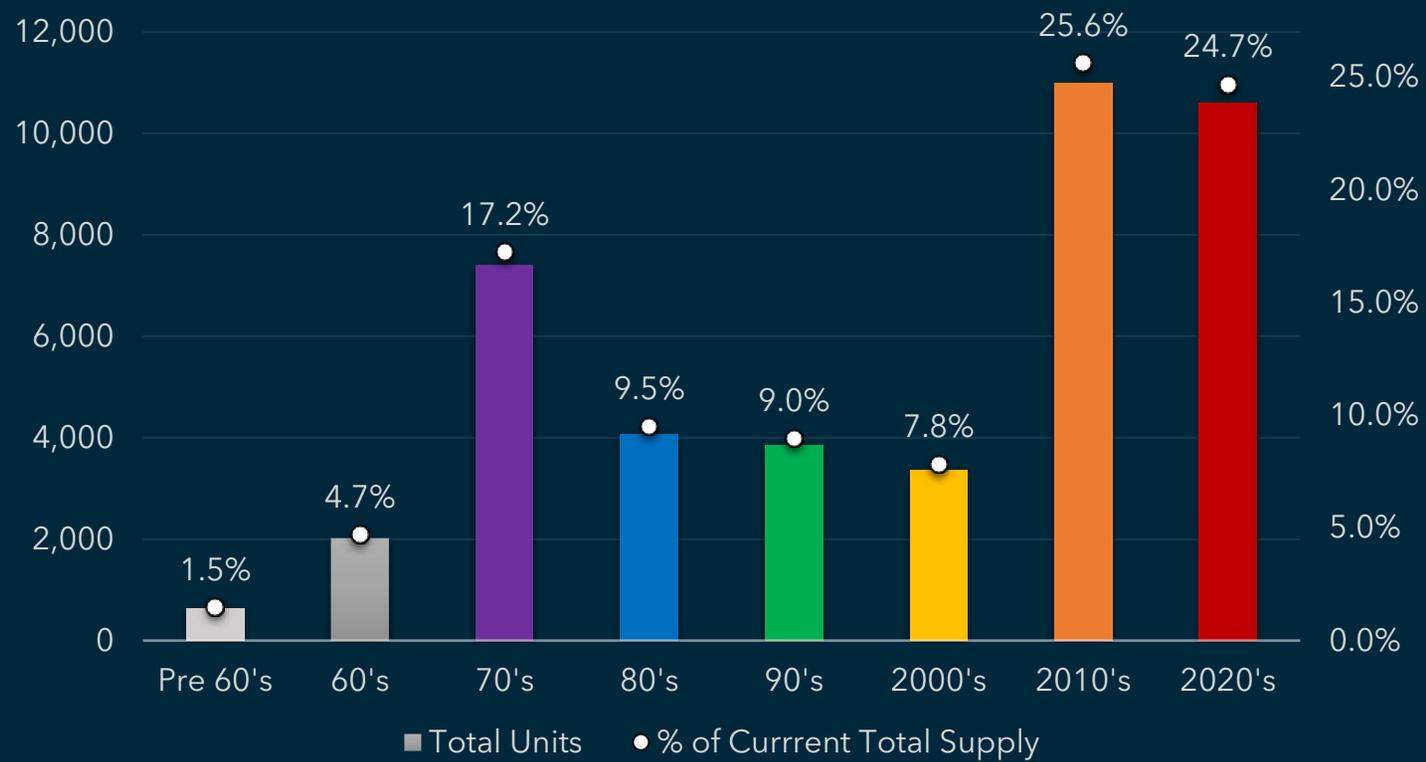
FORT COLLINS VOLUME MIX BY INVESTOR TYPE





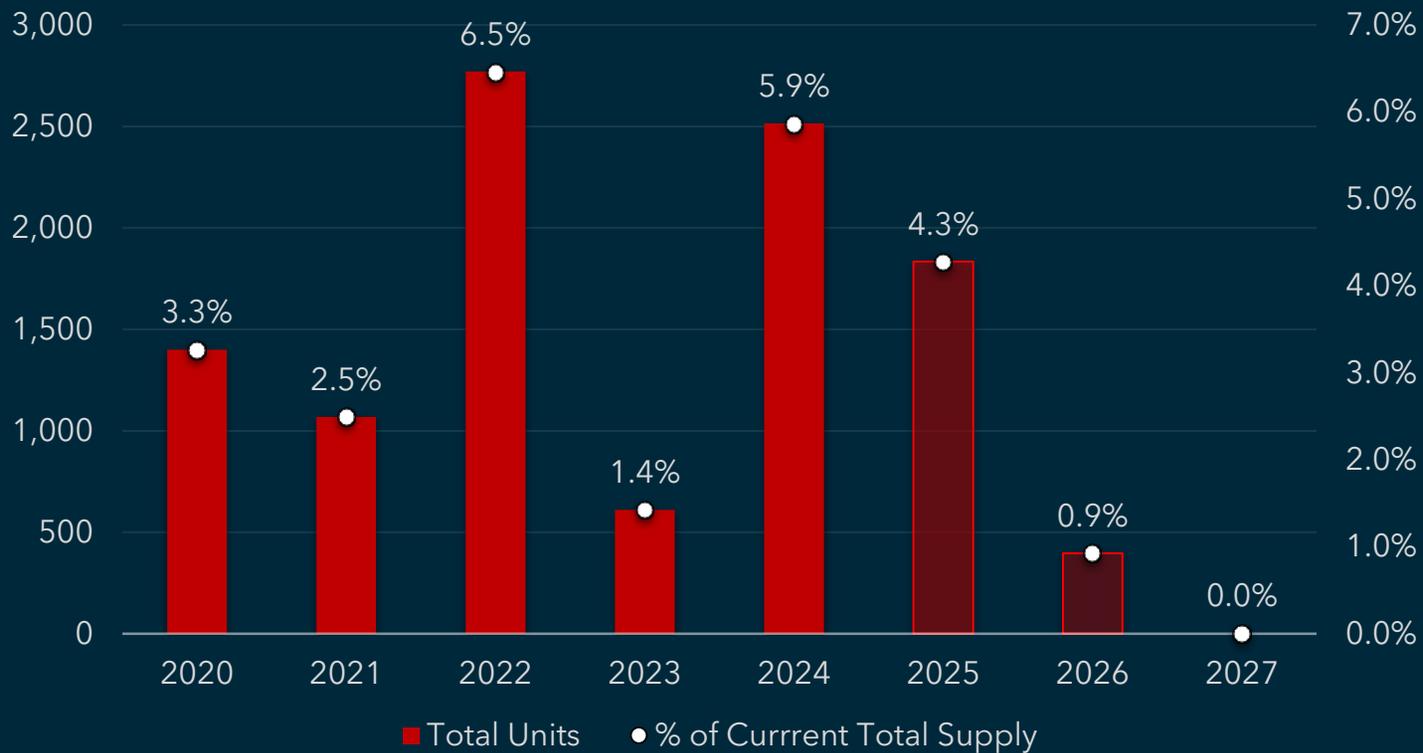
FORT COLLINS MULTIFAMILY CONSTRUCTION BY DECADE

CONSTRUCTION





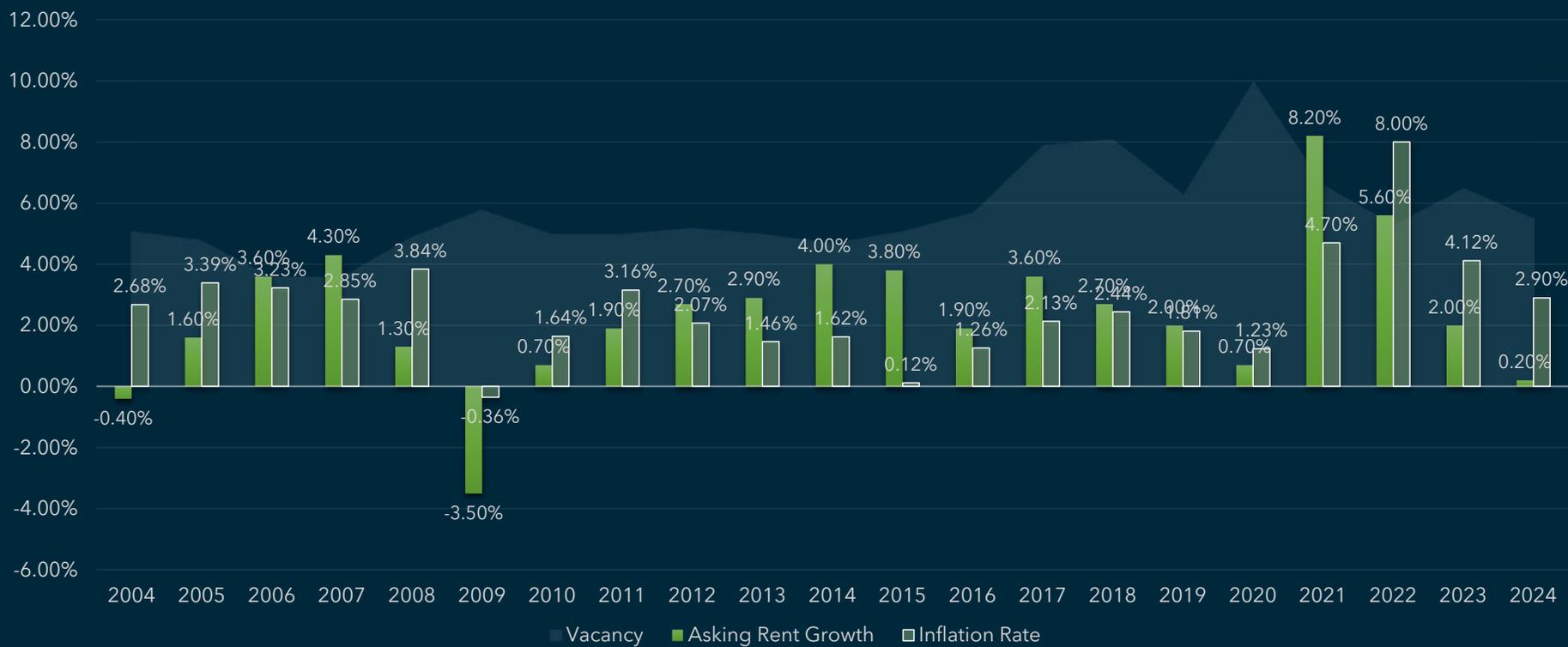
FORT COLLINS MULTIFAMILY CONSTRUCTION THIS DECADE





FORT COLLINS

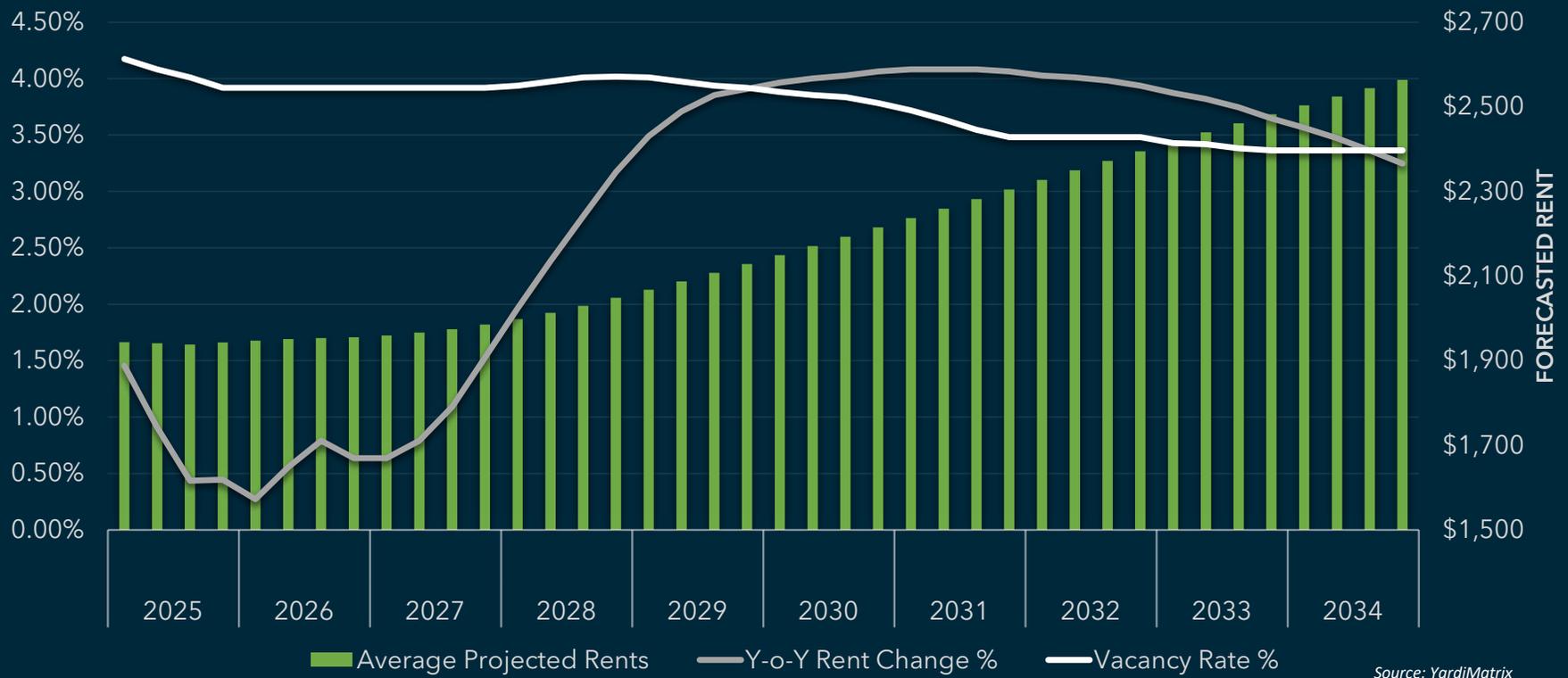
MARKET FUNDAMENTALS LAST 20 YEARS





FORT COLLINS

MARKET FUNDAMENTALS 10 YEAR FORECAST

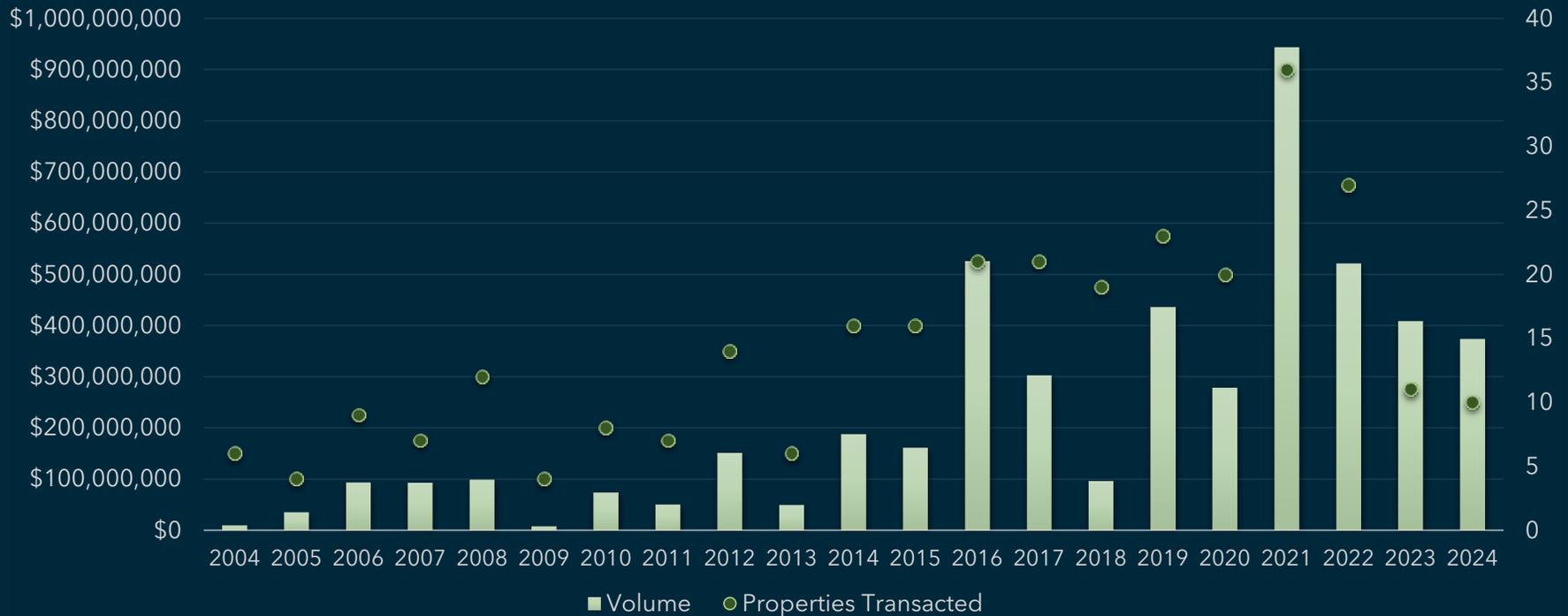




FORT COLLINS MULTIFAMILY

SALES BY YEAR

SALES BY YEAR





FORT COLLINS

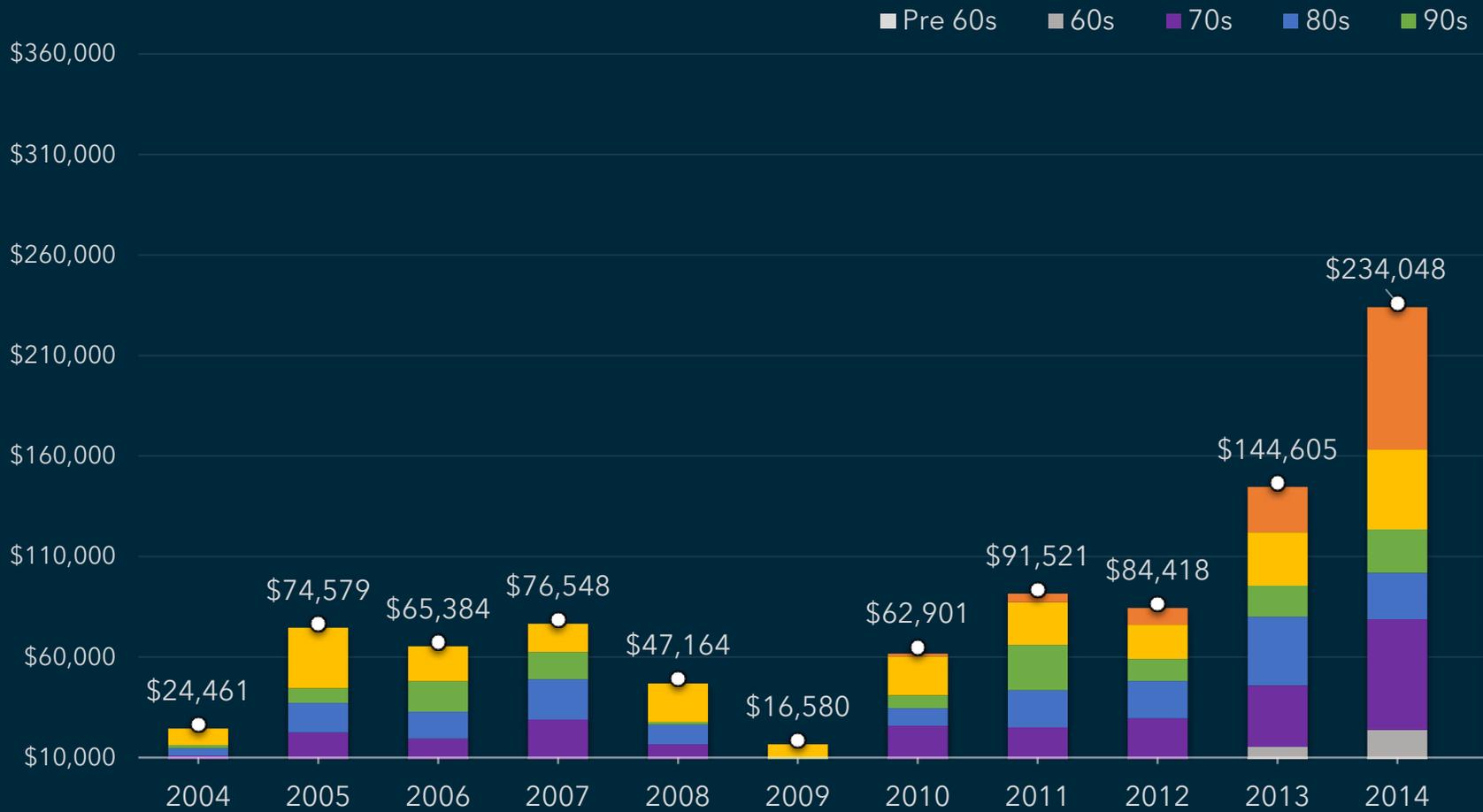




FORT COLLINS

AVERAGE PPU VINTAGE WEIGHTED BY YEAR

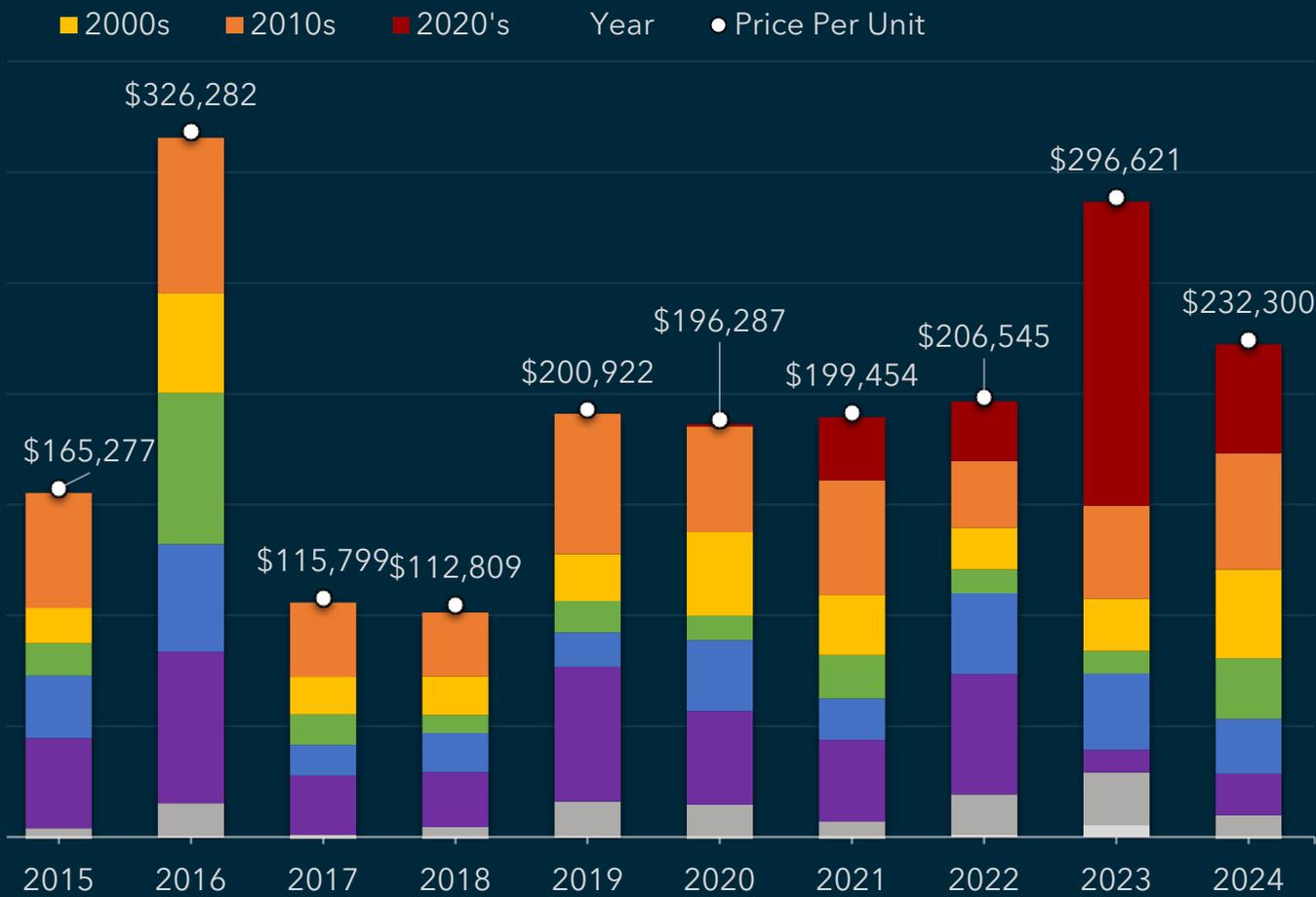
VINTAGE BY YEAR





FORT COLLINS

AVERAGE PPU VINTAGE WEIGHTED BY YEAR





FORT COLLINS MULTIFAMILY

SALES 2024

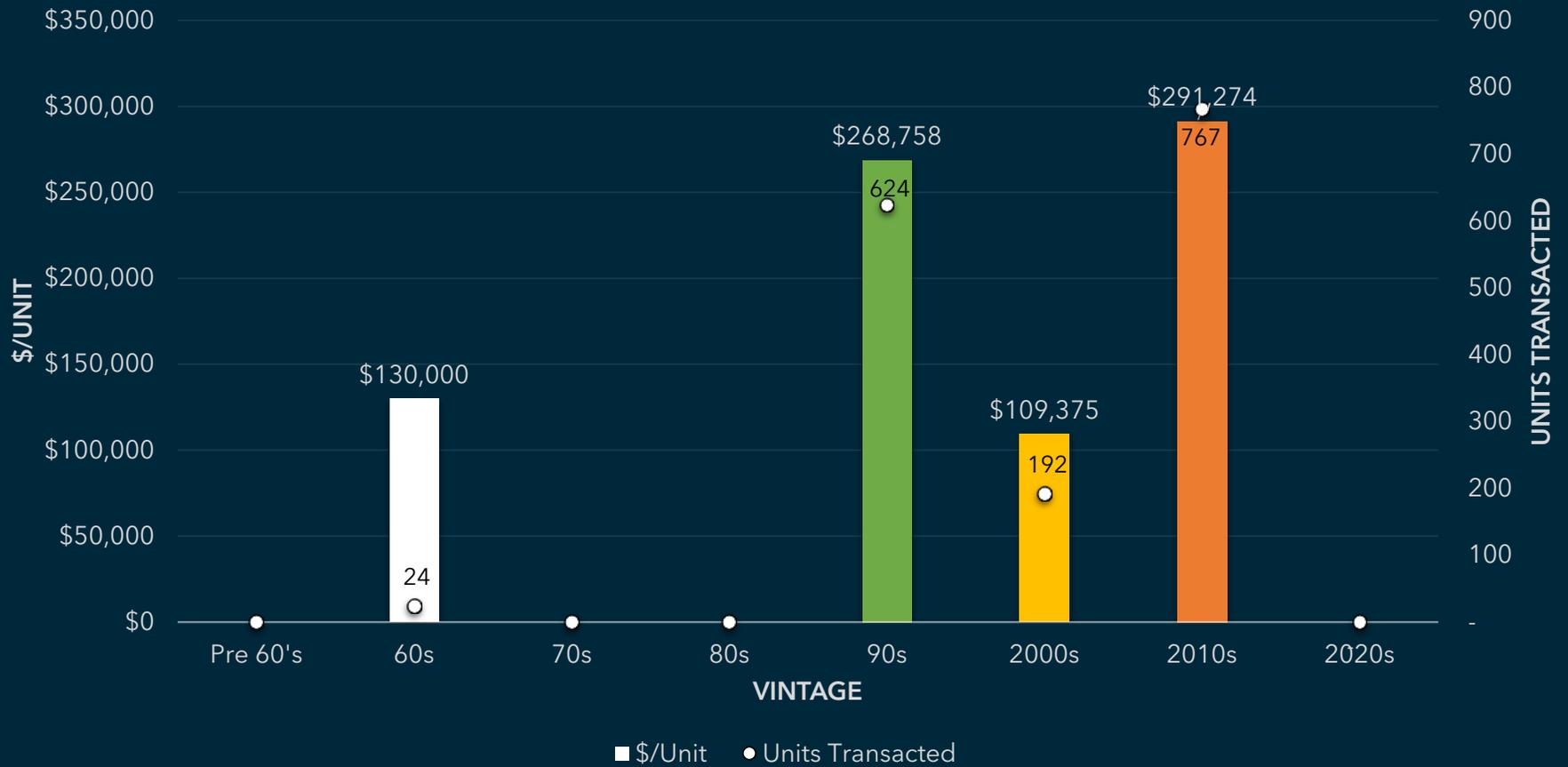
MF SALES 2024





FORT COLLINS

AVERAGE PPU BY VINTAGE 2024





THE TEAM




CONNECT
AT FIRST CREEK
DENVER, CO



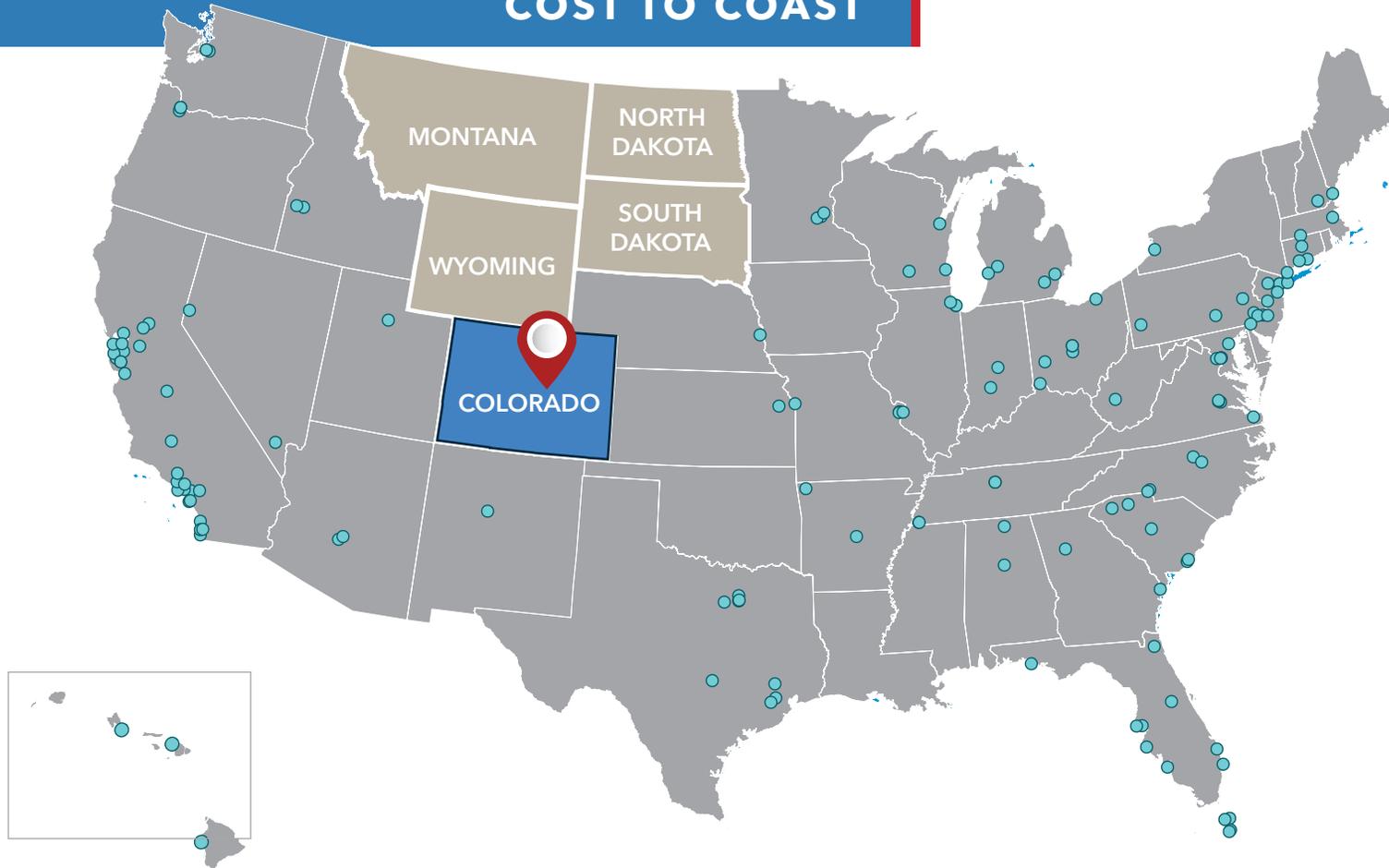
THE TEAM

STACK MORKES INVESTMENTS

**ONE TEAM WITH ONE
FOCUS - YOUR SUCCESS**
Prioritizing relationships over
transactions. Aligning our
interest with yours. Delivering
unmatched customer service.

COLLIERS MULTIFAMILY

COST TO COAST



EXPERIENCE

MARKET EXPERTISE

COLORADO

- › Denver
- › Colorado Springs
- › Fort Collins
- › Mountain towns
- › Western slope

WYOMING

- › Gillette, Sheridan
- › Casper, Laramie
- › Rock Springs
- › Cheyenne

NEW MEXICO

- › Albuquerque,
- › Clovis
- › Roswell

“The secret of success is to do the common thing uncommonly well.” – John D. Rockefeller Jr.

MARKET EXPERIENCE

We go beyond brokerage to build the most trusted relationships throughout Colorado and across the Rocky Mountain Region.

MARKET RATE HOUSING

- › Value-Add
- › New Construction
- › Mixed Use

AFFORDABLE HOUSING

- › Low Income Housing Tax Credit (LIHTC)
- › Project-based Housing Assistance Payments (HAP)

SENIOR HOUSING

- › Market-Rate
- › Affordable

STUDENT HOUSING

LAND FOR MULTIFAMILY DEVELOPMENT

ADVISORY GROUP

WWW.STACKMORKES.COM

30+
YEARS OF EXPERIENCE

15,000+
UNITS SOLD

\$2B+
SOLD



CRAIG STACK
Senior Vice President

- > Primary point of contact
- > Showings
- > Reporting



BILL MORKES
Senior Vice President

- > Primary point of contact
- > Showings
- > Reporting



OLIVER STUTZ
Broker Associate

- > Primary point of contact
- > Showings
- > Financial Analysis
- > Reporting



CARSON EISCHEN
Broker Associate

- > Primary point of contact
- > Showings
- > Financial Analysis
- > Reporting



ANNALIE CEBALLOS
Operations & Marketing Director

- > Graphic Design
- > Digital Marketing
- > Project Management



TIM MORRIS
Director of Research

- > Analytics
- > Market Research & Reporting

RELEVANT EXPERIENCE



CAREFREE VILLAGE TOWNHOMES
Colorado Springs, CO | 64 Units | 1986 YOC



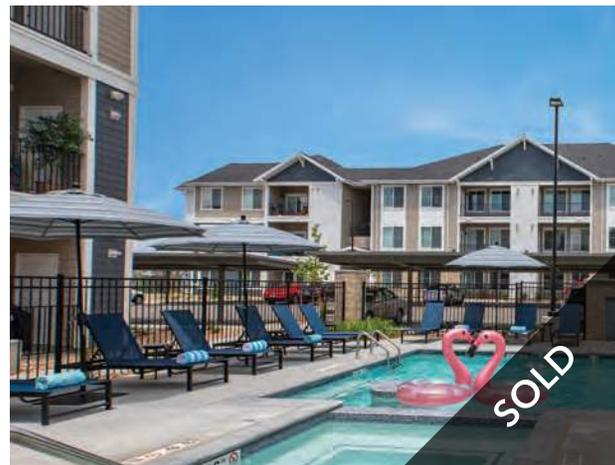
POINTE PLAZA APARTMENTS
Cheyenne, WY | 123 Units | 2017-2022 YOC



MAIN ST APARTMENTS
Littleton, CO | 50 Units | 1999 YOC



SOCIAL FORT COLLINS
Fort Collins, CO | 68 Units | 2021 YOC



CONNECT AT FIRST CREEK
Denver, CO | 150 Units | 2020 YOC



ENCHANTED SPRINGS
Colorado Springs, CO | 200 Units | 2020 YOC



THE MARKETING



MOMENTUM

AT FIRST CREEK

DENVER, CO



THE MARKETING STACK MORKES INVESTMENTS

A TAILORED MARKETING STRATEGY –

Every property is unique, our team approaches each project with a specific plan to unveil future value through top-tier marketing collateral and the most relevant and up-to-date market data.



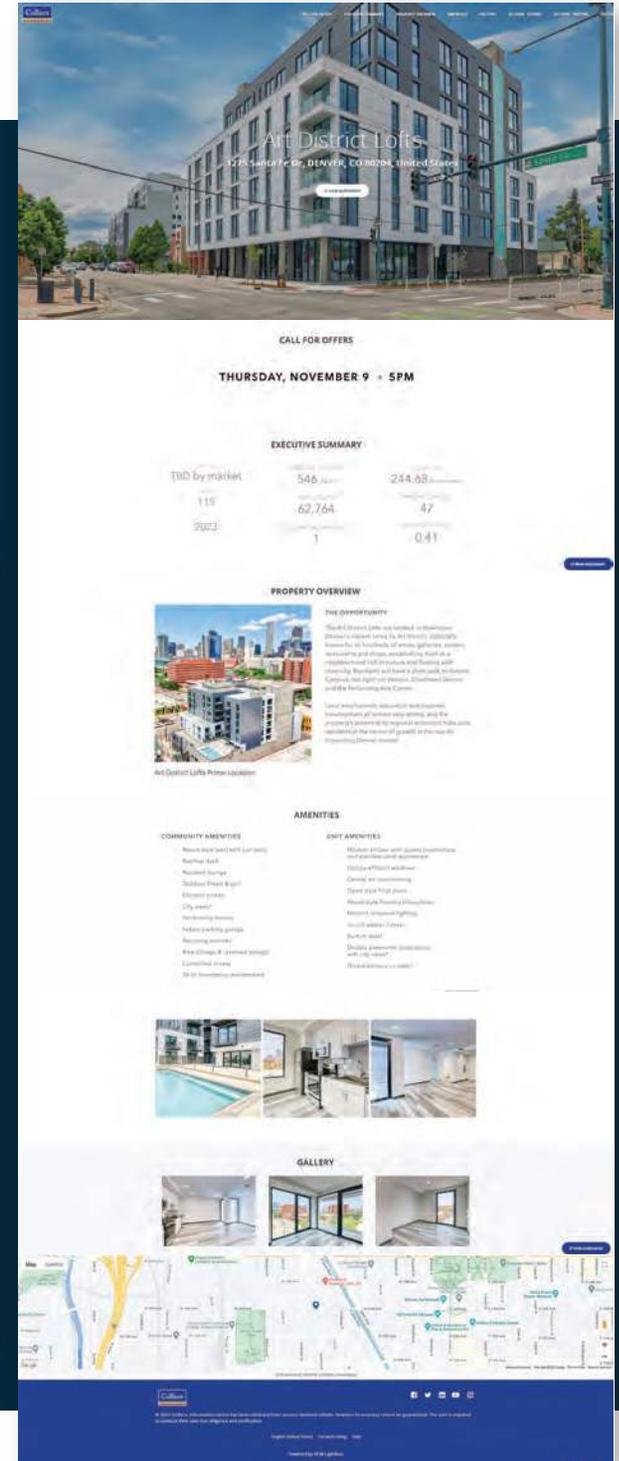
THE MARKETING STACK MORKES INVESTMENTS

1

OFFERING MEMORANDUM

2

CUSTOM PROPERTY WEBSITE



3

E-BLAST
EMAIL

ART DISTRICT LOFTS

115-UNIT LUXURY MULTIFAMILY INVESTMENT OPPORTUNITY
1215 NORTH CHASE • DENVER, CO 80202

115-UNIT LUXURY MULTIFAMILY OPPORTUNITY

FOCUS	TRENDS
TBD by Market	8
UNITS	TOTAL SQ FT
115	62,764
YOC	RENTAL SQ FT
2023	2,650
AVERAGE DENSITY	IMPACT FACTOR
546 units	47
RESIDENTIAL BUILDINGS	RESIDENTIAL RATIO
1	0.41

INVESTMENT DRIVERS

- Opportunity to Acquire a Brand-New Midrise, Luxury Asset
- Unparalleled Location
- Close Proximity to Denver's Economic Hub
- Strong Rental Demand within the City

Contact Us

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[Executive Summary](#) [Confidentiality Agreement](#)

THE MARKETING STACK MORKES INVESTMENTS

4

SOCIAL
MEDIA

CALL FOR OFFERS

SHADOW MOUNTAIN APARTMENTS

JUST SOLD

WASH PARK PORTFOLIO

JUST SOLD

CONNECT AT FIRST CREEK

JUST SOLD SOCIAL MEDIA LUXURY MULTIFAMILY PROJECT IN DENVER, CO

Colliers Denver is pleased to announce the sale of Contact at First Creek. View all inventory: <https://www.colliers.com/stackmorkes>

24 SHARES • 15 COMMENTS

6

COLORADO REAL ESTATE
JOURNAL FULL-PAGE AD

5

POSTCARD
ANNOUNCEMENTS

FOR SALE

JUST SOLD

THE SOCIAL FORT COLLINS

FORT COLLINS, CO

68 UNITS | YOC2021 | SALE DATE: APRIL 27, 2022

MULTIFAMILY INVESTMENTS & LAND

ACROSS COLORADO & THE MOUNTAIN REGION

MARKET RATE | AFFORDABLE | SENIOR | STUDENT | MIXED-USE | LAND

VISIT US AT [WWW.STACKMORKES.COM](http://www.stackmorkes.com)

FOR SALE

SHADOW MOUNTAIN APARTMENTS
COLUMBINE SPRING, CO | 140 UNITS | 2020 YOC

FOR SALE

UNIVERSITY FLATS
DENVER, CO | 150 UNITS | 2018 & 2019 YOC

FOR SALE

AURORA STUDENT LOFTS
DENVER, CO | 125 UNITS | 2018 YOC

PENDING

FOX MEADOWS APARTMENTS
DENVER, CO | 170 UNITS | 2007 YOC

PENDING

COLUMBINE VILLAGE
DENVER, CO | 170 UNITS | 2018 YOC

SOLD

THE SOCIAL FORT COLLINS
FORT COLLINS, CO | 68 UNITS | 2021 YOC

SOLD

WASH PARK PORTFOLIO
DENVER, CO | 80 UNITS | 1970-1980 YOC

SOLD

CONNECT AT FIRST CREEK
DENVER, CO | 150 UNITS | 2018 YOC

STACK MORKES MULTIFAMILY TEAM

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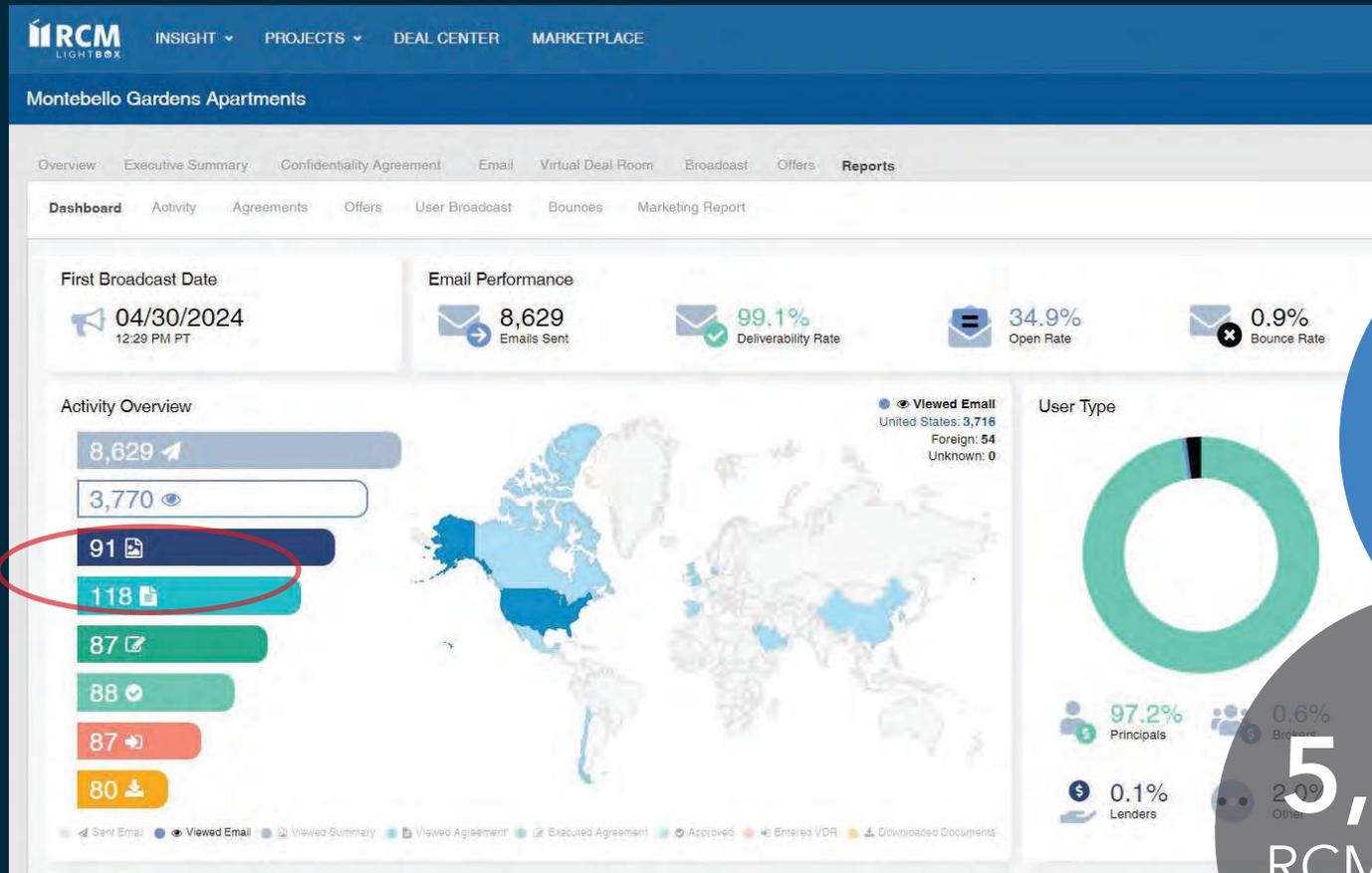
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COLLIERS MULTIFAMILY INVESTMENTS | VELOCITY REPORT | 53

THE MARKETING REAL CAPITAL MARKET



5,507
Personal
database of
active Buyers

5,500+
RCM database
of national
Buyers



ANNUAL COLORADO MULTIFAMILY SALES REPORT 2024

COLLIERS STACK MORKES MULTIFAMILY INVESTMENTS

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