

2021 Multi-Family Sales: Complexes and Small Income Properties

2021 Study Period Sales: July 01, 2018 - June 30, 2020

| Model | Complex / Address | Adjusted or Gross Sale Price | Year Built | Sale Date | Units | Price/Unit |
|-------|----------------------------|------------------------------|------------|------------|-------|------------|
| A10 | Fusion 355 | \$ 90,090,000 | 2019 | 5/13/2020 | 286 | \$ 315,000 |
| A10 | Caliber at Flatirons | \$ 90,720,000 | 2019 | 4/9/2020 | 288 | \$ 315,000 |
| A10 | Cortland Flatirons | \$ 89,100,000 | 2009 | 1/27/2020 | 297 | \$ 300,000 |
| A10 | Encore Evans Station | \$ 70,000,000 | 2018 | 12/19/2019 | 224 | \$ 312,500 |
| A10 | Covell on the Promenade | \$ 93,500,000 | 2018 | 12/12/2019 | 300 | \$ 311,667 |
| A10 | Westwood Green | \$ 81,875,800 | 2018 | 10/4/2019 | 300 | \$ 272,919 |
| A10 | Caliber at Hyland Village | \$ 51,660,000 | 2018 | 2/22/2019 | 164 | \$ 315,000 |
| A10 | Elevate | \$ 74,500,000 | 2017 | 1/9/2019 | 285 | \$ 261,404 |
| A10 | AMLI Cherry Creek | \$ 108,500,000 | 2015 | 12/27/2018 | 341 | \$ 318,182 |
| A10 | Aspect | \$ 61,248,165 | 2015 | 8/21/2018 | 230 | \$ 266,296 |
| A20 | The Tenzing | \$ 96,600,000 | 2018 | 10/8/2019 | 320 | \$ 301,875 |
| A20 | Lugano at Cherry Creek | \$ 99,250,000 | 2011 | 9/25/2019 | 328 | \$ 302,591 |
| A20 | Avana on the Platte | \$ 78,174,406 | 2009 | 9/24/2019 | 316 | \$ 247,387 |
| A20 | Elements at Prairie Center | \$ 70,650,000 | 2018 | 8/7/2019 | 288 | \$ 245,313 |
| A20 | Venue at the Promenade | \$ 91,532,703 | 2017 | 7/11/2019 | 312 | \$ 293,374 |
| A20 | Caliber at Cornerstar | \$ 40,750,000 | 2018 | 7/11/2019 | 140 | \$ 291,071 |
| A20 | Avalon Southlands | \$ 91,250,000 | 2017 | 3/1/2019 | 338 | \$ 269,970 |
| A20 | Broadstone Montane | \$ 119,700,000 | 2017 | 1/17/2019 | 400 | \$ 299,250 |
| A20 | Highlands at Red Hawk | \$ 16,495,000 | 2017 | 1/2/2019 | 56 | \$ 294,554 |
| A20 | Ashford Belmar | \$ 143,500,000 | 1988 | 11/16/2018 | 512 | \$ 280,273 |
| A20 | Bell Bradburn Apartments | \$ 89,475,000 | 2004 | 11/16/2018 | 310 | \$ 288,629 |
| A20 | Avalon Castle Rock | \$ 73,050,000 | 2017 | 11/8/2018 | 240 | \$ 304,375 |
| A20 | Avalon Red Rocks | \$ 75,400,000 | 2017 | 11/1/2018 | 256 | \$ 294,531 |
| A20 | West Line Flats | \$ 40,250,000 | 2017 | 10/25/2018 | 155 | \$ 259,677 |
| A20 | Windsor at Pinehurst | \$ 105,000,000 | 2017 | 8/21/2018 | 350 | \$ 300,000 |
| A30 | Avana Thornton Station | \$ 119,000,000 | 2002 | 6/10/2020 | 480 | \$ 247,917 |
| A30 | Heritage at Stone Mountain | \$ 82,463,666 | 2001 | 5/6/2020 | 320 | \$ 257,699 |
| A30 | SOFI (Ezlyn Westminster) | \$ 81,250,000 | 1986 | 12/10/2019 | 332 | \$ 244,729 |

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| A30 | Haven 124 | \$ 146,000,000 | 2001 | 10/2/2019 | 562 | \$ 259,786 |
| A30 | IMT Hyland Hills | \$ 120,100,000 | 1994 | 8/2/2019 | 472 | \$ 254,449 |
| A30 | The Brodie | \$ 87,018,822 | 2016 | 7/15/2019 | 312 | \$ 278,906 |
| A30 | IMT Cornerstar Ranch | \$ 125,000,000 | 2002 | 8/15/2018 | 507 | \$ 246,548 |
| A40 | Kallisto at Bear Creek | \$ 71,600,000 | 1987 | 1/15/2020 | 256 | \$ 279,688 |
| A40 | Glen at Lakewood | \$ 92,000,000 | 1972 | 10/11/2019 | 400 | \$ 230,000 |
| A40 | Deer Crest | \$ 61,992,000 | 1984 | 6/25/2019 | 286 | \$ 216,755 |
| A40 | Grove at City Center | \$ 80,500,000 | 1980 | 10/31/2018 | 420 | \$ 191,667 |
| A40 | Silver Reef | \$ 96,700,000 | 1985 | 8/1/2018 | 420 | \$ 230,238 |
| A50 | Turnberry at Heather Ridge | \$ 46,000,000 | 2008 | 5/29/2020 | 268 | \$ 171,642 |
| A50 | Brix on Belleview | \$ 29,900,000 | 2016 | 1/31/2020 | 175 | \$ 170,857 |
| A50 | Caden Apartments | \$ 46,200,000 | 2017 | 1/28/2020 | 235 | \$ 196,596 |
| A50 | Ctyds @ Buckley / Richfield | \$ 143,000,000 | 2012 | 1/7/2020 | 688 | \$ 207,849 |
| A50 | Oxford Pointe | \$ 19,900,000 | 2015 | 8/27/2019 | 100 | \$ 199,000 |
| A60 | Willowbrook | \$ 11,750,000 | 1973 | 2/19/2020 | 92 | \$ 127,717 |
| A60 | Timber Lodge | \$ 61,000,000 | 1972 | 10/24/2019 | 390 | \$ 156,410 |
| A60 | Lamar Station | \$ 22,400,000 | 1961 | 8/30/2019 | 130 | \$ 172,308 |
| A60 | The Carson at Florida Station | \$ 29,925,000 | 1972 | 6/10/2019 | 201 | \$ 148,881 |
| A60 | Southglenn Place | \$ 19,500,000 | 1970 | 11/28/2018 | 136 | \$ 143,382 |
| A70 | 1020 Balsam | \$ 940,000 | 1962 | 4/30/2020 | 5 | \$ 188,000 |
| A70 | 3705 Yukon Ct | \$ 1,980,000 | 1959 | 12/6/2019 | 10 | \$ 198,000 |
| A70 | 10555 W 8th Ave | \$ 1,150,000 | 1961 | 11/27/2019 | 8 | \$ 143,750 |
| A70 | 1765 Jay Street | \$ 1,545,000 | 1971 | 11/12/2019 | 8 | \$ 193,125 |
| A70 | 102 Cantril St./Castle Apts | \$ 1,005,000 | 1960 | 11/8/2019 | 6 | \$ 167,500 |
| A70 | 120 Jay Street | \$ 1,300,000 | 1958 | 10/22/2019 | 7 | \$ 185,714 |
| A70 | 1666 Clinton St | \$ 1,319,500 | 1960 | 10/18/2019 | 12 | \$ 109,958 |
| A70 | 201 W Englewood Parkway | \$ 8,500,000 | 2016 | 9/4/2019 | 30 | \$ 283,333 |
| A70 | 3300 S Clarkson St | \$ 1,550,000 | 1971 | 8/30/2019 | 10 | \$ 155,000 |
| A70 | 7649 w 32nd Ave | \$ 1,800,000 | 1959 | 8/12/2019 | 10 | \$ 180,000 |
| A70 | 9840 W 21st Ave | \$ 1,330,000 | 1957 | 7/19/2019 | 8 | \$ 166,250 |

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| A70 | 11948 E 17th Ave | \$ 2,175,000 | 1971 | 7/9/2019 | 17 | \$ 127,941 |
| A70 | 7/19 N Cantril | \$ 7,646,600 | 1980 | 6/25/2019 | 34 | \$ 224,900 |
| A70 | 3822 S Broadway | \$ 1,240,000 | 1952 | 2/6/2019 | 10 | \$ 124,000 |
| A70 | 143 W Powers Circle | \$ 2,930,000 | 1961 | 1/7/2019 | 23 | \$ 127,391 |
| A70 | 730 Wilcox St | \$ 2,259,400 | 1971 | 12/14/2018 | 12 | \$ 188,283 |
| A70 | 10623-10709 W 8th Ave | \$ 3,050,000 | 1961 | 12/6/2018 | 24 | \$ 127,083 |
| A70 | 15500 E 13th Ave | \$ 3,500,000 | 1972 | 9/11/2018 | 28 | \$ 125,000 |
| A70 | 1677 Geneva St | \$ 1,525,000 | 1964 | 7/20/2018 | 12 | \$ 127,083 |
| A80 | 7240 Tennyson Str | \$ 690,000 | 1962 | 4/5/2019 | 4 | \$ 172,500 |
| A80 | 4060 Airport Road | \$ 432,000 | 1971 | 7/16/2020 | 4 | \$ 108,000 |
| A80 | 5344 S Lakeview St | \$ 586,800 | 1961 | 6/26/2020 | 3 | \$ 195,600 |
| A80 | 8991 W 45th Pl | \$ 610,000 | 1961 | 6/24/2020 | 4 | \$ 152,500 |
| A80 | 1014 Westmoreland Road | \$ 545,000 | 1969 | 6/24/2020 | 4 | \$ 136,250 |
| A80 | 11503-11523 W 61st Pl | \$ 756,000 | 1964 | 4/17/2020 | 4 | \$ 189,000 |
| A80 | 4256 Orchid St | \$ 674,800 | 2019 | 4/17/2020 | 2 | \$ 337,400 |
| A80 | 6705 Dale Road | \$ 573,000 | 1965 | 4/17/2020 | 4 | \$ 143,250 |
| A80 | 731-733 N Harlan St | \$ 730,000 | 1971 | 3/11/2020 | 4 | \$ 182,500 |
| A80 | 3078-3080 S Delaware St | \$ 525,000 | 1977 | 2/27/2020 | 2 | \$ 262,500 |
| A80 | 6016 Pierce St | \$ 550,000 | 1996 | 2/3/2020 | 2 | \$ 275,000 |
| A80 | 632 South Street | \$ 755,000 | 1979 | 12/31/2019 | 4 | \$ 188,750 |
| A80 | 10632 E 4th Way | \$ 700,000 | 1962 | 12/18/2019 | 4 | \$ 175,000 |
| A80 | 6825 Western Pl | \$ 485,000 | 1983 | 12/4/2019 | 4 | \$ 121,250 |
| A80 | 102 N Cantril | \$ 1,040,000 | 1960 | 11/1/2019 | 6 | \$ 173,333 |
| A80 | 1960 Eagle Str | \$ 643,000 | 1979 | 10/18/2019 | 4 | \$ 160,750 |
| A80 | 8721 W 62nd Ave | \$ 598,000 | 1971 | 9/30/2019 | 4 | \$ 149,500 |
| A80 | 2270-2272 W Harvard Ave | \$ 425,000 | 1981 | 9/13/2019 | 2 | \$ 212,500 |
| A80 | 5339 S Elati Str | \$ 845,000 | 1973 | 8/26/2019 | 4 | \$ 211,250 |
| A80 | 131 S Zang Way | \$ 770,000 | 1984 | 8/8/2019 | 4 | \$ 192,500 |
| A80 | 16492 E 13th Pl | \$ 462,000 | 1971 | 7/19/2019 | 3 | \$ 154,000 |
| A80 | 7115 Stuart St | \$ 730,000 | 1962 | 6/28/2019 | 4 | \$ 182,500 |

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|-------|------------------------|------------------------------|------------|------------|-------|------------|
| A80 | 13691 E Nevada Pl | \$ 453,000 | 1971 | 6/28/2019 | 2 | \$ 226,500 |
| A80 | 2127 Preuss Road | \$ 425,000 | 1969 | 5/20/2019 | 4 | \$ 106,250 |
| A80 | 1020-1030 Lamar St | \$ 542,000 | 1971 | 4/15/2019 | 2 | \$ 271,000 |
| A80 | 305/307 JERRY | \$ 430,000 | 1902 | 3/8/2019 | 3 | \$ 143,333 |
| A80 | 9498 W 56th Pl | \$ 417,000 | 1973 | 2/21/2019 | 2 | \$ 208,500 |
| A80 | 347 Jessup St | \$ 499,000 | 1963 | 2/5/2019 | 3 | \$ 166,333 |
| A80 | 112 S Murray Boulevard | \$ 360,000 | 1973 | 1/10/2019 | 4 | \$ 90,000 |
| A80 | 2010 W Iliff Av | \$ 435,000 | 1985 | 12/27/2018 | 2 | \$ 217,500 |
| A80 | 1177 Mazatlan Cir | \$ 400,000 | 1984 | 12/10/2018 | 4 | \$ 100,000 |
| A80 | 4050 Airport Road | \$ 480,500 | 1972 | 11/29/2018 | 4 | \$ 120,125 |
| A80 | 7155 Stuart St | \$ 600,000 | 1962 | 11/26/2018 | 4 | \$ 150,000 |
| A80 | 2932 Eliot Cir | \$ 625,000 | 1962 | 11/20/2018 | 4 | \$ 156,250 |
| A80 | 8905 Mccoy Pla | \$ 455,000 | 1974 | 11/20/2018 | 3 | \$ 151,667 |
| A80 | 358 Ruxton Avenue | \$ 400,000 | 1904 | 11/2/2018 | 3 | \$ 133,333 |
| A80 | 3935 & 3937 Hoyt C | \$ 525,000 | 1971 | 10/31/2018 | 2 | \$ 262,500 |
| A80 | 7060 Alegre Cir | \$ 415,000 | 1970 | 10/19/2018 | 4 | \$ 103,750 |
| A80 | 1027 Westmoreland Road | \$ 470,500 | 1971 | 9/28/2018 | 4 | \$ 117,625 |
| A80 | 7265 Tennyson Str | \$ 490,000 | 1962 | 8/27/2018 | 4 | \$ 122,500 |
| A80 | 3100 S Acoma St | \$ 760,000 | 1912 | 8/6/2018 | 4 | \$ 190,000 |
| A80 | 2545 Willamette Ave | \$ 495,000 | 1985 | 7/19/2018 | 4 | \$ 123,750 |
| A80 | 5869 S Curtice Street, | \$ 555,000 | 1901 | 7/14/2018 | 3 | \$ 185,000 |