





















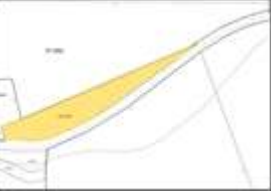



Quick Stats Report







Comps Statistics					
	Low	Average	Median	High	Count
Sale Price	\$138,000	\$1,328,565	\$800,000	\$11,150,000	137
Building Size	2,675 SF	18,417 SF	9,284 SF	127,582 SF	136
Price per SF	\$7.72	\$72.33	\$78.81	\$225.63	136
Actual Cap Rate	2.01%	7.16%	7.53%	18.00%	81
Gross Income Multiplier	8.20	8.71	8.60	9.90	3
Gross Rent Multiplier	6.66	7.81	9.20	12.65	9
# of Units	5	24	13	141	137
Price per Unit	\$7,540	\$55,935	\$59,500	\$187,500	137
Days on Market	14	227	161	1,352	77
Sale Price to Asking Price Ratio	57.50%	90.40%	93.12%	100.91%	73
Totals					
Sold Transactions	Total Sales Volume: \$182,013,433		Total Sales Transactions:		137
Survey Criteria					
<p>Location: Location method - County; Counties - Adams (CO), Arapahoe (CO), Boulder (CO), Denver (CO), Douglas (CO), Jefferson (CO)</p> <p>Basic Criteria: Sale Status - Sold; Property Type - Multi Family; Sale Date - 6/1/2009 - 6/25/2010; # of Units/Rooms - 5 - 150; - Include Public Record Comps; - Include Non-Arms Length Comps</p> <p>add/remove opportunities: - *This result set has been amended with criteria to add and/or remove records.</p>					



















1 750 Dayton St		Arapahoe County		SOLD
Aurora, CO 80010		Arapahoe County		
Sale Date:	06/18/2010 (588 days on mkt)	Bldg Type:	Apartment Units	
Sale Price:	\$565,000 - Confirmed	Year Built/Age:	Built 1959 Age: 51	
Price/SF:	\$52.07	RBA:	10,850 SF	
Price/Unit:	\$28,250	# of Units:	20	
Pro Forma Cap:	-	Parcel No:	1973-03-4-22-004	
Actual Cap Rate:	12.77%	GRM/GIM:	-	
Comp ID:	1935664	Sale Conditions:	-	
Research Status:	In Progress			
2 9200 Elm Ct - Pine Gardens		Adams County		SOLD
Federal Heights, CO 80260		Adams County		
Sale Date:	06/17/2010 (251 days on mkt)	Bldg Type:	Apartment Units	
Sale Price:	\$3,416,750 - Confirmed	Year Built/Age:	Built 1972 Age: 38	
Price/SF:	\$38.85	RBA:	87,945 SF	
Price/Unit:	\$35,224	# of Units:	97	
Pro Forma Cap:	-	Parcel No:	1719-20-1-03-001	
Actual Cap Rate:	-	GRM/GIM:	-	
Comp ID:	1933316	Sale Conditions:	-	
Research Status:	Research Complete			
3 1449 Emerson St		Denver County		SOLD
Denver, CO 80218		Denver County		
Sale Date:	06/16/2010 (119 days on mkt)	Bldg Type:	Apartment Units	
Sale Price:	\$330,000 - Confirmed	Year Built/Age:	Built 1897 Age: 113	
Price/SF:	\$69.83	RBA:	4,726 SF	
Price/Unit:	\$66,000	# of Units:	5	
Pro Forma Cap:	-	Parcel No:	5022-08-022	
Actual Cap Rate:	8.13%	GRM/GIM:	-	
Comp ID:	1933228	Sale Conditions:	-	
Research Status:	Research Complete			
4 60 Corona St - McFee Building		Denver County		SOLD
Denver, CO 80002		Denver County		
Sale Date:	06/14/2010 (115 days on mkt)	Bldg Type:	Apartment Units	
Sale Price:	\$1,550,000 - Confirmed	Year Built/Age:	Built 1960 Age: 50	
Price/SF:	\$113.54	RBA:	13,652 SF	
Price/Unit:	\$70,455	# of Units:	22	
Pro Forma Cap:	-	Parcel No:	5114-01-006	
Actual Cap Rate:	6.00%	GRM/GIM:	-	
Comp ID:	1933379	Sale Conditions:	Estate/Probate Sale	
Research Status:	Research Complete			
5 3014 E 17th Ave		Denver County		SOLD
Denver, CO 80206		Denver County		
Sale Date:	06/09/2010 (112 days on mkt)	Bldg Type:	Apartment Units	
Sale Price:	\$640,000 - Confirmed	Year Built/Age:	Built 1925 Age: 85	
Price/SF:	\$116.24	RBA:	5,506 SF	
Price/Unit:	\$128,000	# of Units:	5	
Pro Forma Cap:	-	Parcel No:	2363-02-001	
Actual Cap Rate:	6.60%	GRM/GIM:	-	
Comp ID:	1933341	Sale Conditions:	-	
Research Status:	Research Complete			
6 2939 Marine St - Marine Apartments		Boulder County		SOLD
Boulder, CO 80303		Boulder County		
Sale Date:	05/28/2010	Bldg Type:	Apartment Units	
Sale Price:	\$3,040,000 - Full Value	Year Built/Age:	Built 1963 Age: 47	
Price/SF:	\$144.66	RBA:	21,015 SF	
Price/Unit:	\$116,923	# of Units:	26	
Pro Forma Cap:	-	Parcel No:	1463322-00-002	
Actual Cap Rate:	-	GRM/GIM:	-	
Comp ID:	1932326	Sale Conditions:	-	
Research Status:	Research Complete			







13 2855 W 23rd Ave - 23rd Avenue Apartments		SOLD
Denver, CO 80211 Sale Date: 05/12/2010 (36 days on mkt) Sale Price: \$655,000 - Confirmed Price/SF: \$106.30 Price/Unit: \$54,583 Pro Forma Cap: - Actual Cap Rate: - Comp ID: 1930064 Research Status: Research Complete	Denver County Bldg Type: Apartment Units Year Built/Age: Built 1958 Age: 52 RBA: 6,162 SF # of Units: 12 Parcel No: 2321-19-012 GRM/GIM: - Sale Conditions: -	
14 20 S Pearl St - Greentree Apartments		
Denver, CO 80209 Sale Date: 05/11/2010 (15 days on mkt) Sale Price: \$870,000 - Confirmed Price/SF: \$94.16 Price/Unit: \$72,500 Pro Forma Cap: - Actual Cap Rate: 6.87% Comp ID: 1921682 Research Status: Research Complete	Denver County Bldg Type: Apartment Units Year Built/Age: Built 1963 Age: 47 RBA: 9,240 SF # of Units: 12 Parcel No: 5104-15-003 GRM/GIM: - Sale Conditions: -	
15 2202-2204 E 14th Ave		
Denver, CO 80206 Sale Date: 05/10/2010 (60 days on mkt) Sale Price: \$630,000 - Confirmed Price/SF: \$103.19 Price/Unit: \$105,000 Pro Forma Cap: - Actual Cap Rate: 6.99% Comp ID: 1916425 Research Status: Research Complete	Denver County Bldg Type: Apartment Units Year Built/Age: Built 1902 Age: 108 RBA: 6,105 SF # of Units: 6 Parcel No: 5021-16-027 GRM/GIM: - Sale Conditions: REO Sale	
16 3001 Fox St - Diamond at Prospect		
Denver, CO 80202 Sale Date: 05/07/2010 Sale Price: \$950,000 - Confirmed Price/SF: \$7.72 Price/Unit: \$7,540 Pro Forma Cap: - Actual Cap Rate: - Comp ID: 1920496 Research Status: Research Complete	Denver County Bldg Type: Apartment Units - Subsidized Year Built/Age: Built 2005 Age: 5 RBA: 123,064 SF # of Units: 140 Parcel No: 2278-02-020 GRM/GIM: - Sale Conditions: Partial Interest Transfer	
17 1020 Balsam St		
Lakewood, CO 80214 Sale Date: 05/07/2010 Sale Price: \$365,000 - Full Value Price/SF: \$69.34 Price/Unit: \$73,000 Pro Forma Cap: - Actual Cap Rate: - Comp ID: 1921699 Research Status: Research Complete	Jefferson County Bldg Type: Multi-Family Year Built/Age: Built 1962 Age: 48 RBA: 5,264 SF # of Units: 5 Parcel No: 49-022-24-005 GRM/GIM: - Sale Conditions: -	
18 1530 Krameria St		
Denver, CO 80220 Sale Date: 05/03/2010 (307 days on mkt) Sale Price: \$1,058,333 - Confirmed Price/SF: \$98.91 Price/Unit: \$81,410 Pro Forma Cap: - Actual Cap Rate: 8.30% Comp ID: 1916534 Research Status: Research Complete	Denver County Bldg Type: Apartment Units Year Built/Age: Built 1948 Age: 62 RBA: 10,700 SF # of Units: 13 Parcel No: 1323-30-007, 1323-30-021, 1323-30-023, 1323-30-025, 1323-30-027 [Partial List] GRM/GIM: - Sale Conditions: -	







19	8943 W 53rd Ave - Venice Square, Ridge Park	SOLD
<p>Arvada, CO 80002 Jefferson County</p> <p>Sale Date: 04/30/2010 (60 days on mkt) Bldg Type: Apartment Units Sale Price: \$1,640,000 - Confirmed Year Built/Age: Built 1961 Age: 49 Price/SF: \$56.36 RBA: 29,100 SF Price/Unit: \$51,250 # of Units: 32 Pro Forma Cap: - Parcel No: 39-151-17-003 Actual Cap Rate: 7.11% Comp ID: 1912651 GRM/GIM: - Research Status: Research Complete Sale Conditions: Deferred Maintenance</p>		
		
20	8 S Logan St	SOLD
<p>Denver, CO 80209 Denver County</p> <p>Sale Date: 04/30/2010 (325 days on mkt) Bldg Type: Apartment Units Sale Price: \$880,000 - Confirmed Year Built/Age: Built 1969 Age: 41 Price/SF: \$122.27 RBA: 7,197 SF Price/Unit: \$62,857 # of Units: 14 Pro Forma Cap: - Parcel No: 5104-13-031 Actual Cap Rate: 7.83% Comp ID: 1912125 GRM/GIM: - Research Status: Research Complete Sale Conditions: -</p>		
		
21	1677 Geneva St	SOLD
<p>Aurora, CO 80010 Adams County</p> <p>Sale Date: 04/29/2010 (69 days on mkt) Bldg Type: Apartment Units Sale Price: \$380,000 - Confirmed Year Built/Age: Built 1964 Age: 46 Price/SF: \$40.60 RBA: 9,360 SF Price/Unit: \$31,667 # of Units: 12 Pro Forma Cap: - Parcel No: 1823-34-4-19-020 Actual Cap Rate: 11.46% Comp ID: 1911211 GRM/GIM: - Research Status: Research Complete Sale Conditions: -</p>		
		
22	11762-11792 E 16th Ave	SOLD
<p>Aurora, CO 80010 Adams County</p> <p>Sale Date: 04/26/2010 Bldg Type: Apartment Units Sale Price: \$500,000 - Confirmed Year Built/Age: Built 1962 Age: 48 Price/SF: \$40.49 RBA: 12,350 SF Price/Unit: \$20,833 # of Units: 24 Pro Forma Cap: 12.96% Parcel No: 1823-35-4-28-009 Actual Cap Rate: - Comp ID: 1911014 GRM/GIM: - Research Status: Research Complete Sale Conditions: REO Sale</p>		
		
23	7020 W 38th Ave	SOLD
<p>Wheat Ridge, CO 80033 Jefferson County</p> <p>Sale Date: 04/20/2010 (440 days on mkt) Bldg Type: Apartment Units Sale Price: \$300,000 - Confirmed Year Built/Age: Built 1907 Age: 103 Price/SF: \$48.45 RBA: 6,192 SF Price/Unit: \$60,000 # of Units: 5 Pro Forma Cap: - Parcel No: 39-261-00-013 Actual Cap Rate: - Comp ID: 1908292 GRM/GIM: - Research Status: Research Complete Sale Conditions: -</p>		
		
24	594-598 S Lincoln St	SOLD
<p>Denver, CO 80209 Denver County</p> <p>Sale Date: 04/19/2010 (39 days on mkt) Bldg Type: Apartment Units Sale Price: \$700,000 - Confirmed Year Built/Age: Built 1915 Age: 95 Price/SF: \$83.38 RBA: 8,395 SF Price/Unit: \$70,000 # of Units: 10 Pro Forma Cap: 7.66% Parcel No: 5151-23-037 Actual Cap Rate: 7.44% Comp ID: 1905417 GRM/GIM: - Research Status: Research Complete Sale Conditions: REO Sale</p>		
		







25	1690 Upham St			SOLD
Lakewood, CO 80214		Jefferson County		
Sale Date:	04/19/2010	Bldg Type:	Multi-Family	
Sale Price:	\$410,000 - Confirmed	Year Built/Age:	-	
Price/SF:	\$70.16	RBA:	5,844 SF	
Price/Unit:	\$51,250	# of Units:	8	
Pro Forma Cap:	-	Parcel No:	39-354-00-003	
Actual Cap Rate:	-	GRM/GIM:	-	
Comp ID:	1921688	Sale Conditions:	-	
Research Status:	Research Complete			
26	1070 Marion St			SOLD
Denver, CO 80218		Denver County		
Sale Date:	04/16/2010 (36 days on mkt)	Bldg Type:	Apartment Units	
Sale Price:	\$555,000 - Confirmed	Year Built/Age:	Built 1901 Age: 109	
Price/SF:	\$104.50	RBA:	5,311 SF	
Price/Unit:	\$92,500	# of Units:	6	
Pro Forma Cap:	6.39%	Parcel No:	5022-39-123	
Actual Cap Rate:	6.45%	GRM/GIM:	-	
Comp ID:	1905180	Sale Conditions:	REO Sale	
Research Status:	Research Complete			
27	31983 Upper Bear Creek Rd			SOLD
Evergreen, CO 80439		Jefferson County		
Sale Date:	04/15/2010	Bldg Type:	Multi-Family	
Sale Price:	\$650,000 - Full Value	Year Built/Age:	Built 1879 Age: 131	
Price/SF:	\$45.87	RBA:	14,170 SF	
Price/Unit:	\$92,857	# of Units:	7	
Pro Forma Cap:	-	Parcel No:	51-053-00-006	
Actual Cap Rate:	-	GRM/GIM:	-	
Comp ID:	1909510	Sale Conditions:	-	
Research Status:	Research Complete			
28	1702 Paris St - Poolside Apartments			SOLD
Aurora, CO 80010		Adams County		
Sale Date:	04/13/2010	Bldg Type:	Apartment Units	
Sale Price:	\$450,000 - Confirmed	Year Built/Age:	Built 1959 Age: 51	
Price/SF:	\$33.42	RBA:	13,466 SF	
Price/Unit:	\$21,429	# of Units:	21	
Pro Forma Cap:	-	Parcel No:	1823-35-4-16-007	
Actual Cap Rate:	-	GRM/GIM:	-	
Comp ID:	1906345	Sale Conditions:	REO Sale	
Research Status:	Research Complete			
29	1205-1225 Yukon St - Twin Arms Apartments			SOLD
Lakewood, CO 80214		Jefferson County		
Sale Date:	04/09/2010 (365 days on mkt)	Bldg Type:	Apartment Units	
Sale Price:	\$1,350,000 - Confirmed	Year Built/Age:	Built 1961 Age: 49	
Price/SF:	\$49.63	RBA:	27,200 SF	
Price/Unit:	\$39,706	# of Units:	34	
Pro Forma Cap:	8.40%	Parcel No:	49-022-14-006	
Actual Cap Rate:	7.28%	GRM/GIM:	-	
Comp ID:	1902375	Sale Conditions:	REO Sale	
Research Status:	Research Complete			
30	4559-4569 Everett Ct			SOLD
Wheat Ridge, CO 80033		Jefferson County		
Sale Date:	04/07/2010	Bldg Type:	Multi-Family	
Sale Price:	\$300,000 - Full Value	Year Built/Age:	Built 1961 Age: 49	
Price/SF:	\$73.53	RBA:	4,080 SF	
Price/Unit:	\$50,000	# of Units:	6	
Pro Forma Cap:	-	Parcel No:	39-221-12-013	
Actual Cap Rate:	-	GRM/GIM:	-	
Comp ID:	1905635	Sale Conditions:	-	
Research Status:	Research Complete			







31	1223-1239 31st St			SOLD
Denver, CO 80205		Denver County		
Sale Date:	04/06/2010	Bldg Type:	Apartment Units	
Sale Price:	\$365,000 - Full Value	Year Built/Age:	Built 1909 Age: 101	
Price/SF:	\$100.91	RBA:	3,617 SF	
Price/Unit:	\$73,000	# of Units:	5	
Pro Forma Cap:	-	Parcel No:	2263-27-010	
Actual Cap Rate:	-	GRM/GIM:	-	
Comp ID:	1911482	Sale Conditions:	-	
Research Status:	Research Complete			
32	4701 E Mississippi Ave - La Corriente Apartment Building			SOLD
Denver, CO 80246		Arapahoe County		
Sale Date:	03/29/2010 (136 days on mkt)	Bldg Type:	Apartment Units	
Sale Price:	\$2,300,000 - Confirmed	Year Built/Age:	Built 1971 Age: 39	
Price/SF:	\$64.81	RBA:	35,488 SF	
Price/Unit:	\$41,818	# of Units:	55	
Pro Forma Cap:	-	Parcel No:	1973-18-3-00-006	
Actual Cap Rate:	-	GRM/GIM:	-	
Comp ID:	1899303	Sale Conditions:	Deferred Maintenance	
Research Status:	Research Complete			
33	6900 Highway 2-Morningside Mobile Home Park			SOLD
Commerce City, CO 80022		Adams County		
Sale Date:	03/29/2010	Bldg Type:	Manufactured Housing/Mobile Home Park	
Sale Price:	\$850,000 - Full Value	Year Built/Age:	-	
Price/SF:	-	RBA:	-	
Price/Unit:	\$20,732	# of Units:	41	
Pro Forma Cap:	-	Parcel No:	1823-05-2-00-003	
Actual Cap Rate:	-	GRM/GIM:	-	
Comp ID:	1905435	Sale Conditions:	-	
Research Status:	Research Complete			
34	1920 S University Blvd - Vista Lofts			SOLD
Denver, CO 80210		Denver County		
Sale Date:	03/26/2010	Bldg Type:	Apartment Units - Dormitory	
Sale Price:	\$11,150,000 - Confirmed	Year Built/Age:	Built 2007 Age: 3	
Price/SF:	\$95.49	RBA:	116,769 SF	
Price/Unit:	\$131,176	# of Units:	85	
Pro Forma Cap:	-	Parcel No:	5252-07-037	
Actual Cap Rate:	-	GRM/GIM:	-	
Comp ID:	1900503	Sale Conditions:	High Vacancy Property, REO Sale	
Research Status:	Research Complete			
35	900 Washington St - Esplanade			SOLD
Denver, CO 80203		Denver County		
Sale Date:	03/26/2010 (137 days on mkt)	Bldg Type:	Apartment Units	
Sale Price:	\$1,725,000 - Confirmed	Year Built/Age:	Built 1958 Age: 52	
Price/SF:	\$97.46	RBA:	17,700 SF	
Price/Unit:	\$66,346	# of Units:	26	
Pro Forma Cap:	7.60%	Parcel No:	5038-18-021	
Actual Cap Rate:	6.60%	GRM/GIM:	-	
Comp ID:	1897224	Sale Conditions:	-	
Research Status:	Research Complete			
36	321-329 E 11th Ave - Roanoke Apartments			SOLD
Denver, CO 80203		Denver County		
Sale Date:	03/26/2010 (161 days on mkt)	Bldg Type:	Apartment Units	
Sale Price:	\$1,247,000 - Confirmed	Year Built/Age:	Built 1908 Age: 102	
Price/SF:	\$93.51	RBA:	13,335 SF	
Price/Unit:	\$65,632	# of Units:	19	
Pro Forma Cap:	-	Parcel No:	5031-18-006	
Actual Cap Rate:	7.68%	GRM/GIM:	-	
Comp ID:	1895231	Sale Conditions:	-	
Research Status:	Research Complete			







37	1401 Detroit St	SOLD																											
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38	3810 E 17th Ave	SOLD																											
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39	3430 S Grant St - Traci-lea Apts.	SOLD																											
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Research Status: Research Complete																													
40	Multi-Property	SOLD																											
<table border="0"> <tr> <td colspan="3">2 Multi-Family buildings in Aurora, CO , having total size of 35,672 SF.</td> </tr> <tr> <td>Sale Date: 03/12/2010 (211 days on mkt)</td> <td># Properties: 2</td> <td align="center"></td> </tr> <tr> <td>Sale Price: \$2,125,000 - Confirmed</td> <td>Total Size: 35,672 SF</td> <td></td> </tr> <tr> <td>Price/SF: \$59.57</td> <td>Total Land Area: 1.91 AC</td> <td></td> </tr> <tr> <td>Price/Unit: \$27,243.59</td> <td># of Units: -</td> <td></td> </tr> <tr> <td>Pro Forma Cap: -</td> <td>Sale Conditions: -</td> <td></td> </tr> <tr> <td>Actual Cap Rate: 11.03%</td> <td>GRM/GIM: -</td> <td></td> </tr> <tr> <td>Comp ID: 1889752</td> <td></td> <td></td> </tr> <tr> <td>Research Status: Research Complete</td> <td></td> <td></td> </tr> </table>			2 Multi-Family buildings in Aurora, CO , having total size of 35,672 SF.			Sale Date: 03/12/2010 (211 days on mkt)	# Properties: 2		Sale Price: \$2,125,000 - Confirmed	Total Size: 35,672 SF		Price/SF: \$59.57	Total Land Area: 1.91 AC		Price/Unit: \$27,243.59	# of Units: -		Pro Forma Cap: -	Sale Conditions: -		Actual Cap Rate: 11.03%	GRM/GIM: -		Comp ID: 1889752			Research Status: Research Complete		
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Comp ID: 1889752																													
Research Status: Research Complete																													
41	1652 Utica St	SOLD																											
<table border="0"> <tr> <td>Denver, CO 80204</td> <td align="center">Denver County</td> <td align="center"></td> </tr> <tr> <td>Sale Date: 03/12/2010</td> <td>Bldg Type: Apartment Units</td> <td></td> </tr> <tr> <td>Sale Price: \$365,000 - Confirmed</td> <td>Year Built/Age: Built 1947 Age: 63</td> <td></td> </tr> <tr> <td>Price/SF: \$136.45</td> <td>RBA: 2,675 SF</td> <td></td> </tr> <tr> <td>Price/Unit: \$73,000</td> <td># of Units: 5</td> <td></td> </tr> <tr> <td>Pro Forma Cap: -</td> <td>Parcel No: 2313-10-003</td> <td></td> </tr> <tr> <td>Actual Cap Rate: 7.50%</td> <td>GRM/GIM: -</td> <td></td> </tr> <tr> <td>Comp ID: 1901376</td> <td>Sale Conditions: -</td> <td></td> </tr> <tr> <td>Research Status: Research Complete</td> <td></td> <td></td> </tr> </table>			Denver, CO 80204	Denver County		Sale Date: 03/12/2010	Bldg Type: Apartment Units		Sale Price: \$365,000 - Confirmed	Year Built/Age: Built 1947 Age: 63		Price/SF: \$136.45	RBA: 2,675 SF		Price/Unit: \$73,000	# of Units: 5		Pro Forma Cap: -	Parcel No: 2313-10-003		Actual Cap Rate: 7.50%	GRM/GIM: -		Comp ID: 1901376	Sale Conditions: -		Research Status: Research Complete		
Denver, CO 80204	Denver County																												
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Actual Cap Rate: 7.50%	GRM/GIM: -																												
Comp ID: 1901376	Sale Conditions: -																												
Research Status: Research Complete																													
42	1400 Detroit St - The Antoinette	SOLD																											
<table border="0"> <tr> <td>Denver, CO 80206</td> <td align="center">Denver County</td> <td align="center"></td> </tr> <tr> <td>Sale Date: 03/10/2010 (503 days on mkt)</td> <td>Bldg Type: Apartment Units</td> <td></td> </tr> <tr> <td>Sale Price: \$630,000 - Full Value</td> <td>Year Built/Age: Built 1911 Age: 99</td> <td></td> </tr> <tr> <td>Price/SF: \$97.48</td> <td>RBA: 6,463 SF</td> <td></td> </tr> <tr> <td>Price/Unit: \$105,000</td> <td># of Units: 6</td> <td></td> </tr> <tr> <td>Pro Forma Cap: -</td> <td>Parcel No: 5012-04-015</td> <td></td> </tr> <tr> <td>Actual Cap Rate: 8.21%</td> <td>GRM/GIM: 8.40/-</td> <td></td> </tr> <tr> <td>Comp ID: 1885060</td> <td>Sale Conditions: -</td> <td></td> </tr> <tr> <td>Research Status: Research Complete</td> <td></td> <td></td> </tr> </table>			Denver, CO 80206	Denver County		Sale Date: 03/10/2010 (503 days on mkt)	Bldg Type: Apartment Units		Sale Price: \$630,000 - Full Value	Year Built/Age: Built 1911 Age: 99		Price/SF: \$97.48	RBA: 6,463 SF		Price/Unit: \$105,000	# of Units: 6		Pro Forma Cap: -	Parcel No: 5012-04-015		Actual Cap Rate: 8.21%	GRM/GIM: 8.40/-		Comp ID: 1885060	Sale Conditions: -		Research Status: Research Complete		
Denver, CO 80206	Denver County																												
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Comp ID: 1885060	Sale Conditions: -																												
Research Status: Research Complete																													







43	63 S 22nd Ave - Brighton Townhomes Bldg F1-8	SOLD																
<p>Brighton, CO 80601 Adams County</p> <table border="0"> <tr> <td>Sale Date: 03/08/2010</td> <td>Bldg Type: Apartment Units</td> </tr> <tr> <td>Sale Price: \$500,000 - Confirmed</td> <td>Year Built/Age: Built 1980 Age: 30</td> </tr> <tr> <td>Price/SF: \$64.63</td> <td>RBA: 7,736 SF</td> </tr> <tr> <td>Price/Unit: \$62,500</td> <td># of Units: 8</td> </tr> <tr> <td>Pro Forma Cap: -</td> <td>Parcel No: 1569-08-1-01-013, 1569-08-1-01-051, 1569-08-1-01-054</td> </tr> <tr> <td>Actual Cap Rate: -</td> <td>GRM/GIM: -</td> </tr> <tr> <td>Comp ID: 1888147</td> <td>Sale Conditions: -</td> </tr> <tr> <td>Research Status: Research Complete</td> <td></td> </tr> </table> 			Sale Date: 03/08/2010	Bldg Type: Apartment Units	Sale Price: \$500,000 - Confirmed	Year Built/Age: Built 1980 Age: 30	Price/SF: \$64.63	RBA: 7,736 SF	Price/Unit: \$62,500	# of Units: 8	Pro Forma Cap: -	Parcel No: 1569-08-1-01-013, 1569-08-1-01-051, 1569-08-1-01-054	Actual Cap Rate: -	GRM/GIM: -	Comp ID: 1888147	Sale Conditions: -	Research Status: Research Complete	
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Actual Cap Rate: -	GRM/GIM: -																	
Comp ID: 1888147	Sale Conditions: -																	
Research Status: Research Complete																		
44	1521 Humboldt St - Ingomar Apartments	SOLD																
<p>Denver, CO 80218 Denver County</p> <table border="0"> <tr> <td>Sale Date: 03/05/2010 (14 days on mkt)</td> <td>Bldg Type: Apartment Units</td> </tr> <tr> <td>Sale Price: \$895,000 - Confirmed</td> <td>Year Built/Age: Built 1930 Age: 80</td> </tr> <tr> <td>Price/SF: \$109.41</td> <td>RBA: 8,180 SF</td> </tr> <tr> <td>Price/Unit: \$68,846</td> <td># of Units: 13</td> </tr> <tr> <td>Pro Forma Cap: 7.85%</td> <td>Parcel No: 2354-29-010</td> </tr> <tr> <td>Actual Cap Rate: 7.60%</td> <td>GRM/GIM: -</td> </tr> <tr> <td>Comp ID: 1882472</td> <td>Sale Conditions: -</td> </tr> <tr> <td>Research Status: Research Complete</td> <td></td> </tr> </table> 			Sale Date: 03/05/2010 (14 days on mkt)	Bldg Type: Apartment Units	Sale Price: \$895,000 - Confirmed	Year Built/Age: Built 1930 Age: 80	Price/SF: \$109.41	RBA: 8,180 SF	Price/Unit: \$68,846	# of Units: 13	Pro Forma Cap: 7.85%	Parcel No: 2354-29-010	Actual Cap Rate: 7.60%	GRM/GIM: -	Comp ID: 1882472	Sale Conditions: -	Research Status: Research Complete	
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Comp ID: 1882472	Sale Conditions: -																	
Research Status: Research Complete																		
45	799 Cherry St - Six-Plex Apartment	SOLD																
<p>Denver, CO 80220 Denver County</p> <table border="0"> <tr> <td>Sale Date: 03/05/2010 (151 days on mkt)</td> <td>Bldg Type: Apartment Units</td> </tr> <tr> <td>Sale Price: \$325,000 - Confirmed</td> <td>Year Built/Age: Built 1940 Age: 70</td> </tr> <tr> <td>Price/SF: \$84.97</td> <td>RBA: 3,825 SF</td> </tr> <tr> <td>Price/Unit: \$54,167</td> <td># of Units: 6</td> </tr> <tr> <td>Pro Forma Cap: 7.53%</td> <td>Parcel No: 6063-10-021</td> </tr> <tr> <td>Actual Cap Rate: 7.75%</td> <td>GRM/GIM: 8.68/-</td> </tr> <tr> <td>Comp ID: 1882691</td> <td>Sale Conditions: -</td> </tr> <tr> <td>Research Status: Research Complete</td> <td></td> </tr> </table> 			Sale Date: 03/05/2010 (151 days on mkt)	Bldg Type: Apartment Units	Sale Price: \$325,000 - Confirmed	Year Built/Age: Built 1940 Age: 70	Price/SF: \$84.97	RBA: 3,825 SF	Price/Unit: \$54,167	# of Units: 6	Pro Forma Cap: 7.53%	Parcel No: 6063-10-021	Actual Cap Rate: 7.75%	GRM/GIM: 8.68/-	Comp ID: 1882691	Sale Conditions: -	Research Status: Research Complete	
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Comp ID: 1882691	Sale Conditions: -																	
Research Status: Research Complete																		
46	2460 W Caithness Pl - Caithness	SOLD																
<p>Denver, CO 80211 Denver County</p> <table border="0"> <tr> <td>Sale Date: 03/02/2010</td> <td>Bldg Type: Apartment Units</td> </tr> <tr> <td>Sale Price: \$760,000 - Confirmed</td> <td>Year Built/Age: Built 1957 Age: 53</td> </tr> <tr> <td>Price/SF: \$54.29</td> <td>RBA: 14,000 SF</td> </tr> <tr> <td>Price/Unit: \$47,500</td> <td># of Units: 16</td> </tr> <tr> <td>Pro Forma Cap: -</td> <td>Parcel No: 2294-07-004</td> </tr> <tr> <td>Actual Cap Rate: -</td> <td>GRM/GIM: -</td> </tr> <tr> <td>Comp ID: 1882522</td> <td>Sale Conditions: -</td> </tr> <tr> <td>Research Status: Research Complete</td> <td></td> </tr> </table> 			Sale Date: 03/02/2010	Bldg Type: Apartment Units	Sale Price: \$760,000 - Confirmed	Year Built/Age: Built 1957 Age: 53	Price/SF: \$54.29	RBA: 14,000 SF	Price/Unit: \$47,500	# of Units: 16	Pro Forma Cap: -	Parcel No: 2294-07-004	Actual Cap Rate: -	GRM/GIM: -	Comp ID: 1882522	Sale Conditions: -	Research Status: Research Complete	
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Actual Cap Rate: -	GRM/GIM: -																	
Comp ID: 1882522	Sale Conditions: -																	
Research Status: Research Complete																		
47	4101 E Iowa Ave - Arvell Condominiums	SOLD																
<p>Denver, CO 80222 Denver County</p> <table border="0"> <tr> <td>Sale Date: 03/01/2010 (419 days on mkt)</td> <td>Bldg Type: Apartment Units</td> </tr> <tr> <td>Sale Price: \$980,000 - Confirmed</td> <td>Year Built/Age: Built 1957 Age: 53</td> </tr> <tr> <td>Price/SF: \$116.78</td> <td>RBA: 8,392 SF</td> </tr> <tr> <td>Price/Unit: \$81,667</td> <td># of Units: 12</td> </tr> <tr> <td>Pro Forma Cap: -</td> <td>Parcel No: 6193-20-001, 6193-20-002, 6193-20-003, 6193-20-004, 6193-20-005 [Partial List]</td> </tr> <tr> <td>Actual Cap Rate: 6.90%</td> <td>GRM/GIM: 10.16/-</td> </tr> <tr> <td>Comp ID: 1881947</td> <td>Sale Conditions: -</td> </tr> <tr> <td>Research Status: Research Complete</td> <td></td> </tr> </table> 			Sale Date: 03/01/2010 (419 days on mkt)	Bldg Type: Apartment Units	Sale Price: \$980,000 - Confirmed	Year Built/Age: Built 1957 Age: 53	Price/SF: \$116.78	RBA: 8,392 SF	Price/Unit: \$81,667	# of Units: 12	Pro Forma Cap: -	Parcel No: 6193-20-001, 6193-20-002, 6193-20-003, 6193-20-004, 6193-20-005 [Partial List]	Actual Cap Rate: 6.90%	GRM/GIM: 10.16/-	Comp ID: 1881947	Sale Conditions: -	Research Status: Research Complete	
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Pro Forma Cap: -	Parcel No: 6193-20-001, 6193-20-002, 6193-20-003, 6193-20-004, 6193-20-005 [Partial List]																	
Actual Cap Rate: 6.90%	GRM/GIM: 10.16/-																	
Comp ID: 1881947	Sale Conditions: -																	
Research Status: Research Complete																		
48	3550 S Pennsylvania St - Normandy Apartments	SOLD																
<p>Englewood, CO 80110 Arapahoe County</p> <table border="0"> <tr> <td>Sale Date: 02/25/2010</td> <td>Bldg Type: Apartment Units</td> </tr> <tr> <td>Sale Price: \$2,025,000 - Confirmed</td> <td>Year Built/Age: Built 1972 Age: 38</td> </tr> <tr> <td>Price/SF: \$65.34</td> <td>RBA: 30,992 SF</td> </tr> <tr> <td>Price/Unit: \$48,214</td> <td># of Units: 42</td> </tr> <tr> <td>Pro Forma Cap: -</td> <td>Parcel No: 2077-03-1-03-021</td> </tr> <tr> <td>Actual Cap Rate: 6.30%</td> <td>GRM/GIM: -</td> </tr> <tr> <td>Comp ID: 1881662</td> <td>Sale Conditions: 1031 Exchange</td> </tr> <tr> <td>Research Status: Research Complete</td> <td></td> </tr> </table> 			Sale Date: 02/25/2010	Bldg Type: Apartment Units	Sale Price: \$2,025,000 - Confirmed	Year Built/Age: Built 1972 Age: 38	Price/SF: \$65.34	RBA: 30,992 SF	Price/Unit: \$48,214	# of Units: 42	Pro Forma Cap: -	Parcel No: 2077-03-1-03-021	Actual Cap Rate: 6.30%	GRM/GIM: -	Comp ID: 1881662	Sale Conditions: 1031 Exchange	Research Status: Research Complete	
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Pro Forma Cap: -	Parcel No: 2077-03-1-03-021																	
Actual Cap Rate: 6.30%	GRM/GIM: -																	
Comp ID: 1881662	Sale Conditions: 1031 Exchange																	
Research Status: Research Complete																		







49	3126-3134 W Arizona Ave			SOLD
Denver, CO 80219		Denver County		
Sale Date:	02/18/2010	Bldg Type:	Apartment Units	
Sale Price:	\$225,000	Year Built/Age:	Built 1962 Age: 48	
Price/SF:	\$28.27	RBA:	7,960 SF	
Price/Unit:	\$45,000	# of Units:	5	
Pro Forma Cap:	-	Parcel No:	5202-06-122	
Actual Cap Rate:	-	GRM/GIM:	-	
Comp ID:	1887825	Sale Conditions:	-	
Research Status:	Public Record			
50	220 S Teller St			SOLD
Lakewood, CO 80226		Jefferson County		
Sale Date:	02/12/2010 (156 days on mkt)	Bldg Type:	Apartment Units	
Sale Price:	\$445,000 - Confirmed	Year Built/Age:	Built 1961 Age: 49	
Price/SF:	\$54.98	RBA:	8,094 SF	
Price/Unit:	\$55,625	# of Units:	8	
Pro Forma Cap:	-	Parcel No:	49-114-15-031	
Actual Cap Rate:	8.75%	GRM/GIM:	6.75/-	
Comp ID:	1876202	Sale Conditions:	-	
Research Status:	Research Complete			
51	1638 High St			SOLD
Denver, CO 80218		Denver County		
Sale Date:	01/29/2010 (452 days on mkt)	Bldg Type:	Apartment Units	
Sale Price:	\$357,500 - Confirmed	Year Built/Age:	Built 1898 Age: 112	
Price/SF:	\$103.77	RBA:	3,445 SF	
Price/Unit:	\$71,500	# of Units:	5	
Pro Forma Cap:	-	Parcel No:	2355-26-006	
Actual Cap Rate:	8.33%	GRM/GIM:	-	
Comp ID:	1866108	Sale Conditions:	-	
Research Status:	Research Complete			
52	535 Martin St			SOLD
Longmont, CO 80501		Boulder County		
Sale Date:	01/29/2010	Bldg Type:	Apartment Units	
Sale Price:	\$345,000 - Confirmed	Year Built/Age:	Built 1965 Age: 45	
Price/SF:	\$85.19	RBA:	4,050 SF	
Price/Unit:	\$69,000	# of Units:	5	
Pro Forma Cap:	-	Parcel No:	1315031-27-025	
Actual Cap Rate:	-	GRM/GIM:	-	
Comp ID:	1873598	Sale Conditions:	-	
Research Status:	Research Complete			
53	1530 Beeler St			SOLD
Aurora, CO 80010		Adams County		
Sale Date:	01/29/2010 (92 days on mkt)	Bldg Type:	Apartment Units	
Sale Price:	\$257,500 - Confirmed	Year Built/Age:	Built 1951 Age: 59	
Price/SF:	\$57.44	RBA:	4,483 SF	
Price/Unit:	\$28,611	# of Units:	9	
Pro Forma Cap:	-	Parcel No:	1823-34-3-27-005	
Actual Cap Rate:	9.25%	GRM/GIM:	11.64/-	
Comp ID:	1881946	Sale Conditions:	-	
Research Status:	Research Complete			
54	2700-2738 Monroe St - City Park Manor			SOLD
Denver, CO 80205		Denver County		
Sale Date:	01/25/2010	Bldg Type:	Apartment Units	
Sale Price:	\$950,000 - Confirmed	Year Built/Age:	Built 1946 Age: 64	
Price/SF:	\$93.70	RBA:	10,139 SF	
Price/Unit:	\$73,077	# of Units:	13	
Pro Forma Cap:	9.27%	Parcel No:	2254-30-001	
Actual Cap Rate:	9.27%	GRM/GIM:	-	
Comp ID:	1869224	Sale Conditions:	-	
Research Status:	Research Complete			







55	1580 Pennsylvania St - The Creighton	SOLD
Denver, CO 80203	Denver County	
Sale Date: 01/20/2010 (281 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$1,240,000 - Confirmed	Year Built/Age: Built 1931 Renov 2002 Age: 79	
Price/SF: \$162.09	RBA: 7,650 SF	
Price/Unit: \$72,941	# of Units: 17	
Pro Forma Cap: 7.12%	Parcel No: 2349-25-026	
Actual Cap Rate: 6.51%	GRM/GIM: -/8.20	
Comp ID: 1864030	Sale Conditions: -	
Research Status: Research Complete		
56	2755 W 23rd Ave	SOLD
Denver, CO 80211	Denver County	
Sale Date: 01/20/2010 (100 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$820,000 - Confirmed	Year Built/Age: Built 1956 Age: 54	
Price/SF: \$108.44	RBA: 7,562 SF	
Price/Unit: \$51,250	# of Units: 16	
Pro Forma Cap: -	Parcel No: 2321-18-014	
Actual Cap Rate: 7.87%	GRM/GIM: -	
Comp ID: 1861835	Sale Conditions: Deferred Maintenance	
Research Status: Research Complete		
57	1240 Cedar Ave - Cedarbridge Apartments	SOLD
Boulder, CO 80304	Boulder County	
Sale Date: 01/19/2010 (152 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$2,050,000 - Confirmed	Year Built/Age: Built 1954 Age: 56	
Price/SF: \$160.11	RBA: 12,804 SF	
Price/Unit: \$157,692	# of Units: 13	
Pro Forma Cap: -	Parcel No: 1463302-09-005	
Actual Cap Rate: 5.80%	GRM/GIM: -	
Comp ID: 1861829	Sale Conditions: 1031 Exchange	
Research Status: Research Complete		
58	1474 Xenia St	SOLD
Denver, CO 80220	Denver County	
Sale Date: 01/19/2010	Bldg Type: Apartment Units	
Sale Price: \$290,000 - Confirmed	Year Built/Age: Built 1962 Age: 48	
Price/SF: \$58.70	RBA: 4,940 SF	
Price/Unit: \$24,167	# of Units: 12	
Pro Forma Cap: -	Parcel No: 6041-01-005	
Actual Cap Rate: 14.59%	GRM/GIM: -	
Comp ID: 1861849	Sale Conditions: -	
Research Status: Research Complete		
59	5630 W Warren Ave - Lakeridge Terrace Apartments	SOLD
Denver, CO 80227	Denver County	
Sale Date: 01/15/2010 (1,352 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$1,190,000 - Confirmed	Year Built/Age: Built 1973 Age: 37	
Price/SF: \$50.91	RBA: 23,376 SF	
Price/Unit: \$37,188	# of Units: 32	
Pro Forma Cap: -	Parcel No: 4251-08-002, 4251-08-007	
Actual Cap Rate: 8.92%	GRM/GIM: -	
Comp ID: 1855362	Sale Conditions: -	
Research Status: Research Complete		
60	1645 Chester St	SOLD
Aurora, CO 80010	Adams County	
Sale Date: 01/15/2010	Bldg Type: Apartment Units	
Sale Price: \$190,000 - Confirmed	Year Built/Age: Built 1958 Age: 52	
Price/SF: \$50.00	RBA: 3,800 SF	
Price/Unit: \$31,667	# of Units: 6	
Pro Forma Cap: -	Parcel No: 1823-34-3-19-017	
Actual Cap Rate: -	GRM/GIM: -	
Comp ID: 1865766	Sale Conditions: -	
Research Status: Research Complete		







61	4415 Teller St	SOLD
Wheat Ridge, CO 80033		
		Jefferson County
Sale Date:	01/13/2010	Bldg Type:
Sale Price:	\$2,150,000 - Confirmed	Year Built/Age:
Price/SF:	\$62.87	RBA:
Price/Unit:	\$65,152	# of Units:
Pro Forma Cap:	-	Parcel No:
Actual Cap Rate:	-	
Comp ID:	1860423	GRM/GIM:
Research Status:	Research Complete	Sale Conditions:
		
62	1672 Dover St - Dover Commons Apartments	SOLD
Lakewood, CO 80215		
		Jefferson County
Sale Date:	01/12/2010	Bldg Type:
Sale Price:	\$3,200,000 - Full Value	Year Built/Age:
Price/SF:	\$98.27	RBA:
Price/Unit:	\$76,190	# of Units:
Pro Forma Cap:	-	Parcel No:
Actual Cap Rate:	-	
Comp ID:	1860385	GRM/GIM:
Research Status:	Research Complete	Sale Conditions:
		
63	8867 W 54th Pl	SOLD
Arvada, CO 80002		
		Jefferson County
Sale Date:	01/11/2010 (322 days on mkt)	Bldg Type:
Sale Price:	\$291,000 - Confirmed	Year Built/Age:
Price/SF:	\$77.66	RBA:
Price/Unit:	\$48,500	# of Units:
Pro Forma Cap:	-	Parcel No:
Actual Cap Rate:	7.75%	
Comp ID:	1859918	GRM/GIM:
Research Status:	Research Complete	Sale Conditions:
		
64	1995 Del Mar Pky - Stapleton Flats	SOLD
Aurora, CO 80010		
		Adams County
Sale Date:	12/23/2009 (343 days on mkt)	Bldg Type:
Sale Price:	\$1,500,000 - Confirmed	Year Built/Age:
Price/SF:	\$66.63	RBA:
Price/Unit:	\$57,692	# of Units:
Pro Forma Cap:	-	Parcel No:
Actual Cap Rate:	7.80%	
Comp ID:	1850160	GRM/GIM:
Research Status:	Research Complete	Sale Conditions:
		
65	3620-3626 Broadway St-PARK PLACE CONDO	SOLD
Boulder, CO 80304		
		Boulder County
Sale Date:	12/23/2009	Bldg Type:
Sale Price:	\$1,240,000 - Confirmed	Year Built/Age:
Price/SF:	\$126.56	RBA:
Price/Unit:	\$124,000	# of Units:
Pro Forma Cap:	-	Parcel No:
Actual Cap Rate:	-	
Comp ID:	1852993	GRM/GIM:
Research Status:	Research Complete	Sale Conditions:
		
66	3500-3510 Tennyson St	SOLD
Denver, CO 80212		
		Denver County
Sale Date:	12/22/2009	Bldg Type:
Sale Price:	\$485,000 - Confirmed	Year Built/Age:
Price/SF:	\$114.93	RBA:
Price/Unit:	\$60,625	# of Units:
Pro Forma Cap:	-	Parcel No:
Actual Cap Rate:	4.68%	
Comp ID:	1845330	GRM/GIM:
Research Status:	Research Complete	Sale Conditions:
		







67	2929 Bruce Randolph Ave	SOLD
Denver, CO 80205	Denver County	
Sale Date: 12/22/2009	Bldg Type: Multi-Family	
Sale Price: \$311,300 - Full Value	Year Built/Age: Built 1942 Age: 67	
Price/SF: \$76.19	RBA: 4,086 SF	
Price/Unit: \$62,260	# of Units: 5	
Pro Forma Cap: -	Parcel No: 2252-34-019	
Actual Cap Rate: -	GRM/GIM: -	
Comp ID: 1848877	Sale Conditions: -	
Research Status: Research Complete		
68	1160-1180 Sherman St - The Franklin Roosevelt Apartments	SOLD
Denver, CO 80203	Denver County	
Sale Date: 12/21/2009 (81 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$5,275,000 - Confirmed	Year Built/Age: Built 1942 Age: 67	
Price/SF: \$102.13	RBA: 51,650 SF	
Price/Unit: \$69,408	# of Units: 76	
Pro Forma Cap: -	Parcel No: 5033-13-001, 5033-13-002	
Actual Cap Rate: 6.57%	GRM/GIM: -	
Comp ID: 1845743	Sale Conditions: -	
Research Status: Research Complete		
69	10485 W 8th Ave-Majestic Heights	SOLD
Lakewood, CO 80215	Jefferson County	
Sale Date: 12/18/2009	Bldg Type: Apartment Units	
Sale Price: \$400,000 - Confirmed	Year Built/Age: Built 1961 Age: 48	
Price/SF: \$68.42	RBA: 5,846 SF	
Price/Unit: \$50,000	# of Units: 8	
Pro Forma Cap: -	Parcel No: 49-044-10-019	
Actual Cap Rate: -	GRM/GIM: -	
Comp ID: 1845857	Sale Conditions: -	
Research Status: Research Complete		
70	1535 York St	SOLD
Denver, CO 80206	Denver County	
Sale Date: 12/17/2009 (83 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$900,000 - Confirmed	Year Built/Age: Built 1972 Age: 37	
Price/SF: \$77.70	RBA: 11,583 SF	
Price/Unit: \$64,286	# of Units: 14	
Pro Forma Cap: -	Parcel No: 2355-30-030	
Actual Cap Rate: 7.81%	GRM/GIM: -	
Comp ID: 1847433	Sale Conditions: -	
Research Status: Research Complete		
71	1407 Ulysses St - Ulysses Apartments	SOLD
Golden, CO 80401	Jefferson County	
Sale Date: 12/17/2009 (168 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$810,000 - Confirmed	Year Built/Age: Built 1972 Age: 37	
Price/SF: \$105.47	RBA: 7,680 SF	
Price/Unit: \$67,500	# of Units: 12	
Pro Forma Cap: -	Parcel No: 30-353-14-001	
Actual Cap Rate: 8.78%	GRM/GIM: -	
Comp ID: 1842507	Sale Conditions: -	
Research Status: Research Complete		
72	810 20th St - 20th Street Village Condominiums	SOLD
Boulder, CO 80301	Boulder County	
Sale Date: 12/16/2009	Bldg Type: Apartment Units	
Sale Price: \$3,000,000 - Confirmed	Year Built/Age: Built 1972 Age: 37	
Price/SF: \$225.63	RBA: 13,296 SF	
Price/Unit: \$187,500	# of Units: 16	
Pro Forma Cap: -	Parcel No: 1463314-29-001, 1463314-29-002,	
Actual Cap Rate: 7.18%	1463314-29-003, 1463314-29-004 [Partial List]	
Comp ID: 1845248	GRM/GIM: -	
Research Status: Research Complete	Sale Conditions: -	







73	1117 Pennsylvania St - LaMont Apartments	SOLD
Denver, CO 80203	Denver County	
Sale Date: 12/10/2009 (367 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$1,300,000 - Confirmed	Year Built/Age: Built 1925 Age: 84	
Price/SF: \$140.37	RBA: 9,261 SF	
Price/Unit: \$92,857	# of Units: 14	
Pro Forma Cap: -	Parcel No: 5031-19-011	
Actual Cap Rate: 4.32%	GRM/GIM: -	
Comp ID: 1840092	Sale Conditions: -	
Research Status: Research Complete		
74	3301 Dahlia St	SOLD
Denver, CO 80207	Denver County	
Sale Date: 12/07/2009	Bldg Type: Apartment Units	
Sale Price: \$1,212,750 - Confirmed	Year Built/Age: Built 1955 Age: 54	
Price/SF: \$44.88	RBA: 27,024 SF	
Price/Unit: \$33,688	# of Units: 36	
Pro Forma Cap: -	Parcel No: 1302-14-003	
Actual Cap Rate: -	GRM/GIM: -	
Comp ID: 1842036	Sale Conditions: REO Sale	
Research Status: Research Complete		
75	4425 N Federal Blvd	SOLD
Denver, CO 80211	Denver County	
Sale Date: 12/04/2009 (31 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$565,000 - Confirmed	Year Built/Age: Built 1941 Age: 68	
Price/SF: \$70.85	RBA: 7,975 SF	
Price/Unit: \$40,357	# of Units: 14	
Pro Forma Cap: -	Parcel No: 2202-18-022	
Actual Cap Rate: -	GRM/GIM: -	
Comp ID: 1835497	Sale Conditions: -	
Research Status: Research Complete		
76	1920 Jones Rd	SOLD
Golden, CO 80401	Jefferson County	
Sale Date: 12/01/2009	Bldg Type: Apartment Units - Dormitory	
Sale Price: \$865,000 - Confirmed	Year Built/Age: Built 1974 Age: 35	
Price/SF: \$104.62	RBA: 8,268 SF	
Price/Unit: \$108,125	# of Units: 8	
Pro Forma Cap: -	Parcel No: 30-334-00-005	
Actual Cap Rate: -	GRM/GIM: -	
Comp ID: 1837638	Sale Conditions: -	
Research Status: Research Complete		
77	1836 9th Ave	SOLD
Longmont, CO 80501	Boulder County	
Sale Date: 12/01/2009 (831 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$257,500 - Confirmed	Year Built/Age: Built 1970 Age: 39	
Price/SF: \$71.51	RBA: 3,601 SF	
Price/Unit: \$42,917	# of Units: 6	
Pro Forma Cap: -	Parcel No: 1205333-35-008	
Actual Cap Rate: -	GRM/GIM: -	
Comp ID: 1842025	Sale Conditions: -	
Research Status: Research Complete		
78	10288 E 6th Ave - Aspen Leaf Apartments	SOLD
Aurora, CO 80010	Arapahoe County	
Sale Date: 11/25/2009 (194 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$360,000 - Confirmed	Year Built/Age: Built 1972 Age: 37	
Price/SF: \$49.15	RBA: 7,325 SF	
Price/Unit: \$30,000	# of Units: 12	
Pro Forma Cap: -	Parcel No: 1973-10-1-02-039	
Actual Cap Rate: -	GRM/GIM: -	
Comp ID: 1838174	Sale Conditions: Distress Sale, REO Sale	
Research Status: Research Complete		







79	1305 Estes St - Estes Village Apartments	SOLD
<p>Lakewood, CO 80215 Jefferson County</p> <p>Sale Date: 11/24/2009 Bldg Type: Apartment Units</p> <p>Sale Price: \$1,237,000 - Confirmed Year Built/Age: Built 1973 Age: 36</p> <p>Price/SF: \$69.35 RBA: 17,838 SF</p> <p>Price/Unit: \$45,815 # of Units: 27</p> <p>Pro Forma Cap: - Parcel No: 49-031-99-001</p> <p>Actual Cap Rate: - GRM/GIM: -</p> <p>Comp ID: 1835936 Sale Conditions: 1031 Exchange</p> <p>Research Status: Research Complete</p>		
		
80	1121 Ogden St - The Stardust Apartments	SOLD
<p>Denver, CO 80206 Denver County</p> <p>Sale Date: 11/20/2009 (136 days on mkt) Bldg Type: Apartment Units</p> <p>Sale Price: \$1,190,000 - Confirmed Year Built/Age: Built 1964 Age: 45</p> <p>Price/SF: \$96.28 RBA: 12,360 SF</p> <p>Price/Unit: \$70,000 # of Units: 17</p> <p>Pro Forma Cap: 8.64% Parcel No: 5022-30-013</p> <p>Actual Cap Rate: 7.68% GRM/GIM: 9.20/-</p> <p>Comp ID: 1830461 Sale Conditions: 1031 Exchange</p> <p>Research Status: Research Complete</p>		
		
81	Bulk Portfolio	SOLD
<p>2 Multi-Family buildings in Englewood, CO , having total size of 26,559 SF.</p> <p>Sale Date: 11/13/2009 (424 days on mkt) # Properties: 2</p> <p>Sale Price: \$1,850,000 - Confirmed Total Size: 26,559 SF</p> <p>Price/SF: \$69.66 Total Land Area: 0.71 AC</p> <p>Price/Unit: \$41,111.11 # of Units: -</p> <p>Pro Forma Cap: - Sale Conditions: Bulk/Portfolio Sale</p> <p>GRM/GIM: -</p> <p>Comp ID: 1830659</p> <p>Research Status: Research Complete</p>		
		
82	1300 Kingston St	SOLD
<p>Aurora, CO 80010 Arapahoe County</p> <p>Sale Date: 11/13/2009 Bldg Type: Apartment Units</p> <p>Sale Price: \$260,000 - Confirmed Year Built/Age: Built 1953 Age: 56</p> <p>Price/SF: \$69.30 RBA: 3,752 SF</p> <p>Price/Unit: \$52,000 # of Units: 5</p> <p>Pro Forma Cap: - Parcel No: 1973-02-2-15-009</p> <p>Actual Cap Rate: - GRM/GIM: -</p> <p>Comp ID: 1842034 Sale Conditions: -</p> <p>Research Status: Research Complete</p>		
		
83	2985 E Aurora Ave - Sterling University Peaks Apartments	SOLD
<p>Boulder, CO 80303 Boulder County</p> <p>Sale Date: 11/09/2009 Bldg Type: Apartment Units - Dormitory</p> <p>Sale Price: \$10,425,000 - Confirmed Year Built/Age: Built 1965 Renov 1998 Age: 44</p> <p>Price/SF: \$142.61 RBA: 73,104 SF</p> <p>Price/Unit: \$108,594 # of Units: 192</p> <p>Pro Forma Cap: - Parcel No: 1463323-00-006</p> <p>Actual Cap Rate: 6.50% GRM/GIM: -</p> <p>Comp ID: 1825749 Sale Conditions: -</p> <p>Research Status: Research Complete</p>		
		
84	1671 Cook St - Brookwood at South City park	SOLD
<p>Denver, CO 80206 Denver County</p> <p>Sale Date: 11/09/2009 (92 days on mkt) Bldg Type: Apartment Units</p> <p>Sale Price: \$1,200,000 - Confirmed Year Built/Age: Built 1960 Age: 49</p> <p>Price/SF: \$81.45 RBA: 14,733 SF</p> <p>Price/Unit: \$70,588 # of Units: 17</p> <p>Pro Forma Cap: 7.88% Parcel No: 2364-07-027</p> <p>Actual Cap Rate: 6.83% GRM/GIM: -</p> <p>Comp ID: 1822296 Sale Conditions: -</p> <p>Research Status: Research Complete</p>		
		

85	1321 Detroit St - Town Club Apartments	SOLD
Denver, CO 80206	Denver County	
Sale Date: 11/06/2009 (177 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$975,000 - Confirmed	Year Built/Age: Built 1965 Age: 44	
Price/SF: \$108.48	RBA: 8,988 SF	
Price/Unit: \$57,353	# of Units: 17	
Pro Forma Cap: 9.38%	Parcel No: 5012-16-016	
Actual Cap Rate: 8.10%	GRM/GIM: -	
Comp ID: 1822767	Sale Conditions: -	
Research Status: Research Complete		
86	6 Lincoln St - Lincoln Street Apartments	SOLD
Denver, CO 80203	Denver County	
Sale Date: 11/03/2009 (105 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$2,450,000 - Confirmed	Year Built/Age: Built 1964 Age: 45	
Price/SF: \$78.59	RBA: 31,175 SF	
Price/Unit: \$62,821	# of Units: 39	
Pro Forma Cap: -	Parcel No: 5104-07-017	
Actual Cap Rate: 7.96%	GRM/GIM: -	
Comp ID: 1819165	Sale Conditions: -	
Research Status: Research Complete		
87	1380 Macon St	SOLD
Aurora, CO 80010	Arapahoe County	
Sale Date: 11/03/2009 (239 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$395,000 - Confirmed	Year Built/Age: Built 1963 Age: 46	
Price/SF: \$36.69	RBA: 10,765 SF	
Price/Unit: \$23,235	# of Units: 17	
Pro Forma Cap: 15.34%	Parcel No: 1973-02-1-06-008	
Actual Cap Rate: 8.67%	GRM/GIM: -	
Comp ID: 1820504	Sale Conditions: Short Sale	
Research Status: Research Complete		
88	1303 Columbine St	SOLD
Denver, CO 80206	Denver County	
Sale Date: 10/29/2009 (316 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$1,015,000 - Confirmed	Year Built/Age: Built 1967 Age: 42	
Price/SF: \$108.06	RBA: 9,393 SF	
Price/Unit: \$59,706	# of Units: 17	
Pro Forma Cap: 8.67%	Parcel No: 5012-13-011	
Actual Cap Rate: 7.89%	GRM/GIM: -	
Comp ID: 1817857	Sale Conditions: Deferred Maintenance	
Research Status: Research Complete		
89	1517-1529 Clermont St	SOLD
Denver, CO 80220	Denver County	
Sale Date: 10/23/2009	Bldg Type: Apartment Units	
Sale Price: \$375,000 - Full Value	Year Built/Age: Built 1955 Age: 54	
Price/SF: \$97.05	RBA: 3,864 SF	
Price/Unit: \$53,571	# of Units: 7	
Pro Forma Cap: -	Parcel No: 1313-28-016	
Actual Cap Rate: -	GRM/GIM: -	
Comp ID: 1821062	Sale Conditions: 1031 Exchange	
Research Status: Research Complete		
90	1392 Jamaica St	SOLD
Aurora, CO 80010	Arapahoe County	
Sale Date: 10/23/2009	Bldg Type: Apartment Units	
Sale Price: \$330,000 - Confirmed	Year Built/Age: Built 1962 Age: 47	
Price/SF: \$44.66	RBA: 7,389 SF	
Price/Unit: \$55,000	# of Units: 6	
Pro Forma Cap: 12.30%	Parcel No: 1973-02-2-12-001	
Actual Cap Rate: 9.97%	GRM/GIM: -	
Comp ID: 1825258	Sale Conditions: -	
Research Status: Research Complete		

91	3137 Gilpin St	SOLD
Denver, CO 80205		Denver County
Sale Date: 10/20/2009 Sale Price: \$350,000 - Confirmed Price/SF: \$128.11 Price/Unit: \$58,333 Pro Forma Cap: - Actual Cap Rate: 7.66% Comp ID: 1816770 Research Status: Research Complete	Bldg Type: Apartment Units Year Built/Age: Built 1894 Age: 115 RBA: 2,732 SF # of Units: 6 Parcel No: 2265-04-023 GRM/GIM: - Sale Conditions: -	
92	1042 Logan St	SOLD
Denver, CO 80203		Denver County
Sale Date: 10/19/2009 (103 days on mkt) Sale Price: \$765,000 - Confirmed Price/SF: \$80.95 Price/Unit: \$63,750 Pro Forma Cap: 8.30% Actual Cap Rate: 6.00% Comp ID: 1811034 Research Status: Research Complete	Bldg Type: Apartment Units Year Built/Age: Built 1958 Age: 51 RBA: 9,450 SF # of Units: 12 Parcel No: - GRM/GIM: -9.90 Sale Conditions: -	
93	1160-1198 S Allison St	SOLD
Lakewood, CO 80232		Jefferson County
Sale Date: 10/15/2009 (135 days on mkt) Sale Price: \$1,250,000 - Confirmed Price/SF: \$63.59 Price/Unit: \$52,083 Pro Forma Cap: 7.89% Actual Cap Rate: 7.05% Comp ID: 1887550 Research Status: Research Complete	Bldg Type: Apartment Units Year Built/Age: Built 1962 Age: 47 RBA: 19,656 SF # of Units: 24 Parcel No: 49-232-00-007, 49-232-00-008, 49-232-00-009 GRM/GIM: - Sale Conditions: -	
94	8150 W 26th Ave - Jefferson Arms Apartments	SOLD
Lakewood, CO 80214		Jefferson County
Sale Date: 10/15/2009 (183 days on mkt) Sale Price: \$1,166,100 - Confirmed Price/SF: \$62.15 Price/Unit: \$61,374 Pro Forma Cap: 8.53% Actual Cap Rate: - Comp ID: 1887548 Research Status: Research Complete	Bldg Type: Apartment Units Year Built/Age: Built 1969 Age: 40 RBA: 18,763 SF # of Units: 19 Parcel No: - GRM/GIM: - Sale Conditions: -	
95	3481 Benton St	SOLD
Wheat Ridge, CO 80212		Jefferson County
Sale Date: 10/12/2009 (402 days on mkt) Sale Price: \$700,000 - Confirmed Price/SF: \$73.68 Price/Unit: \$70,000 Pro Forma Cap: - Actual Cap Rate: - Comp ID: 1800722 Research Status: Research Complete	Bldg Type: Apartment Units Year Built/Age: Built 1985 Age: 24 RBA: 9,500 SF # of Units: 10 Parcel No: 39-251-14-001, 39-251-14-002, 39-251-14-003, 39-251-14-004 [Partial List] GRM/GIM: - Sale Conditions: -	
96	Multi-Property: Capitol Hill Portfolio	SOLD
6 Multi-Family buildings in Denver, CO , having total size of 75,264 SF.		
Sale Date: 10/09/2009 Sale Price: \$5,858,000 - Confirmed Price/SF: \$77.83 Price/Unit: \$48,413.22 Pro Forma Cap: - Actual Cap Rate: 7.48% Comp ID: 1800730 Research Status: Research Complete	# Properties: 6 Total Size: 75,264 SF Total Land Area: 1.47 AC # of Units: - Sale Conditions: - GRM/GIM: -	

97	1721 Humboldt St - The Humboldt	SOLD
Denver, CO 80218	Denver County	
Sale Date: 10/09/2009 (79 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$1,307,500 - Confirmed	Year Built/Age: Built 1961 Age: 38	
Price/SF: \$107.27	RBA: 12,189 SF	
Price/Unit: \$65,375	# of Units: 20	
Pro Forma Cap: 7.40%	Parcel No: 2354-13-018	
Actual Cap Rate: 6.70%	GRM/GIM: -/8.60	
Comp ID: 1804530	Sale Conditions: -	
Research Status: Research Complete		
98	6915 W 24th Ave	SOLD
Edgewater, CO 80214	Jefferson County	
Sale Date: 10/09/2009 (130 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$715,000 - Confirmed	Year Built/Age: Built 1971 Age: 38	
Price/SF: \$78.32	RBA: 9,129 SF	
Price/Unit: \$65,000	# of Units: 11	
Pro Forma Cap: -	Parcel No: 39-351-14-019	
Actual Cap Rate: 6.78%	GRM/GIM: -	
Comp ID: 1804245	Sale Conditions: -	
Research Status: Research Complete		
99	353 Elati St	SOLD
Denver, CO 80223	Denver County	
Sale Date: 10/05/2009	Bldg Type: Apartment Units	
Sale Price: \$278,500 - Confirmed	Year Built/Age: Built 1885 Age: 124	
Price/SF: \$42.20	RBA: 6,600 SF	
Price/Unit: \$27,850	# of Units: 10	
Pro Forma Cap: -	Parcel No: 5102-22-028	
Actual Cap Rate: -	GRM/GIM: -	
Comp ID: 1799436	Sale Conditions: Deferred Maintenance	
Research Status: Research Complete		
100	9200 Elm Ct - Pine Gardens	SOLD
Federal Heights, CO 80260	Adams County	
Sale Date: 09/25/2009	Bldg Type: Apartment Units	
Sale Price: \$4,300,000 - Confirmed	Year Built/Age: Built 1972 Age: 37	
Price/SF: \$48.89	RBA: 87,945 SF	
Price/Unit: \$44,330	# of Units: 97	
Pro Forma Cap: -	Parcel No: 1719-20-1-03-001	
Actual Cap Rate: -	GRM/GIM: -	
Comp ID: 1795362	Sale Conditions: Auction Sale	
Research Status: Research Complete		
101	1820 S Grove St - The Grove Lanai	SOLD
Denver, CO 80219	Denver County	
Sale Date: 09/25/2009 (50 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$750,000 - Confirmed	Year Built/Age: Built 1961 Age: 48	
Price/SF: \$57.07	RBA: 13,141 SF	
Price/Unit: \$41,667	# of Units: 18	
Pro Forma Cap: -	Parcel No: 5203-06-069	
Actual Cap Rate: 9.26%	GRM/GIM: -	
Comp ID: 1791771	Sale Conditions: -	
Research Status: Research Complete		
102	3040 Madison Ave	SOLD
Boulder, CO 80303	Boulder County	
Sale Date: 09/15/2009 (411 days on mkt)	Bldg Type: Apartment Units	
Sale Price: \$595,000 - Full Value	Year Built/Age: Built 1962 Age: 47	
Price/SF: \$141.67	RBA: 4,200 SF	
Price/Unit: \$59,500	# of Units: 10	
Pro Forma Cap: -	Parcel No: 1463324-06-002	
Actual Cap Rate: 5.90%	GRM/GIM: 12.65/-	
Comp ID: 1785973	Sale Conditions: -	
Research Status: Research Complete		

103 1900 E 38th Ave		SOLD			
Denver, CO 80205		Denver County			
Sale Date: 09/15/2009 (69 days on mkt)	Bldg Type: Apartment Units				
Sale Price: \$375,000 - Confirmed	Year Built/Age: Built 1927 Renov 1995 Age: 82				
Price/SF: \$83.33	RBA: 4,500 SF				
Price/Unit: \$41,667	# of Units: 9				
Pro Forma Cap: -	Parcel No: 2234-10-015				
Actual Cap Rate: -	GRM/GIM: -				
Comp ID: 1781384	Sale Conditions: -				
Research Status: Research Complete					
Denver, CO 80224				Denver County	
Sale Date: 09/10/2009	Bldg Type: Apartment Units - Subsidized				
Sale Price: \$7,791,000 - Confirmed	Year Built/Age: Built 1979 Age: 30				
Price/SF: \$92.88	RBA: 83,879 SF				
Price/Unit: \$77,910	# of Units: 100				
Pro Forma Cap: -	Parcel No: 6174-00-179				
Actual Cap Rate: -	GRM/GIM: -				
Comp ID: 1779701	Sale Conditions: -				
Research Status: Research Complete					
Aurora, CO 80010		Adams County			
Sale Date: 09/02/2009	Bldg Type: Apartment Units				
Sale Price: \$267,000 - Full Value	Year Built/Age: -				
Price/SF: \$67.09	RBA: 3,980 SF				
Price/Unit: \$26,700	# of Units: 10				
Pro Forma Cap: -	Parcel No: 1823-34-3-25-009				
Actual Cap Rate: -	GRM/GIM: -				
Comp ID: 1777407	Sale Conditions: -				
Research Status: Research Complete					
Denver, CO 80246				Denver County	
Sale Date: 08/31/2009 (60 days on mkt)	Bldg Type: Apartment Units				
Sale Price: \$5,900,000 - Confirmed	Year Built/Age: Built 1974 Age: 35				
Price/SF: \$46.24	RBA: 127,582 SF				
Price/Unit: \$41,844	# of Units: 142				
Pro Forma Cap: -	Parcel No: 6183-01-009				
Actual Cap Rate: 8.22%	GRM/GIM: -				
Comp ID: 1766211	Sale Conditions: -				
Research Status: Research Complete					
Denver, CO 80204		Denver County			
Sale Date: 08/13/2009 (899 days on mkt)	Bldg Type: Apartment Units				
Sale Price: \$1,250,000 - Confirmed	Year Built/Age: Built 1902 Age: 107				
Price/SF: \$116.95	RBA: 10,688 SF				
Price/Unit: \$78,125	# of Units: 16				
Pro Forma Cap: -	Parcel No: 5038-18-017				
Actual Cap Rate: 8.40%	GRM/GIM: -				
Comp ID: 1756608	Sale Conditions: -				
Research Status: Research Complete					
Lakewood, CO 80214				Jefferson County	
Sale Date: 08/12/2009 (337 days on mkt)	Bldg Type: Apartment Units				
Sale Price: \$435,000 - Full Value	Year Built/Age: Built 1959 Age: 50				
Price/SF: \$78.80	RBA: 5,520 SF				
Price/Unit: \$54,375	# of Units: 8				
Pro Forma Cap: -	Parcel No: 39-364-04-019				
Actual Cap Rate: -	GRM/GIM: -				
Comp ID: 1761555	Sale Conditions: -				
Research Status: Research Complete					

109 5 Sherman St - The Shamrock Apartments		SOLD
Denver, CO 80203 Sale Date: 08/07/2009 Sale Price: \$790,000 - Confirmed Price/SF: \$74.40 Price/Unit: \$60,769 Pro Forma Cap: - Actual Cap Rate: 7.01% Comp ID: 1752364 Research Status: Research Complete	Denver County Bldg Type: Apartment Units Year Built/Age: Built 1962 Age: 47 RBA: 10,618 SF # of Units: 13 Parcel No: 5104-07-018 GRM/GIM: - Sale Conditions: -	
110 5510-5520 S Elati St - Elati Townhomes		SOLD
Littleton, CO 80120 Sale Date: 08/04/2009 Sale Price: \$955,000 - Confirmed Price/SF: \$81.97 Price/Unit: \$68,214 Pro Forma Cap: - Actual Cap Rate: 8.41% Comp ID: 1753976 Research Status: Research Complete	Arapahoe County Bldg Type: Apartment Units Year Built/Age: Built 1963 Age: 46 RBA: 11,650 SF # of Units: 14 Parcel No: 2077-15-3-03-001, 2077-15-3-03-002 GRM/GIM: - Sale Conditions: -	
111 4932 W 29th Ave		SOLD
Denver, CO 80212 Sale Date: 08/04/2009 Sale Price: \$155,000 - Full Value Price/SF: \$52.72 Price/Unit: \$22,143 Pro Forma Cap: - Actual Cap Rate: - Comp ID: 1762719 Research Status: Public Record	Denver County Bldg Type: Apartment Units Year Built/Age: Built 1922 Age: 87 RBA: 2,940 SF # of Units: 7 Parcel No: 2303-21-002 GRM/GIM: - Sale Conditions: -	
112 3435 Zuni St		SOLD
Denver, CO 80211 Sale Date: 08/03/2009 Sale Price: \$587,500 - Mini Price/SF: \$169.02 Price/Unit: \$97,917 Pro Forma Cap: - Actual Cap Rate: - Comp ID: 1757938 Research Status: Research Complete	Denver County Bldg Type: Apartment Units Year Built/Age: Built 1954 Age: 55 RBA: 3,476 SF # of Units: 6 Parcel No: 2291-24-031 GRM/GIM: - Sale Conditions: -	
113 220 S Teller St		SOLD
Lakewood, CO 80226 Sale Date: 07/30/2009 Sale Price: \$423,000 - Mini Price/SF: \$52.26 Price/Unit: \$52,875 Pro Forma Cap: - Actual Cap Rate: - Comp ID: 1759175 Research Status: Research Complete	Jefferson County Bldg Type: Apartment Units Year Built/Age: Built 1961 Age: 48 RBA: 8,094 SF # of Units: 8 Parcel No: 49-114-15-031 GRM/GIM: - Sale Conditions: -	
114 8000 E Girard Ave - Remington Place Apartments		SOLD
Denver, CO 80231 Sale Date: 07/28/2009 (365 days on mkt) Sale Price: \$8,444,900 - Confirmed Price/SF: \$86.35 Price/Unit: \$70,966 Pro Forma Cap: 6.50% Actual Cap Rate: 5.52% Comp ID: 1752162 Research Status: Research Complete	Denver County Bldg Type: Apartment Units Year Built/Age: Built 1970 Age: 39 RBA: 97,797 SF # of Units: 119 Parcel No: 6333-00-014 GRM/GIM: - Sale Conditions: 1031 Exchange	

115 231 Logan St**SOLD**

Denver, CO 80203

Denver County



Sale Date: **07/16/2009**
 Sale Price: **\$675,000 - Confirmed**
 Price/SF: **\$153.41**
 Price/Unit: **\$61,364**
 Pro Forma Cap: -
 Actual Cap Rate: -
 Comp ID: **1745129**
 Research Status: **Research Complete**

Bldg Type: **Apartment Units**
 Year Built/Age: **Built 1955 Age: 54**
 RBA: **4,400 SF**
 # of Units: **11**
 Parcel No: **5101-16-016**
 GRM/GIM: -
 Sale Conditions: -

116 1255 Emerson St - Villa Espana Apartments**SOLD**

Denver, CO 80218

Denver County



Sale Date: **07/16/2009**
 Sale Price: **\$570,000 - Confirmed**
 Price/SF: **\$91.40**
 Price/Unit: **\$71,250**
 Pro Forma Cap: -
 Actual Cap Rate: **5.60%**
 Comp ID: **1761510**
 Research Status: **Research Complete**

Bldg Type: **Apartment Units**
 Year Built/Age: **Built 1907 Age: 102**
 RBA: **6,236 SF**
 # of Units: **8**
 Parcel No: **5022-26-032**
 GRM/GIM: -
 Sale Conditions: -

117 1419 Downing St - The Empress Apartments**SOLD**

Denver, CO 80218

Denver County



Sale Date: **07/14/2009**
 Sale Price: **\$1,175,000 - Confirmed**
 Price/SF: **\$111.02**
 Price/Unit: **\$65,278**
 Pro Forma Cap: **5.61%**
 Actual Cap Rate: -
 Comp ID: **1853385**
 Research Status: **Research Complete**

Bldg Type: **Apartment Units**
 Year Built/Age: **Built 1961 Age: 48**
 RBA: **10,584 SF**
 # of Units: **18**
 Parcel No: **5022-05-019**
 GRM/GIM: -
 Sale Conditions: -

118 1415 Pearl St - The Phoenix Apartments**SOLD**

Denver, CO 80203

Denver County



Sale Date: **07/10/2009 (232 days on mkt)**
 Sale Price: **\$750,000 - Confirmed**
 Price/SF: **\$105.10**
 Price/Unit: **\$62,500**
 Pro Forma Cap: -
 Actual Cap Rate: **7.76%**
 Comp ID: **1743062**
 Research Status: **Research Complete**

Bldg Type: **Apartment Units**
 Year Built/Age: **Built 1962 Age: 47**
 RBA: **7,136 SF**
 # of Units: **12**
 Parcel No: **5031-03-009**
 GRM/GIM: -
 Sale Conditions: **Deferred Maintenance**

119 1423 Clayton St - Columbine Apartments**SOLD**

Denver, CO 80206

Denver County



Sale Date: **07/08/2009 (166 days on mkt)**
 Sale Price: **\$887,500 - Confirmed**
 Price/SF: **\$98.51**
 Price/Unit: **\$52,206**
 Pro Forma Cap: -
 Actual Cap Rate: **7.08%**
 Comp ID: **1737237**
 Research Status: **Research Complete**

Bldg Type: **Apartment Units**
 Year Built/Age: **Built 1966 Age: 43**
 RBA: **9,009 SF**
 # of Units: **17**
 Parcel No: **5012-06-018**
 GRM/GIM: -
 Sale Conditions: **Deferred Maintenance**

120 1645 Chester St**SOLD**







Aurora, CO 80010







Adams County



Sale Date: **07/08/2009**
 Sale Price: **\$138,000 - Confirmed**
 Price/SF: **\$36.32**
 Price/Unit: **\$23,000**
 Pro Forma Cap: -
 Actual Cap Rate: -
 Comp ID: **1740547**
 Research Status: **Research Complete**

Bldg Type: **Apartment Units**
 Year Built/Age: **Built 1958 Age: 51**
 RBA: **3,800 SF**
 # of Units: **6**
 Parcel No: **1823-34-3-19-017**
 GRM/GIM: -
 Sale Conditions: **REO Sale**

121	136 Washington St	SOLD
<p>Denver, CO 80203 Denver County</p> <p>Sale Date: 07/03/2009 Bldg Type: Apartment Units Sale Price: \$1,095,000 - Confirmed Year Built/Age: Built 1967 Age: 42 Price/SF: \$115.00 RBA: 9,522 SF Price/Unit: \$64,412 # of Units: 17 Pro Forma Cap: - Parcel No: 5101-27-024 Actual Cap Rate: 7.20% GRM/GIM: - Comp ID: 1740193 Sale Conditions: 1031 Exchange Research Status: Research Complete</p> 		
122	9980 Montview Blvd	SOLD
<p>Aurora, CO 80010 Adams County</p> <p>Sale Date: 06/30/2009 (241 days on mkt) Bldg Type: Apartment Units Sale Price: \$302,000 - Confirmed Year Built/Age: Built 1954 Renov 2010 Age: 55 Price/SF: \$46.43 RBA: 6,504 SF Price/Unit: \$30,200 # of Units: 10 Pro Forma Cap: 16.85% Parcel No: 1823-34-4-06-021 Actual Cap Rate: - GRM/GIM: - Comp ID: 1736751 Sale Conditions: Deferred Maintenance, High Vacancy Property Research Status: Research Complete</p> 		
123	1563 Washington St - Morris Apartments	SOLD
<p>Denver, CO 80203 Denver County</p> <p>Sale Date: 06/29/2009 (111 days on mkt) Bldg Type: Apartment Units Sale Price: \$1,412,500 - Confirmed Year Built/Age: Built 1938 Age: 71 Price/SF: \$107.10 RBA: 13,188 SF Price/Unit: \$56,500 # of Units: 25 Pro Forma Cap: - Parcel No: 2349-24-029 Actual Cap Rate: 7.16% GRM/GIM: - Comp ID: 1730639 Sale Conditions: - Research Status: Research Complete</p> 		
124	30 S Pearl St	SOLD
<p>Denver, CO 80209 Denver County</p> <p>Sale Date: 06/26/2009 (56 days on mkt) Bldg Type: Apartment Units Sale Price: \$2,227,500 - Confirmed Year Built/Age: Built 1969 Age: 40 Price/SF: \$116.23 RBA: 19,164 SF Price/Unit: \$63,643 # of Units: 35 Pro Forma Cap: - Parcel No: 5104-15-035 Actual Cap Rate: 5.76% GRM/GIM: - Comp ID: 1730691 Sale Conditions: - Research Status: Research Complete</p> 		
125	900-926 W 10th Ave - La Alma	SOLD
<p>Denver, CO 80204 Denver County</p> <p>Sale Date: 06/26/2009 (182 days on mkt) Bldg Type: Apartment Units Sale Price: \$950,000 - Confirmed Year Built/Age: Built 1924 Age: 85 Price/SF: \$53.41 RBA: 17,786 SF Price/Unit: \$59,375 # of Units: 16 Pro Forma Cap: 11.15% Parcel No: - Actual Cap Rate: 8.14% GRM/GIM: - Comp ID: 1887547 Sale Conditions: Distress Sale Research Status: Research Complete</p> 		
126	1969-1995 S Decatur St - Cherry Tree Apartments	SOLD
<p>Denver, CO 80219 Denver County</p> <p>Sale Date: 06/19/2009 (87 days on mkt) Bldg Type: Apartment Units Sale Price: \$2,630,000 - Confirmed Year Built/Age: Built 1981 Renov 1987 Age: 28 Price/SF: \$70.01 RBA: 37,568 SF Price/Unit: \$53,673 # of Units: 49 Pro Forma Cap: - Parcel No: 5291-04-035 Actual Cap Rate: 8.45% GRM/GIM: - Comp ID: 1730747 Sale Conditions: Deferred Maintenance Research Status: Research Complete</p> 		

127	8147 S Brook Forest Rd			SOLD
Evergreen, CO 80439		Jefferson County		
Sale Date:	06/18/2009	Bldg Type:	Multi-Family	
Sale Price:	\$168,000 - Confirmed	Year Built/Age:	Built 1924 Age: 85	
Price/SF:	\$58.33	RBA:	2,880 SF	
Price/Unit:	\$28,000	# of Units:	6	
Pro Forma Cap:	-	Parcel No:	51-303-00-004	
Actual Cap Rate:	18.00%	GRM/GIM:	-	
Comp ID:	1740552	Sale Conditions:	Deferred Maintenance	
Research Status:	Research Complete			
128	1590-1600 Clinton St - Clinton Manor			SOLD
Aurora, CO 80010		Adams County		
Sale Date:	06/12/2009	Bldg Type:	Apartment Units	
Sale Price:	\$395,000 - Full Value	Year Built/Age:	Built 1970 Age: 39	
Price/SF:	\$24.59	RBA:	16,065 SF	
Price/Unit:	\$21,944	# of Units:	18	
Pro Forma Cap:	-	Parcel No:	1823-34-3-30-001	
Actual Cap Rate:	-	GRM/GIM:	-	
Comp ID:	1728288	Sale Conditions:	-	
Research Status:	Research Complete			
129	1820-1832 W Mississippi Ave			SOLD
Denver, CO 80223		Denver County		
Sale Date:	06/11/2009	Bldg Type:	Apartment Units	
Sale Price:	\$180,000 - Full Value	Year Built/Age:	Built 1953 Age: 56	
Price/SF:	\$38.35	RBA:	4,693 SF	
Price/Unit:	\$25,714	# of Units:	7	
Pro Forma Cap:	-	Parcel No:	5212-03-010	
Actual Cap Rate:	-	GRM/GIM:	-	
Comp ID:	1723399	Sale Conditions:	-	
Research Status:	Research Complete			
130	3130 W Louisiana Ave - Brentwood Tower			SOLD
Denver, CO 80219		Denver County		
Sale Date:	06/10/2009 (151 days on mkt)	Bldg Type:	Apartment Units	
Sale Price:	\$5,350,000 - Confirmed	Year Built/Age:	Built 1963 Renov 2001 Age: 46	
Price/SF:	\$62.94	RBA:	85,000 SF	
Price/Unit:	\$53,500	# of Units:	100	
Pro Forma Cap:	-	Parcel No:	5202-07-011	
Actual Cap Rate:	8.70%	GRM/GIM:	6.66/-	
Comp ID:	1722542	Sale Conditions:	-	
Research Status:	Research Complete			
131	1536 Williams St - Park West Condominiums			SOLD
Denver, CO 80218		Denver County		
Sale Date:	06/10/2009 (271 days on mkt)	Bldg Type:	Apartment Units	
Sale Price:	\$1,069,000 - Confirmed	Year Built/Age:	Built 1964 Age: 45	
Price/SF:	\$122.66	RBA:	8,715 SF	
Price/Unit:	\$89,083	# of Units:	12	
Pro Forma Cap:	-	Parcel No:	2355-34-037, 2355-34-038, 2355-34-039, 2355-34-041, 2355-34-042 [Partial List]	
Actual Cap Rate:	7.53%	GRM/GIM:	-	
Comp ID:	1725572	Sale Conditions:	1031 Exchange	
Research Status:	Research Complete			
132	671 S Main St			SOLD
Brighton, CO 80601		Adams County		
Sale Date:	06/09/2009 (418 days on mkt)	Bldg Type:	Manufactured Housing/Mobile Home Park	
Sale Price:	\$600,000 - Confirmed	Year Built/Age:	-	
Price/SF:	\$32.73	RBA:	18,330 SF	
Price/Unit:	\$21,429	# of Units:	28	
Pro Forma Cap:	10.00%	Parcel No:	1569-07-3-00-013, 1569-07-3-00-014	
Actual Cap Rate:	12.50%	GRM/GIM:	-	
Comp ID:	1727527	Sale Conditions:	-	
Research Status:	Research Complete			

133 8073-8123 W 51st PI**SOLD**

Arvada, CO 80003

Jefferson County



Sale Date: 06/08/2009	Bldg Type: Apartment Units
Sale Price: \$1,015,000 - Confirmed	Year Built/Age: Built 2006 Age: 3
Price/SF: \$97.64	RBA: 10,395 SF
Price/Unit: \$145,000	# of Units: 7
Pro Forma Cap: -	Parcel No: 39-143-01-047, 39-143-01-055, 39-143-01-060,
Actual Cap Rate: -	39-143-01-066 [Partial List]
Comp ID: 1726381	GRM/GIM: -
Research Status: Research Complete	Sale Conditions: High Vacancy Property, REO Sale

134 14195 Montview Blvd-Sandcreek Apartments**SOLD**

Aurora, CO 80011

Adams County



Sale Date: 06/02/2009	Bldg Type: Multi-Family
Sale Price: \$2,580,000 - Confirmed	Year Built/Age: Built 1982 Age: 27
Price/SF: \$21.46	RBA: 120,213 SF
Price/Unit: \$20,476	# of Units: 126
Pro Forma Cap: -	Parcel No: -
Actual Cap Rate: -	GRM/GIM: -
Comp ID: 1717873	Sale Conditions: High Vacancy Property
Research Status: Research Complete	

135 2412 S York St - South York St. Apartments**SOLD**

Denver, CO 80210

Denver County



Sale Date: 06/01/2009 (285 days on mkt)	Bldg Type: Apartment Units
Sale Price: \$800,000 - Confirmed	Year Built/Age: Built 1959 Age: 50
Price/SF: \$133.44	RBA: 5,995 SF
Price/Unit: \$72,727	# of Units: 11
Pro Forma Cap: -	Parcel No: 5266-12-002
Actual Cap Rate: 5.47%	GRM/GIM: -
Comp ID: 1719583	Sale Conditions: -
Research Status: Research Complete	

136 1936 W 32nd Ave**SOLD**

Denver, CO 80211

Denver County



Sale Date: 06/01/2009	Bldg Type: Apartment Units
Sale Price: \$740,000 - Confirmed	Year Built/Age: Built 1937 Age: 72
Price/SF: \$84.11	RBA: 8,798 SF
Price/Unit: \$92,500	# of Units: 8
Pro Forma Cap: 7.88%	Parcel No: 2283-02-023
Actual Cap Rate: 7.01%	GRM/GIM: -
Comp ID: 1718993	Sale Conditions: -
Research Status: Research Complete	

137 7005 W 16th PI**SOLD**

Lakewood, CO 80214

Jefferson County



Sale Date: 06/01/2009 (87 days on mkt)	Bldg Type: Apartment Units
Sale Price: \$678,000 - Confirmed	Year Built/Age: Built 1952 Age: 57
Price/SF: \$91.72	RBA: 7,392 SF
Price/Unit: \$56,500	# of Units: 12
Pro Forma Cap: 7.91%	Parcel No: 05-044-09-000
Actual Cap Rate: 7.71%	GRM/GIM: -
Comp ID: 1712092	Sale Conditions: REO Sale
Research Status: Research Complete	