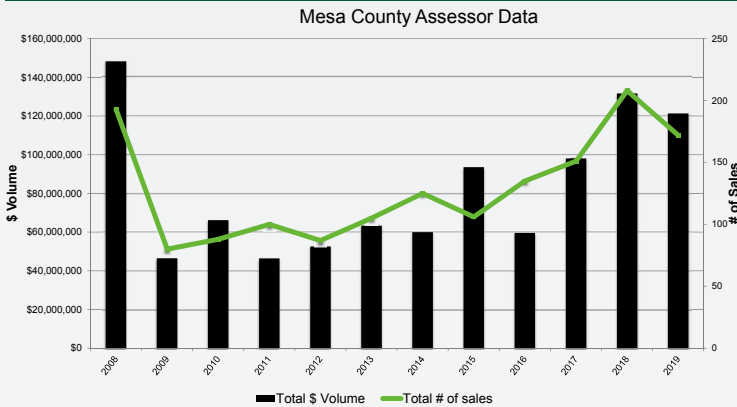
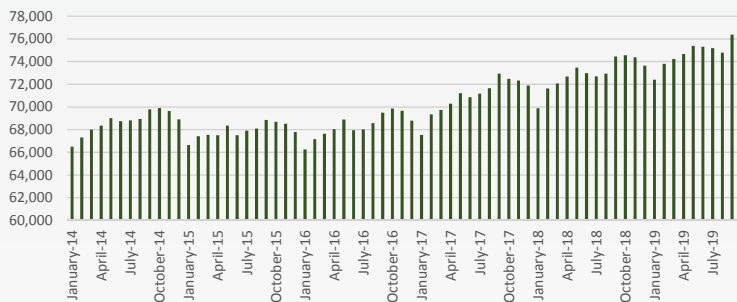


MESA COUNTY YTD COMMERCIAL SALES — MESA COUNTY ASSESSOR DATA



MESA COUNTY EMPLOYMENT: 5-YEAR LOOKBACK



source: Colorado Mesa Economic Report - Dr. Nathan Perry

IN FOCUS: TRAFFIC CAPACITY PAYMENT (TCP) FEE INCREASE



City Council Approved (TCP) Fee Increase

Development Fee Increases (Over 4 Year Period)

- 1,000 sqft of general shopping will rise from \$4,189 to \$7,227
- 1,000 sqft of general office space will rise from \$3,141 to \$5,799
- 1,000 sqft of general industrial space will increase from \$1,864 to \$2,025
- 1,650 - 2,300 sqft Residential unit will increase from \$2,554 to \$5,377

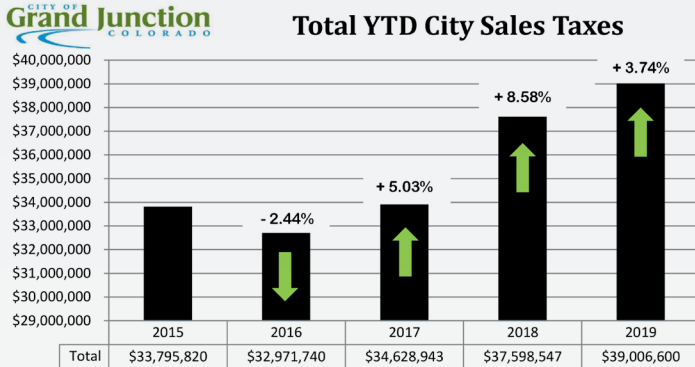
- Final fee increase was 75% of proposed increase
- All fees paid at time of building permit
- Impact fees have not been raised since 2008
- Fees paid will fund road projects and road improvements throughout the valley



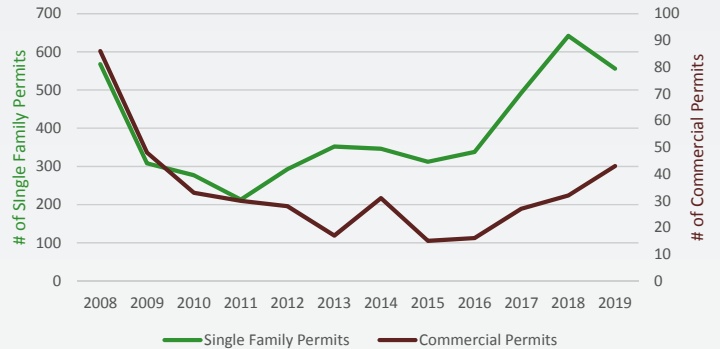
2019 3RD QUARTER NOTABLE SALES

RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Freddy's Frozen Custard Investment	0.9	737 HORIZON	\$2,490,000	7/3/19	LARGE RETAIL	3,378	\$737.12
Harbert Lumber	2.4	240 NORTH AVE	\$1,100,000	8/19/19	MEDIUM RETAIL	13,921	\$79.02
Old Adams Vacuum	0.2	457 COLORADO AVE	\$535,000	8/14/19	MEDIUM RETAIL	5,750	\$93.04
Downtown Retail Center	0.3	634 MAIN ST	\$850,000	7/1/19	NBRHD SHOP CTR	19,963	\$42.58
Redlands Shopping Center	1.4	417 MONUMENT	\$2,370,000	7/9/19	NBRHD SHOP CTR	16,517	\$143.49
OFFICE							
Intellitec College	2.2	770 & 772 HORIZON DR	\$2,800,000	8/20/19	LG OFFICES	30,616	\$91.46
1st & Patterson Office Complex	2.8	120 W PARK DR	\$10,100,000	9/30/19	EX LG OFFICE	45,264	\$223.14
INDUSTRIAL							
Warehouse Investment	2	2253 & 2257 COLEX DR	\$1,065,000	8/15/19	LG SHOP/OFFICE	9,375	\$113.60
GE Oil and Gas	1	710 ARROWREST RD	\$1,100,000	9/20/19	LG SHOP/OFFICE	18,068	\$60.88
Dodd Diesel Inc	5	767 VALLEY CT	\$1,250,000	8/9/19	EX LG SHOP/OFF	25,924	\$48.22
LAND						\$/Acre	\$/Sqft
Brady Trucking	10.6	347 27 1/2 RD	\$1,200,000	9/12/19	N/A	\$113,208	\$2.60
MULTIFAMILY						Units	\$/Unit
14 Unit Student Housing Complex	0.2	1043 NORTH AVE	\$1,075,000	9/20/19	MULTI 9+	14	\$76,785.71
9 Units	0.1	494 CORONADO WAY	\$770,000	7/23/19	MULTI 9+	9	\$85,555.56

3RD QUARTER TOTAL YTD CITY SALES TAXES



1ST, 2ND & 3RD QUARTER BUILDING PERMITS



IN FOCUS: MEASURE 4A

2019 BOND

\$189 MILLION TOTAL NEEDED

\$4.5M saved on 2017 bond projects

\$5M saved from new roof no longer needed at GJHS

WHAT WILL IT COST YOU?

\$2.22 PER MONTH PER \$100,000 OF RESIDENTIAL PROPERTY VALUE

OR

\$8.10 PER MONTH PER \$100,000 OF COMMERCIAL PROPERTY VALUE

\$124 MILLION

GRAND JUNCTION HIGH SCHOOL

- Fully replace with new single building
- Single point of entry/exit
- Build on structurally sound foundation

\$12 MILLION

PALISADE HIGH SCHOOL

- Build and connect 10 multi disciplinary classrooms to meet the needs of rapid population growth
- Eliminate 10 non-secure points of entry

\$32 MILLION

CENTRAL HIGH SCHOOL

- Build new roof to connect all academic buildings
- Eliminate 16 non-secure points of entry
- Construct security vestibule at entrance/exit
- Abate remaining asbestos from campus
- Expand and modernize STEM and Vocational program to prepare kids for the jobs of the 21st Century
- Bring the school to full ADA compliance
- Expand cafeteria and build additional classrooms to meet the needs of growing population

\$21 MILLION

FRUITA MONUMENT HIGH SCHOOL

- Build and connect 18 additional classrooms to meet the needs of massive population growth
- This will allow Fruita to normalize grades at middle and high schools (revert FMHS to grades 9-12 and feeder middle schools to grades 6-8)
- Eliminate 27 non-secure points of entry
- Expand and modernize classrooms to expand Agriculture program

OUR TEAM



SID SQUIRRELL Commercial Broker | **SAM SUPLIZIO** Commercial Broker | **BRIAN BRAY** Commercial Broker | **NANCY WATKINS** Commercial Broker | **THERESA ENGBRECHT** Commercial Broker | **KYLE SERRANO** Business Broker | **BECCA POSNER** Commercial Broker | **BRYAN WIMAN** Business Broker | **MAX TAYLOR** Commercial Broker | **CHRIS THOMPSON** Property Manager