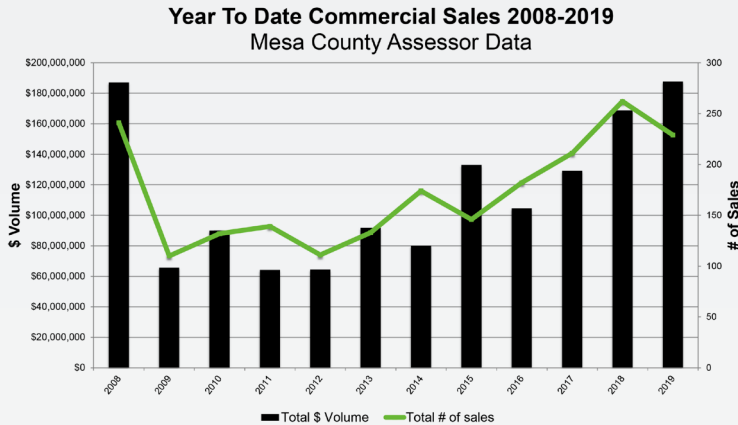


MESA COUNTY YEARLY COMMERCIAL SALES — MESA COUNTY ASSESSOR DATA



IN FOCUS: MULTI-FAMILY INCREASE

CITY OF Grand Junction COLORADO The city approved 3 new large multi-family projects; construction on 1 is almost complete.

MULTI-FAMILY

PLANNING CLEARANCES INCREASED FROM

13 IN 2018 **TO** **343** IN 2019



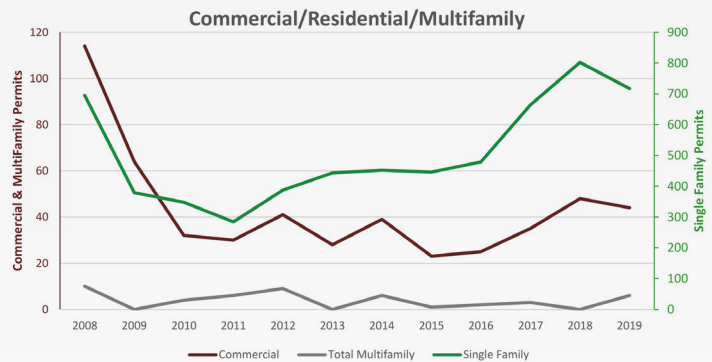
4Q COST OF LIVING INDEX

	Grand Junction	Denver	Boulder	Fort Collins
Overall	99.1	112.8	187	129
Housing	98.5	138.5	381	202
Health Care	106.4	104.2	96	93
Grocery	107.5	98	95.5	95.5
Misc	97	108.5	108	100
Transportation	107.6	104	110	100
Utilities	83.9	80.8	93	100

Source: Grand Junction Economic Partnership

Benchmark is U.S. Average at 100

BUILDING PERMITS



2019 4TH QUARTER NOTABLE SALES

RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT
Payless Shoe Store	0.4	2883 NORTH AVE	\$535,000	10/11/19	MEDIUM RETAIL	3,053	\$175.24
Bookcliff Gardens	7.7	2590 & 2592 G 1/2 RD & 755 26 RD	\$1,400,000	10/18/19	CONVERTED RESI	1,478	\$947.23
Popeye's Investment	0.6	3223 I 70 BUSINESS LOOP	\$2,199,500	11/4/19	INVESTMENT	3,374	\$651.90
OFFICE							
St Mary's Lung & Sleep Center	1.0	1050 WELLINGTON AVE	\$2,175,000	11/18/19	MEDICAL OFFICE	9,501	\$228.92
INDUSTRIAL							
Basic Energy Services	12.5	787 VALLEY CT	\$2,200,000	10/25/19	LG SHOP/OFFICE	33,781	\$65.13
LAND							
Industrial Land	20.2	746 23 1/2 RD	\$1,335,000	10/21/19	VACANT LAND	\$66,089	\$1.52
I-70 B & 30 Rd Land	16.5	N/A	\$700,000	12/20/19	VACANT LAND	\$42,424	\$0.97
MULTIFAMILY							
Country Village MHV	9.5	825 E OTTLEY AVE	\$978,600	10/1/19	TRAILER PARK	68	\$14,391.18
Midtown Apartments	1.2	1030 TELLER AVE	\$6,050,000	10/7/19	MULTI-9 & UP B	57	\$106,140.35
Capella of Grand Junction	2.4	628 26 1/2 RD	\$20,999,800	11/7/19	RETIRE/NURSING	78	\$269,228.21
Clifton Townhouses	5.1	3222 D 1/2 RD	\$6,700,000	12/20/19	MULTI-9 & UP B	51	\$131,372.55
West Lake MHV	6.3	830 INDEPENDENT AVE	\$2,050,000	12/31/19	TRAILER PARK	55	\$37,272.73

IN FOCUS: 2019 IN REVIEW



LAS COLONIAS Infrastructure for the business park completed. 58-acre Dos Rios mixed-use property in planning.



734 MAIN ST

- New tech-focused building
- Four stories
- 18,000 ft²



Dillard's
The Style of Your Life.

DILLARD'S

- 100,000 ft²
- Two stories



TIMBERLINE BANK

- 36,000 ft²
- Pad site for additional development projects



D51 PROJECTS



Orchard Mesa Middle School
\$40 MILLION

Monument Ridge Elementary, Fruita



\$25 MILLION
completion in August 2020



Fruita Monument High School Remodel
\$10 MILLION

Central High School Health Center & remodels



\$4.5 MILLION
clinic opening in March 2020

OUR TEAM



SID SQUIRRELL
Commercial Broker



SAM SUPLIZIO
Commercial Broker



BRIAN BRAY
Commercial Broker



NANCY WATKINS
Commercial Broker



THERESA ENGLBRECHT
Commercial Broker



KYLE SERRANO
Business Broker



BECCA POSNER
Commercial Broker



MAX TAYLOR
Commercial Broker



CHRIS THOMPSON
Property Manager



KEVIN BRAY
Development