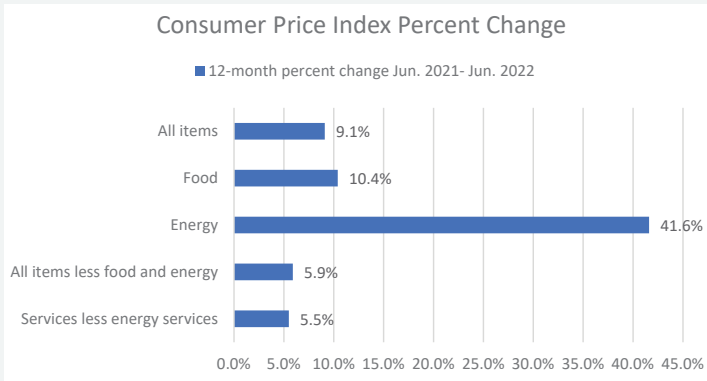


IN FOCUS: CPI INFLATION



MESA COUNTY Q2 COMMERCIAL SALES – MESA COUNTY ASSESSOR DATA



- The all-items index increased 9.1% for the 12 months ending June, the largest 12-month increase since the period ending November 1981.



- All items less food and energy index rose 5.9% over the last 12 months.



- The energy index rose 41.6% over the last year, the largest 12-month increase since the period ending April 1980.



- The food index increased 10.4% for the 12-months ending June, the largest 12-month increase since the period ending February 1981.

2022 2nd QUARTER NOTABLE SALES

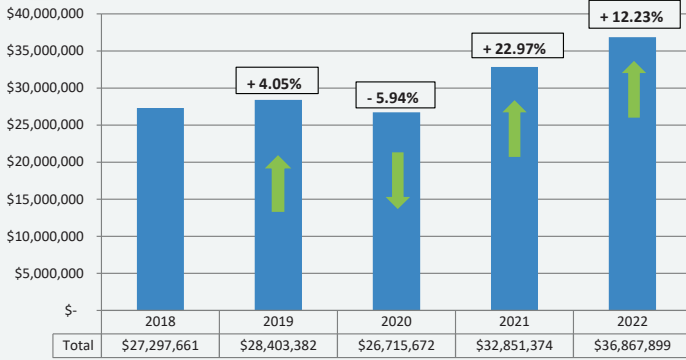
RETAIL	ACRES	ADDRESS	PRICE	DATE	DESCRIPTION	SQFT	\$/SQFT	
1st & North Terraces	1.5	1119 N. 1st St.	\$2,000,000	4/1/22	Community Shp Ctr	20,500	\$97.56	
Textbook Brokers & Canyon Convenience Store	0.3	1134 & 1144 N. 12th St.	\$850,000	4/22/22	Convenience Store	4,286	\$198.32	
Mesa Inn	2.1	704 Horizon Dr.	\$5,000,000	5/24/22	Motel	34,420	\$145.26	
OFFICE								
IntelliTec Salon	1.0	2464 Patterson Rd.	\$1,475,000	4/28/22	School	6,750	\$218.52	
Horizon Park Plaza	2.7	743 Horizon Ct.	\$6,336,100	5/5/22	EX LG Office	68,131	\$93.00	
Skyline Office Building	1.5	751 Horizon Ct.	\$3,103,300	5/11/22	EX LG Office	33,118	\$93.70	
Grand Junction Treatment Center	0.8	1001 Wellington Ave.	\$1,000,000	6/1/22	Medical Office	4,888	\$204.58	
INDUSTRIAL								
Pine Country Truck & Trailer	14.7	2520 & 2522 Hwy. 6 & 50	\$9,000,000	4/1/22	EX LG Shop/Office	77,445	\$116.21	
Western Paper Distributors	1.2	333 South Ave.	\$2,025,000	4/27/22	EX LG Warehouse	33,602	\$60.26	
NE Warehouse	2.5	719 Arrowst Ct.	\$1,310,000	6/16/22	LG Shop/Office	11,612	\$112.81	
Grand Events & Party Rentals	3.1	2801 Grand Ave.	\$920,000	6/30/22	LG Shop/Office	13,308	\$69.13	
LAND							\$/ACRE	\$/SQFT
Clifton Community Campus	26.0	3270 D 1/2 Rd.	\$800,000	4/7/22	N/A		\$30,769	\$0.71
Downtown Vacant Land	0.8	216 N. Spruce St., 112 W. Rood Ave. & 213 N. 1st St.	\$900,000	4/21/22	N/A		\$1,125,000	\$25.83
MULTI-FAMILY							UNITS	\$/UNIT
Courtyard Apartments	1.4	2910 Bunting Ave.	\$2,802,200	5/4/22	Multi-9 & Up B	27		\$103,785
Lincoln Apartments	0.4	1303 N. 15th St..	\$1,122,700	5/5/22	Multi-9 & Up B	9		\$124,744

= Indicates Bray Commercial involved sale

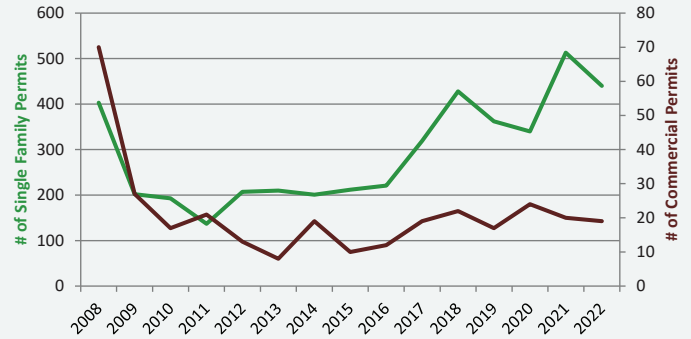
Sources: GJARA MLS, City of Grand Junction, Mesa County Building Department, Mesa County Assessor's Office, Dos Rios Development, Live Crawford Row, The Business Times, US BLS, and Bray Commercial.

The information in this report is gathered from multiple sources considered to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

Q2 CITY SALES TAX



MESA COUNTY Q2 BUILDING PERMITS



IN FOCUS: DOS RIOS DEVELOPMENT

DOS RIOS

Currently building Crawford Row - 61 Townhomes at Dos Rios

At full build-out will include:

- Over 100,000 sf of retail space
- Over 200-300 high and medium density residential units
- Multi-use sports and music events center
- 60-100 room hotel
- Light industrial, office, and commercial spaces
- Basecamp gathering hall

HEART OF IT ALL



OUR TEAM



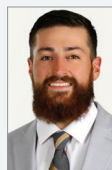
SID SQUIRRELL
Commercial Broker



BRIAN BRAY
Commercial Broker



THERESA ENLBRECHT
Commercial Broker



KYLE SERRANO
Business Broker



MAX TAYLOR
Commercial Broker



CORY CARLSON
Commercial Broker



KATIE DAVIS
Commercial Broker



LORI LONG
Commercial Broker



JAMI MCLENNAN
Commercial Property Manager



KEVIN BRAY
Development



DARAH GALVIN
Research & Development