

Q4 2021 to Q1 2022



Vacancy Rate

5.4% to 5.5%



Absorption Rate

4.9MM to 335,266 (SF)



Market Rent Per SF

\$10.84 to \$11.13



Market Cap Rate

5.87% to 5.87%



Construction starts from

2.74MM to 584,301 (SF)



Sales Volume from

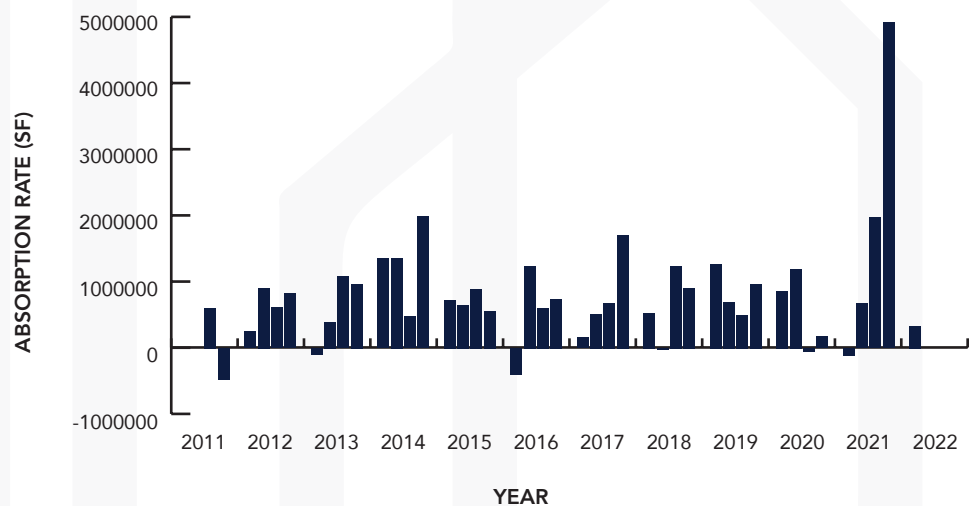
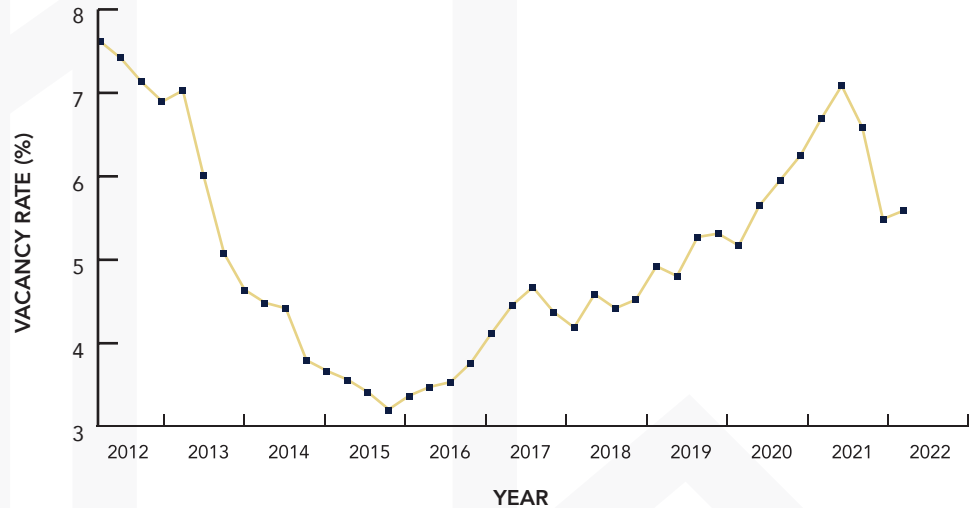
\$1,182MM to \$480MM



Average Price Per SF

\$199 to \$157

Vacancy & Absorption 10-Year Overview



*Source: CoStar, 4/18/2022

SUMMARY

The Denver Industrial Market saw the Vacancy Rate slightly Increase from 5.4% to 5.5% from Q4 2021 to Q1 2022.

The Absorption Rate decelerated this quarter, Decreasing from 4.9MM to 335,266 Square Feet.

The Market Rent Per Square Foot continued to increase from \$10.84 to \$11.13 Per Square Foot.

The Sales Volume Decreased from \$1,182MM to \$480MM from the previous quarter.

The Price Per Square Foot decreased from \$199 to \$157.

The Market Cap Rate stayed constant at 5.87% between Q4 2021 and Q1 2022.

Q4 2021 to Q1 2022



Vacancy Rate

6.5% to 6.6%



Absorption Rate

1,135 to 1,248 (Unit)



Market Rent Per Unit

\$1,688 to \$1,741



Market Cap Rate

4.30% to 4.28%



Construction starts from

1,971 to 5,329



Sales Volume from

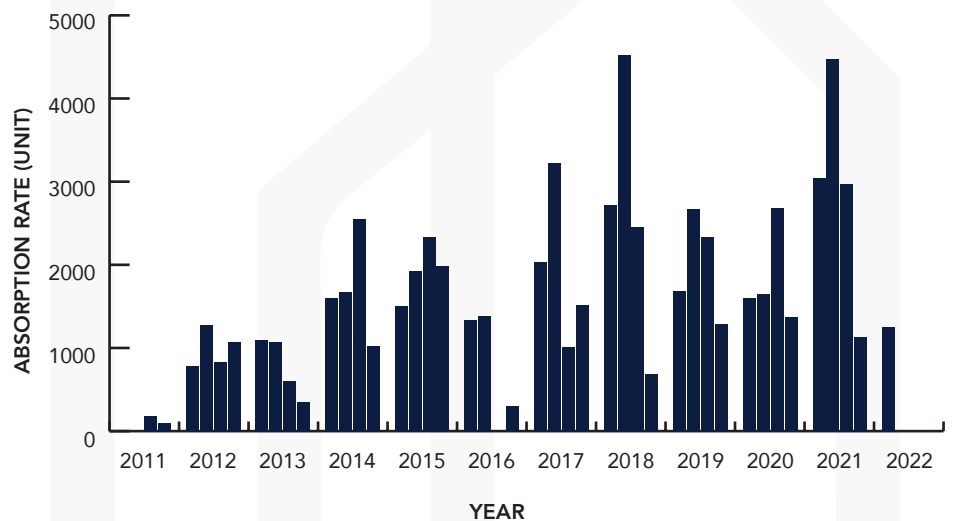
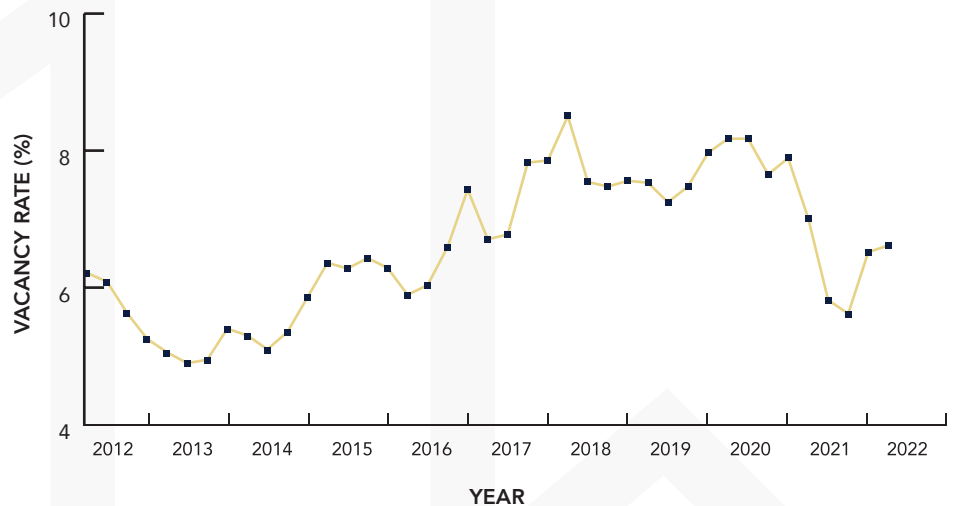
\$4.8B to \$1.45B



Average Price Per Unit

\$325,646 to \$335,504

Vacancy & Absorption 10-Year Overview



*Source: CoStar, 4/18/2022

SUMMARY

The Denver Multi-Family Market saw the Vacancy Rate Increase from 6.5% to 6.6% in the previous quarter.

The Absorption Rate continued to be Positive, with another 1,248 Units absorbed in Q1 of 2022.

The Market Rent Per Unit Increased from \$1,688 to \$1,741 Per Month, showing increased signs of demand.

The Sales Volume Decreased by more than \$3Billion from the previous quarter.

The Prices Per Unit grew slightly from the previous quarter, from \$325,646 to \$335,504.

The Market Cap Rates continued to decrease from 4.30% to 4.28% from the previous quarter.

Q4 2021 to Q1 2022



Vacancy Rate

14.4% to 14.2%



Absorption Rate

-151K to 765K (SF)



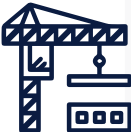
Market Rent Per SF

\$28.81 to \$28.84



Market Cap Rate

7.07% to 7.08%



Construction starts from

213K to 692K (SF)



Sales Volume from

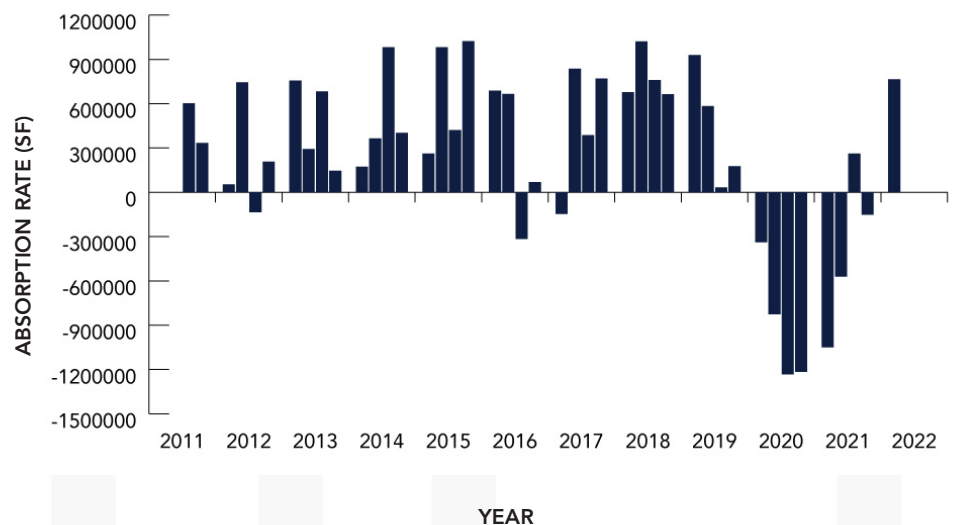
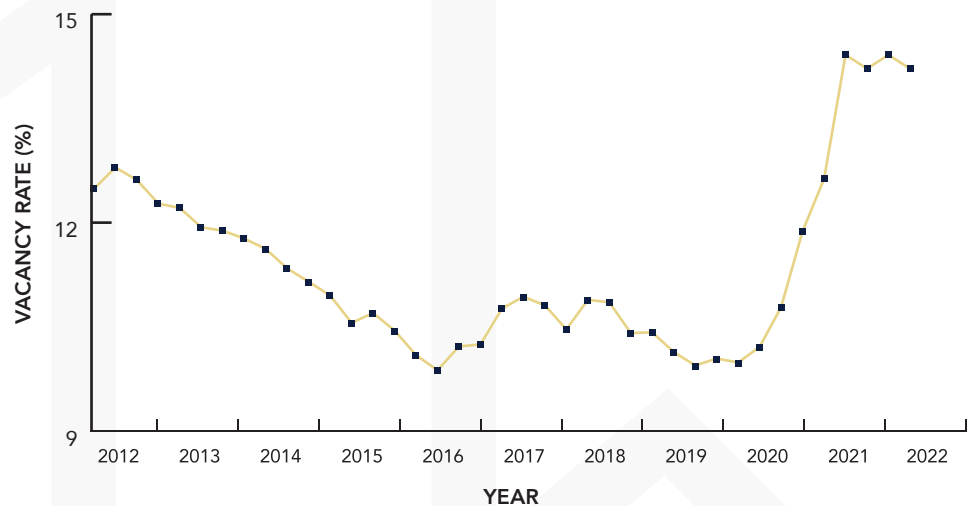
\$828MM to \$777MM



Average Price Per SF

\$248 to \$247

Vacancy & Absorption 10-Year Overview



*Source: CoStar, 4/18/2022

SUMMARY

The Denver Office Market saw the Vacancy Rate Decrease from 14.4% to 14.2%.

The Absorption Rate turned Positive this quarter with an additional 765K Square Feet.

The Market Rent Per Square Foot slightly Increased, from \$28.81 to \$28.84 from the previous quarter.

The Sales Volume Decreased from the previous quarter, from \$828MM to \$777MM.

The Price Per Square Foot Decreased from \$248 to \$247 from the previous quarter.

The Cap Rate Increased slightly, from 7.07% to 7.08%

Q4 2021 to Q1 2022



Vacancy Rate

4.7% to 4.6%



Absorption Rate

580K to 89K (SF)



Market Rent Per SF

\$24 to \$24.22



Market Cap Rate

6.28% to 6.24%



Construction starts from

177K to 147K (SF)



Sales Volume from

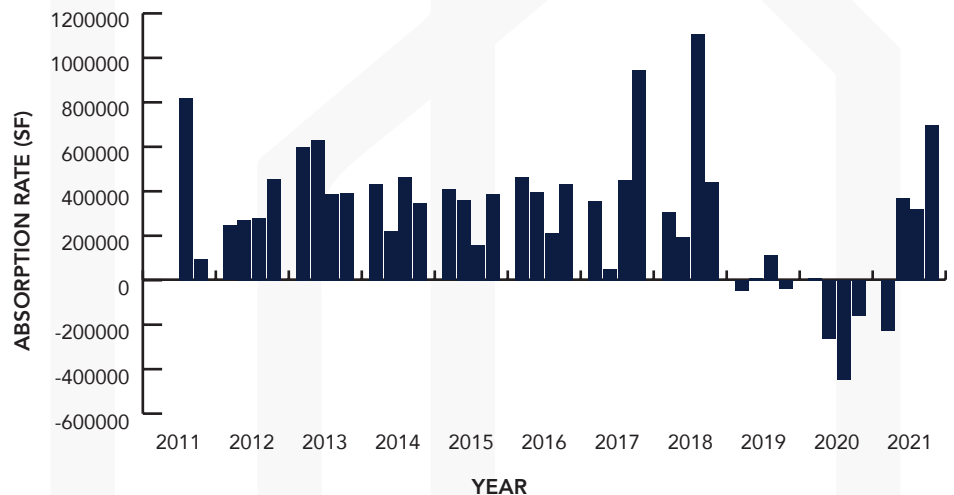
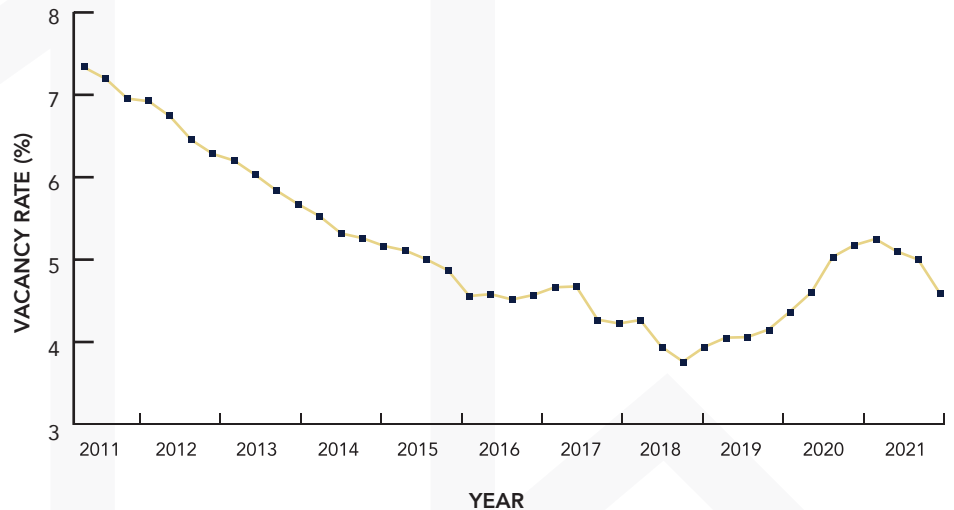
\$765MM to \$639MM



Average Price Per SF

\$248 to \$254

Vacancy & Absorption 10-Year Overview



*Source: CoStar, 4/18/2022

SUMMARY

The Denver Retail Market saw the Vacancy Rate Decrease from 4.7% to 4.6%.

The Absorption Rate continued to be Positive, with an additional 89K Square Feet Absorbed.

The Market Rent Per Square Feet Increased from \$24 to \$24.22 Per Square Foot from the previous quarter.

The Sales Volume Decreased from \$765MM to \$639MM, showing Decreased signs of transaction activity.

The Price Per Square Foot Increased from \$248 to \$254 from the previous quarter.

The Cap Rate slightly Decreased from 6.28% to 6.24%, showing Decreased Investor appetite for Retail Properties.



Previous Year Through March
Q1 2021 to Q1 2022



Occupancy Rate

38.7% to 55.18%



Average Daily Rate

\$80.17 to \$111.65



Revenue per Available Room

\$35.03 to \$67.55



Rooms Under Construction

1,409 to 1,883



Market Cap Rate

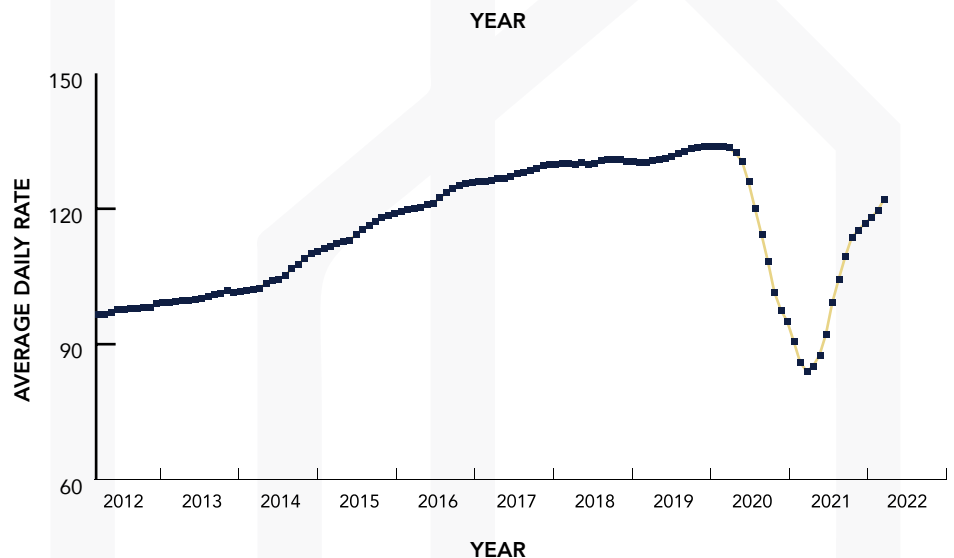
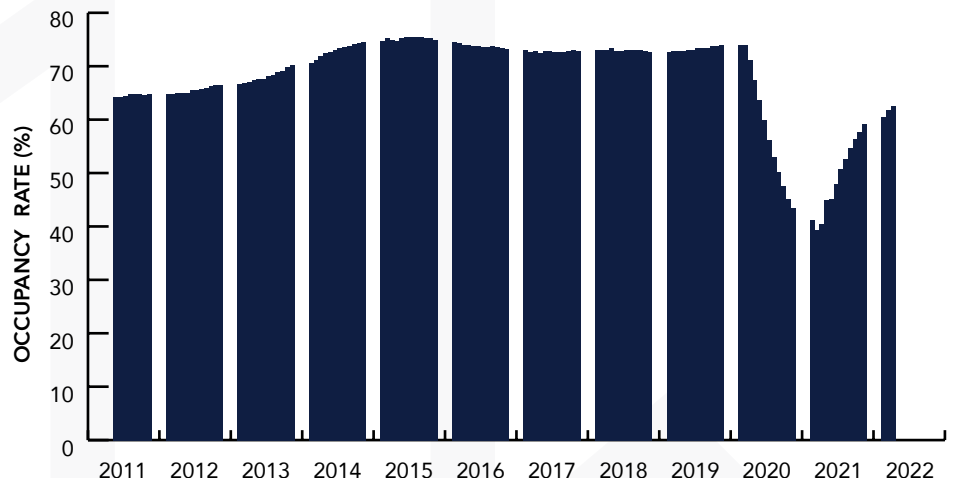
8.34% to 8.6%



Average Price Per Unit

\$153K to \$141K

Occupancy & ADR 10-Year Overview



*Source: CoStar, 4/18/2022

TRAILING 12-MONTH SUMMARY

The Denver Hospitality Market TTM Occupancy ending in March was 61.6%, significantly higher than last year's 39%.

The TTM Average Daily Rate ending in March saw an increase from \$80.17 to \$111.65. TTM Revenue Per Available Room (RevPar) ending in March increased from \$35.03 to \$67.55. The Cap Rates increased from 8.34% to 8.6%, as risk from COVID is still a concern with the Omicron variant. The Average Price Per Unit decreased from \$152,653 to \$140,709. This is a discount of 7.8%; however, it is shrinking from the fourth quarter. The 4th QTR discount was 15.6%. Looking ahead to the second QTR 2022, there is optimism for the summer. International travel restrictions are easing. Construction costs are escalating, up as much as 30%. This price increase trend is flowing down to 3 to 5-year-old hotels, which are now increasing in price. As a result, corporate and convention demand appears to be returning. However, investor concerns remain due to increased minimum wages taking effect and anticipated increases in the interest rate. The shortage of employees continues to be problematic.

Some hotels are cutting back on services, such as housekeeping for multiple-day stays.