

# FIRST & SECOND QUARTER

## REALTEC LARIMER/WELD COUNTY SALES

### INDUSTRIAL

Location:	SF:	Price:	Price/SF:	Date:
1502 Timberline Rd., FC	38,105	\$2,850,000	\$74.79	05/2009
2100 E. Prospect Rd., FC	34,420	\$2,400,000	\$69.73	01/2009

### OFFICE

Location:	SF:	Price:	Price/SF:	Date:
123 N. College Ave., #210, FC	1,875	\$260,000	\$138.67	04/2009
1750 25th Ave., Ste. G & H, Grlly	1,500	\$150,000	\$100.00	06/2009

### RETAIL

Location:	SF:	Price:	Price/SF:	Date:
1293, 1295, 1297 Main St., Wdsr	26,824	\$1,515,000	\$56.48	05/2009
2101 S. College Ave., FC	11,016	\$902,300	\$81.91	04/2009

### LAND

Location:	SF:	Price:	Price/SF:	Date:
Lot 2 Dacono Gateway Ctr., Dacono	130,680	\$1,562,892	\$11.96	02/2009
WCR 17 Vacant land, Johnstown	217,800	\$265,000	\$1.22	04/2009

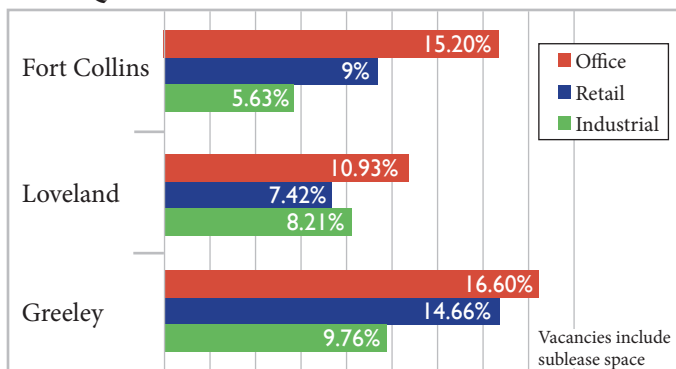
### SPECIAL USE

Location:	SF:	Price:	Price/SF:	Date:
2140 Valley Forge	7,346	\$675,000	\$91.89	05/2009

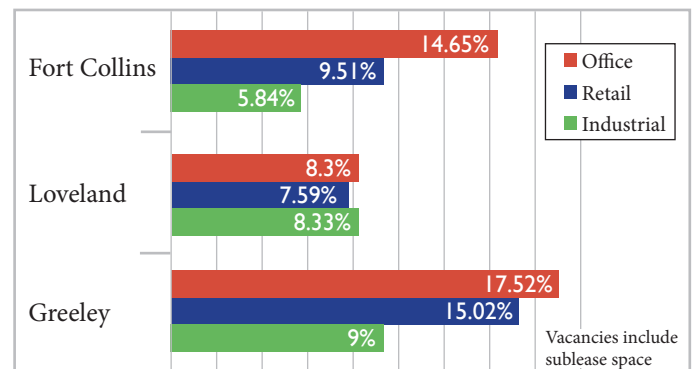
## CURRENT MARKET CONDITIONS

### INFORMATION FROM FIRST & SECOND QUARTERS 2009

#### FIRST QUARTER VACANCY RATES



#### SECOND QUARTER VACANCY RATES



#### FIRST QUARTER LEASE RATES

	Office (Class A)	Retail (Prime)	Industrial	
			Whse	R&D
Ft. Collins	\$16- \$19	\$18- \$32	\$4- \$6	\$8- \$11
Loveland	\$14- \$18	\$17- \$22	\$4- \$6.75	\$8- \$12
Greeley	\$12.50- \$16	\$11.50- \$16.50	\$2.50- \$4	\$3.50- \$5

#### SECOND QUARTER LEASE RATES

	Office (Class A)	Retail (Prime)	Industrial	
			Whse	R&D
Ft. Collins	\$16- \$19	\$18- \$32	\$4- \$6	\$8- \$11
Loveland	\$14- \$18	\$16- \$20	\$4- \$7	\$7- \$11
Greeley	\$12- \$15.50	\$11.50- \$16.50	\$2.50- \$4	\$3.50- \$5

All lease rates are per square foot annually and based on triple net lease rates.

Note: Retail excludes Loveland Super Walmart, Foot Hills Mall. Industrial excludes HP Campus, Intel, Agilent Campus. Office excludes Rangeview III, Agilent Campus.

FOREGOING INFORMATION IS NOT GUARANTEED. THE INFORMATION IS FROM VARIOUS SOURCES, AND IS NOT SOLELY FROM REALTEC COMMERCIAL REAL ESTATE SERVICES INC.