

Second Quarter 2006 Larimer/Weld County Sales

LAND SOLD

Location	SF	Price	Price/SF	Date
5906 W 10TH ST, GRLY	488,743	\$2,039,130	\$4.17	04/06
7200 E US HWY 34, JNSTWN	165,528	\$1,823,635	\$11.02	05/06
2000 71ST ST, GRLY	210,830	\$1,423,105	\$6.75	04/06
3836 MANHATTAN AVE, FC	96,267	\$995,000	\$10.34	04/06
3000 S 23RD AVE, EVANS	69,957	\$700,000	\$10.01	06/06
7473 WESTGATE DR, LOT 1, 2ND FILING, WNDSR	56,889	\$568,890	\$10.00	04/06
7499 WESTGATE DR, WNDSR	36,568	\$425,000	\$11.62	05/06
I-25 & HWY 60, GATEWAY CNTR, JNSTWN	78,778	\$413,585	\$5.25	04/06
1915 E MULBERRY ST, FC	332,798	\$400,000	\$1.20	04/06
I-25 & HWY 60, GATEWAY CNTR, JNSTWN	47,045	\$330,100	\$7.02	06/06
TBD TECHNOLOGY CR, WNDSR	116,546	\$275,000	\$2.36	05/06
I-25 & HWY 60, GATEWAY CNTR, JNSTWN	60,984	\$260,000	\$4.26	06/06
2003 N COLLEGE AVE, FC	39,639	\$210,000	\$5.30	06/06
1100 BOISE AVE, LVLD	46,174	\$184,828	\$4.00	05/06
1100 BOISE AVE, LVLD	29,185	\$162,223	\$5.56	04/06
WCR 3, BERTHOUD	218,671	\$160,000	\$0.73	05/06
1100 BOISE AVE, LVLD	43,996	\$150,000	\$3.41	05/06

RETAIL SOLD

Location	SF	Price	Price/SF	Date
1007 N COLLEGE AVE, FC	14,730	\$1,412,000	\$95.86	04/06
1020 28TH AVE, GRLY	12,000	\$650,000	\$54.17	06/06
216 1ST ST, EATON	2,250	\$260,000	\$102.22	06/06

OFFICE SOLD

Location	SF	Price	Price/SF	Date
3351 EASTBROOK DR, FC	35,499	\$3,300,000	\$92.96	05/06
2701 MADISON SQ DR, LVLD	13,276	\$1,375,000	\$103.57	05/06
148 REMINGTON ST, FC	4,224	\$1,050,000	\$248.58	04/06
1020 28TH AVE, GRLY	12,000	\$650,000	\$54.17	06/06
2021 BATTLECREEK DR, FC	2,501	\$605,000	\$241.90	05/06
323 W DRAKE RD, STE 204, 206 & 208, FC	3,407	\$426,720	\$125.25	05/06
1136 E STUART ST, UNIT 2080, FC	2,150	\$315,000	\$146.51	04/06
216 1ST ST, EATON	2,250	\$230,000	\$102.22	06/06
1226 WASH ST, UNIT B, WNDSR	1,600	\$217,500	\$135.94	05/06
320-344 W 37TH ST, LVLD	1,299	\$203,074	\$156.33	06/06

INDUSTRIAL SOLD

Location	SF	Price	Price/SF	Date
6250 AVIATION CR, LVLD	10,916	\$1,180,000	\$108.10	06/06
6835 SHERMAN ST, LVLD	11,200	\$1,100,000	\$98.21	05/06
1101 ACADEMY CT, UNITS 1A & 1B, FC	13,621	\$1,040,000	\$76.35	06/06
2035 2ND AVE, GRLY	56,530	\$1,000,000	\$17.69	05/06
559 N DENVER AVE, LVLD	4,800	\$388,800	\$81.00	05/06
600 26TH ST, GARDEN CITY	4,900	\$325,000	\$66.33	05/06
2649 E MULBERRY ST #4, FC	2,386	\$265,000	\$111.07	06/06
1355 S GARFIELD AVE, LVLD	4,238	\$240,000	\$56.63	05/06
375 N DENVER AVE, LVLD	2,100	\$197,000	\$93.81	05/06
1713 E LINCOLN AVE, UNIT B6, FC	2,250	\$180,000	\$80.00	05/06
1414 BLUE SPRUCE DR #F, FC	2,300	\$162,000	\$70.43	04/06

INVESTMENT SOLD

Location	SF	Price	Price/SF	Date
2950 E HARMONY RD, FC	116,616	\$12,600,000	\$108.05	05/06
1000 S LINCOLN AVE, LVLD	84,556	\$5,300,000	\$62.68	04/06
4630 ROYAL VISTA CR, WNDSR	19,440	\$3,880,000	\$199.59	05/06
1204 WASH ST, WNDSR	11,336	\$1,700,000	\$149.97	04/06
3720 S COLLEGE AVE, FC	33,115	\$1,200,000	\$36.24	04/06

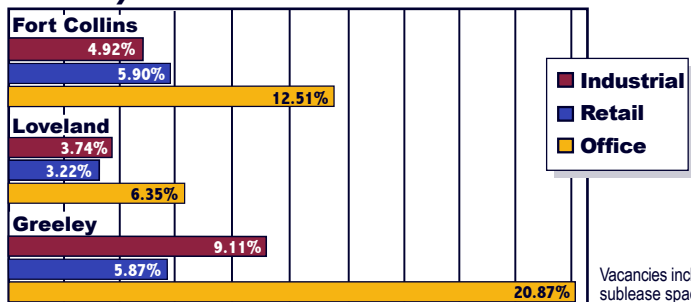
Lease Rates

	Office (Class A)	Retail (Prime)	Industrial Whse	R&D
Ft. Collins	\$18-\$25	\$15-\$22	\$5-\$9	\$7-\$10
Loveland	\$22-\$24	\$20-\$40	\$5-\$7.50	\$12-\$16
Greeley	\$18-\$21	\$12-\$18	\$2-\$3.50	\$4-\$5.50

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

Current Market Conditions

Vacancy Rates



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