

ADAMS COUNTY				Finished		Finished		Year	Lot	Units	Annual	Days	SOLD	Sale		NET	
Duplex	Address	City	Zip	Sq. Ft.	Total	\$/Sq. Ft	Construction							Built	Size		Projected
					Sq.Ft.					Income	Market					PRICE	
1625-1627	CHESTER	Street	Aurora	80010	1000	1000	\$115	Frame	1949	6000	2	\$15,600	172	Jan-13	\$114,500	\$0	\$114,500
1646-1648	BEELER	Street	Aurora	80010	1556	1556	\$77	Br, Fr	1955	6350	2	\$16,800	36	Feb-13	\$120,000	\$0	\$120,000
1654-1656	BEELER	Street	Aurora	80010	1556	1556	\$77	Br, Fr	1955	6350	2	\$16,800	36	Feb-13	\$120,000	\$0	\$120,000
9130	Camenish	Way	Fed. Heights	80260	1280	1280	\$96	Frame	1964	8712	2	\$18,000	28	Jan-14	\$122,500	\$0	\$122,500
7833-7835	JASMINE	Drive	Commerce City	80022	1904	2856	\$68	Br, Fr	1986	9000	2	\$17,160	15	Aug-13	\$130,000	\$0	\$130,000
1602	LAREDO	Street	Aurora	80011	1850	1850	\$73	Frame	1982	6790	2	\$0	28	Jun-13	\$135,000	\$0	\$135,000
5545-5547	Monaco	St.	Comm. City	80022	1286	1286	\$108	Frame	1945	6000	2	\$0	80	Feb-14	\$139,284	\$0	\$139,284
1930	Dallas	St.	Aurora	80010	1612	1612	\$88	Brick	1954	6350	2	\$16,800	99	Mar-14	\$142,500	\$2,500	\$140,000
6751	E 72nd	Pl.	Comm. City	80022	1776	1776	\$82	Frame	1983	0	2	\$18,000	117	Apr-14	\$145,000	\$0	\$145,000
6751	E 72nd	Pl.	Comm. City	80022	1776	1776	\$82	Frame	1982	0	2	\$18,000	117	Apr-14	\$145,000	\$0	\$145,000
7611	Osceola	St.	Westminster	80030	1500	1500	\$100	Block	1947	19393	2	\$15,300	87	Mar-14	\$149,900	\$4,000	\$145,900
6751	E 72ND	Place	Commerce City	80022	1776	1776	\$84	Frame	1983	9100	2	\$17,760	23	Sep-13	\$150,000	\$0	\$150,000
7401	BRADBURN	BLVD	Westminster	80030	2472	2472	\$61	Br, Fr	1947	14400	2	\$16,800	25	Feb-13	\$150,000	\$0	\$150,000
1934	Dallas	St.	Aurora	80010	1612	1612	\$95	Brick	1954	6350	2	\$16,800	99	Mar-14	\$152,500	\$2,500	\$150,000
1922	DALLAS	Street	Aurora	80010	1500	1500	\$103	Brick	1954	6350	2	\$18,000	351	Apr-13	\$155,000	\$4,659	\$150,341
1717	Clinton	St.	Aurora	80010	1992	3984	\$76	Brick	1949	6350	2	\$0	14	May-14	\$150,675	\$0	\$150,675
6395-6397	E 78th	Ave.	Comm. City	80022	1944	1944	\$80	Frame	1984	6960	2	\$19,200	15	Mar-14	\$155,500	\$3,000	\$152,500
6430-6432	E 66TH	Place	Commerce City	80022	1876	1876	\$85	Frame	1984		2	\$0	3	Apr-13	\$160,000	\$3,200	\$156,800
6096-6094	OLIVE	Street	Commerce City	80022	1600	1600	\$99	Brick	1965	9200	2	\$24,000	1	Mar-13	\$159,100	\$0	\$159,100
302-302.5	N 7TH	Avenue	Brighton	80601	1476	1476	\$110	Br, Fr	1967	7500	2	\$16,500	7	Aug-13	\$162,000	\$2,000	\$160,000
6371	E 65TH	Avenue	Commerce City	80022	1680	1680	\$101	Frame	1973	8580	2	\$20,400	20	Nov-13	\$170,000	\$0	\$170,000
6351	E 65th	Pl.	Comm. City	80022	1750	1750	\$101	Frame	1972	8508	2	\$21,600	14	Jun-14	\$177,000	\$4,500	\$172,500
6250-6252	E 64TH	Avenue	Commerce City	80022	1924	1924	\$91	Br, Fr	1986	10178	2	\$0	14	May-13	\$175,000	\$0	\$175,000
2220	Moffat	Pl.	Denver	80221	1796	1796	\$97	Brick	1962	10440	2	\$0	56	Jan-14	\$175,000	\$0	\$175,000
6813	Locust	St.	Comm. City	80022	1300	1300	\$138	BR/FR	1951	7841	2	\$0	27	Jan-14	\$180,000	\$4,000	\$176,000
2230-2232	W 59th	Pl.	Denver	80221	1978	1978	\$95	Frame	1984	10000	2	\$24,000	85	Jan-14	\$187,100	\$5,735	\$181,365
1980-1984	N Alton	Street	Aurora	80010	1480	1480	\$125	Brick	1953		2	\$0	90	Mar-13	\$185,000	\$0	\$185,000
7460	RALEIGH	Street	Westminster	80030	1775	1824	\$104	Frame	1922	11460	2	\$18,000	4	Oct-13	\$185,000	\$0	\$185,000
7930-7932	MEADE	Street	Westminster	80030	1680	1680	\$110	Brick	1972	11242	2	\$16,200	7	May-13	\$185,500	\$0	\$185,500
6795	MONACO	Street	Commerce City	80022	2100	2100	\$90	Frame	1951	8640	2	\$25,200	10	Apr-13	\$190,000	\$0	\$190,000
5838	NEWPORT	Street	Commerce City	80022	1664	1664	\$114		1976	14375	2	\$21,600	5	Jul-13	\$190,000	\$0	\$190,000
1980-1984	YOSEMITE	Street	Aurora	80010	1560	1560	\$123	Brick	1953		2	\$0	73	Nov-13	\$192,000	\$0	\$192,000
6150-6152	NIAGARA	Street	Commerce City	80022	1932	1932	\$102	Frame	1979	7475	2	\$0	3	Sep-13	\$198,000	\$0	\$198,000
14139-14159	E 22ND	Place	Aurora	80011	3650	3650	\$58	Br, Fr	1974	10450	2	\$2,100	300	Feb-13	\$210,000	\$2,500	\$207,500
8890-8892	LIPAN	Street	Thornton	80260	1670	3340	\$135	Frame	1973		2	\$0	10	Nov-13	\$225,000	\$5,250	\$219,750
3640-3642	90th	Avenue	Westminster	80031	1988	3676	\$111	Br, Fr	1972	9348	2	\$18,300	16	Apr-13	\$220,000	\$0	\$220,000
1515	King	St.	Denver	80204	1392	1392	\$158	Frame	1910	3900	2	\$0	8	Jun-14	\$220,000	\$0	\$220,000
2481	W 65th	Pl.	Denver	80221	2280	4200	\$96	Frame	2004	19600	2	\$26,400	14	Mar-14	\$220,000	\$0	\$220,000
3602	W 90TH	Place	Westminster	80031	2240	3760	\$100	Br, Fr	1972	9000	2	\$25,080	2	Feb-13	\$224,900	\$0	\$224,900

1645	Beeler	St.	Aurora	80010	2403	3618	\$94	BR/Conc.	1950	9525	2	\$20,400	10	May-14	\$224,900	\$0	\$224,900
14746	E 26th	Ave.	Aurora	80011	3020	3040	\$75	Frame	1974	9730	2	\$36,000	19	Jun-14	\$225,000	\$0	\$225,000
6741-6743	HOOKER	Street	Denver	80221	2052	4104	\$112	Frame	2003		2	\$0	127	Feb-13	\$230,000	\$0	\$230,000
2511	W 65th	Pl.	Denver	80221	2280	4200	\$104	Frame	2004	19600	2	\$26,400	14	Feb-14	\$236,250	\$0	\$236,250
5450	Alcott	St.	Denver	80221	1920	1920	\$128	Frame	1982	9800	2	\$18,500	8	Mar-14	\$246,500	\$1,750	\$244,750
2871	COLUMBINE	Road	Denver	80221	2378	2778	\$105	Frame	1955	12970	2	\$0	4	Sep-13	\$250,000	\$0	\$250,000
4220-4222	W 92ND	Avenue	Westminster	80031	1850	1850	\$137	Frame	1973	8712	2	\$27,600	12	Mar-13	\$254,000	\$0	\$254,000
3923-3943	W 89TH	Way	Westminster	80031	3730	3730	\$74	Br, Fr	1972	8960	2	\$30,000	8	Sep-13	\$275,000	\$4,926	\$270,074
6451	E 66TH	Avenue	Commerce City	80022	2152	2152	\$128	Frame	2009	10105	2	\$0	5	Oct-13	\$275,000	\$0	\$275,000
9133	PERRY	Street	Westminster	80031	3960	3960	\$71	Brick	1974		2	\$32,400	5	May-13	\$283,000	\$2,000	\$281,000
3832	W 89th	Way	Westminster	80031	2700	3600	\$107	Frame	1973	9236	2	\$30,000	5	May-14	\$290,000	\$0	\$290,000
3185-3195	W 63rd	Avenue	Denver	80221	3024	3024	\$97	Frame	2003	13939	2	\$0	50	Jul-13	\$292,000	\$0	\$292,000
3673-3683	W 89TH	Way	Westminster	80031	1865	3730	\$158	Br, Fr	1972	8960	2	\$14,400	17	Dec-13	\$295,000	\$0	\$295,000
9081	Osceola	St.	Westminster	80031	2504	2504	\$118	Frame	1975	9030	2	\$0	11	Jun-14	\$295,000	\$0	\$295,000
3833	W 89th	Way	Westminster	80031	3000	3730	\$100	Brick	1972	8960	2	\$0	5	Jun-14	\$301,000	\$500	\$300,500
472	N 21st	Ave.	Brighton	80601	2260	3340	\$134	Frame	1999	7402	2	\$24,000	41	Jun-14	\$303,500	\$3,000	\$300,500
3653	W 89TH	Way	Westminster	80031	3730	3730	\$81	Br, Fr	1972	8940	2	\$35,400	32	Jul-13	\$301,305	\$0	\$301,305
5288	Tennyson	St.	Denver	80212	2565	2565	\$129	Frame	2005	5453	2	\$0	14	Apr-14	\$330,000	\$1,000	\$329,000
5475	ALCOTT	Street	Denver	80221	3884	3884	\$87	Frame	2004	10323	2	\$30,900	18	Aug-13	\$337,000	\$0	\$337,000
Duplex							\$101	\$/Sq.Ft.					43	DOM	Average Sales Price	\$202,679	

ADAMS COUNTY				Finished	Finished	Year	Lot	Units	Annual	Days	SOLD	Sale	NET	
Triplex	Adresss	City	Zip	Sq. Ft.	Total	Built	Size		Projected	on	Date	Price	SALES	
					Sq.Ft.			Construction	Income	Market			PRICE	
1967-1971	OSWEGO	Street	Aurora	80010	3580	5470	\$81				Sep-13	\$290,000	\$285,266	
14168	E 22ND	Place	Aurora	80011	3234	4851	\$55	Frame		11442	3	\$0	\$178,000	
14148	E 22ND	Place	Aurora	80011	4569	4896	\$59	Br, Fr			3	\$32,700	\$268,000	
2240-2260	N Billings	St.	Aurora	80011	3773	6468	\$76	BR/FR			3	\$28,740	\$285,000	
14168	E 22ND	Place	Aurora	80011	3234	3234	\$111	Br, Fr		11442	3	\$51,300	\$360,000	
5703	N Gibraltar	Way	Aurora	80019	1126	1126	\$291	Frame		2524	3	\$38,400	\$327,500	
6725-6729	E 73Rd	Place	Commerce City	80022	1700	1700	\$82	Brick		8712	3	\$17,100	\$139,000	
5910	E 74th	Pl.	Comm. City	80022	2544	2544	\$102	Frame		0	3	\$31,800	\$260,000	
6980	MARIPOSA	Street	Denver	80221	3600	3600	\$69	Frame		4356	3	\$28,800	\$250,000	
Triplex							\$103	\$/Sq.Ft.			96	DOM	Average Sales Price	\$260,689

ADAMS COUNTY				Finished	Finished	Year	Lot	Units	Annual	Days	SOLD	Sale	NET					
Fourplex	Address	City	Zip	Sq. Ft.	Total	Built	Size		Projected	on	Date	Price	Concession	SALES				
				Sq.Ft.	Sq.Ft.			Construction	Income	Market				PRICE				
10210	Quivas	St.	Thornton	80260	1248	1800		Frame	\$123	1983	1528	4	\$13,800	17	Jun-14	\$154,000	\$0	\$154,000
7384	ONEIDA	Drive	Commerce City	80022	2236	2236		Frame	\$73	1944	10556	4	\$0	15	Mar-13	\$162,100	\$0	\$162,100
1970	BEELER	Street	Aurora	80010	2254	2254		Brick	\$79	1956	5000	4	\$23,400	90	Apr-13	\$177,000	\$0	\$177,000
7367	Oneida	Dr.	Comm. City	80022	2236	2236		Frame	\$83	1944	9901	4	\$0	20	Jun-14	\$185,000	\$0	\$185,000
1755	CHESTER	Street	Aurora	80010	2890	3842		Brick	\$69	1959	7144	4	\$28,700	44	Jan-13	\$200,000	\$6,554	\$193,446
1735	CHESTER	Street	Aurora	80010	3600	3842		Brick	\$56	1959	7144	4	\$28,700	40	Apr-13	\$203,000	\$0	\$203,000
6950	CHERRY	Street	Commerce City	80022	2200	2200			\$98	1951	6350	4	\$29,400	17	May-13	\$215,000	\$2,000	\$213,000
6951-6961	E 75TH	Avenue	Commerce City	80022	1196	1946		Frame	\$196	1953		4	\$0	7	Feb-13	\$233,900	\$4,000	\$229,900
2944	ELIOT	Circle	Westminster	80030	3518	3518		Br, Fr	\$72	1962	8374	4	\$0	1	Oct-13	\$255,000	\$0	\$255,000
7135-7141	STUART	Street	Westminster	80030	2944	2944		Brick	\$97	1962	13600	4	\$31,680	77	Oct-13	\$285,000	\$0	\$285,000
1663-1667	CHESTER	Street	Aurora	80010	2200	2950		Brick	\$133	1951	9583	4	\$38,100	51	Jun-13	\$292,500	\$0	\$292,500
4050	W 76TH	Avenue	Westminster	80030	2990	2990		Brick	\$98	1962	5850	4	\$0	27	Dec-13	\$292,677	\$0	\$292,677
2970	ELIOT	Circle	Westminster	80030	3518	3518		Brick	\$85	1962		4	\$35,400	65	Oct-13	\$300,000	\$2,772	\$297,228
14368	E 22ND	Place	Aurora	80011	3113	3113		Frame	\$101	1997	11400	4	\$42,000	27	Feb-13	\$314,000	\$4,000	\$310,000
2900	ELIOT	Circle	Westminster	80030	3518	3518		Brick	\$89	1962		4	\$37,530	5	Feb-13	\$313,000	\$0	\$313,000
9300	E 19th	Ave.	Aurora	80010	4176	4176		Frame	\$76	1969	6350	4	\$0	16	May-14	\$318,000	\$3,000	\$315,000
8341-8347	Fox	St.	Thornton	80221	3480	3480		BR/FR	\$93	1973	8140	4	\$38,400	20	Mar-14	\$323,000	\$6,000	\$317,000
1481	W 71ST	Place	Denver	80221	3664	3664		Brick	\$87	1962	8862	4	\$37,800	14	Feb-13	\$318,000	\$0	\$318,000
8309-8315	Fox	St.	Denver	80221	3480	3480		Frame	\$92	1973	8360	4	\$38,400	207	Feb-14	\$319,777	\$0	\$319,777
8333-8339	N Fox	St.	Thornton	80221	3480	3480		BR/FR	\$94	1972	8140	4	\$38,400	119	Jan-14	\$325,920	\$2,500	\$323,420
7320	Tennyson	St.	Westminster	80030	3906	3906		BR/FR	\$83	1971	9750	4	\$38,700	145	Feb-14	\$325,000	\$0	\$325,000
8325	Fox	St.	Thornton	80221	3480	3480		BR/FR	\$95	1973	8140	4	\$36,600	19	Feb-14	\$329,000	\$1,000	\$328,000
2962	ELIOT	Circle	Westminster	80030	4133	4133		Br, Fr	\$80	1962	8400	4	\$39,600	3	Sep-13	\$330,000	\$0	\$330,000
8317-8323	FOX	Street	Denver	80221	3480	3480		Br, Fr	\$101	1973	8360	4	\$42,000	4	Aug-13	\$350,000	\$5,000	\$345,000
2151	BRIDGE	Street	Brighton	80601	4608	4608		Frame	\$77	1984	9583	4	\$45,360	24	May-13	\$355,000	\$5,000	\$350,000
5411-5419	ALCOTT	Street	Denver	80221	3675	5580		Frame	\$97	1984	18750	4	\$39,600	11	Jun-13	\$356,000	\$1,000	\$355,000
5390-5394	KING	Court	Denver	80221	4278	4278		Br, Fr	\$92	1971	9199	4	\$41,340	86	Oct-13	\$392,500	\$0	\$392,500
1534	Walnut	Dr.	Brighton	80601	4256	4256		Other	\$94	1999	13344	4	\$0	35	Jun-14	\$400,000	\$0	\$400,000
443-445	N 7Th	Ave.	Brighton	80601	3656	3656		Brick	\$116	1984		4	\$38,400	1957	May-14	\$425,000	\$0	\$425,000
1920	Eagle	St.	Aurora	80011	4960	7440		Frame	\$96	1983	12095	4	\$0	34	Jan-14	\$474,900	\$3,500	\$471,400
Fourplex									\$94	\$/Sq.Ft.				107	DOM	Average Sales Price	\$295,932	

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Keith A. Hurtubise

Broker Associate

Registered Real Estate Appraiser (Inactive)

RE/MAX 100 Inc.

710 Kipling St., Suite 110

Lakewood, CO 80215

303-202-2221 direct

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It is presented to give the investor an overall view of market prices. RE/MAX 100 did not participate in all of these sales. Investors should carefully verify all information contained herein.

Should you be aware of any errors or have additional information, please contact me. This is not a solicitation of your property if it currently listed!

