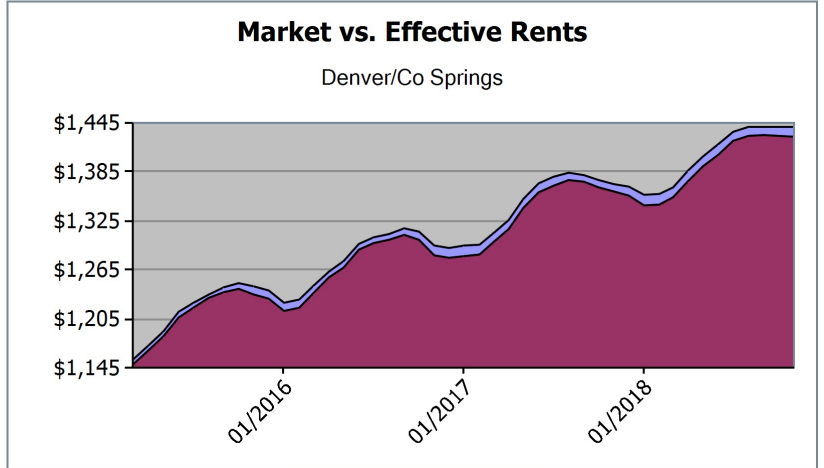
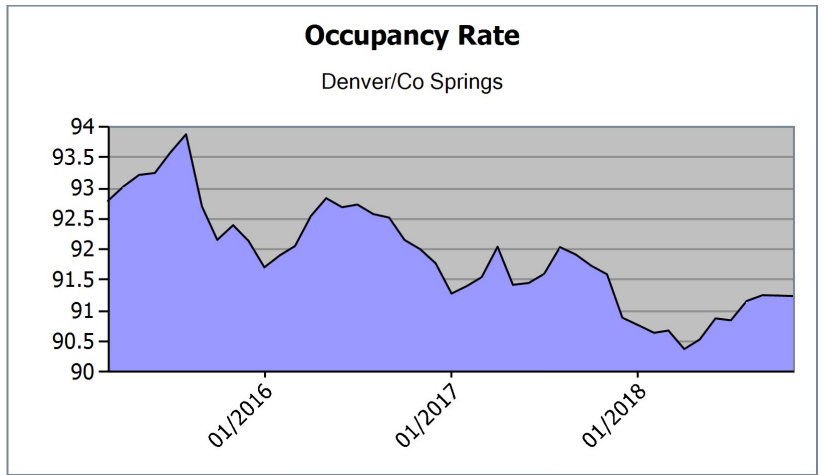


## DENVER/CO SPRINGS REVIEW

Denver/Co Springs Market General Overview	Nov 2018	Annual Change
Occupancy:	91.1	-0.5%
Units Added:	14,106	
Units Absorbed (Annual):	11,781	
Average Size (SF):	860	+0.1%
Asking Rent:	\$1,440	+5.1%
Asking Rent per SF:	\$1.67	+5.0%
Effective Rent:	\$1,428	+4.9%
Effective Rent per SF:	\$1.66	+4.7%
% Offering Concessions:	13%	+10.3%
Ave. Concession Package:	5.2%	+15.1%

Denver/Co Springs Market Stabilized Properties	Jan 2016	Annual Change
Occupancy:	94.5	-0.7%
Unit Change:	-435	
Units Absorbed (Annual):	-1,809	
Average Size (SF):	855	-0.1%
Asking Rent:	\$1,208	+6.8%
Asking Rent per SF:	\$1.41	+6.8%
Effective Rent:	\$1,203	+6.7%
Effective Rent per SF:	\$1.41	+6.8%
% Offering Concessions:	8%	-12.6%
Ave. Concession Package:	3.9%	+15.8%



### FLOOR PLAN BREAKDOWN-DENVER/CO SPRINGS

Plan Type	% of Mkt	Ave SqFt	Ave Market Rent/Mo	Ave Eff. Rent/Mo	Ave % Disc
Eff	4.8%	508	\$1,213	\$1,193	1.7%
1 BR	44.1%	705	\$1,268	\$1,257	0.9%
1 DEN	1.8%	940	\$1,586	\$1,574	0.7%
2 BR	41.0%	997	\$1,515	\$1,505	0.7%
2 DEN	1.0%	1,199	\$1,779	\$1,774	0.3%
3 BR	6.6%	1,242	\$1,760	\$1,749	0.6%
>3 BR	0.8%	1,494	\$2,879	\$2,876	0.1%



ALN Apartment Data delivers multifamily data, analysis and reports in 82 ALN OnLine core markets in 22 states, over 181 markets available nationally in Vendor Edge Plus, and nationwide with ALN's Compass program. ALN is working hard to give you the data you need to keep ahead of the curve! COPYRIGHTS: All data, information and material provided through ALN Programs are copyrighted and provided to the Subscriber for their individual use only and in no case shall be used in any manner that would be deemed competitive to ALN. All resale, redistribution or other forms of dissemination is strictly forbidden. For ALN editorial inserts, sourcing and questions, please contact [sales@alndata.com](mailto:sales@alndata.com).

OTHER MARKETS	Albuquerque		Phoenix		Tucson		Salt Lake City	
	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change	Nov 2018	Annual Change
Occupancy:	93.7	-0.4%	92.7	+0.7%	93.9	+1.0%	92.1	-0.6%
Units Added:	694		8,612		122		3,294	
Units Absorbed (Annual):	486		9,928		780		2,650	
Average Size (SF):	814	-0.1%	852	+0.1%	746	0%	884	+1%
Asking Rent:	\$860	+3.5%	\$1,086	+8.2%	\$783	+5.6%	\$1,146	+7.1%
Asking Rent per SF:	\$1.06	+3.6%	\$1.27	+8.1%	\$1.05	+5.6%	\$1.30	+6.0%
Effective Rent:	\$855	+3.7%	\$1,075	+8.6%	\$776	+6.2%	\$1,134	+6.6%
Effective Rent per SF:	\$1.05	+3.9%	\$1.26	+8.4%	\$1.04	+6.3%	\$1.28	+5.6%
% Offering Concessions:	16%	-28.6%	20%	-19.3%	27%	-21.0%	14%	+36.0%
Ave. Concession Package:	3.8%	+13.4%	4.8%	-4.1%	4.1%	-13.6%	5.6%	+32.4%