

# Colorado Springs Metro Area Apartment Vacancy and Rent Study

First Quarter 2007

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researched and authored by  
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The sponsors of the Colorado Springs Metropolitan Area Apartment Vacancy and Rent Survey contract with an independent researcher to produce this information. No individual information is released by the researcher to a sponsor or to the public. **It is illegal and unethical to copy this report without the permission of the researcher. Copyright 2008**

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## **OVERVIEW**

The overall apartment vacancy rate for the Colorado Springs Metropolitan Area decreased to 9.0 percent for the first quarter of 2008, down from 10.8 percent for the fourth quarter of 2007. This compares to 11.4 percent for the first quarter of 2007. It was 10.6 percent for the first quarter of 2006, and for the first quarter of 2005, it was 12.7 percent. It was 12.3 percent for the first quarter of 2004, and 12.7 percent for the first quarter of 2003. For this quarter, all seven market areas decreased their vacancy rate.

## **VACANCIES**

Buildings/complexes with 100 to 199 units have the highest vacancy (10.6 percent), and those with 200 to 349 units have the lowest vacancy (8.1 percent). Buildings/complexes constructed from 1950-1959 have the highest vacancies (22.5 percent), and buildings/complexes constructed from 1990-1999 have the lowest (5.3 percent). Efficiencies have 8.5 percent vacant; one bedroom: 7.6 percent; two bedroom, one bath: 12.4 percent; two bedroom, two bath: 7.3 percent; and three bedroom: 12.4 percent.

## **RENTAL RATES**

The average rental rate for all apartment units decreased to \$689.65 for the first quarter of 2008, compare to \$703.82 for the fourth quarter of 2007. For the first quarter of 2007, the average rate was \$705.23. Averages are based on units being unfurnished with residents paying gas and electricity. Highest rents are in buildings/complexes with 200 to 349 units (\$751.02), and lowest in buildings/complexes with 9 to 50 units (\$491.39). Units constructed from 2000 to 2004 averaged \$967.82; 1990 to 1999, \$944.18; 1980 to 1989, \$699.65; 1970 to 1979, \$541.72; 1960 to 1969, \$536.85; and before 1960, \$568.21. Rent per square foot increased to 87 cents. It was 87 for the first quarter of 2007. For the first quarter of 2006, it was 87 cents per square foot. Median rent was \$647.98 for the first quarter of 2008, down from \$677.57 for the first quarter of 2007. Rental losses due to discounts/concessions, models, delinquents, and bad debts was 12.3 percent, up from 10.5 percent for the fourth quarter of 2007. Economic vacancy (defined as physical vacancy plus rental losses) was 21.3 percent, same as for the fourth quarter of 2007. Average rent for building/community characteristics varies significantly across the twenty-two characteristics.

## **NEW ADDITIONS AND RESIDENT TURNOVER**

There were 65 units added to the multi-family rental market in the first quarter of 2008. There are about 43,925 apartment units in the Colorado Springs Metropolitan Area. For the first quarter of 2008, there was a positive net absorption of 849 units. Absorption is the net change in the number of units rented in the current time period (quarter/year) compared to the number of units rented in the previous time period (quarter/year). The monthly resident turnover for the first quarter of 2008 was 4.1 percent. For the first quarter of 2007, the monthly resident turnover was 4.7 percent.

## **SUMMARY**

The overall vacancy rate for this quarter has decreased. Generally, there is an increase in the vacancy with the first quarter because of seasonal factors. This decrease is not what would be expected from seasonal changes. Troop movements continue to be a key factor for the variability in the vacancy rate. Average rents were stable, but they will continue to fluctuate because of the dynamic rental character of the Colorado Springs Metropolitan Area economy.

With five percent being a standard industry equilibrium vacancy rate, the current vacancy rate suggests that the Colorado Springs Metropolitan Area market is significantly above the supply and demand equilibrium. The Colorado Springs Metropolitan Area Vacancy and Rent Survey reports averages, and, as a result, there are often differences in rental and vacancy rates by size, location, age of building, and apartment type. All information is based on data received for the month of March, except for resident turnover, which is for the month of February. Information received for the Survey is totally confidential, and only survey totals are reported. The Survey is conducted by mail and includes only those units with a certificate of occupancy. The consistent support of the sponsors and the excellent cooperation of professionals in the apartment industry are appreciated. Comments on the Survey are welcome, [gordon@vonstroh.com](mailto:gordon@vonstroh.com) or 303-871-3435.

## REPORT METHODOLOGY

The purpose of the Colorado Springs Metropolitan Area Apartment Vacancy and Rental Survey is to show vacancy and rental rates by type of apartment (efficiency; one bedroom; two bedroom, one bath; two bedroom, two bath; three bedroom; other; and totals) and by location, age, size of unit, and size of building. The Survey includes all multi-family rental, two units and up.

The survey covers seven market areas: northwest; northeast; far northeast; southeast; Security/Widefield/Fountain; southwest; and central.

The boundaries for the Colorado Springs Metropolitan Area are:

Northwest: on the east, I-25 and on the south, Cimarron Street, Eighth Street and Lower Gold Camp Road; Northeast: on the west and southwest, I-25, Nevada Avenue, Austin Bluffs Parkway, Union Blvd., and Circle Drive and on the south, Platte Avenue; on the north, northeast, and east, Academy Boulevard; Far Northeast: on the west and northwest, Academy Boulevard and I-25; on the south, Platte Avenue; Southeast: on the north, Platte Avenue, on the west, Circle Drive and I-25 and on the south, Drennan Road; Security/Widefield/Fountain: on the north, Drennan Road and on the west, I-25; Southwest: on the east, I-25 and on the north and west, Cimarron Street, Eighth Street, and Lower Gold Camp Road; and Central: on the north and east, Austin Bluffs Parkway, Union Blvd, Circle Drive and on the south and west, Circle Drive and I-25.

Market area reports are labeled by one of the above seven market areas. With the reports for each market area, the following format is used for each type of apartment by rent level:

9 = number of units vacant (first figure)  
194 = total number of units reporting (second figure)  
4.6%= vacancy rate (third figure)

When no figures are shown, no apartments of that specific size and rent level were reported. With the summary tables, there may be no data or there may be only a limited number of complexes and disclosing the information would reduce confidentiality. All vacancy and rental rates are as of the 10<sup>th</sup> of February for the first quarter, 10<sup>th</sup> of June for the second quarter, 10<sup>th</sup> of September of the third quarter and the 10<sup>th</sup> of December for the fourth quarter. The data for resident turnover is from the respective months of February, May, August and November. The market samples are based on the assumption that the rates were for unfurnished rental units with tenants paying electricity and gas. Apartment complex/building lists were developed from official lists. Returned survey forms were checked for completeness, then coded and entered into the computer for processing. Tabulations are performed by the use of a computerized program. The cumulative totals have a confidence interval of +/-1 percent at the 95 percent confidence level.

The information for this survey was obtained from participating apartment managers, owners, and property managers. All information collected on each building/complex is **TOTALLY CONFIDENTIAL**. Only survey totals are published. Information furnished by participants is considered reliable. The sponsors and author make no warranty, express or implied, and assume no legal liability or responsibility for the inclusion of data from the participants in the survey or for the use of the data from the Survey. Any quotations and/or reproductions of the survey must indicate the **sponsors and the author**. This report is copyrighted by Dr. Gordon E. Von Stroh.

Since 1995 the Division of Housing of the State of Colorado has funded the Colorado Multi-Family Housing Vacancy and Rental Survey for various Colorado communities. These surveys cover the first and third quarters. A public/private partnership has committed to sponsor the Colorado Springs

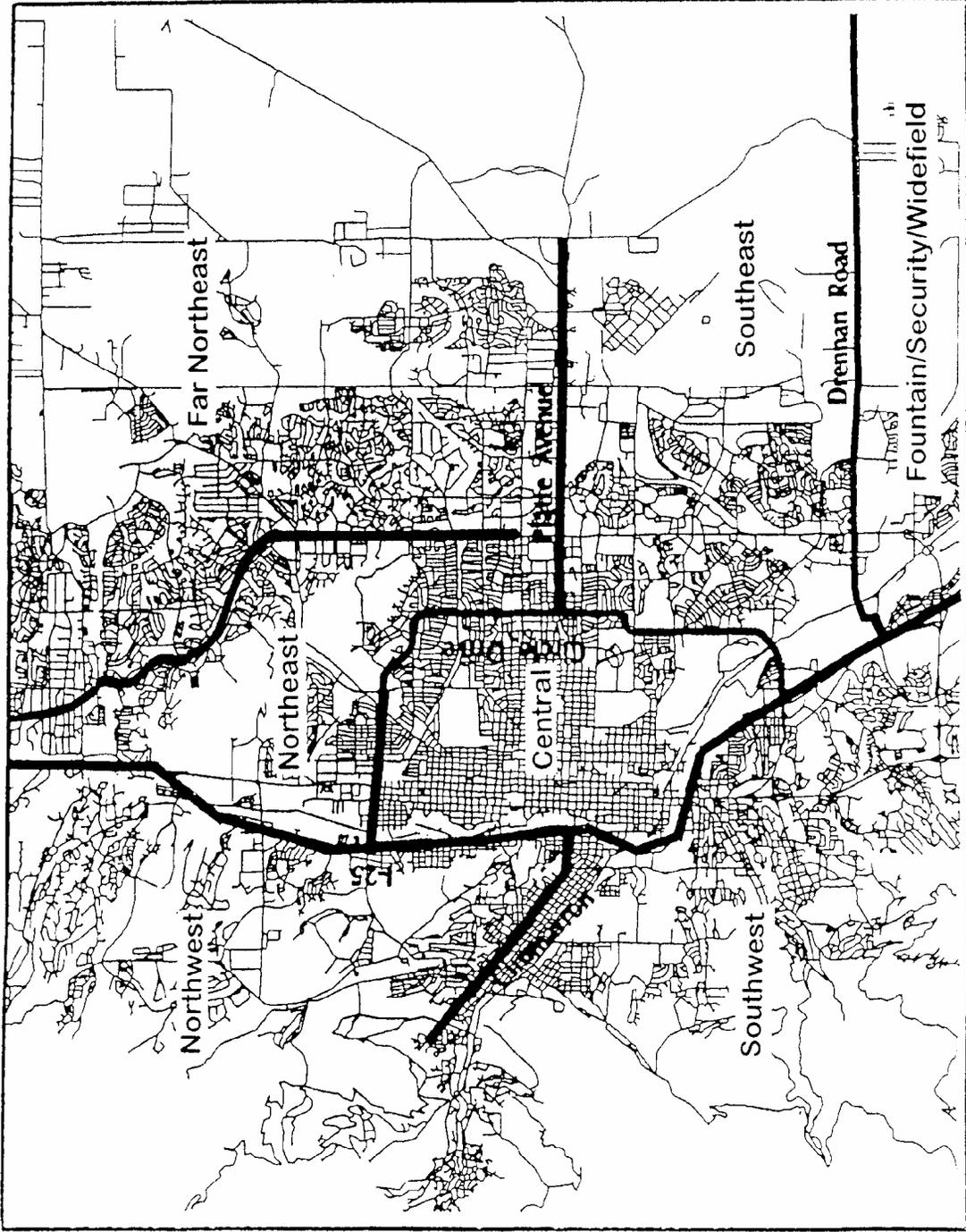
Metropolitan Area Apartment Vacancy and Rental survey for the Second and Fourth Quarters. In the spirit of cooperation, all sponsors share in the credit for this combined effort to provide information on the apartment industry. The intent is to provide information that will be used by all individuals associated with the industry.

The excellent industry cooperation by various apartment associations, county and local officials, apartment owners and managers is appreciated. Survey management and analysis was done by Dr. Gordon E. Von Stroh of Colorado Economic and Management Associates and The University of Denver.

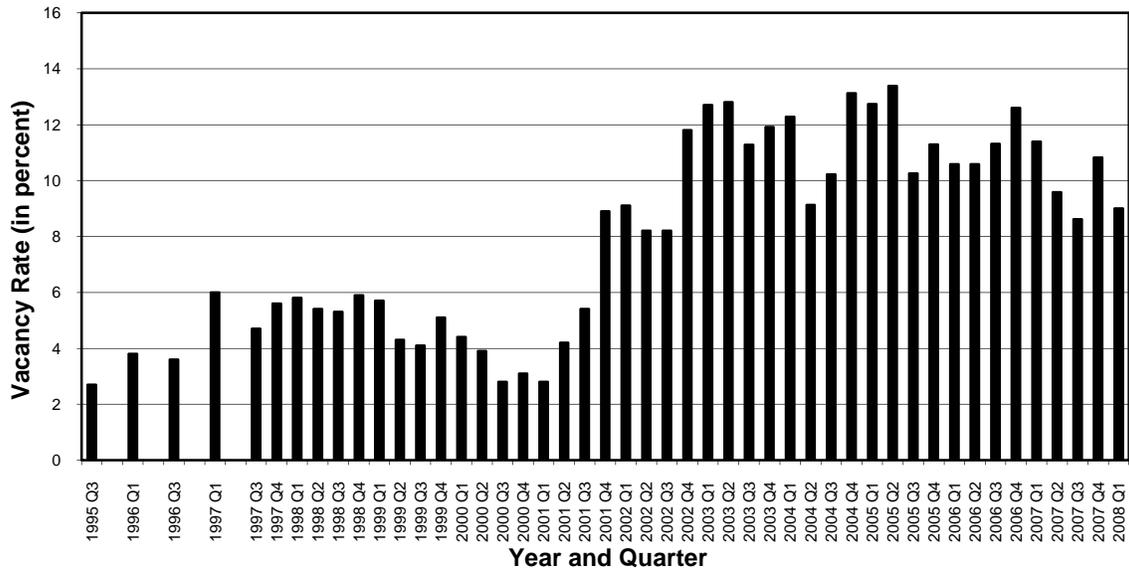
The sponsors and author of this report view it as a work in progress. The intent is to make this Survey consistent in methodology and scope with the other multi-family housing surveys that are conducted for the remainder of the state. The goal is to have multi-family rental market data that is comparable statewide. As the sample size increases and the research procedures become fixed, new market areas will be added to the report. The market areas selected for the report were determined on the basis of market size. Changes in format, tables and graphs are possible if user recommendation indicate a change is warranted.

The accuracy and reliability of this Survey can be improved by increasing the size of the sample returns for each market area. If you are an owner or manager of multi-family rental housing in the listed market areas, and would like to participate in the Survey, please contact Gordon Von Stroh at 303-871-3435, [gvonstro@du.edu](mailto:gvonstro@du.edu), or write to him at the Daniels College of Business, University of Denver, 2101 South University Boulevard, Denver, Colorado, 80208.

Sub-Market Boundaries for Colorado Springs



## Vacancy by Quarter



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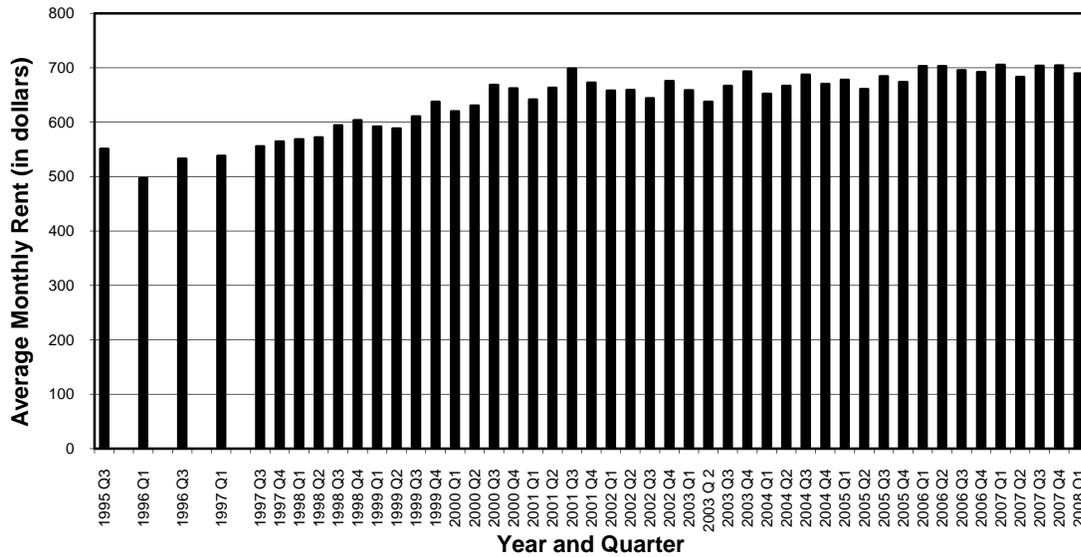
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### Average Rent by Quarter



## Dunmire Property Management

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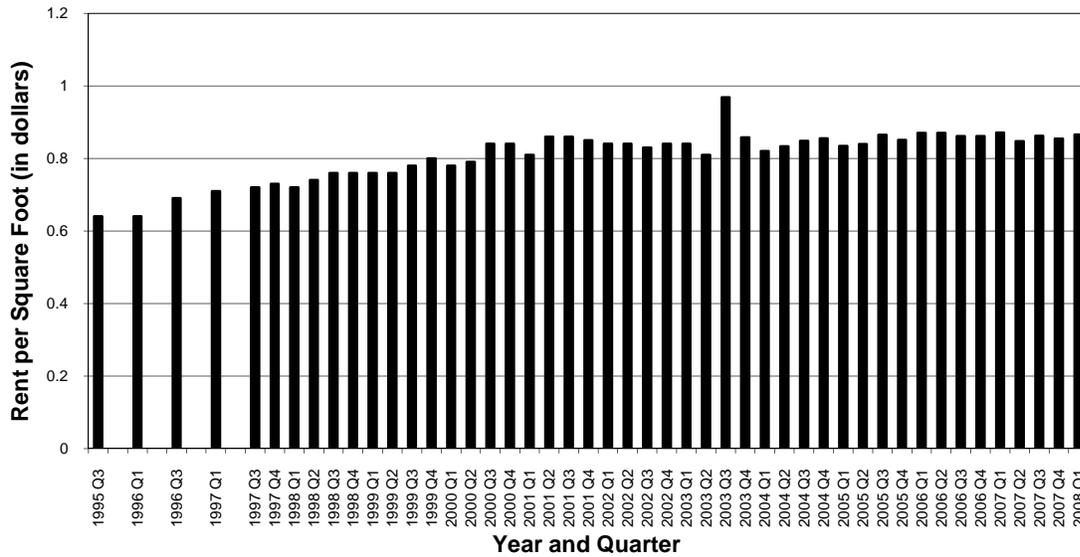
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Crystal Dunmire, President  
 Dunmire Property Management, Inc.  
 411 Lakewood Circle, Ste PH  
 Colorado Springs, CO 80910  
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 (719) 591-2129 (Fax)

## Rent per Square Foot



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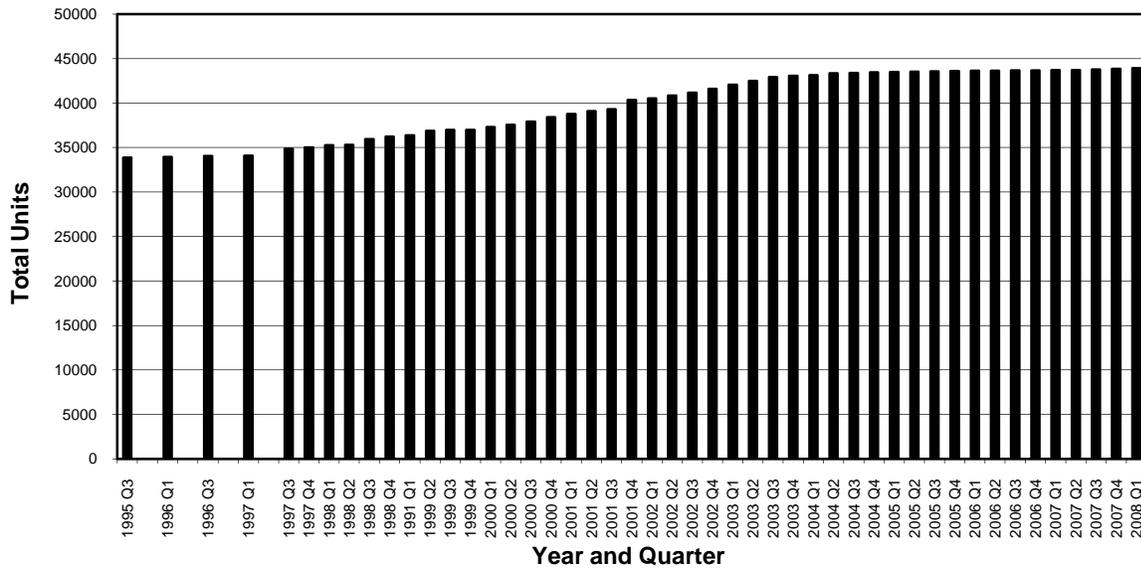
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### Total Apartment Units



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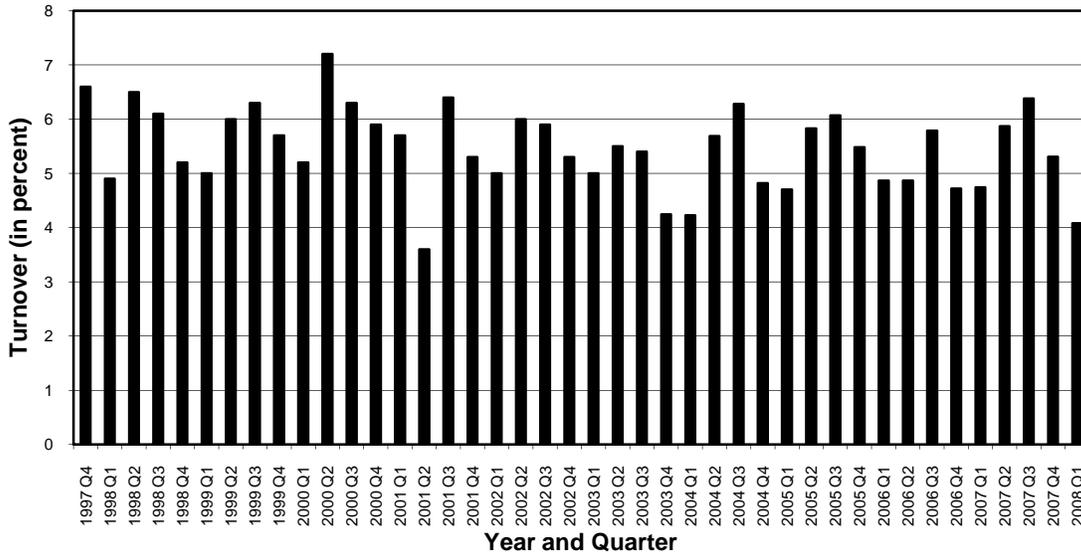
Single Family Mortgage Revenue Bond Programs

Multifamily Housing Revenue Bond Programs

Housing Trust Fund Loans and Contracts

Rehabilitation Loans Section 8 Rental Assistance (in conjunction with  
Housing Authority of the City of Colorado Springs)

### Resident Turnover per Month





## Housing Authority

of the City of Colorado Springs

831 South Nevada Avenue

P.O. Box 1575 • MC 1490 • Colorado Springs, Colorado 80901-1575

(719) 587-8700 • Fax (719) 632-7807 • TDD 1-800-659-3656

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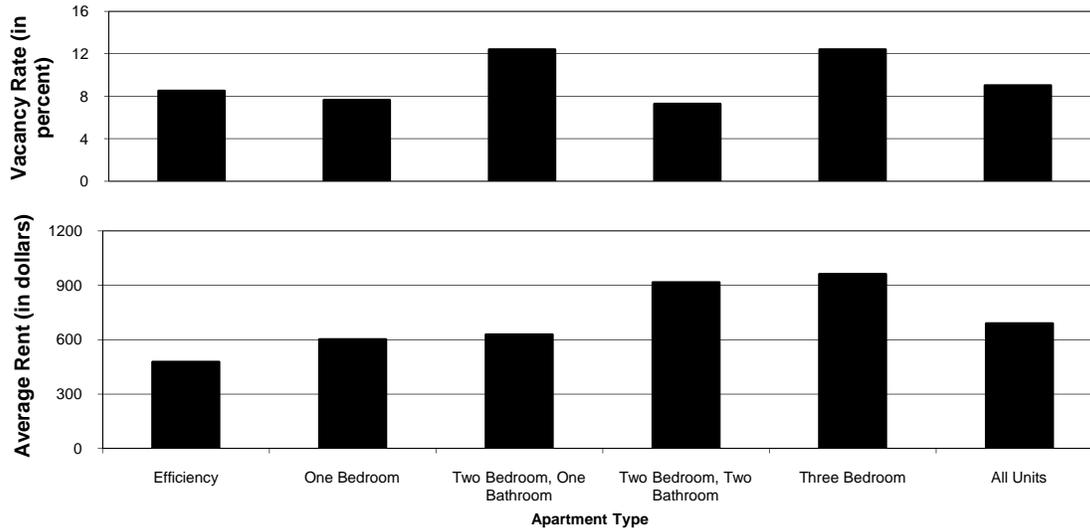
**On-Site Meal Program for Seniors**



**The goal of the Housing Authority of the City of Colorado Springs is to assist low to moderate-income families and elderly or disabled persons to obtain affordable housing that is safe, decent, and sanitary.**

APPLICATIONS ARE ACCEPTED MONDAY THROUGH FRIDAY (Except Holidays) FROM 8:30 A.M. UNTIL 11:30 A.M.

### Comparisons by Apartment Type



# Colorado Division of Housing

A Division of the Colorado Department of Local Affairs



The Colorado Division of Housing assists Colorado's large and small communities with meeting their local housing goals.

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Main Line:  
(303) 866-2033

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- Tenant-Based Rental Assistance
- The Private Activity Bond Program
- Emergency Shelter Grants

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- ◇ Private Activity Bonds
- ◇ Foreclosure Prevention Initiatives
- ◇ Technical Assistance
- ◇ Housing and Demographic data

## Vacancy Rates by Market Area

First Figure For Colorado Springs Metro Area - Vacancy for Quarter  
 Second Figure For Colorado Springs Metro Area - Four Quarter Average  
 Figures for Market Areas Are For Current Quarter

Year	1998				1999				2000				2001				2002				2003				2004				2005				2006				2007				2008			
Quarter	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th				
Colorado Springs																																												
Vacancy for Quarter	5.8	5.4	5.3	5.9	5.7	4.3	4.1	5.1	4.4	3.9	2.8	3.1	2.8	4.2	5.4	8.9	9.1	8.2	8.2	11.8	12.7	12.8	11.3	11.9	12.3	9.1	10.2	13.1	12.7	13.4	10.3	11.3	10.6	10.3	11.3	12.6	11.4	9.6	8.6	10.8	9.0			
Four Quarter Average	5.7	5.4	5.5	5.6	4.6	5.3	5.0	4.8	4.5	4.4	4.1	3.6	3.2	3.2	3.9	5.3	6.9	7.9	8.6	9.3	10.2	11.4	12.1	12.2	12.1	11.2	10.9	11.2	11.3	12.4	12.4	11.9	11.4	10.6	10.9	11.2	11.4	11.2	10.5	10.1	9.5			
Change from a Year Ago	2.2	-0.6	0.6	0.3	-0.1	-1.1	-1.2	-0.8	-1.3	-0.4	-1.3	-2.0	-1.6	0.3	2.6	5.8	6.3	4.0	2.8	2.9	3.6	4.6	3.1	0.1	-0.4	-3.7	-1.1	1.2	0.4	4.3	0.0	-1.8	-2.2	-3.1	1.1	1.3	0.8	-0.7	-2.7	-1.8	-2.4			
Market Areas																																												
Northwest	8.9	6.9	3.9	5.4	6.1	3.5	3.7	4.5	3.2	3.0	3.8	3.7	3.0	5.5	7.5	10.5	14.1	7.4	8.8	14.2	14.8	12.8	11.9	8.5	10.4	6.7	9.2	12.7	12.7	15.6	13.2	13.5	16.3	12.9	13.8	13.9	10.2	10.8	9.3	11.1	8.3			
Northeast	5.8	5.9	5.7	4.9	6.5	4.4	4.3	5.5	4.3	4.0	2.8	3.1	2.7	4.3	5.6	9.3	10.0	7.9	8.7	13.5	14.1	12.2	10.4	11.5	11.5	9.0	9.0	12.8	12.3	10.7	9.8	9.4	9.6	7.3	7.3	8.3	9.7	7.5	7.2	7.9	7.5			
Far - Northeast																																												
Southeast	3.8	4.7	4.0	5.8	5.9	5.0	4.7	5.2	4.8	5.1	1.7	2.9	2.4	3.3	3.4	7.1	6.4	8.7	7.8	9.0	11.5	13.2	14.3	18.1	15.5	8.6	11.9	15.1	15.0	18.4	11.6	10.2	10.8	12.2	15.2	18.4	14.5	9.9	11.2	16.9	15.8			
Security/Widefield/Fountain	2.6	2.6	3.1	2.3	3.3	3.0	4.1	1.4	3.0	1.8	2.5	4.2	0.4	0.8	0.5	7.3	4.7	3.2	9.0	9.8	15.3	23.2	1.1	11.9	13.2	14.5	12.7	14.4	13.2	17.8	7.9	16.2	16.7	30.8	36.3	26.4	24.3	20.9	22.1	24.9	23.0			
Southwest	3.5	4.5	8.0	10.0	4.5	4.0	3.2	4.8	4.6	3.8	2.5	2.6	3.1	3.9	6.0	9.7	7.4	8.0	6.7	8.8	11.2	13.1	11.8	9.3	12.2	10.6	13.1	14.8	15.0	13.5	10.6	14.6	11.4	9.9	11.6	14.4	12.4	11.9	7.2	11.6	9.1			
Central	6.3	5.5	3.1	3.7	5.6	4.6	4.5	5.4	5.0	4.0	2.9	2.8	3.1	4.7	4.5	7.0	6.6	8.2	8.2	10.8	9.8	12.4	10.1	11.6	11.8	11.1	10.1	9.1	12.1	9.8	10.6	11.8	8.9	8.7	9.5	9.5	9.2	10.2	10.9	10.1	8.6			

## Vacancies by Size of Building

(In Percent)

Year	1998				1999				2000				2001				2002				2003				2004				2005				2006				2007				2008			
Quarter	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th																
Colorado Springs Metro Area	5.8	5.4	5.3	5.9	5.7	4.3	4.1	5.1	4.4	3.9	2.8	3.1	2.8	4.2	5.4	8.9	9.1	8.2	8.2	11.8	12.7	12.8	11.3	11.9	12.3	9.1	10.2	13.1	12.7	13.4	10.3	11.3	10.6	10.3	11.3	12.6	11.4	9.6	8.6	10.8	9.0			
Building Size (Number of Units)																																												
2 to 8	1.2	7.4	2.6	3.4	6.9	3.9	6.1	3.1	0.6	2.3	2.1	1.7	3.0	3.0	5.2	2.7	7.8	4.3	6.0	9.3	8.8	8.3	7.8	11.8	7.0	8.7	13.8	12.3	21.2	9.7	16.4	10.8	10.0	16.0	15.0	11.5	11.3	6.0	0.0	6.8	10.3			
9 to 50	4.8	5.6	4.6	4.4	4.2	4.0	4.5	3.2	5.2	3.4	3.3	3.0	3.0	3.7	4.3	6.7	8.4	8.9	11.8	12.0	10.2	14.9	13.2	11.0	14.4	8.8	11.7	16.9	15.0	14.2	13.0	11.4	14.4	12.3	10.4	14.4	17.0	13.5	11.8	13.3	11.1			
51 to 99	4.3	4.3	3.0	4.3	5.0	4.2	4.3	3.5	4.3	3.5	0.8	1.6	2.9	4.6	5.2	5.1	8.7	8.4	7.5	10.1	10.7	9.8	10.3	11.9	12.8	11.3	10.4	11.7	12.4	12.6	13.8	12.9	7.6	9.5	10.2	9.2	10.9	9.8	7.9	9.7	8.7			
100 to 199	7.4	6.4	6.4	4.6	5.6	4.1	4.5	5.3	3.8	3.5	2.6	3.5	3.2	3.6	5.0	10.1	9.5	6.4	8.4	11.4	12.8	13.0	11.3	15.2	13.4	10.2	9.4	10.2	11.6	14.0	10.2	9.3	11.4	11.6	14.1	15.9	14.5	14.0	14.2	13.8	10.6			
200 to 349	5.7	5.0	5.3	7.1	5.6	4.5	3.7	5.4	4.7	4.2	3.1	3.2	2.5	4.5	5.4	9.3	8.8	8.4	8.5	12.1	13.4	13.2	11.7	11.1	11.6	8.2	10.7	13.7	13.3	13.0	9.1	12.5	10.8	9.9	11.1	11.0	9.5	8.0	6.5	9.9	8.1			
350 and up																																												



## Average Rent by Market Area

(In Dollars)

Year	1999				2000				2001				2002				2003				2004				2005				2006				2007				2008			
Market Area	1st	2nd	3rd	4th	1st	2nd	3rd	4th																																
Colorado Springs Metro Area	591.88	588.17	610.30	637.55	619.97	630.67	668.21	661.92	641.70	663.40	698.27	672.67	658.11	658.79	643.61	675.68	658.26	637.31	666.79	692.71	651.99	666.64	686.98	670.07	677.60	660.76	684.16	673.49	703.10	687.44	695.36	691.53	705.23	683.06	703.74	703.82	689.65			
Northwest	605.54	652.93	628.41	659.08	699.08	658.96	739.56	726.69	598.59	725.79	735.55	691.32	732.60	711.97	674.49	777.51	703.87	678.50	734.17	733.76	767.16	726.38	686.33	649.21	702.37	721.71	755.27	725.98	763.63	744.85	727.97	747.19	740.46	719.44	721.96	725.00	755.05			
Northeast	604.56	592.80	612.85	633.69	615.90	627.93	675.63	680.00	684.65	658.16	691.04	667.72	653.59	655.11	657.05	687.80	684.17	638.48	675.17	710.58	642.30	698.47	726.88	668.39	695.97	630.90	649.45	627.90	669.96	643.34	682.92	654.73	662.87	655.45	658.59	645.79	686.72			
Far Northeast																																								
Southeast	484.76	510.52	531.09	544.35	524.32	543.03	587.12	570.87	561.98	596.00	618.35	633.93	590.52	566.90	591.67	626.36	595.60	606.89	613.97	647.19	589.44	610.21	601.22	634.42	631.60	620.98	631.72	632.12	624.83	600.90	607.24	553.85	575.24	584.59	579.70	531.27	499.05			
Security/Widefield/Fountain	592.58	612.45	612.52	628.68	623.18	638.45	608.89	581.70	687.78	656.63	686.84	654.81	681.75	680.90	668.93	653.63	673.62	640.74	628.48	648.41	645.20	646.38	613.27	612.74	652.48	618.31	617.93	596.65	655.07	614.53	576.55	576.71	585.80	575.59	585.34	577.40	616.63			
Southwest	667.31	651.44	710.88	723.29	686.55	681.67	696.02	708.80	702.84	763.37	791.44	760.79	720.95	763.97	702.44	678.54	689.15	683.93	695.18	695.44	688.39	665.02	744.52	685.35	640.69	678.34	671.83	716.17	729.64	798.20	864.17	793.81	830.84	739.67	738.67	671.31	663.68			
Central	503.30	465.89	476.27	534.43	513.94	551.94	563.63	571.35	542.84	581.00	636.90	578.49	593.27	590.59	559.90	552.41	561.86	547.48	606.23	631.88	597.93	536.31	536.93	558.31	537.99	547.03	493.96	517.31	535.52	542.21	522.98	548.17	597.03	556.62	627.68	901.12	571.98			

Rents are based on units being unfurnished with tenants paying gas and electricity. Average rent minus rental losses equals effective rent. Average rents do not reflect "rental losses" from discounts/concessions, models, delinquents, and bad debts.



### Average Rent by Age of Building

(In Percent)

Year	1999				2000				2001				2002				2003				2004				2005				2006				2007				2008			
	1st	2nd	3rd	4th	1st	2nd	3rd	4th																																
Colorado Springs Metro Area	591.88	588.17	610.30	637.55	619.97	630.67	668.21	661.92	641.70	663.40	698.27	672.67	658.11	658.79	643.61	675.68	658.26	637.31	666.79	692.71	651.99	666.64	686.98	670.07	677.60	660.76	684.16	673.49	703.10	687.44	695.36	691.53	705.23	683.06	703.74	703.82	689.65			
Building Age																																								
To 1959	449.74	461.81	492.17	460.98	498.36	507.54	482.51	524.93	554.63	635.85	635.94	585.43	596.62	599.04	574.43	598.45	596.65	562.05	582.38	573.63	568.15	540.04	521.11	499.80	501.64	513.68	489.67	498.35	458.59	485.26	487.93	529.40	517.81	522.29	535.67	532.12	568.21			
1960-69	499.37	521.72	534.78	506.58	534.23	519.95	499.74	503.64	549.58	539.90	567.74	508.69	562.55	545.38	536.47	520.98	540.13	528.24	501.11	560.11	550.69	518.06	547.11	515.72	535.79	532.51	523.93	528.25	562.26	514.06	568.46	523.41	523.73	546.46	544.36	532.35	536.85			
1970-79	531.17	522.49	543.75	586.24	557.54	565.79	610.11	601.87	621.38	609.20	611.53	627.86	612.28	618.61	612.99	604.48	602.55	590.07	586.12	614.23	546.36	586.58	576.49	553.85	575.91	523.44	546.85	547.43	552.28	546.41	554.48	552.19	560.10	541.73	563.30	549.67	541.72			
1980-89	655.96	646.48	644.50	678.58	679.34	688.74	699.32	705.93	711.11	717.90	747.09	719.96	713.57	704.04	667.79	697.92	690.78	678.29	697.81	695.11	669.84	689.06	702.06	679.92	684.21	678.16	680.41	688.74	710.22	746.87	757.21	741.36	768.75	695.94	708.51	697.31	699.65			
1990-99	800.06	851.33	896.81	885.64	913.87	871.77	986.48	983.21	902.15	926.24	906.33	881.93	867.84	865.70	844.55	834.15	835.69	825.26	829.41	828.90	799.09	821.60	883.94	871.71	794.11	883.53	953.22	898.64	921.17	895.64	894.55	826.95	935.00	940.19	896.14	1165.44	944.18			
2000-04															977.35		968.28	955.23	932.50	889.92	910.66	913.82	890.61	884.24	933.27	877.89	931.43	858.89	915.01	899.12	857.55	904.39	907.32	892.29	889.85	889.44	967.82			
2005 and up																																								

Rents are based on units being unfurnished with tenants paying gas and electricity. Average rent minus rental losses equals effective rent. Average rents do not reflect "rental losses" from discounts/concessions, models, delinquents, and bad debts.

**Average Rent by Apartment Type**  
(In Dollars)

Market Area	1999				2000				2001				2002				2003				2004				2005				2006				2007				2008			
	1st	2nd	3rd	4th																																				
Colorado Springs Metro Area	591.88	588.17	610.30	637.55	619.97	630.67	668.21	661.92	641.70	663.40	698.27	672.67	658.11	658.79	643.61	675.68	658.26	637.31	666.79	692.71	651.99	666.64	686.98	670.07	677.60	660.76	684.16	673.49	703.10	687.44	695.36	691.53	705.23	683.06	703.74	703.82	689.65			
Apartment Type																																								
Efficiency	481.54	480.34	476.25	483.42	498.36	502.85	519.91	517.26	501.85	520.20	561.28	579.56	543.62	572.96	485.33	489.01	511.31	460.70	501.64	511.41	482.68	482.20	485.85	502.06	450.82	469.18	473.73	483.96	486.67	472.98	472.90	470.33	483.48	477.81	496.90	469.96	476.53			
One bedroom	516.94	505.43	535.24	555.15	534.23	555.23	586.01	581.43	569.68	591.76	621.17	594.06	583.86	567.38	560.06	595.43	582.29	559.98	594.78	606.37	570.93	586.91	594.65	577.41	583.48	566.37	590.37	579.47	599.07	604.32	612.03	601.99	615.92	587.28	609.00	598.54	601.61			
Two bed, one bath	589.09	591.98	604.71	639.65	557.54	631.88	681.62	655.86	650.35	660.76	667.28	665.82	660.06	665.43	659.10	689.28	658.49	657.54	647.38	663.29	599.48	629.33	653.51	633.81	641.55	622.81	646.85	644.36	661.00	652.12	648.60	653.95	655.59	625.23	647.89	638.03	627.99			
Two bed, two bath	745.26	736.84	762.82	790.61	679.34	778.81	815.51	814.75	767.76	813.41	859.53	811.13	808.60	786.17	804.07	818.12	821.39	802.08	807.16	848.00	831.64	818.61	848.32	843.93	848.47	835.63	859.67	838.13	872.56	847.77	853.40	863.76	895.67	868.41	893.85	944.59	915.63			
Three bedroom	780.04	807.77	820.64	926.28	913.87	806.84	952.66	897.39	848.10	827.92	917.33	819.50	835.51	937.91	843.98	854.35	869.09	859.28	898.32	864.62	846.71	881.25	939.25	927.09	886.87	937.72	993.33	969.50	965.52	906.58	884.07	873.95	921.71	921.21	935.19	988.99	962.24			

Average rents do not reflect "rental losses" from discounts, concessions, models, delinquents, and bad debts.  
Average rent minus rental losses equals effective rent.

**Average Rents for the Colorado Springs  
Metropolitan Area**

	Efficiency	1 Bedroom	2 Bedroom, 1 Bathroom	2 Bedroom, 2 Bathroom	Three Bedroom	Other	All
Colorado Springs	476.53	601.61	627.99	915.63	962.24	799.03	689.65
Market Areas							
Northwest	461.26	669.57	683.89	924.70	1038.14		755.05
Northeast	541.92	589.60	658.46	839.02	945.60		686.72
Far Northeast		683.95	616.46	991.16	1165.23	786.29	794.36
Southeast	400.50	420.97	532.61	705.00	706.75	805.00	499.05
Security/Widefield/Fountain		575.00	628.49	500.00	672.50	1000.00	616.63
Southwest	472.15	600.51	656.23	898.71	943.87	1050.00	663.68
Central	429.62	498.46	575.04	960.02	798.00		571.98

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## Rent per Square Foot by Apartment Type

(In Dollars)

Year	1999				2000				2001				2002				2003				2004				2005				2006				2007				2008			
Quarter	1st	2nd	3rd	4th	1st	2nd	3rd	4th																																
Colorado Springs Metro Area	0.76	0.76	0.78	0.80	0.78	0.79	0.84	0.84	0.81	0.86	0.86	0.85	0.84	0.84	0.83	0.84	0.84	0.81	0.97	0.86	0.82	0.83	0.85	0.86	0.83	0.84	0.86	0.85	0.87	0.86	0.86	0.86	0.87	0.85	0.86	0.85	0.87			
Apartment Type																																								
Efficiency	0.97	0.96	0.96	0.97	0.92	1.01	1.01	1.04	1.02	1.05	1.13	1.07	1.09	1.05	0.99	1.00	1.01	0.98	1.06	1.05	1.05	1.05	1.06	1.05	0.97	1.09	1.03	1.06	1.13	1.05	1.07	1.05	1.09	1.02	0.98	0.96	1.02			
One bedroom	0.81	0.79	0.83	0.83	0.83	0.85	0.89	0.89	0.87	0.92	0.93	0.92	0.91	0.90	0.89	0.92	0.91	0.88	1.04	0.93	0.87	0.90	0.90	0.91	0.89	0.89	0.92	0.91	0.92	0.94	0.95	0.94	0.95	0.90	0.93	0.92	0.93			
Two bedroom, one bath	0.70	0.69	0.71	0.75	0.71	0.75	0.80	0.79	0.75	0.79	0.77	0.78	0.76	0.75	0.78	0.78	0.76	0.74	0.99	0.76	0.71	0.73	0.76	0.76	0.75	0.73	0.75	0.76	0.78	0.76	0.75	0.77	0.77	0.74	0.75	0.74	0.74			
Two bedroom, two bath	0.75	0.75	0.77	0.79	0.77	0.76	0.79	0.82	0.79	0.83	0.86	0.83	0.81	0.81	0.83	0.83	0.84	0.81	0.82	0.84	0.82	0.82	0.83	0.83	0.83	0.82	0.84	0.82	0.84	0.83	0.84	0.83	0.86	0.85	0.87	0.86	0.88			
Three bedroom	0.74	0.73	0.66	0.77	0.72	0.63	0.76	0.75	0.70	0.79	0.73	0.71	0.72	0.81	0.70	0.69	0.75	0.73	0.76	0.74	0.75	0.75	0.78	0.80	0.76	0.81	0.83	0.81	0.82	0.75	0.77	0.76	0.78	0.79	0.79	0.84	0.79			

Rents are based on the units being unfurnished with tenants paying gas and electricity.  
 Average rents do not reflect " rental losses" from discounts/concessions, models, delinquents, and bad debts.  
 Average rent minus rental losses equals effective rent.

**Median Rent by Apartment Type**  
(In Dollars)

Market	Apartment Type	2001		2002		2003				2004				2005				2006				2007				2008			
		1st-2001	3rd-2001	1st-2002	3rd-2002	1st-2003	3rd-2003	4th-2003	4th-2003	1st-2004	2nd-2004	3rd-2004	4th-2004	1st-2005	2nd-2005	3rd-2005	4th-2005	1st-2006	2nd-2006	3rd-2006	4th-2006	1st-2006	2nd-2006	3rd-2006	4th-2006	4th-2006	2nd-2006	3rd-2006	4th-2006
Colorado Springs	Efficiency	--	--	--	--	--	524.96	531.37	494.14	523.16	502.25	519.86	438.33	478.83	478.02	491.08	509.87	476.45	480.57	445.85	478.91	446.14	447.07	440.99	464.41				
	One bedroom	--	--	--	--	--	590.16	603.07	555.46	602.80	596.66	589.55	546.86	541.78	586.89	582.73	593.39	581.98	592.09	570.42	591.71	565.37	581.77	570.57	569.24				
	Two bed, one bath	--	--	--	--	--	625.05	646.51	588.13	639.80	661.71	645.54	629.54	608.56	637.80	645.91	665.52	610.42	614.04	608.54	614.93	605.64	640.36	612.20	598.38				
	Two bed, two bath	--	--	--	--	--	797.67	838.73	818.38	816.49	842.82	835.41	831.16	823.70	812.58	812.19	846.87	839.17	847.93	840.24	884.34	847.34	869.80	885.67	886.67				
	Three bedroom	--	--	--	--	--	844.18	800.75	792.83	805.96	868.19	847.49	818.00	862.85	943.50	901.63	879.86	789.89	833.55	797.11	827.71	853.14	853.74	836.63	894.76				
	All	--	--	--	--	--	649.03	668.76	626.31	664.30	682.91	671.79	656.32	637.81	670.44	667.86	692.66	660.58	682.80	659.92	677.57	663.00	685.67	655.83	647.98				
Northwest	Efficiency	--	--	--	--	--	420.53	588.50	597.53	437.81	464.19	586.42	462.88	397.74	487.88	486.63	338.02	338.02	362.06	370.30	346.31	397.39	397.39	397.39	422.39				
	One bedroom	--	--	--	--	--	674.51	635.15	643.16	696.87	558.41	627.83	683.27	643.91	679.41	681.54	761.07	705.21	713.78	722.96	709.07	649.50	695.49	710.58	694.70				
	Two bed, one bath	--	--	--	--	--	727.70	735.13	781.83	652.85	661.28	656.16	781.00	766.89	779.71	782.29	745.38	824.94	784.54	824.50	822.50	666.30	755.47	780.15	730.47				
	Two bed, two bath	--	--	--	--	--	850.14	986.40	910.92	825.63	845.33	836.49	852.63	892.07	818.19	895.64	896.51	879.85	849.61	908.22	908.34	889.65	909.74	904.84	895.21				
	Three bedroom	--	--	--	--	--	898.92	770.22	887.13	767.51	793.03	785.53	787.09	799.28	791.16	798.34	823.19	1155.86	821.31	815.10	815.40	817.20	1157.60	1156.33	1157.00				
	All	--	--	--	--	--	727.32	742.18	759.39	724.59	658.72	663.50	712.56	748.17	775.60	765.42	795.20	763.50	750.45	793.38	761.10	732.05	755.60	747.09	758.45				
Northeast	Efficiency	--	--	--	--	--	544.40	500.73	515.38	533.29	626.00	588.66	685.38	471.99	540.11	530.25	526.58	496.34	512.68	531.11	562.19	532.60	537.29	512.93	541.92				
	One bedroom	--	--	--	--	--	586.46	627.36	538.50	630.77	653.28	576.66	549.16	555.19	562.74	553.06	579.14	565.06	620.60	568.22	580.31	551.12	560.98	549.50	589.60				
	Two bed, one bath	--	--	--	--	--	636.04	658.86	582.81	678.64	715.72	631.53	625.60	612.37	658.49	629.34	662.02	617.44	654.93	621.98	630.09	649.25	661.69	633.06	658.46				
	Two bed, two bath	--	--	--	--	--	845.84	838.37	824.29	812.78	834.93	845.21	828.10	772.69	793.49	747.58	803.40	812.35	784.35	836.14	841.67	771.92	805.23	804.92	839.02				
	Three bedroom	--	--	--	--	--	928.78	891.34	796.31	981.00	870.38	995.83	980.29	887.81	986.95	1018.76	977.27	910.21	834.74	959.54	852.78	910.87	949.27	893.63	945.60				
	All	--	--	--	--	--	653.07	703.13	593.84	687.49	705.67	648.91	661.64	630.90	649.45	627.90	669.96	643.34	682.92	654.73	662.87	655.45	658.59	645.79	686.72				
Far Northeast	Efficiency	--	--	--	--	--	--	--	--	--	--	313.50	405.23	338.50	348.50	413.50	413.50	413.50	411.67	436.67	413.00								
	One bedroom	--	--	--	--	--	--	--	--	--	--	713.29	715.27	611.34	725.12	648.00	678.40	689.32	656.95	634.82	666.79	668.21	710.81	714.01	697.14				
	Two bed, one bath	--	--	--	--	--	--	--	--	--	--	705.27	625.56	547.02	632.25	595.72	630.69	626.85	604.57	642.14	629.42	607.93	676.55	671.00	561.24				
	Two bed, two bath	--	--	--	--	--	--	--	--	--	--	938.76	945.68	958.16	943.61	935.59	1007.66	951.48	949.09	826.17	961.21	968.21	972.38	990.76	921.16				
	Three bedroom	--	--	--	--	--	--	--	--	--	--	1046.00	968.52	1192.41	1233.03	1167.88	1190.84	1174.75	1208.39	1112.00	1254.25	1189.00	1147.00	1127.44	1184.00				
	All	--	--	--	--	--	--	--	--	--	--	798.43	716.63	730.86	787.29	739.44	781.61	755.92	734.27	692.50	766.32	743.71	776.26	790.64	747.92				
Southeast	Efficiency	--	--	--	--	--	522.43	551.82	497.09	541.52	514.44	523.77	443.08	525.69	517.09	501.47	550.38	520.69	523.81	388.00	387.14	444.55	388.00	388.00	411.00				
	One bedroom	--	--	--	--	--	506.69	486.84	526.26	524.86	501.00	603.93	488.43	519.23	550.71	548.48	535.22	533.55	490.13	414.38	404.55	418.80	411.03	407.67	411.12				
	Two bed, one bath	--	--	--	--	--	601.63	596.58	575.79	558.07	515.91	517.45	573.29	548.82	579.13	570.17	588.81	540.51	517.91	519.77	517.12	504.63	518.16	494.03	493.64				
	Two bed, two bath	--	--	--	--	--	730.13	933.12	723.59	703.04	716.73	709.38	790.29	717.63	718.40	716.63	717.08	713.22	715.82	598.34	717.58	698.90	669.43	710.10	713.00				
	Three bedroom	--	--	--	--	--	890.58	853.08	764.75	861.50	1156.63	841.20	847.02	841.06	841.20	839.78	848.16	758.53	833.81	690.57	835.95	836.58	740.32	827.42	662.17				
	All	--	--	--	--	--	601.75	613.50	577.92	627.48	600.54	676.83	627.01	615.55	609.33	614.58	621.15	600.29	606.30	497.81	524.89	555.11	530.17	476.90	448.88				
Security/Widefield/Fountain	Efficiency	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	538.50	563.27		563.00	563.00	553.00	563.00	563.00	563.00				
	One bedroom	--	--	--	--	--	588.50	--	577.92	563.50	488.50	563.50	538.50	513.50	446.83	538.50	563.27		563.00	563.00	553.00	563.00	563.00	563.00	563.00				
	Two bed, one bath	--	--	--	--	--	688.95	631.83	632.88	658.42	593.36	633.64	642.36	633.64	636.35	641.80	661.17	635.49	632.20	631.94	635.66	634.74	635.66	634.65	634.61				
	Two bed, two bath	--	--	--	--	--	613.33	751.00	--	626.00	--	--	--	626.00	626.00	626.00	--	626.00	626.00	488.00	490.40	488.00	488.00	490.09	488.00				
	Three bedroom	--	--	--	--	--	--	713.50	713.50	--	--	--	713.50	--	--	--	713.50	563.50	710.24	659.35	709.35	709.35	709.52	709.17	685.60				
	All	--	--	--	--	--	615.24	641.17	640.79	654.06	590.24	630.51	643.05	630.51	633.71	633.99	661.79	631.32	634.50	629.88	634.27	631.28	634.36	631.42	630.34				
Southwest	Efficiency	--	--	--	--	--	567.67	549.16	506.51	419.13	530.06	476.91	480.06	422.25	393.36	448.66	449.44	450.22	613.50	446.25	489.20	443.20	441.80	437.13	463.32				
	One bedroom	--	--	--	--	--	640.67	644.46	640.23	535.90	677.28	547.36	541.85	556.69	625.22	618.19	659.59	686.18	765.58	709.47	699.62	680.36	690.32	579.60	560.19				
	Two bed, one bath	--	--	--	--	--	639.57	648.32	598.28	634.38	692.50	666.76	662.34	652.64	701.00	683.81	685.94	655.78	624.06	606.78	616.47	596.87	661.82	626.33	634.56				
	Two bed, two bath	--	--	--	--	--	831.73	807.89	837.67	924.00	951.54	954.21	826.96	898.92	840.25	845.35	880.11	844.54	888.02	888.95	894.51	893.20	893.20	885.33	845.83				
	Three bedroom	--	--	--	--	--	793.07	780.09	980.17	778.72	1111.94	750.14	705.00	74															

**Economic Vacancy Rates by Size, Age and County**  
 Defined as Physical Vacancy Plus Concessions and Discounts as a Percentage of Gross Potential Rent  
 (In Percent)

Building Type	2003				2004				2005				2006				2007				2008				
	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	
<b>Size (in units)</b>																									
Up to 8			8.4		6.8	9.2	13.5	14.6	25.9	22.8	9.2	16.8	13.3	22.1	11.9	6.6	39.3	14.1	13.5	14.1	19.7				
9 - 50			16.2		27.4	14.2	14.2	24.5	28.3	22.6	12.9	18.0	27.3	14.5	19.9	33.5	23.0	19.5	21.1	7.7	16.1				
51 - 99			20.4		23.3	18.2	18.0	12.4	32.0	19.4	20.9	16.2	18.2	15.3	19.8	20.9	20.7	15.1	19.9	11.5	20.2				
100 - 199			29.1		29.2	21.5	25.9	30.7	23.3	21.2	21.6	20.6	19.8	24.4	25.1	26.3	28.3	24.3	21.6	26.5	18.7				
200 to 349			25.1		23.9	25.8	23.7	29.2	26.7	29.7	30.5	24.2	29.3	24.7	29.9	25.9	26.8	20.1	21.7	23.1	22.8				
350 up			29.9		29.7	28.3	27.1	38.1	28.2	33.5	29.9	27.8	26.3	21.1	40.0		5.9	31.9	19.0	23.2	24.6				
<b>Age (year built)</b>																									
To 1959			4.5		10.7	7.2	2.7	1.2	4.9	15.7	20.7	22.4	16.5	18.7	22.3	24.5	26.9	28.3	29.8	30.6	35.3				
1960-69			8.1		11.8	8.3	7.9	3.7	14.2	18.0	21.4	20.3	25.9	19.7	22.1	24.8	24.9	18.4	22.7	16.0	14.8				
1970-79			12.1		10.7	15.2	15.8	24.6	8.0	27.5	32.8	23.6	25.5	22.8	34.7	27.4	24.5	21.7	27.2	30.9	27.9				
1980-89			13.3		12.0	12.7	14.5	17.1	15.4	28.4	29.8	23.6	30.3	26.9	23.3	24.7	24.2	21.1	20.1	18.4	18.2				
1990-99			17.6		13.6	11.0	12.8	13.0	23.0	32.5	24.1	27.4	28.1	19.7	23.4	18.7	19.3	24.2	16.8	23.4	17.5				
2000-04			14.3		26.3	21.2	15.1	18.9	14.1	28.6	22.1	20.5	24.4	23.8	33.2	26.4	31.1	18.1	19.5	16.6	22.7				
2005 up																									
<b>County</b>																									
Northwest			20.9		26.4	23.0	21.4	31.4	24.1	32.6	51.2	22.8	32.5	19.3	20.1	20.1	22.7	21.9	15.8	20.0	16.4				
Northeast			25.8		25.8	26.4	25.9	36.5	27.9	24.9	25.5	22.3	32.7	19.6	38.8	23.8	24.2	20.8	22.2	26.2	25.1				
Far Northeast								26.9	26.1	25.5	26.3	23.0	26.4	23.5	29.2	26.9	27.7	22.1	20.7	15.0	19.4				
Southeast			36.1		27.3	25.9	25.8	32.1	29.1	37.2	20.1	19.9	22.2	24.9	23.7	30.0	24.9	18.4	21.4	30.9	29.9				
Security/Widefield/Fountain			11.5		--	17.4	19.8	28.8	24.8	29.0	15.0	25.8	29.7	9.5	64.1	44.5	30.5	27.2	25.8	26.8	43.5				
Southwest			18.4		20.6	15.4	22.1	24.9	21.3	26.7	18.7	24.7	21.6	32.0	28.5	23.4	23.2	19.3	18.8	21.1	17.6				
Central			21.2		24.6	18.5	19.6	11.2	23.6	13.3	15.6	23.8	22.7	18.9	27.8	27.6	27.7	23.6	28.6	16.9	20.5				
Average			25.6		25.2	23.1	23.9	30.0	26.2	27.3	27.6	22.9	26.7	23.3	28.9	25.9	25.6	21.3	21.1	21.3	21.3				

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## Rental Losses from Discounts and Concessions

(In Percent)

Building	1999				2000				2001				2002				2003				2004				2005				2006				2007				2008															
Type	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th																								
<b>Size (in units)</b>																																																				
Up to 6																	-3.4	-0.2	0.6	-0.3	2.3	4.7	13.1	-7.2	3.3	6.0	-3.1	-4.9	28.0	8.1	13.5	7.3	9.4																			
9 - 50																	5.2	13.0	5.4	2.5	7.6	13.2	8.4	-0.1	12.9	2.2	9.4	19.1	6.0	6.0	9.3	-5.6	5.0																			
51 - 99																	8.4	10.6	6.9	7.6	0.7	19.6	6.8	7.1	10.6	5.7	9.6	11.7	9.8	5.3	12.0	1.8	11.5																			
100 - 199																	13.9	15.8	11.3	16.5	20.5	11.6	7.2	11.3	8.4	12.8	10.9	10.4	13.8	10.4	7.5	12.6	8.1																			
200 to 349																	14.0	12.3	17.6	13.0	15.5	13.4	16.7	21.4	18.5	14.7	18.7	14.8	17.2	12.1	15.2	13.2	14.7																			
350 up																	22.9	14.7			21.9	21.8	18.8	18.0	18.0	13.3	33.1					-7.2	25.1	12.2	14.7	15.1																
<b>Age (year built)</b>																																																				
To 1959																	-13.7	-1.7	-2.1	-9.9	-16.5	-12.5	1.9	12.4	6.1	6.6	10.4	11.8	17.5	7.1	7.5	8.0	16.3																			
1960-69																	-3.4	-1.6	-1.2	-2.3	-9.3	0.3	5.7	8.6	14.4	8.6	11.3	9.4	10.0	7.0	12.9	6.2	7.1																			
1970-79																	-1.1	-0.4	5.1	5.8	10.3	-6.2	8.6	17.0	12.6	9.0	20.8	10.6	11.0	10.5	15.2	16.5	15.7																			
1980-89																	2.6	0.2	4.6	3.3	4.4	4.1	16.6	21.0	21.0	19.5	14.0	15.2	14.1	12.3	13.6	9.2	10.7																			
1990-99																	10.8	4.4	0.1	1.3	-1.1	14.5	23.2	21.5	17.5	14.4	15.6	8.6	11.9	17.8	11.9	16.7	12.3																			
2000-04																	-3.2	9.2	13.7	6.2	8.1	0.4	16.5	14.1	14.9	14.2	23.7	17.8	24.3	12.8	12.7	8.0	15.9																			
2005 up																																																				
<b>County</b>																																																				
Northwest																	12.4	16.1	16.3	12.2	18.8	11.4	16.9	38.0	16.2	6.4	6.3	6.2	12.6	11.1	6.4	9.0	8.1																			
Northeast																	14.3	14.3	17.3	16.9	23.7	15.6	14.1	15.7	23.1	12.3	31.5	15.5	14.5	13.3	15.0	18.2	17.5																			
Far Northeast																					14.7	15.4	13.4	18.9	18.5	15.1	21.9	16.4	17.9	16.0	15.1	7.8	13.3																			
Southeast																	18.0	11.8	17.3	13.9	17.0	14.0	18.7	8.5	11.4	12.7	8.5	11.6	10.4	8.5	10.2	13.9	14.2																			
Security/Widefield/Fountain																	-0.3		2.9	7.1	14.4	11.6	11.2	7.1	13.0	-21.3	27.8	18.0	6.2	6.3	3.8	1.9	20.5																			
Southwest																	9.1	8.4	4.7	9.0	10.1	6.4	13.2	8.1	10.2	22.1	16.9	9.0	10.8	7.4	11.6	9.5	8.5																			
Central																	9.6	12.8	7.4	9.5	2.1	11.5	3.5	5.0	13.7	10.2	18.3	18.1	18.5	13.4	17.7	6.8	12.0																			
Average																	13.6	13.0	14.0	13.7	16.8	13.5	13.9	17.4	16.1	13.0	17.6	13.3	14.2	11.7	12.5	10.5	12.3																			

Prior to third quarter 1997, 100 to 199 category in table was for 100 and up. Prior to second quarter 1999, 200 to 349 in table was for 200 and up.

Prior to first quarter 1998, 1990-94 category was for 1990 up. Prior to first quarter 2002, 1995-99 was for 1995 up.

**Average Rent for Apartment Building/Community Features and Amenities**

(In Dollars)

Feature/Amenity	With Feature/Amenity						Without Feature/Amenity						Difference
	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	Efficiency	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	All	
Outside Storage	577.29	674.88	627.44	909.49	1032.00	\$757.59	455.84	548.21	628.26	927.90	918.97	\$639.26	\$118.33
Patio or Balcony	503.20	647.01	655.93	914.32	1028.27	\$739.82	446.09	464.13	576.71	1007.14	667.09	\$522.14	\$217.69
Fireplace	497.77	695.75	719.23	931.36	1156.59	\$787.93	438.51	480.08	577.43	807.02	734.20	\$557.92	\$230.01
Nine-Foot Ceilings	637.22	805.63	704.99	1069.42	1198.76	\$918.74	472.45	539.79	620.99	817.38	828.77	\$620.49	\$298.24
Swimming Pool	490.61	616.57	634.59	925.74	998.91	\$704.93	422.71	495.39	590.96	825.04	775.88	\$590.55	\$114.38
Spa or Sauna	555.56	698.66	705.26	936.00	1201.33	\$792.28	445.13	491.63	581.75	837.10	804.47	\$573.11	\$219.17
Exercise Room	508.37	667.68	705.74	951.94	1160.77	\$768.83	419.56	459.94	571.77	724.26	731.59	\$548.70	\$220.13
Sport Court	481.97	658.82	654.57	933.10	1088.08	\$753.16	473.92	584.42	622.96	906.65	921.59	\$670.38	\$82.78
Microwave	493.07	724.91	736.78	1003.13	1199.54	\$824.30	465.00	537.29	601.53	836.43	809.62	\$619.15	\$205.16
Washer/Dryer Hookups	546.10	711.46	712.71	931.92	1075.87	\$805.41	456.61	508.98	587.52	856.19	824.90	\$578.91	\$226.50
Garbage Disposal	486.63	608.00	629.37	915.66	961.21	\$697.38	414.56	475.60	611.75	812.50	982.25	\$549.33	\$148.05
Dishwasher	498.88	638.05	642.37	915.66	982.31	\$723.69	411.38	441.73	566.20	812.50	641.50	\$486.13	\$237.56
Air Conditioning	525.12	614.80	643.03	922.60	1054.84	\$714.69	441.29	477.24	576.42	665.30	733.70	\$546.62	\$168.07
Ceiling Fan	481.51	604.03	626.52	909.27	926.66	\$690.12	453.82	593.71	633.61	948.11	1041.27	\$689.91	\$0.21
Attached Garage	493.00	876.66	979.49	1133.72	1229.31	\$1,030.24	476.46	571.10	621.07	862.98	869.54	\$651.58	\$378.65
Covered Parking	570.72	702.28	712.72	925.22	1204.25	\$786.79	454.30	534.54	589.30	901.78	891.17	\$624.78	\$162.00
Clubhouse	501.12	671.87	659.85	944.05	1050.59	\$758.18	428.35	471.55	596.55	728.46	812.95	\$558.25	\$199.93
Business Center	495.92	718.95	737.76	984.65	1212.28	\$822.58	454.40	512.01	606.60	773.30	799.77	\$592.81	\$229.76
Pets Allowed	486.60	616.30	636.79	914.41	954.56	\$703.23	415.39	517.70	565.97	932.30	1049.36	\$593.55	\$109.68
Resident Pays Sewer/Water	499.39	630.30	619.94	932.49	991.04	\$717.78	440.59	530.02	651.99	802.01	871.27	\$603.49	\$114.29
Unit Security/Alarm System	594.98	694.00	764.92	961.59	1515.48	\$810.34	465.11	591.86	623.50	907.09	947.61	\$678.61	\$131.73
Handicapped Access	488.72	695.53	698.50	965.73	1141.71	\$782.99	459.61	531.92	603.82	847.73	856.03	\$621.65	\$161.34
Heat Included in Rent	415.10	463.30	600.77		623.09	\$477.13	489.02	605.57	628.29	915.63	976.55	\$695.37	-\$218.25

### Colorado Springs Metropolitan Area Apartment Inventory and Absorption

	Quarter	Year		Year		Year		Year		Year		Year		Year		Year		Year		Year							
TOTAL UNITS AVAILABLE	First	1996	33886	1997	34038	1998	34864	1999	36240	2000	36977	2001	38415	2002	40102	2003	41606	2004	43055	2005	43468	2006	43592	2007	43682	2008	43860
UNITS ADDED SINCE LAST SURVEY			55		59		314		151		332		366		417		454		91		24		30		16		65
TOTAL UNITS AVAILABLE			33941		34097		35178		36391		37309		38781		40519		42060		43146		43492		43622		43698		43925
QTRLY VACANCY RATE			3.8		6.0		5.8		5.7		4.4		2.8		9.1		12.7		12.3		12.7		10.6%		11.4%		9.0%
UNITS RENTED			32651		32051		33138		34317		35667		37695		36832		36718		37839		38019		38998		38716		39972
UNITS VACANT			1290		1364		2040		2074		1642		1086		3687		5342		5307		5549		4624		4982		3953
NUMBER ABSORBED THIS TIME PERIOD			-320		-762		243		215		576		471		299		-22		-92		253		264		538		849
TOTAL UNITS AVAILABLE	Second			1997	35178	1998	35178	1999	36391	2000	37309	2001	38781	2002	40519	2003	42060	2004	43146	2005	43492	2006	43622	2007	43698	2008	
UNITS ADDED SINCE LAST SURVEY					0		484		249		308		312		445		195		36		24		0				
TOTAL UNITS AVAILABLE					35178		36875		37558		39089		40831		42505		43341		43528		43646		43698				
QTRLY VACANCY RATE		No Survey data	No Survey data		5.4		4.3		3.9		4.2		8.2		12.8		9.1		13.4		10.3%		9.6%				
UNITS RENTED					33278		35289		36093		37447		37483		37064		39397		37761		39150		39503				
UNITS VACANT					1900		1586		1465		1642		3348		5441		3944		5843		4496		4195				
NUMBER ABSORBED THIS TIME PERIOD					140		972		426		-248		651		346		1558		-258		152		787				
TOTAL UNITS AVAILABLE	Third	1996	33941	1997	34097	1998	35178	1999	36875	2000	37558	2001	39089	2002	40831	2003	42505	2004	43341	2005	43528	2006	43646	2007	43698	2008	
UNITS ADDED SINCE LAST SURVEY			97		767		776		90		355		233		350		421		39		40		24		67		
TOTAL UNITS AVAILABLE			34038		34864		35954		36965		37913		39322		41181		42926		43380		43568		43670		43765		
QTRLY VACANCY RATE			3.6		4.7		5.3		4.1		2.8		5.4		8.2		11.3		10.2		10.3		11.3%		8.6%		
UNITS RENTED			32813		33225		34048		35449		36851		37199		37804		38084		38955		39149		38735		40001		
UNITS VACANT			1225		1639		1906		1516		1062		2123		3377		4842		4425		4495		4935		3764		
NUMBER ABSORBED THIS TIME PERIOD			162		1174		910		160		758		-248		321		1020		-442		1388		-415		498		
TOTAL UNITS AVAILABLE	Fourth			1997	34864	1998	35954	1999	36965	2000	37913	2001	39322	2002	41181	2003	42926	2004	43380	2005	43568	2006	43670	2007	43765	2008	
UNITS ADDED SINCE LAST SURVEY					0		286		12		502		780		425		129		88		24		95				
TOTAL UNITS AVAILABLE					34846		36240		36977		38415		40102		41606		43055		43468		43592		43682		43860		
QTRLY VACANCY RATE					5.6		5.9		5.1		3.1		8.9		11.8		11.9		13.1		11.3		12.6%		10.8%		
UNITS RENTED					32895		34102		35091		37224		36533		36696		37924		37766		38734		38178		39123		
UNITS VACANT					1951		2138		1886		1191		3569		4910		5131		5702		4934		5504		4737		
NUMBER ABSORBED THIS TIME PERIOD					-330		54		-358		373		-666		-1108		-160		-1189		415		-557		-878		

### Resident Turnover per Month by Size and Age of Building

(In Percent)

Building	1999					2000					2001					2002					2003					2004					2005					2006					2007					2008				
Type	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave	1st	2nd	3rd	4th	Ave					
Size																																																		
2 - 8	4.5	8.1	3.9	5.4	5.5	0.6	3.5	1.7	1.3	1.8	2.1	2.8	2.9	4.8	3.2	7.0	3.8	15.9	6.2	8.2	5.2	6.1	4.6	4.0	5.0	0.0	4.7	2.9	5.6	3.3	4.5	6.5	8.8	8.9	7.2	5.9	18.0	0.0	2.3	6.5	4.4	4.5	0.0	3.4	3.1	5.0				5.0
9 - 50	4.8	4.4	6.6	3.8	4.9	6.3	7.0	4.8	3.9	5.5	3.7	6.0	6.7	5.2	5.4	6.0	6.0	5.9	6.9	6.2	3.6	5.0	5.3	3.5	4.3	4.3	5.7	4.7	6.5	5.3	6.1	6.9	6.3	5.7	6.3	5.7	6.2	6.5	3.4	5.5	4.9	5.4	4.1	4.8	4.8	2.9				2.9
51 - 99	3.8	4.9	6.0	3.0	4.4	4.5	5.3	4.0	3.6	4.4	4.0	5.8	5.4	4.6	5.0	4.4	5.7	5.9	5.2	5.3	4.7	4.8	5.0	5.4	5.0	5.7	5.4	5.7	3.7	5.1	5.3	7.0	5.7	5.3	5.8	3.5	4.8	7.0	4.1	4.9	6.2	6.5	6.6	4.6	6.0	4.8				4.8
100 - 199	4.8	4.9	5.8	5.3	5.2	5.7	9.1	6.9	6.5	7.1	4.6	6.5	6.2	5.6	5.7	5.1	5.5	6.2	5.1	5.5	5.1	5.5	6.1	3.5	5.0	4.3	5.7	5.5	4.9	5.1	4.3	5.5	5.5	5.0	5.1	4.7	5.6	5.5	5.0	5.2	4.3	5.5	6.3	4.1	5.1	3.2				3.2
200 - 349	5.3	7.0	6.6	6.6	6.4	4.9	6.7	6.3	6.1	6.0	5.2	2.8	6.4	5.3	4.9	5.2	6.3	5.8	5.2	5.6	5.3	5.8	5.5	4.7	5.3	4.0	5.8	6.6	5.1	5.4	4.8	6.0	6.6	5.8	5.8	4.8	6.5	5.9	4.9	5.5	4.3	6.0	6.7	6.4	5.9	4.4				4.4
350 up																																																		
Age																																																		
To 1959	5.6	8.5	3.5	4.8	5.6	3.8	6.8	4.5	4.0	4.7	7.3	4.1	7.6	4.9	6.0	7.0	3.6	7.5	9.2	6.8	4.4	6.0	6.7	3.8	5.2	3.2	3.0	3.3	4.0	3.4	4.2	7.3	5.5	5.5	5.6	4.3	7.6	12.0	4.5	7.1	4.4	4.4	8.1	5.4	5.6	4.4				4.4
1960-69	4.3	4.7	6.6	4.3	5.0	5.0	5.5	4.1	3.7	4.6	4.1	3.5	6.6	4.5	4.7	6.0	5.6	6.3	4.5	5.6	3.9	4.5	5.5	4.2	4.5	3.3	5.5	4.5	5.7	4.8	4.6	5.7	6.8	4.9	5.5	4.5	5.4	4.8	5.8	5.2	4.2	6.2	5.5	4.4	5.1	3.9				3.9
1970-79	4.3	5.8	6.8	5.1	5.5	5.0	5.3	5.3	5.2	4.0	4.5	2.5	6.4	5.1	4.6	4.4	5.5	4.7	5.4	5.0	4.8	5.0	5.0	4.0	4.7	4.7	4.6	5.7	3.6	4.7	4.1	6.5	6.3	4.7	5.4	4.7	5.7	4.8	4.6	5.0	6.2	6.1	6.9	5.3	6.1	4.0				4.0
1980-89	5.8	6.5	6.1	6.5	6.2	4.9	6.7	7.0	6.3	6.2	5.2	6.5	6.3	6.0	6.0	4.3	6.5	5.9	5.3	5.5	5.3	6.2	6.4	5.3	5.8	4.4	6.1	6.9	4.7	5.5	4.7	6.4	5.6	5.1	5.5	4.9	6.5	6.1	4.8	5.6	6.1	5.4	5.6	5.4	5.6	3.8				3.8
1990-99	4.0	7.4	6.8	5.6	6.0	6.7	9.8	7.1	6.4	7.5	6.6	8.6	7.9	6.3	7.4	5.3	7.3	6.4	6.2	6.3	5.0	5.8	3.6	3.7	4.5	4.9	9.5	7.3	5.2	6.7	4.2	4.1	6.1	5.4	5.0	5.0	5.0	5.1	3.0	4.5	6.6	6.6	7.3	4.7	6.3	3.3				3.3
2000-04																																																		
2005 up																																																		
Average	5.0	6.0	6.3	5.7	5.8	5.2	7.2	5.9	5.9	6.1	4.8	3.6	6.4	5.3	5.0	5.0	6.0	5.9	5.3	5.6	5.0	5.5	5.4	4.2	5.0	4.2	5.7	6.3	4.8	5.3	4.7	5.8	6.1	5.5	5.5	4.9	6.0	5.8	4.7	5.3	4.7	5.9	6.4	5.3	5.6	4.1				4.1

Resident turnover is for respective months of February, May, August and November.

### Number of Survey Responses by Market Area

	1999				2000				2001				2002				2003				2004				2005				2006				2007				2008			
	4th	1st	2nd	3rd	4th																																			
Colorado Springs Metro Area	13173	14566	14739	15093	14160	14863	14152	14195	14700	14377	14227	14315	14802	14477	14527	13416	14875	14957	14186	14601	14021	14710	14265	15282	15254	16056	16900	16231	16143	18171	16325	15459	15563	16110	16339	16057	16096	16103		
<u>Market Area</u>																																								
Northwest	1344	1354	1291	1882	1457	1649	1928	2577	2410	1966	1837	1641	2146	1930	1545	1295	2157	1564	1905	1698	1721	2180	2026	1943	1831	2112	2485	2328	2541	1903	1797	2035	2147	2196	2555	2376	2174	2535		
Northeast	5851	5928	6745	6096	5743	6364	6988	5816	5749	5822	5379	6195	5976	6244	5875	5323	6296	5960	5913	5739	6532	5610	6187	3869	3889	3839	3754	3883	3296	3703	3332	2616	3222	3152	3473	3448	3725	3448		
Far Northeast																								2571	2491	3703	3285	3220	3653	4324	4086	3787	3982	3832	3443	3421	3335	3749		
Southeast	2005	2078	2197	2060	2075	1902	894	1560	1624	2430	2405	2360	2010	2097	2434	2756	2495	2813	2674	2734	2216	2937	2706	2705	2777	2294	2545	2746	2427	2900	2924	2711	1767	1973	2069	1787	1721	1473		
Security/Widefield/Fountain	353	491	366	366	354	366	277	395	623	228	353	215	479	236	377	354	336	353	228	366	353	341	366	354	354	479	366	366	474	479	522	509	673	684	737	670	734	547		
Southwest	2552	3330	2981	3130	3466	3256	2781	2458	2377	2541	2350	2681	2582	2177	2169	2334	2198	2816	2258	2721	1947	2058	1791	2615	2472	2097	2708	2218	2396	3406	2161	2237	2416	2754	2734	2828	3049	3101		
Central	1068	1385	1159	1508	1065	1326	1284	1388	1917	1390	1903	1223	1609	1793	1750	1354	1393	1404	1161	1343	1252	1584	1189	1225	1440	1532	1757	1470	1356	1456	1503	1554	1356	1519	1328	1527	1358	1250		

### Vacancy Rates During the Current Quarter Colorado Springs

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total				
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent		
\$000 to \$225		2	0.0%					1	0.0%										2	0.0%			
\$226 to \$250																			1	0.0%			
\$251 to \$275																							
\$276 to \$300																							
\$301 to \$325																							
\$326 to \$350	3	11	27.3%																3	11	27.3%		
\$351 to \$375		13	0.0%	2	22	9.1%													2	35	5.7%		
\$376 to \$400		15	0.0%	36	284	12.7%													36	299	12.0%		
\$401 to \$425	16	125	12.8%	161	1120	14.4%		1	0.0%										177	1246	14.2%		
\$426 to \$450	7	71	9.9%	22	370	5.9%		3	0.0%										29	444	6.5%		
\$451 to \$475	26	229	11.4%	25	501	5.0%	35	154	22.7%										86	884	9.7%		
\$476 to \$500	1	93	1.1%	39	323	12.1%	43	237	18.1%	6	35	17.1%							89	688	12.9%		
\$501 to \$525	1	18	5.6%	10	102	9.8%	52	240	21.7%										63	360	17.5%		
\$526 to \$550	4	89	4.5%	32	337	9.5%	34	345	9.9%				1	0.0%					70	772	9.1%		
\$551 to \$575				25	500	5.0%	40	448	8.9%	11	82	13.4%		3	0.0%				76	1033	7.4%		
\$576 to \$600	4	24	16.7%	15	272	5.5%	122	660	18.5%				5	70	7.1%				146	1026	14.2%		
\$601 to \$625				30	359	8.4%	7	218	3.2%				15	59	25.4%				52	636	8.2%		
\$626 to \$650				16	198	8.1%	61	452	13.5%	7	48	14.6%		1	0.0%				84	699	12.0%		
\$651 to \$675				16	342	4.7%	7	174	4.0%	4	130	3.1%	10	29	34.5%				37	675	5.5%		
\$676 to \$700		16	0.0%	16	294	5.4%	31	259	12.0%				12	47	25.5%				59	616	9.6%		
\$701 to \$725				6	273	2.2%	16	190	8.4%		88	0.0%		6	0.0%				22	557	3.9%		
\$726 to \$750		23	0.0%	2	127	1.6%	29	295	9.8%	18	230	7.8%		10	0.0%				49	685	7.2%		
\$751 to \$775				11	296	3.7%	6	124	4.8%	10	93	10.8%							27	513	5.3%		
\$776 to \$800				4	146	2.7%	1	30	3.3%	2	44	4.5%	10	84	11.9%	8	186	4.3%	25	490	5.1%		
\$801 to \$825				8	127	6.3%	4	5	80.0%	17	226	7.5%	2	2	0.0%	2	27	7.4%	25	320	7.8%		
\$826 to \$850				12	188	6.4%	8	92	8.7%	26	440	5.9%	2	12	16.7%				40	584	6.8%		
\$851 to \$875				18	305	6.2%	30	0.0%	10	111	9.0%		3	0.0%					30	394	7.6%		
\$876 to \$900				19	305	6.2%	30	0.0%	21	388	5.4%	6	103	5.8%					46	826	5.6%		
\$901 to \$925					50	0.0%	1	16	6.3%				4	36	11.1%				5	102	4.9%		
\$926 to \$950				4	178	2.2%	2	7	28.6%	6	125	4.8%		10	0.0%				12	320	3.8%		
\$951 to \$975				10	134	7.5%		1	0.0%	26	207	12.6%	1	8	12.5%				37	350	10.6%		
\$976 to \$1000					1	0.0%				21	244	8.6%		18	0.0%	1	1	100.0%	22	264	8.3%		
\$1001 to 1025										1	130	0.8%							1	130	0.8%		
\$1026 to 1050										13	160	8.1%		2	0.0%			1	8	12.5%	14	170	8.2%
\$1051 to 1075							1	20	5.0%		18	0.0%		8	0.0%				1	46	2.2%		
\$1076 to 1100							1	22	4.5%		2	0.0%		30	0.0%				1	54	1.9%		
\$1101 to 1125										12	201	6.0%	11	76	14.5%				23	277	8.3%		
\$1126 to 1150											5	0.0%								5	0.0%		
\$1151 to 1175										3	17	17.6%	3	36	8.3%				6	53	11.3%		
\$1176 to 1200											1	0.0%	1	10	10.0%				1	11	9.1%		
\$1201 to 1225													1	12	8.3%				1	12	8.3%		
\$1226 to 1250										7	108	6.5%							7	108	6.5%		
\$1251 to 1275										12	114	10.5%	4	20	20.0%				16	134	11.9%		
\$1276 to 1300										14	152	9.2%		4	0.0%				14	156	9.0%		
\$1301 to 1325													2	5	40.0%				2	5	40.0%		
\$1326 to 1350																							
\$1351 to 1375																							
\$1376 to 1400																							
\$1401 to 1425													13	66	19.7%				13	66	19.7%		
\$1426 to 1450																							
\$1451 to 1475																							
\$1476 to 1400																							
\$1501 to 1525																							
\$1526 to 1550														20	0.0%					20	0.0%		
\$1551 to 1575																							
\$1576 to 1500																							
\$1601 to 1625													1	24	4.2%				1	24	4.2%		
\$1626 to 1650																							
\$1651 to 1675																							
\$1676 to 1600																							
\$1701 to 1725																							
\$1726 to 1750																							
\$1751 to 1775																							
\$1776 to 1800																							
\$1801 to 1825																							
\$1826 to 1850																							
\$1851 to 1875																							
\$1876 to 1900																							
\$1901 to 1926																							
\$1926 to 1950																							
\$1951 to 1975																							
\$1976 to 2000																							
\$2000 and up																							
<b>TOTALS</b>	<b>62</b>	<b>729</b>	<b>8.5%</b>	<b>521</b>	<b>6849</b>	<b>7.6%</b>	<b>507</b>	<b>4089</b>	<b>12.4%</b>	<b>247</b>	<b>3399</b>	<b>7.3%</b>	<b>101</b>	<b>815</b>	<b>12.4%</b>	<b>12</b>	<b>222</b>	<b>5.4%</b>	<b>1450</b>	<b>16103</b>	<b>9.0%</b>		

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter  
Colorado Springs - Northwest**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375																						
\$376 to \$400		3	0.0%		9	0.0%														12	0.0%	
\$401 to \$425	4	23	17.4%	29	65	44.6%														33	88	37.5%
\$426 to \$450				8	105	7.6%														8	105	7.6%
\$451 to \$475				4	79	5.1%	2	4	50.0%											6	83	7.2%
\$476 to \$500		3	0.0%				1	14	7.1%											1	17	5.9%
\$501 to \$525	1	18	5.6%				37	74	50.0%											38	92	41.3%
\$526 to \$550				11	130	8.5%														11	130	8.5%
\$551 to \$575							4	101	4.0%											4	101	4.0%
\$576 to \$600																						
\$601 to \$625								3	0.0%				1	17	5.9%					1	20	5.0%
\$626 to \$650										7	48	14.6%								7	48	14.6%
\$651 to \$675				8	117	6.8%														8	117	6.8%
\$676 to \$700				10	120	8.3%		1	0.0%											10	121	8.3%
\$701 to \$725														3	0.0%						3	0.0%
\$726 to \$750				2	85	2.4%	15	188	8.0%											17	273	6.2%
\$751 to \$775				4	193	2.1%														4	193	2.1%
\$776 to \$800				4	143	2.8%					1	0.0%								4	144	2.8%
\$801 to \$825							1	23	4.3%											1	23	4.3%
\$826 to \$850																						
\$851 to \$875				12	148	8.1%	3	35	8.6%	10	111	9.0%								25	294	8.5%
\$876 to \$900					3	0.0%				13	268	4.9%								13	271	4.8%
\$901 to \$925																						
\$926 to \$950										4	92	4.3%								4	92	4.3%
\$951 to \$975								1	0.0%	7	22	31.8%								7	23	30.4%
\$976 to \$1000											2	0.0%									2	0.0%
\$1001 to 1025										1	112	0.9%								1	112	0.9%
\$1026 to 1050										1	9	11.1%								1	11	9.1%
\$1051 to 1075							1	20	5.0%					2	0.0%					1	28	3.6%
\$1076 to 1100														8	0.0%							
\$1101 to 1125										3	84	3.6%								3	84	3.6%
\$1126 to 1150																						
\$1151 to 1175														3	36	8.3%				3	36	8.3%
\$1176 to 1200																						
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275														12	0.0%						12	0.0%
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
<b>TOTALS</b>	<b>5</b>	<b>47</b>	<b>10.6%</b>	<b>92</b>	<b>1197</b>	<b>7.7%</b>	<b>64</b>	<b>464</b>	<b>13.8%</b>	<b>46</b>	<b>749</b>	<b>6.1%</b>	<b>4</b>	<b>78</b>	<b>5.1%</b>				<b>211</b>	<b>2535</b>	<b>8.3%</b>	

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter  
Colorado Springs - Northeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225																						
\$226 to \$250																						
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350																						
\$351 to \$375		4	0.0%																	4	0.0%	
\$376 to \$400																						
\$401 to \$425				33	298	11.1%														33	298	11.1%
\$426 to \$450					17	0.0%														17	0.0%	
\$451 to \$475				7	66	10.6%														7	66	10.6%
\$476 to \$500	1	60	1.7%																	1	60	1.7%
\$501 to \$525							3	24	12.5%											3	24	12.5%
\$526 to \$550	4	36	11.1%	1	88	1.1%	22	119	18.5%											27	243	11.1%
\$551 to \$575				5	158	3.2%	8	49	16.3%											13	207	6.3%
\$576 to \$600	4	24	16.7%	8	152	5.3%	6	81	7.4%					33	0.0%					18	290	6.2%
\$601 to \$625				29	254	11.4%			60	0.0%										29	314	9.2%
\$626 to \$650				10	154	6.5%														10	154	6.5%
\$651 to \$675				1	124	0.8%					3	80	3.8%							4	204	2.0%
\$676 to \$700		16	0.0%				13	110	11.8%											13	126	10.3%
\$701 to \$725					3	0.0%			8	69	11.6%									8	72	11.1%
\$726 to \$750		3	0.0%		2	0.0%	14	107	13.1%	11	80	13.8%								25	192	13.0%
\$751 to \$775							6	124	4.8%	10	93	10.8%								16	217	7.4%
\$776 to \$800					3	0.0%				2	43	4.7%								2	46	4.3%
\$801 to \$825								2	0.0%	9	123	7.3%								9	125	7.2%
\$826 to \$850				13	0.0%		4	5	80.0%	20	296	6.8%			3	0.0%				24	317	7.6%
\$851 to \$875				40	0.0%										3	0.0%				43	0.0%	
\$876 to \$900				2	104	1.9%								5	78	6.4%				7	182	3.8%
\$901 to \$925																						
\$926 to \$950										9	0.0%			8	0.0%						17	0.0%
\$951 to \$975				4	0.0%					4	0.0%		1	8	12.5%					1	16	6.3%
\$976 to \$1000				1	0.0%					20	0.0%			5	0.0%					26	0.0%	
\$1001 to 1025										3	0.0%									3	0.0%	
\$1026 to 1050																						
\$1051 to 1075										3	0.0%									3	0.0%	
\$1076 to 1100										2	0.0%			30	0.0%					32	0.0%	
\$1101 to 1125										4	107	3.7%		4	24	16.7%				8	131	6.1%
\$1126 to 1150																						
\$1151 to 1175										2	0.0%									2	0.0%	
\$1176 to 1200										1	0.0%									1	0.0%	
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300																						
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450														2	16	12.5%				2	16	12.5%
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
\$1526 to 1550																						
\$1551 to 1575																						
\$1576 to 1500																						
\$1601 to 1625																						
\$1626 to 1650																						
\$1651 to 1675																						
\$1676 to 1600																						
\$1701 to 1725																						
\$1726 to 1750																						
\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
<b>TOTALS</b>	<b>9</b>	<b>143</b>	<b>6.3%</b>	<b>96</b>	<b>1481</b>	<b>6.5%</b>	<b>84</b>	<b>750</b>	<b>11.2%</b>	<b>59</b>	<b>866</b>	<b>6.8%</b>	<b>12</b>	<b>208</b>	<b>5.8%</b>				<b>260</b>	<b>3448</b>	<b>7.5%</b>	

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter  
Colorado Springs - Far Northeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400						23 0.0%														23 0.0%	
\$401 to \$425																					
\$426 to \$450						2 120 1.7%														2 120 1.7%	
\$451 to \$475						8 254 3.1%														8 254 3.1%	
\$476 to \$500						2 68 2.9%			2 26 7.7%											4 94 4.3%	
\$501 to \$525																					
\$526 to \$550						24 0.0%			11 188 5.9%											11 212 5.2%	
\$551 to \$575						1 40 2.5%			16 245 6.5%											17 285 6.0%	
\$576 to \$600						4 32 12.5%			2 30 6.7%				1 25 4.0%							7 87 8.0%	
\$601 to \$625						24 0.0%															24 0.0%
\$626 to \$650						4 34 11.8%														4 34 11.8%	
\$651 to \$675						7 100 7.0%					1 47 2.1%									8 147 5.4%	
\$676 to \$700						3 105 2.9%			3 24 12.5%				1 4 25.0%							7 133 5.3%	
\$701 to \$725						6 270 2.2%														6 330 1.8%	
\$726 to \$750											7 150 4.7%									7 150 4.7%	
\$751 to \$775						2 43 4.7%														2 43 4.7%	
\$776 to \$800									1 29 3.4%				2 20 10.0%			8 186 4.3%				11 235 4.7%	
\$801 to \$825																					
\$826 to \$850						50 0.0%					3 72 4.2%									3 122 2.5%	
\$851 to \$875									5 57 8.8%											5 57 8.8%	
\$876 to \$900						17 198 8.6%			15 0.0%											17 213 8.0%	
\$901 to \$925						50 0.0%			1 16 6.3%				1 4 25.0%							2 70 2.9%	
\$926 to \$950						1 58 1.7%			2 7 28.6%			1 16 6.3%								4 81 4.9%	
\$951 to \$975						10 130 7.7%					7 49 14.3%									17 179 9.5%	
\$976 to \$1000											21 222 9.5%									21 222 9.5%	
\$1001 to 1025											15 0.0%										15 0.0%
\$1026 to 1050											12 151 7.9%									12 151 7.9%	
\$1051 to 1075											15 0.0%										15 0.0%
\$1076 to 1100																					
\$1101 to 1125											5 10 50.0%			7 52 13.5%						12 62 19.4%	
\$1126 to 1150											5 0.0%									5 0.0%	
\$1151 to 1175											3 15 20.0%									3 15 20.0%	
\$1176 to 1200													1 9 11.1%							1 9 11.1%	
\$1201 to 1225													1 12 8.3%							1 12 8.3%	
\$1226 to 1250											7 108 6.5%									7 108 6.5%	
\$1251 to 1275													4 8 50.0%							4 8 50.0%	
\$1276 to 1300											14 152 9.2%			3 0.0%						14 155 9.0%	
\$1301 to 1325																					
\$1326 to 1350														2 5 40.0%						2 5 40.0%	
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450														11 50 22.0%						11 50 22.0%	
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625														1 24 4.2%						1 24 4.2%	
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS						67 1623 4.1%			43 637 6.8%			81 1087 7.5%			32 216 14.8%			8 186 4.3%		231 3749 6.2%	

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter  
Colorado Springs - Southeast**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375						1 0.0%														1 0.0%	
\$376 to \$400		2 0.0%		26 156 16.7%																26 158 16.5%	
\$401 to \$425	2 12 16.7%			69 516 13.4%					1 0.0%											71 529 13.4%	
\$426 to \$450				5 50 10.0%					3 0.0%											5 53 9.4%	
\$451 to \$475				1 0.0%					33 144 22.9%											33 145 22.8%	
\$476 to \$500				1 0.0%					38 151 25.2%											38 152 25.0%	
\$501 to \$525				4 24 16.7%					8 97 8.2%											12 121 9.9%	
\$526 to \$550																					
\$551 to \$575									3 21 14.3%					1 0.0%						3 22 13.6%	
\$576 to \$600									1 10 10.0%					4 12 33.3%						5 22 22.7%	
\$601 to \$625									1 2 50.0%					14 42 33.3%						15 44 34.1%	
\$626 to \$650									1 25 4.0%											1 25 4.0%	
\$651 to \$675									2 35 5.7%					10 29 34.5%						12 64 18.8%	
\$676 to \$700														1 10 10.0%						1 10 10.0%	
\$701 to \$725									6 29 20.7%					1 0.0%						6 58 10.3%	
\$726 to \$750														10 0.0%						10 0.0%	
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825														2 0.0%		2 27 7.4%				2 29 6.9%	
\$826 to \$850														1 5 20.0%						1 5 20.0%	
\$851 to \$875																					
\$876 to \$900														1 25 4.0%						1 25 4.0%	
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000																					
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	2	14	14.3%	104	749	13.9%	93	518	18.0%	28	0.0%	31	137	22.6%	2	27	7.4%	232	1473	15.8%	

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter  
Security / Widefield / Fountain**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350																					
\$351 to \$375																					
\$376 to \$400																					
\$401 to \$425																					
\$426 to \$450																					
\$451 to \$475										6	35	17.1%							6	35	17.1%
\$476 to \$500																					
\$501 to \$525																					
\$526 to \$550																					
\$551 to \$575				9	54	16.7%							2	0.0%					9	56	16.1%
\$576 to \$600							73	145	50.3%										73	145	50.3%
\$601 to \$625																					
\$626 to \$650							22	216	10.2%										22	216	10.2%
\$651 to \$675																					
\$676 to \$700							14	84	16.7%				1	10	10.0%				15	94	16.0%
\$701 to \$725																					
\$726 to \$750																					
\$751 to \$775																					
\$776 to \$800																					
\$801 to \$825																					
\$826 to \$850																					
\$851 to \$875																					
\$876 to \$900																					
\$901 to \$925																					
\$926 to \$950																					
\$951 to \$975																					
\$976 to \$1000															1	1	100.0%		1	1	100.0%
\$1001 to 1025																					
\$1026 to 1050																					
\$1051 to 1075																					
\$1076 to 1100																					
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275																					
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550																					
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS				9	54	16.7%	109	445	24.5%	6	35	17.1%	1	12	8.3%	1	1	100.0%	126	547	23.0%

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter  
Colorado Springs - Southwest**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total		
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent
\$000 to \$225																					
\$226 to \$250																					
\$251 to \$275																					
\$276 to \$300																					
\$301 to \$325																					
\$326 to \$350	3	4	75.0%																3	4	75.0%
\$351 to \$375																					
\$376 to \$400		10	0.0%																	10	0.0%
\$401 to \$425		60	0.0%																	60	0.0%
\$426 to \$450	3	10	30.0%	2	33	6.1%													5	43	11.6%
\$451 to \$475	26	226	11.5%	5	66	7.6%													31	292	10.6%
\$476 to \$500		30	0.0%	35	218	16.1%													35	248	14.1%
\$501 to \$525				6	72	8.3%													6	72	8.3%
\$526 to \$550		40	0.0%	19	87	21.8%													19	127	15.0%
\$551 to \$575				10	248	4.0%	9	32	28.1%	11	82	13.4%							30	362	8.3%
\$576 to \$600				3	88	3.4%	32	208	15.4%										35	296	11.8%
\$601 to \$625				1	81	1.2%	6	150	4.0%										7	231	3.0%
\$626 to \$650							38	206	18.4%										38	206	18.4%
\$651 to \$675							5	137	3.6%		3	0.0%							5	140	3.6%
\$676 to \$700				3	69	4.3%	1	40	2.5%				9	23	39.1%				13	132	9.8%
\$701 to \$725							2	92	2.2%				2	0.0%					2	94	2.1%
\$726 to \$750		20	0.0%																	20	0.0%
\$751 to \$775				5	60	8.3%													5	60	8.3%
\$776 to \$800													5	36	13.9%				5	36	13.9%
\$801 to \$825							5	40	12.5%	8	102	7.8%							13	142	9.2%
\$826 to \$850										3	72	4.2%			3	0.0%			3	75	4.0%
\$851 to \$875																					
\$876 to \$900										8	120	6.7%							8	120	6.7%
\$901 to \$925													3	32	9.4%				3	32	9.4%
\$926 to \$950				3	120	2.5%								2	0.0%				3	122	2.5%
\$951 to \$975																					
\$976 to \$1000													13	0.0%						13	0.0%
\$1001 to 1025																					
\$1026 to 1050															1	8	12.5%		1	8	12.5%
\$1051 to 1075																					
\$1076 to 1100							1	22	4.5%										1	22	4.5%
\$1101 to 1125																					
\$1126 to 1150																					
\$1151 to 1175																					
\$1176 to 1200																					
\$1201 to 1225																					
\$1226 to 1250																					
\$1251 to 1275										12	114	10.5%							12	114	10.5%
\$1276 to 1300																					
\$1301 to 1325																					
\$1326 to 1350																					
\$1351 to 1375																					
\$1376 to 1400																					
\$1401 to 1425																					
\$1426 to 1450																					
\$1451 to 1475																					
\$1476 to 1400																					
\$1501 to 1525																					
\$1526 to 1550															20	0.0%				20	0.0%
\$1551 to 1575																					
\$1576 to 1500																					
\$1601 to 1625																					
\$1626 to 1650																					
\$1651 to 1675																					
\$1676 to 1600																					
\$1701 to 1725																					
\$1726 to 1750																					
\$1751 to 1775																					
\$1776 to 1800																					
\$1801 to 1825																					
\$1826 to 1850																					
\$1851 to 1875																					
\$1876 to 1900																					
\$1901 to 1926																					
\$1926 to 1950																					
\$1951 to 1975																					
\$1976 to 2000																					
\$2000 and up																					
TOTALS	32	400	8.0%	92	1142	8.1%	99	927	10.7%	42	493	8.5%	17	131	13.0%	1	8	12.5%	283	3101	9.1%

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.

**Vacancy Rates During the Current Quarter  
Colorado Springs - Central**

Rent Level	Efficiencies			One Bedroom			Two Bedroom One Bathroom			Two Bedroom Two Bathroom			Three Bedroom			Other			Total			
	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	Vacant	Total	Percent	
\$000 to \$225		2	0.0%					1	0.0%											2	0.0%	
\$226 to \$250																				1	0.0%	
\$251 to \$275																						
\$276 to \$300																						
\$301 to \$325																						
\$326 to \$350		7	0.0%																	7	0.0%	
\$351 to \$375		9	0.0%	2	21	9.5%													2	30	6.7%	
\$376 to \$400				10	96	10.4%													10	96	10.4%	
\$401 to \$425	10	30	33.3%	30	241	12.4%													40	271	14.8%	
\$426 to \$450	4	61	6.6%	5	45	11.1%													9	106	8.5%	
\$451 to \$475		3	0.0%	1	35	2.9%		6	0.0%										1	44	2.3%	
\$476 to \$500				2	36	5.6%	2	46	4.3%										4	82	4.9%	
\$501 to \$525					6	0.0%	4	45	8.9%										4	51	7.8%	
\$526 to \$550		13	0.0%	1	8	12.5%	1	38	2.6%				1	0.0%					2	60	3.3%	
\$551 to \$575																						
\$576 to \$600							8	186	4.3%										8	186	4.3%	
\$601 to \$625								3	0.0%											3	0.0%	
\$626 to \$650				2	10	20.0%		5	0.0%				1	0.0%					2	16	12.5%	
\$651 to \$675					1	0.0%		2	0.0%											3	0.0%	
\$676 to \$700																						
\$701 to \$725																						
\$726 to \$750				40	0.0%															40	0.0%	
\$751 to \$775																						
\$776 to \$800								1	0.0%				3	28	10.7%				3	29	10.3%	
\$801 to \$825										1	0.0%									1	0.0%	
\$826 to \$850				8	64	12.5%							1	1	100.0%				9	65	13.8%	
\$851 to \$875																						
\$876 to \$900								15	0.0%											15	0.0%	
\$901 to \$925																						
\$926 to \$950										1	8	12.5%								1	8	12.5%
\$951 to \$975										12	132	9.1%								12	132	9.1%
\$976 to \$1000																						
\$1001 to 1025																						
\$1026 to 1050																						
\$1051 to 1075																						
\$1076 to 1100																						
\$1101 to 1125																						
\$1126 to 1150																						
\$1151 to 1175																						
\$1176 to 1200													1	0.0%						1	0.0%	
\$1201 to 1225																						
\$1226 to 1250																						
\$1251 to 1275																						
\$1276 to 1300													1	0.0%						1	0.0%	
\$1301 to 1325																						
\$1326 to 1350																						
\$1351 to 1375																						
\$1376 to 1400																						
\$1401 to 1425																						
\$1426 to 1450																						
\$1451 to 1475																						
\$1476 to 1400																						
\$1501 to 1525																						
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\$1701 to 1725																						
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\$1751 to 1775																						
\$1776 to 1800																						
\$1801 to 1825																						
\$1826 to 1850																						
\$1851 to 1875																						
\$1876 to 1900																						
\$1901 to 1926																						
\$1926 to 1950																						
\$1951 to 1975																						
\$1976 to 2000																						
\$2000 and up																						
<b>TOTALS</b>	14	125	11.2%	61	603	10.1%	15	348	4.3%	13	141	9.2%	4	33	12.1%				107	1250	8.6%	

Data is only for buildings with a Certificate of Occupancy. Rents are calculated as if units are unfurnished.