

ADAMS COUNTY				Construction		Units	PAI	Total	Sold	Concessions					
		Total SqFt						Days on		Sold Price		Adjusted			
Address		City		Area		Year Built		Market	Date			Sales Price			
Address		City		Area		Year Built		Market	Date			Sales Price			
1902	Paris	St	Aurora	AUN	1,056	\$52	Vinyl Siding	1941	2	\$0	27	Oct-09	\$55,000	\$0	\$55,000
1660	Beeler	St	Aurora	AUN	2,083	\$31	Frame/Brick	1955	2	\$15,600	198	Jun-09	\$70,000	\$5,500	\$64,500
1956	Yosemite	St	Aurora	AUN	1,560	\$48	Brick	1953	2	\$0	155	Jan-09	\$74,918	\$0	\$74,918
1934	Dallas	St	Aurora	AUN	1,612	\$47	Frame/Brick	1954	2	\$0	180	Jun-09	\$76,500	\$0	\$76,500
1941	Del Mar	Pkwy	Aurora	AUN	1,584	\$50	Brick	1956	2	\$0	7	Jan-09	\$79,900	\$0	\$79,900
1960	Del Mar	Pkwy	Aurora	AUN	1,584	\$51	Brick	1955	2	\$0	10	May-09	\$80,000	\$0	\$80,000
1646	Beeler	St	Aurora	AUN	1,556	\$52	Brick	1955	2	\$0	15	Jul-09	\$82,500	\$1,650	\$80,850
2379	EMPORIA	St	Aurora	AUN	960	\$88	Brick	1958	2	\$12,000	36	Jun-10	\$84,500	\$0	\$84,500
1970	Del Mar	Pkwy	Aurora	AUN	1,584	\$56	Frame/Brick	1955	2	\$0	181	May-09	\$89,000	\$0	\$89,000
1920	Del Mar	Pkwy	Aurora	AUN	1,584	\$57	Frame/Brick	1955	2	\$15,600	33	Oct-09	\$90,000	\$0	\$90,000
1930	Del Mar	Pkwy	Aurora	AUN	1,584	\$59	Frame/Brick	1955	2	\$0	159	Jul-09	\$93,255	\$0	\$93,255
1643	Beeler	St	Aurora	AUN	2,240	\$42	Brick	1957	2	\$18,000	84	Mar-09	\$96,000	\$1,920	\$94,080
1940	Del Mar	Pkwy	Aurora	AUN	1,584	\$60	Frame/Brick	1955	2	\$0	44	Feb-09	\$95,000	\$0	\$95,000
1607	Chester	St	Aurora	AUN	2,052	\$49	Frame	2003	2	\$0	43	Sep-09	\$100,000	\$0	\$100,000
1625	Chester	St	Aurora	AUN	1,180	\$87	Stucco	1949	2	\$15,600	111	Feb-10	\$102,500	\$0	\$102,500
1918	Oswego	St	Aurora	AUN	1,440	\$80	Brick	1947	2	\$18,000	103	Mar-10	\$115,000	\$0	\$115,000
1908	Oswego	St	Aurora	AUN	1,440	\$83	Frame/Brick	1947	2	\$9,000	8	May-09	\$120,000	\$0	\$120,000
1956	Yosemite	St	Denver	AUN	1,560	\$90	Brick	1953	2	\$0	127	Dec-09	\$139,900	\$0	\$139,900
1941	Del Mar	Pkwy	Aurora	AUN	1,584	\$89	Brick	1956	2	\$19,200	53	Jul-09	\$141,000	\$0	\$141,000
1972	YOSEMITE	St	Denver	AUN	1,560	\$98	Frame/Brick	1953	2	\$0	81	May-10	\$153,000	\$0	\$153,000
1673	Dallas	St	Aurora	AUN	2,040	\$76	Frame	1979	2	\$19,200	120	Jul-09	\$155,000	\$0	\$155,000
146	N 10Th	Ave	Brighton	BFL	2,204	\$73	Frame	2005	2	\$19,200	55	Aug-09	\$160,000	\$0	\$160,000
253	N 11Th	Ct	Brighton	BFL	3,464	\$48	Brick	1971	2	\$19,200	268	Mar-09	\$168,400	\$3,368	\$165,032
6921	E 75Th	Ave	Commerce City	NSE	1,196	\$40	Frame	1953	2	\$0	71	Sep-09	\$48,000	\$0	\$48,000
6940	Monaco	St	Commerce City	NSE	2,476	\$30	Frame	1951	2	\$0	111	Jan-09	\$75,000	\$0	\$75,000
6596	Leyden	St	Commerce City	NSE	1,878	\$51	Frame	1984	2	\$0	10	Mar-09	\$96,000	\$0	\$96,000
7809	Jasmine	Dr	Commerce City	NSE	1,904	\$52	Frame	1984	2	\$0	390	Jul-09	\$99,000	\$0	\$99,000
6583	E 63Rd	Pl	Commerce City	NSE	2,094	\$48	Frame	1937	2	\$0	323	Sep-09	\$100,000	\$0	\$100,000
7321	Leyden	St	Commerce City	NSE	2,128	\$52	Frame	1986	2	\$0	53	Nov-09	\$110,000	\$0	\$110,000
5697	Olive	St	Commerce City	NSE	2,160	\$55	Frame/Brick	1980	2	\$0	77	Jul-09	\$119,000	\$0	\$119,000
6096	Olive	St	Commerce City	NSE	1,567	\$77	Brick	1965	2	\$0	105	Sep-09	\$124,000	\$3,000	\$121,000
6890	Monaco	St	Commerce City	NSE	3,163	\$40	Frame	1953	2	\$0	143	Sep-09	\$125,000	\$0	\$125,000
7050	E 59Th	Ave	Commerce City	NSE	3,038	\$41	Frame	1951	2	\$18,000	104	Oct-09	\$125,000	\$0	\$125,000
6239	E 63Rd	Pl	Commerce City	NSE	2,160	\$70	Frame	2004	2	\$0	548	Apr-10	\$155,000	\$3,000	\$152,000
7050	E 59Th	Ave	Commerce City	NSE	3,038	\$56	Frame/Brick	1951	2	\$0	0	Mar-10	\$175,000	\$4,650	\$170,350
6300	E 65Th	Ave	Commerce City	NSE	3,872	\$45	Frame	2003	2	\$0	423	Apr-09	\$175,000	\$0	\$175,000
5790	Magnolia	St	Commerce City	NSE	4,540	\$51	Frame	2006	2	\$31,200	22	Oct-09	\$231,200	\$0	\$231,200
5955	Quebec	St	Commerce City	NSE	3,108	\$97	Frame	1952	2	\$9,999	87	Mar-10	\$300,000	\$0	\$300,000
6731	King	St	Denver	NSW	1,924	\$68	Frame	1961	2	\$0	165	Dec-09	\$130,000	\$0	\$130,000
5380	Perry	St	Denver	NSW	1,984	\$67	Frame	1984	2	\$21,600	13	Mar-09	\$136,000	\$2,680	\$133,320
2850	W 65Th	Pl	Denver	NSW	2,184	\$62	Frame	1949	2	\$18,700	33	Dec-09	\$136,000	\$0	\$136,000
8810	LIPAN	St	Thornton	NSW	2,740	\$50	Frame	1978	2	\$18,000	65	Jan-10	\$137,500	\$0	\$137,500
10382	Monterey	Cir	Northglenn	NSW	1,724	\$90	Frame/Brick	1964	2	\$0	175	Mar-10	\$155,000	\$0	\$155,000
9000	Osceola	St	Westminster	NSW	3,312	\$48	Frame	1977	2	\$0	243	May-09	\$165,000	\$4,950	\$160,050
9163	Perry	St	Westminster	NSW	3,500	\$46	Frame	1974	2	\$19,500	227	Sep-09	\$165,750	\$3,250	\$162,500
9013	Perry	St	Westminster	NSW	3,500	\$47	Frame/Brick	1974	2	\$0	17	May-09	\$165,000	\$0	\$165,000
6665	Knox	Ct	Denver	NSW	4,320	\$49	Frame	2006	2	\$0	219	Mar-09	\$210,000	\$0	\$210,000
DUPLEXES	Averages				\$60 per SF				122	DOM		Sales Price	\$124,359		

ADAMS COUNTY							Construction	Units	PAI	Total Days on Market	Sold Date	Sold Price	Concessions	Adjusted Sales Price
3 UNITS	Address	City	Area	Total SqFt	\$/SF	Year Built								
3350	W 64Th Ave	Denver	NSW	3,515	\$47	1918	Frame	3	\$0	65	Mar-09	\$165,000	\$0	\$165,000
14108	E 22Nd Pl	Aurora	AUN	4,851	\$36	1973	Frame	3	\$24,000	267	Mar-09	\$173,000	\$0	\$173,000
2316	Elmira St	Aurora	AUN	2,552	\$40	1950	Frame/Brick	3	\$0	181	Apr-09	\$101,000	\$0	\$101,000
14275	E 22Nd Pl	Aurora	AUN	2,018	\$84	1997	Frame	3	\$31,200	34	Jun-09	\$179,000	\$8,670	\$170,330
14148	E 22Nd Pl	Aurora	AUN	4,851	\$31	1973	Frame/Brick	3	\$27,000	451	Mar-10	\$152,900	\$3,255	\$149,645
9000	CAMENISH Way	Federal Heights	NSW	4,593	\$24	1958	Frame/Brick	3	\$0	6	Apr-10	\$110,000	\$0	\$110,000
3 UNITS	Averages				\$44 per SF					167	DOM		Sales Price	\$144,829
4 UNITS														
9813	E 23Rd Ave	Aurora	AUN	3,381	\$30	1958	Frame/Brick	4	\$0	126	Oct-09	\$100,000	\$0	\$100,000
2208	Dayton St	Aurora	AUN	3,665	\$31	1955	Brick	4	\$0	13	Jan-09	\$112,000	\$0	\$112,000
9813	E 23RD Ave	Aurora	AUN	2,254	\$78	1958	Frame/Brick	4	\$0	78	Jun-10	\$175,900	\$0	\$175,900
1730	Chester St	Aurora	AUN	6,372	\$28	1961	Frame/Brick	4	\$0	75	Aug-09	\$178,000	\$0	\$178,000
1723	Clinton St	Aurora	AUN	4,060	\$47	1952	Brick	4	\$27,000	657	May-09	\$189,000	\$0	\$189,000
1715	CHESTER St	Aurora	AUN	2,890	\$66	1959	Frame/Brick	4	\$27,600	7	Apr-10	\$195,000	\$5,000	\$190,000
1738	Boston St	Aurora	AUN	3,852	\$50	1961	Brick	4	\$39,600	658	Feb-10	\$195,000	\$3,200	\$191,800
1956	OSWEGO St	Aurora	AUN	3,330	\$62	1949	Brick	4	\$2,400	17	Apr-10	\$215,000	\$10,088	\$204,912
1892	EAGLE St	Aurora	AUN	1,840	\$169	1982	Frame	4	\$45,600	25	Mar-10	\$314,000	\$3,000	\$311,000
2151	E Bridge St	Brighton	BFL	6,208	\$48	1984	Frame/Brick	4	\$42,780	18	Mar-10	\$300,000	\$0	\$300,000
6950	Cherry St	Commerce City	NSE	3,300	\$27	1951	Frame/Brick	4	\$0	24	Jun-09	\$89,900	\$0	\$89,900
7400	Leyden St	Commerce City	NSE	532	\$169	1951	Frame	4	\$0	0	Feb-09	\$90,000	\$0	\$90,000
7065	Quebec St	Commerce City	NSE	2,556	\$36	1934	Frame	4	\$30,672	165	Aug-09	\$91,000	\$0	\$91,000
7142	Oneida Dr	Commerce City	NSE	2,236	\$42	1944	Frame	4	\$0	22	Jan-09	\$95,000	\$0	\$95,000
6950	E 75Th Ave	Commerce City	NSE	2,700	\$70	1956	Brick	4	\$0	294	Mar-09	\$195,000	\$5,850	\$189,150
8500	Dahlia St	Commerce City	NSE	4,508	\$104	1933	Stucco	4	\$51,300	150	Apr-09	\$470,000	\$0	\$470,000
3220	W 55Th Pl	Denver	NSW	2,880	\$20	1948	Frame	4	\$0	1	Aug-09	\$59,000	\$0	\$59,000
3920	Turnpike Dr	Westminster	NSW	3,584	\$46	1964	Frame/Brick	4	\$34,560	11	Sep-09	\$168,500	\$3,000	\$165,500
3025	W 80Th Ave	Westminster	NSW	3,432	\$60	1961	Frame/Brick	4	\$33,600	63	Feb-09	\$210,000	\$5,040	\$204,960
8309	Fox St	Denver	NSW	4,560	\$51	1973	Frame/Brick	4	\$33,000	497	May-10	\$240,000	\$7,200	\$232,800
8800	Circle Dr	Westminster	NSW	3,748	\$68	1972	Brick	4	\$32,000	212	Jun-09	\$264,000	\$7,400	\$256,600
8967	Mc Coy Pl	Westminster	NSW	3,748	\$71	1972	Frame/Brick	4	\$40,800	215	Mar-09	\$271,429	\$5,428	\$266,001
8947	Mc Coy Pl	Westminster	NSW	3,748	\$72	1972	Frame/Brick	4	\$40,800	215	Mar-09	\$273,000	\$4,450	\$268,550
7315	TENNYSON St	Westminster	NSW	3,888	\$82	1971	Brick	4	\$34,560	66	Feb-10	\$325,000	\$7,658	\$317,342
4 UNITS	Averages				\$64 per SF					150	DOM		Sales Price	\$197,851

Buy, Sell or 1031 Tax-Deferred Exchange!

Call Keith for up-to-date comp info or a Highest Price Analysis of your property!

We also have info on Denver-Metro sales of 5 units or larger!

Call me today!

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

invest@keithabees.com

The information on this form has been obtained mainly from the DENVER METROLIST and from sources we deem reliable; However, we do not guarantee it, nor do we assume responsibility for its accuracy.

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!

