

**Eagle County
Market Summary
as of 4/21/17**

Project Name	Year Built	Project Address	Restrictions	All Unit Types				
				Units	SF	Rent/Unit	Rent/SF	Occup
Buffalo Ridge Affordable Hsg Buffalo Ridge Affordable Housing Corp	2003	0930 Swift Gulch Rd Avon, CO 81620	Non Profit; 80% AMI rents	68	1,054	\$1,371	\$1.30	97%
Buffalo Ridge II Corum Real Estate Group	2003	1020 Swift Gulch Road Avon, CO 81620	Tax Credit: 50% to 60% AMI rents and income	176	667	\$1,020	\$1.53	90%
EagleBend Apartments EagleBend Affordable Housing Corp.	1990	0010 Stonebridge Drive Avon, CO 81620	Non Profit; 120% AMI income	294	731	\$1,081	\$1.48	99%
Eagle Villas Heritage Eagle Villas, Ltd.	1995/1997	0405 Nogal Rd. Eagle, CO 81631	Tax Credit: 50% to 60% AMI rents and income	120	999	\$1,112	\$1.11	100%
Kayak Crossing Eaglebend Dowd Affordable Housing Corp	2000	0033 Kayak Court Avon, CO 81620	Non Profit; 120% AMI income	50	1,201	\$1,638	\$1.36	100%
Lake Creek Village Eagle County	1995	04923 Lake Creek Village Edwards, CO 81632	Non Profit; local employment required	270	883	\$1,271	\$1.44	99%
Middle Creek Middle Creek Affordable Hsg Corp	2003-2004	N. Frontage Road Vail, CO 81657	Tax credit: 60% AMI rents and income	142	640	\$1,345	\$2.10	100%
Timber Ridge Apartments Town of Vail	1981	1280 Frontage Road Vail, CO 81658	Non Profit; local employment required (approx 100 units unavail due to constr)	96	750	\$1,226	\$1.63	100%
River Run Apartments Texas Capital Partners, LLC	1985	41929 U. S. Highway 6 & 24 Avon, CO 81620	No restrictions; Market rate	117	994	\$1,841	\$1.85	81%
Lions Ridge	2015/2016	1265 N Frontage Road W Vail, CO 81657	70% must be EC full time residents	114	819	\$1,733	\$2.11	100%
TOTAL/AVERAGE				1,447	874	\$1,364	\$1.59	96.62%

Prepared Monthly by



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Project Name	Studio					1 Bedroom 1 Bath					2 Bedroom / 1 or 2 Bath					3 Bedroom / 2 Bath					4 Bedroom / 2 Bath				
	Units	Mix	SF	Rent/SF	Rent/Unit	Units	Mix	SF	Rent/SF	Rent/Unit	Units	Mix	SF	Rent/SF	Rent/Unit	Units	Mix	SF	Rent/SF	Rent/Unit	Units	Mix	SF	Rent/SF	Rent/Unit
Buffalo Ridge Affordable Hsg						4	5.88%	605	\$1.59	\$960	24	35.29%	886	\$1.41	\$1,250	40	58.82%	1199	\$1.24	\$1,485					
Buffalo Ridge II	44	25.00%	325	\$2.13	\$693	44	25.00%	599	\$1.50	\$897	88	50.00%	872	\$1.43	\$1,245										
EagleBend Apartments						112	38.10%	565	\$1.59	\$898	138	46.94%	771	\$1.45	\$1,119	44	14.97%	1029	\$1.39	\$1,429					
Eagle Villas											48	40.00%	894	\$1.12	\$1,005	68	56.67%	1065	\$1.09	\$1,159	4	3.33%	1140	\$1.01	\$1,155
Kayak Crossing											2	4.00%	828	\$1.57	\$1,300	21	42.00%	1011	\$1.55	\$1,571	17	34.00%	1271	\$1.31	\$1,660
Lake Creek Village						30	11.11%	657	\$1.52	\$1,000	152	56.30%	860	\$1.45	\$1,250	88	32.59%	1000	\$1.40	\$1,400					
Middle Creek	45	31.69%	395	\$2.28	\$900	29	20.42%	495	\$1.95	\$965	24	16.90%	718	\$1.61	\$1,154	44	30.99%	944	\$2.28	\$2,155					
Timber Ridge Apartments											96	100.00%	750	\$1.63	\$1,226										
River Run Apartments						57	48.72%	900	\$1.72	\$1,550	40	34.19%	975	\$2.01	\$1,955	20	17.09%	1300	\$1.88	\$2,440					
Lions Ridge						30	26.32%	617	\$2.28	\$1,405	84	73.68%	892	\$2.07	\$1,850										
TOTAL/AVERAGE	89	28.35%	360	\$2.20	\$798	306	25.08%	640	\$1.74	\$1,086	696	45.73%	837	\$1.58	\$1,313	325	36.16%	1054	\$1.55	\$1,541	21	18.67%	1246	\$1.16	\$1,564

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