

**Eagle County
Market Summary
as of 2/20/19**

| 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 | \$1,455 | \$1.38 | 100% |
| 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 | \$1,280 | \$1.92 | 97% |
| EagleBend Apartments EagleBend Affordable Housing Corp. | 1990 | 0010 Stonebridge Drive Avon, CO 81620 | Non Profit; 120% AMI income | 294 | 731 | \$1,159 | \$1.59 | 100% |
| 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 | \$1,137 | \$1.14 | 100% |
| Kayak Crossing Eaglebend Dowd Affordable Housing Corp | 2000 | 0033 Kayak Court Avon, CO 81620 | Non Profit; 120% AMI income | 50 | 1,201 | \$1,725 | \$1.44 | 100% |
| Lake Creek Village Eagle County | 1995 | 04923 Lake Creek Village Edwards, CO 81632 | Non Profit; local employment required | 270 | 883 | \$1,304 | \$1.48 | 100% |
| Middle Creek Middle Creek Affordable Hsg Corp | 2003-2004 | N. Frontage Road Vail, CO 81657 | Tax credit: 60% AMI rents and income | 142 | 640 | \$1,462 | \$2.28 | 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 | \$1,418 | \$1.89 | 98% |
| River Run Apartments Texas Capital Partners, LLC | 1985 | 41929 U. S. Highway 6 & 24 Avon, CO 81620 | No restrictions; Market rate | 117 | 994 | \$2,584 | \$2.60 | 98% |
| Lions Ridge | 2015/2016 | 1265 N Frontage Road W | 70% must be EC full time residents | 114 | 819 | \$1,977 | \$2.41 | 100% |
| 6 West Apartments Gore Creek Partners | 2018 | 32532 Highway 6 Edwards, CO 81632 (970) 922-3636 | Must be EC full time residents | 120 | 827 | \$1,828 | \$2.21 | N/A |
| TOTAL/AVERAGE | | | | 1,567 | 870 | \$1,575 | \$1.85 | 99.30% |

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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 | \$1.70 | \$1,030 | 24 | 35.29% | 886 | \$1.49 | \$1,325 | 40 | 58.82% | 1199 | \$1.31 | \$1,575 | | | | | |
| Buffalo Ridge II | 44 | 25.00% | 325 | \$2.54 | \$825 | 44 | 25.00% | 599 | \$1.73 | \$1,036 | 88 | 50.00% | 872 | \$1.87 | \$1,629 | | | | | | | | | | |
| EagleBend Apartments | | | | | | 112 | 38.10% | 565 | \$1.71 | \$965 | 138 | 46.94% | 771 | \$1.55 | \$1,197 | 44 | 14.97% | 1029 | \$1.49 | \$1,533 | | | | | |
| Eagle Villas | | | | | | | | | | | 48 | 40.00% | 894 | \$1.12 | \$1,005 | 68 | 56.67% | 1065 | \$1.11 | \$1,186 | 4 | 3.33% | 1140 | \$1.01 | \$1,155 |
| Kayak Crossing | | | | | | | | | | | 2 | 4.00% | 828 | \$1.68 | \$1,395 | 21 | 42.00% | 1011 | \$1.65 | \$1,665 | 17 | 34.00% | 1271 | \$1.37 | \$1,745 |
| Lake Creek Village | | | | | | 30 | 11.11% | 657 | \$1.52 | \$1,000 | 152 | 56.30% | 860 | \$1.45 | \$1,250 | 88 | 32.59% | 1000 | \$1.50 | \$1,500 | | | | | |
| Middle Creek | 45 | 31.69% | 395 | \$2.32 | \$915 | 29 | 20.42% | 495 | \$1.98 | \$978 | 24 | 16.90% | 718 | \$1.63 | \$1,170 | 44 | 30.99% | 944 | \$2.65 | \$2,500 | | | | | |
| Timber Ridge Apartments | | | | | | | | | | | 97 | 100.00% | 750 | \$1.89 | \$1,418 | | | | | | | | | | |
| River Run Apartments | | | | | | 57 | 48.72% | 900 | \$2.57 | \$2,314 | 40 | 34.19% | 975 | \$2.61 | \$2,540 | 20 | 17.09% | 1300 | \$2.65 | \$3,440 | | | | | |
| Lions Ridge | | | | | | 30 | 26.32% | 617 | \$2.60 | \$1,603 | 84 | 73.68% | 892 | \$2.37 | \$2,111 | | | | | | | | | | |
| 6 West Apartments | | | | | | 48 | 40.00% | 626 | \$2.36 | \$1,475 | 54 | 45.00% | 888 | \$2.20 | \$1,950 | 18 | 15.00% | 1178 | \$2.04 | \$2,400 | | | | | |
| TOTAL/AVERAGE | 89 | 28.35% | 360 | \$2.43 | \$871 | 354 | 26.94% | 553 | \$2.02 | \$1,119 | 751 | 45.66% | 777 | \$1.81 | \$1,366 | 343 | 33.52% | 998 | \$1.80 | \$1,623 | 21 | 18.67% | 1246 | \$1.19 | \$1,633 |

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