

**Eagle County  
Market Summary  
as of 1/18/19**

Project Name	Year Built	Project Address	Restrictions	All Unit Types				
				Units	SF	Rent/Unit	Rent/SF	Occup
<b>Buffalo Ridge Affordable Hsg</b> Buffalo Ridge Affordable Housing Corp	2003	0930 Swift Gulch Rd Avon, CO 81620	Non Profit; 80% AMI rents	68	1,054	\$1,399	\$1.33	100%
<b>Buffalo Ridge II</b> 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%
<b>EagleBend Apartments</b> EagleBend Affordable Housing Corp.	1990	0010 Stonebridge Drive Avon, CO 81620	Non Profit; 120% AMI income	294	731	\$1,103	\$1.51	100%
<b>Eagle Villas</b> 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%
<b>Kayak Crossing</b> Eaglebend Dowd Affordable Housing Corp	2000	0033 Kayak Court Avon, CO 81620	Non Profit; 120% AMI income	50	1,201	\$1,663	\$1.38	100%
<b>Lake Creek Village</b> Eagle County	1995	04923 Lake Creek Village Edwards, CO 81632	Non Profit; local employment required	270	883	\$1,304	\$1.48	100%
<b>Middle Creek</b> 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%
<b>Timber Ridge Apartments</b> 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%
<b>River Run Apartments</b> Texas Capital Partners, LLC	1985	41929 U. S. Highway 6 & 24 Avon, CO 81620	No restrictions; Market rate	117	994	\$2,257	\$2.27	97%
<b>Lions Ridge</b>	2015/2016	1265 N Frontage Road W	70% must be EC full time residents	114	819	\$1,920	\$2.34	100%
<b>6 West Apartments</b> 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
<b>TOTAL/AVERAGE</b>				1,567	870	\$1,525	\$1.80	99.25%

Prepared Monthly by



For questions, please contact us at  
**(970) 926-8686**  
[info@polarstarproperties.com](mailto:info@polarstarproperties.com)

**Eagle County  
Market summary  
as of 1/18/19**

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	\$1.62	\$980	24	35.29%	886	\$1.44	\$1,275	40	58.82%	1199	\$1.26	\$1,515					
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	\$1.63	\$918	138	46.94%	771	\$1.48	\$1,139	44	14.97%	1029	\$1.42	\$1,459					
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	\$1.61	\$1,330	21	42.00%	1011	\$1.58	\$1,601	17	34.00%	1271	\$1.32	\$1,680
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	\$2.47	\$2,223	40	34.19%	975	\$2.23	\$2,175	20	17.09%	1300	\$1.94	\$2,520					
Lions Ridge						30	26.32%	617	\$2.51	\$1,546	84	73.68%	892	\$2.30	\$2,054										
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					
<b>TOTAL/AVERAGE</b>	<b>89</b>	<b>28.35%</b>	<b>360</b>	<b>\$2.43</b>	<b>\$871</b>	<b>354</b>	<b>26.94%</b>	<b>553</b>	<b>\$1.98</b>	<b>\$1,084</b>	<b>751</b>	<b>45.66%</b>	<b>777</b>	<b>\$1.75</b>	<b>\$1,328</b>	<b>343</b>	<b>33.52%</b>	<b>998</b>	<b>\$1.69</b>	<b>\$1,549</b>	<b>21</b>	<b>18.67%</b>	<b>1246</b>	<b>\$1.17</b>	<b>\$1,580</b>

Prepared Monthly by



For questions, please contact us at  
**(970) 926-8686**  
[info@polarstarproperties.com](mailto:info@polarstarproperties.com)