

**Eagle County
Market Summary
as of 6/17/20**

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	\$1,529	\$1.45	100%
Buffalo Ridge II Corum Real Estate Group	2003	1020 Swift Gulch Road Avon, CO 81620		44	798	\$1,976	\$2.48	96%
Buffalo Ridge II LIHTC Corum Real Estate Group	2003	1020 Swift Gulch Road Avon, CO 81620	Tax Credit: 50% to 60% AMI rents and income	132	623	\$1,048	\$1.68	96%
EagleBend Apartments EagleBend Affordable Housing Corp.	1990	0010 Stonebridge Drive Avon, CO 81620	Non Profit; 120% AMI income	294	731	\$1,218	\$1.67	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	\$1,177	\$1.18	99%
Kayak Crossing Eaglebend Dowd Affordable Housing Corp	2000	0033 Kayak Court Avon, CO 81620	Non Profit; 120% AMI income	50	1,201	\$1,823	\$1.52	98%
Lake Creek Village Eagle County	1995	04923 Lake Creek Village Edwards, CO 81632	Non Profit; local employment required	270	883	\$1,421	\$1.61	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 <i>(approx 100 units unavail due to constr)</i>	96	750	\$1,489	\$1.99	98%
River Run Apartments Texas Capital Partners, LLC	1985	41929 U. S. Highway 6 & 24 Avon, CO 81620	No restrictions; Market rate	117	994	\$1,452	\$1.46	99%
Lions Ridge	2015/2016	1265 N Frontage Road W	70% must be EC full time residents	114	819	\$1,977	\$2.41	99%
6 West Apartments Gore Creek Partners	2018	32532 Highway 6 Edwards, CO 81632 (970) 922-3636	Must be EC full time residents	120	827	\$2,039	\$2.47	93%
TOTAL/AVERAGE				1,567	860	\$1,551	\$1.85	98.05%

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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	\$1.83	\$1,110	24	35.29%	886	\$1.57	\$1,390	40	58.82%	1199	\$1.38	\$1,655					
Buffalo Ridge II	4	9.09%	325	\$4.61	\$1,497	4	9.09%	599	\$2.68	\$1,603	36	81.82%	872	\$2.37	\$2,071										
Buffalo Ridge II LIHTC	40	30.30%	325	\$2.33	\$758	40	30.30%	599	\$1.63	\$979	52	39.39%	871	\$1.52	\$1,323										
EagleBend Apartments						112	38.10%	565	\$1.80	\$1,015	138	46.94%	771	\$1.63	\$1,257	44	14.97%	1029	\$1.57	\$1,611					
Eagle Villas											48	40.00%	894	\$1.12	\$1,005	68	56.67%	1065	\$1.12	\$1,190	4	3.33%	1140	\$1.01	\$1,155
Kayak Crossing											2	4.00%	828	\$1.81	\$1,495	21	42.00%	1011	\$1.73	\$1,749	17	34.00%	1271	\$1.46	\$1,850
Lake Creek Village						30	11.11%	660	\$1.70	\$1,125	152	56.30%	860	\$1.60	\$1,375	88	32.59%	1000	\$1.60	\$1,600					
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	\$1.99	\$1,489										
River Run Apartments						57	48.72%	900	\$1.53	\$1,378	40	34.19%	975	\$1.48	\$1,440	20	17.09%	1300	\$1.30	\$1,690					
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	\$2.68	\$1,680	54	45.00%	888	\$2.40	\$2,130	18	15.00%	1178	\$2.31	\$2,726					
TOTAL/AVERAGE	89	23.69%	360	\$3.08	\$871	354	25.55%	573	\$2.05	\$1,116	751	47.79%	841	\$1.79	\$1,509	343	33.52%	1060	\$1.71	\$1,716	21	18.67%	1246	\$1.23	\$1,718

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