



Retail Capital Markets Report

Greeley - CO

PREPARED BY



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RETAIL CAPITAL MARKETS REPORT - MARKET

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Capital Markets Overview

Greeley Retail

Asset Value

\$2.1B

12 Mo Sales Volume

\$90.5M

Market Cap Rate

7.1%

12 Mo Mkt Sale Price/SF Chg

0.3%

12 MO SALES VOLUME	Total	Lowest	Highest
Transactions	71	-	-
Sales Volume	\$90.5M	\$125K	\$20.9M
Properties Sold	68	-	-
Transacted SF	632.1K	564	217.4K
Average SF	8.9K	564	217.4K

12 MO SALES PRICE	Average	Lowest	Highest	Market
Cap Rate	7.0%	5.2%	9.5%	7.1%
Sale Price/SF	\$158	\$15	\$1.2K	\$173
Sale Price	\$1.5M	\$125K	\$20.9M	-
Sale vs Asking Price	-6.9%	-30.3%	0%	-
% Leased at Sale	99.1%	80.0%	100%	-

KEY PERFORMANCE INDICATORS



SUMMARY

Investment activity will likely remain subdued in the near term due to the ongoing pandemic, although sales volume ticked up from the second to the third quarter.

Greeley's retail market garnered more than \$50 million in investments for the sixth straight year in 2019. Based on CoStar's Market Pricing Trends, values continued to appreciate at a modest pace, and cap rates remained flat near 7%.

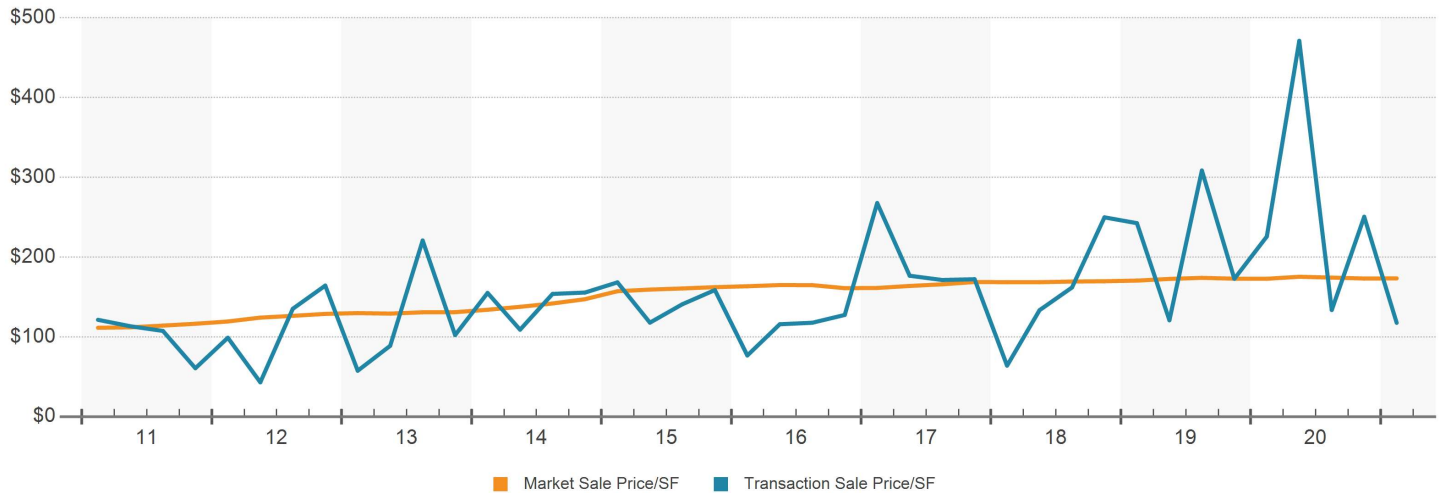
The biggest trade in 2019 was a locally-based individual's acquisition of a 5,600 SF Kum & Go convenience store from Iowa-based Krause Holdings for \$5.5 million (\$982/SF) in September. The property delivered in 2018 as a build-to-suit for Kum & Go. The property reportedly sold at a 6% cap rate.

For investors targeting growth potential, Firestone, and in general the far southwestern portion of Weld County is a compelling location. Over the past five years, the

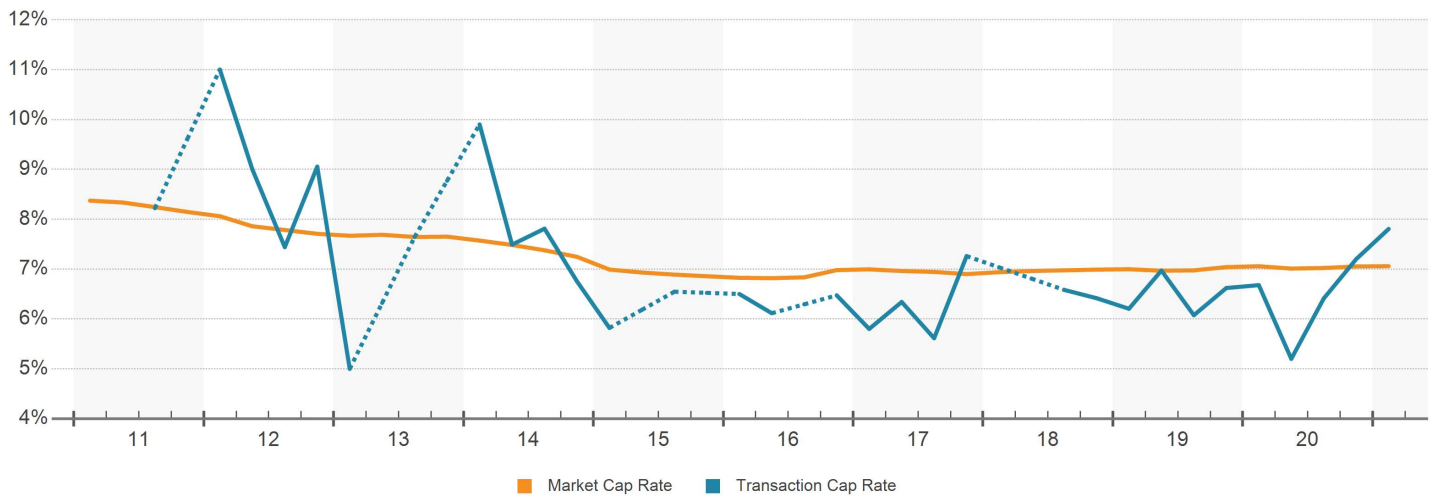
populations of three cities located in this area, Frederick, Firestone and Erie, increased by 32%, 24%, and 22%, respectively. Residential and increasingly mixed-use development has reached historic levels in this part of

the metro over the last several years. The amount of open land, coupled with proximity to the Boulder and Denver metros leaves plenty of room for additional growth in the longer run.

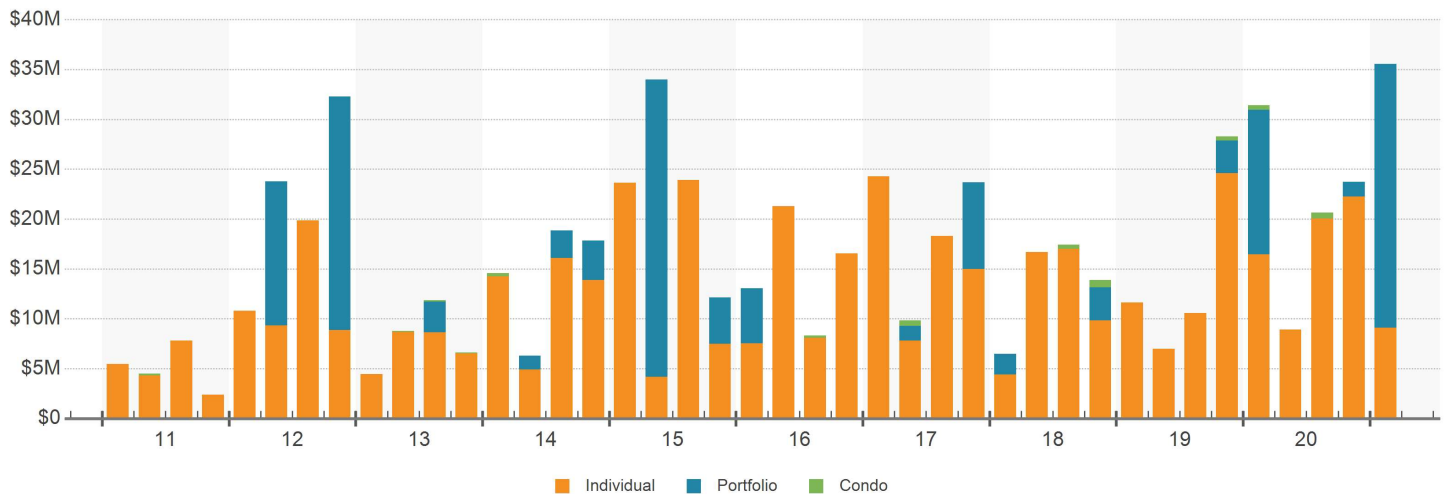
MARKET SALE PRICE & TRANSACTION SALE PRICE PER SF



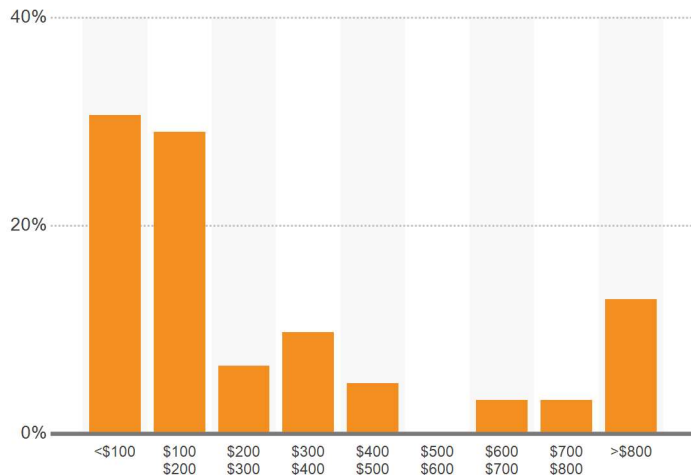
MARKET CAP RATE & TRANSACTION CAP RATE



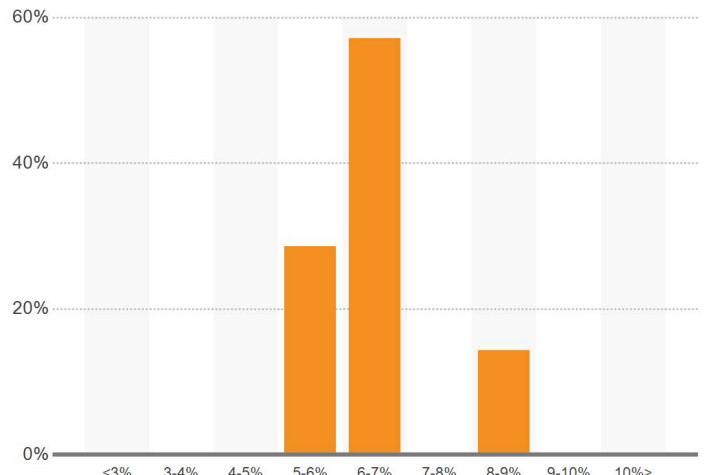
SALES VOLUME BY TRANSACTION TYPE



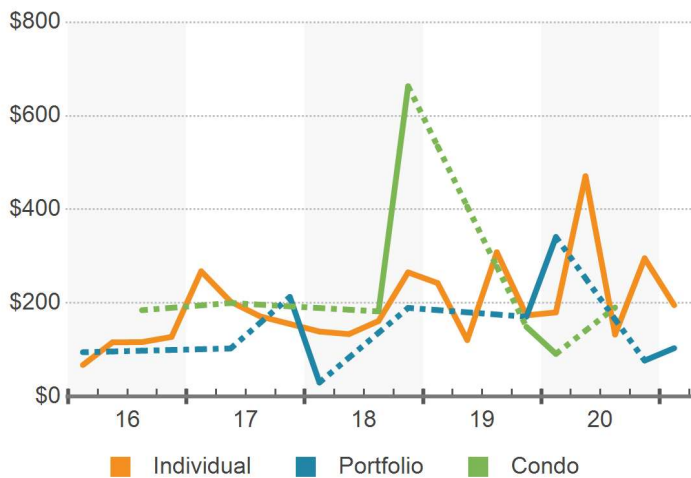
SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS



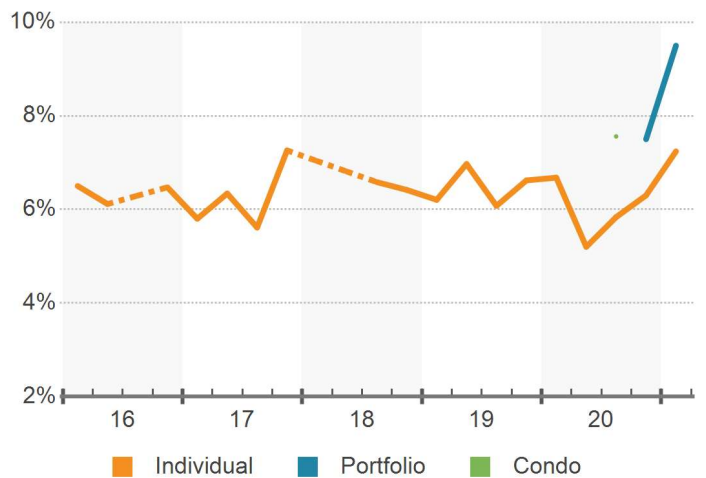
CAP RATE DISTRIBUTION PAST 12 MONTHS



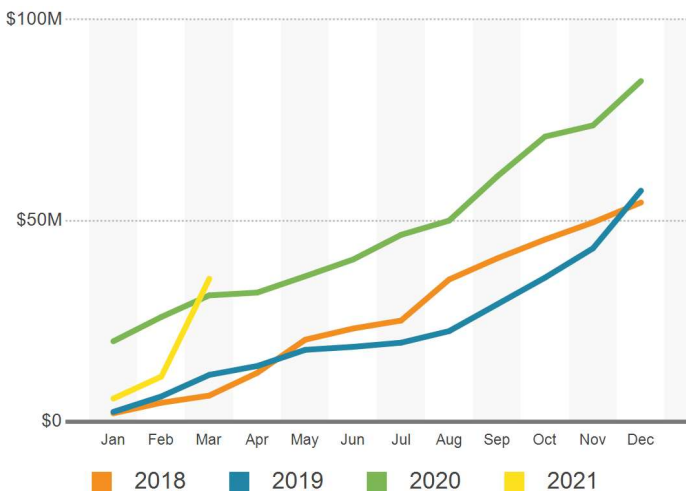
SALE PRICE PER SF BY TRANSACTION TYPE



CAP RATE BY TRANSACTION TYPE



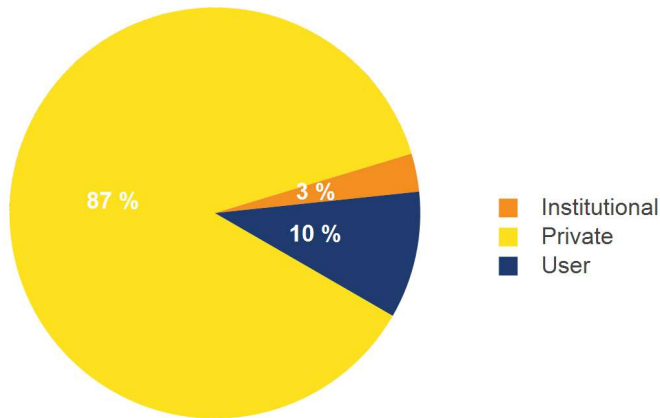
CUMULATIVE SALES VOLUME BY YEAR



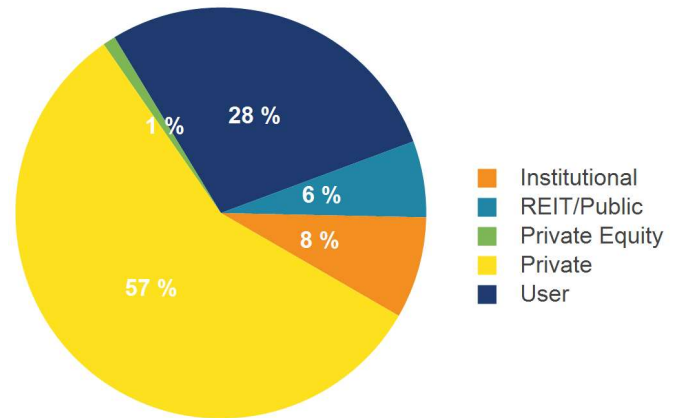
SOLD SF AS % OF TOTAL SF



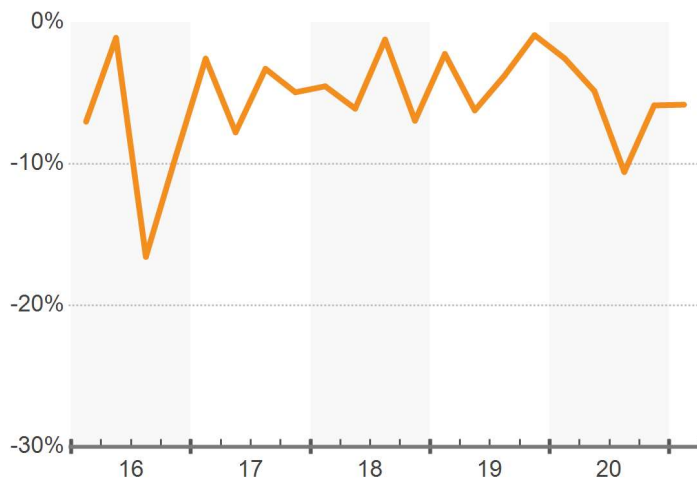
SALES VOLUME BY BUYER TYPE PAST 12 MONTHS



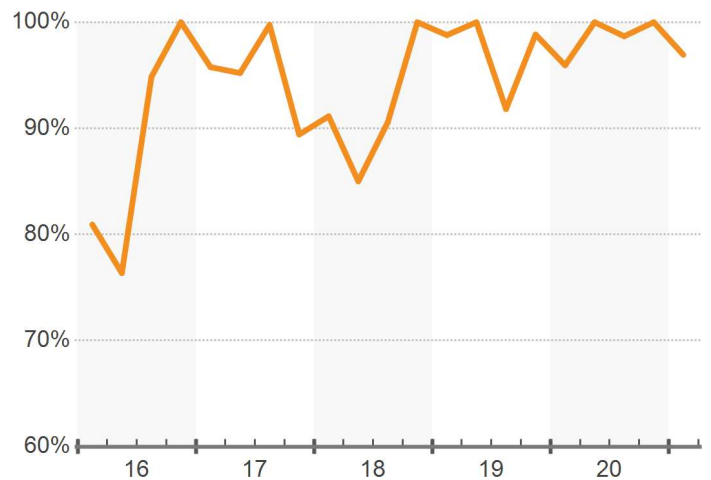
ASSET VALUE BY OWNER TYPE



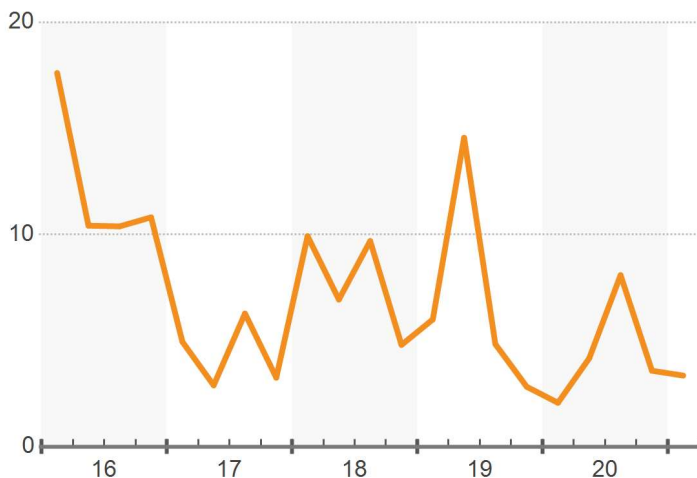
SALE TO ASKING PRICE DIFFERENTIAL



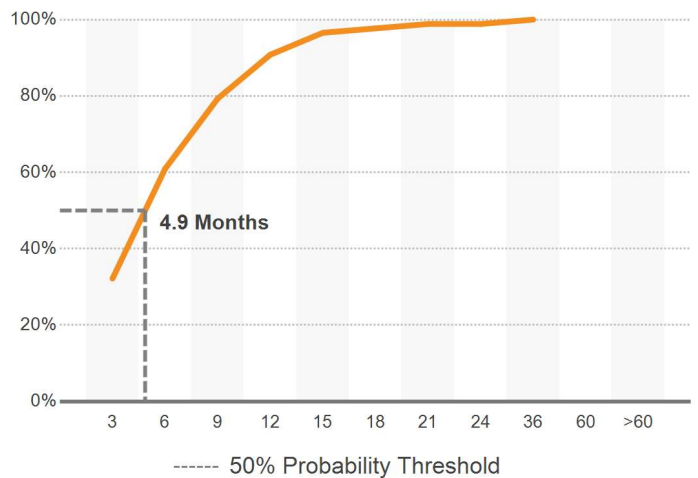
OCCUPANCY AT SALE



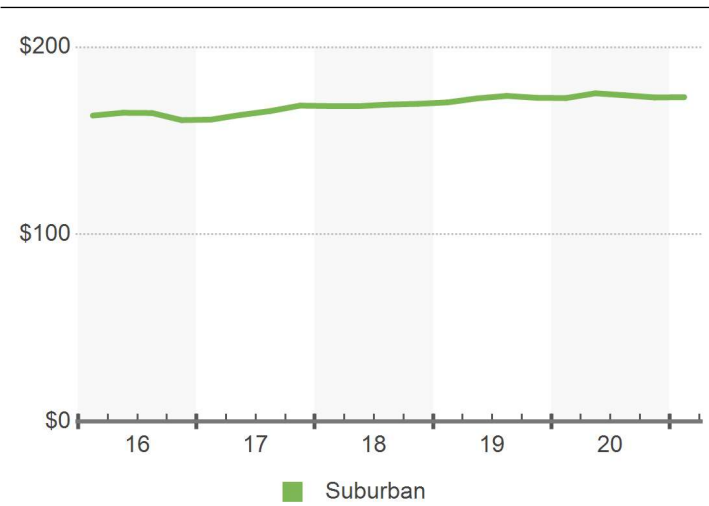
MONTHS TO SALE



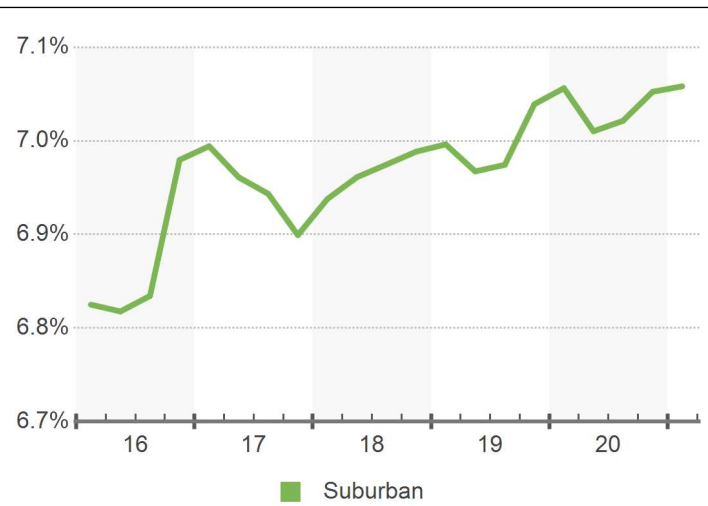
PROBABILITY OF SELLING IN MONTHS



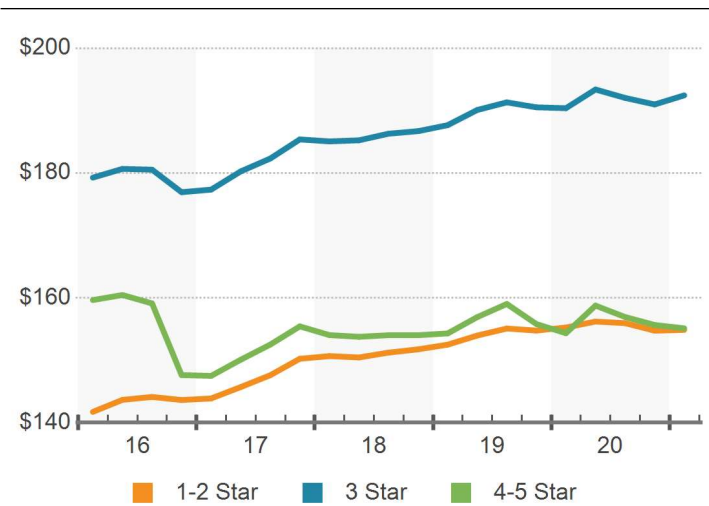
MARKET SALE PRICE PER SF BY LOCATION TYPE



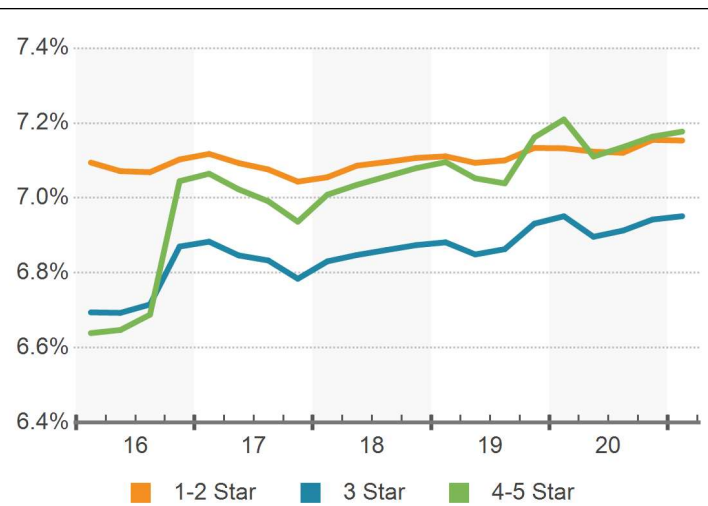
MARKET CAP RATE BY LOCATION TYPE



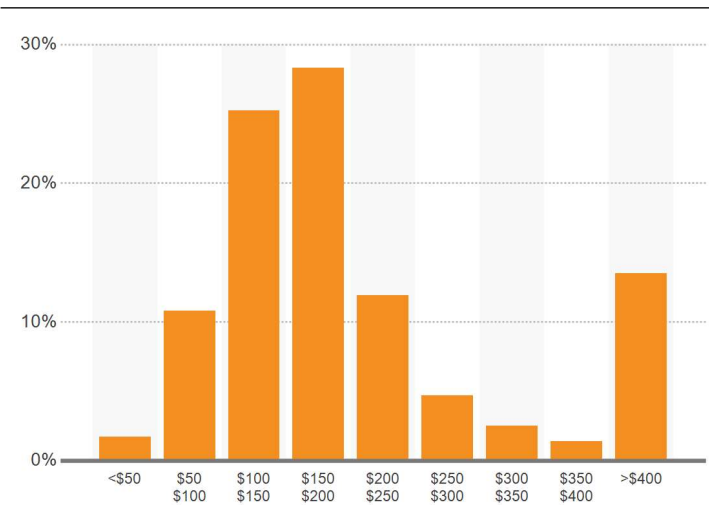
MARKET SALE PRICE PER SF BY STAR RATING



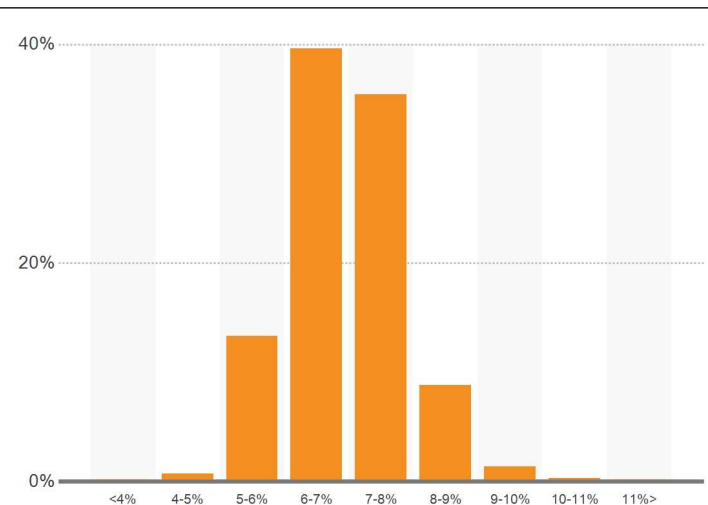
MARKET CAP RATE BY STAR RATING



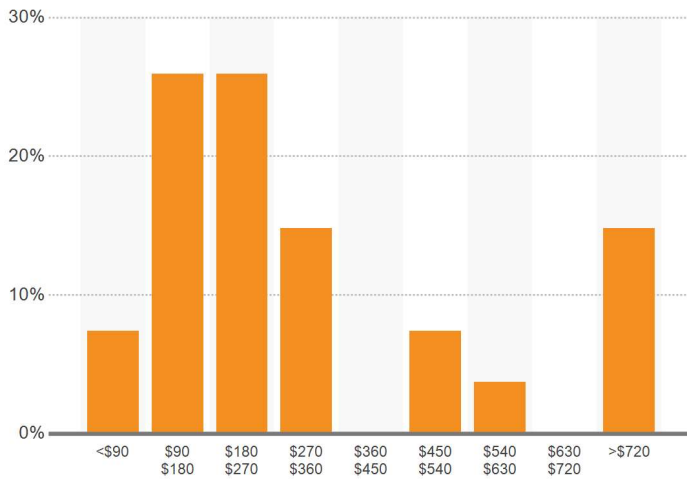
MARKET SALE PRICE PER SF DISTRIBUTION



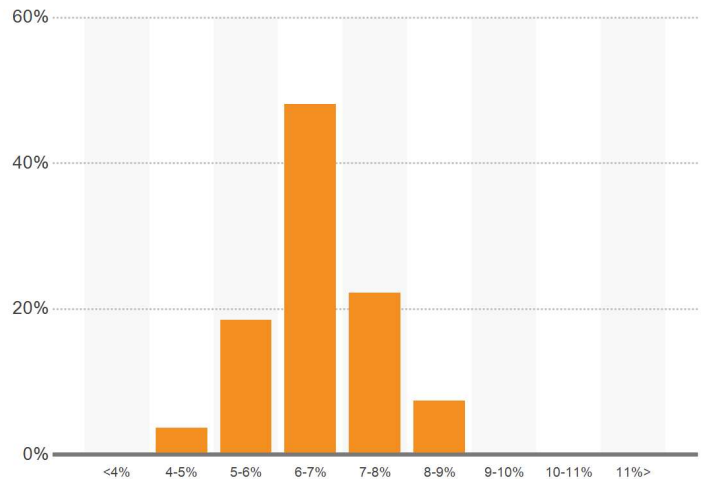
MARKET CAP RATE DISTRIBUTION



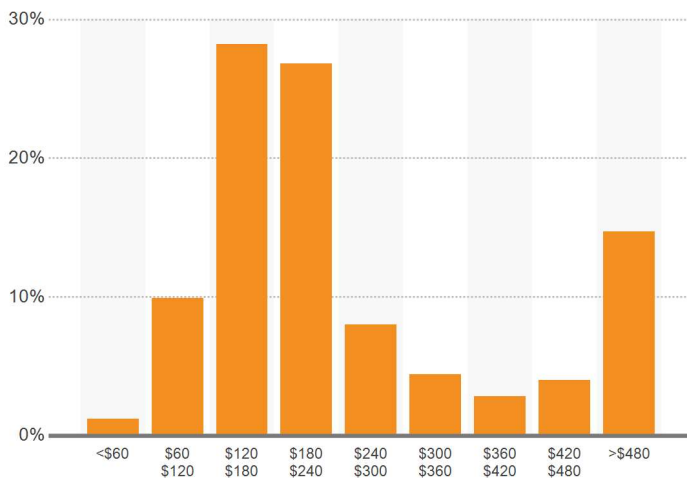
4-5 STAR MARKET SALE PRICE PER SF DISTRIBUTION



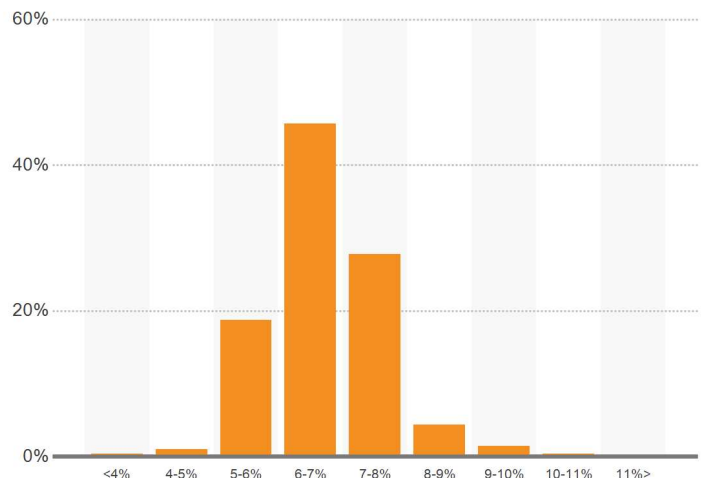
4-5 STAR MARKET CAP RATE DISTRIBUTION



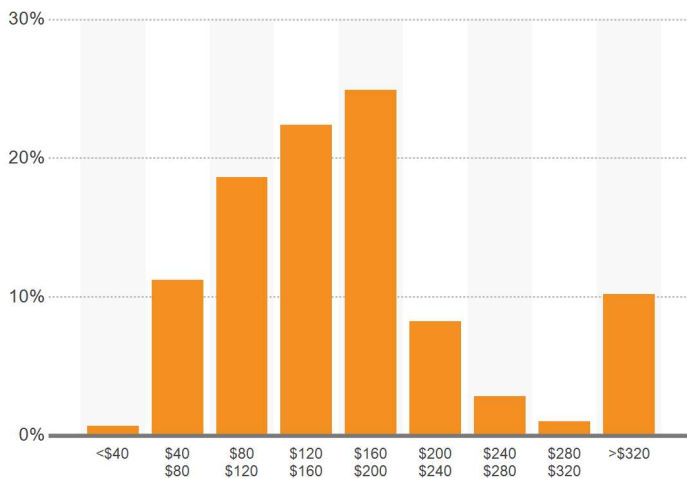
3 STAR MARKET SALE PRICE PER SF DISTRIBUTION



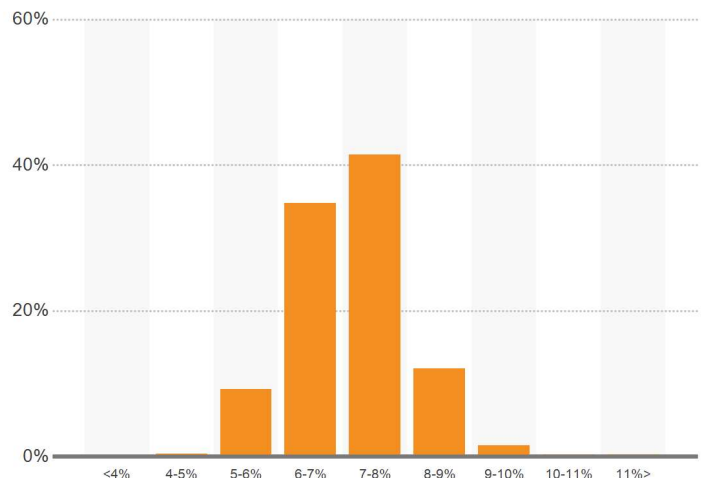
3 STAR MARKET CAP RATE DISTRIBUTION



1-2 STAR MARKET SALE PRICE PER SF DISTRIBUTION

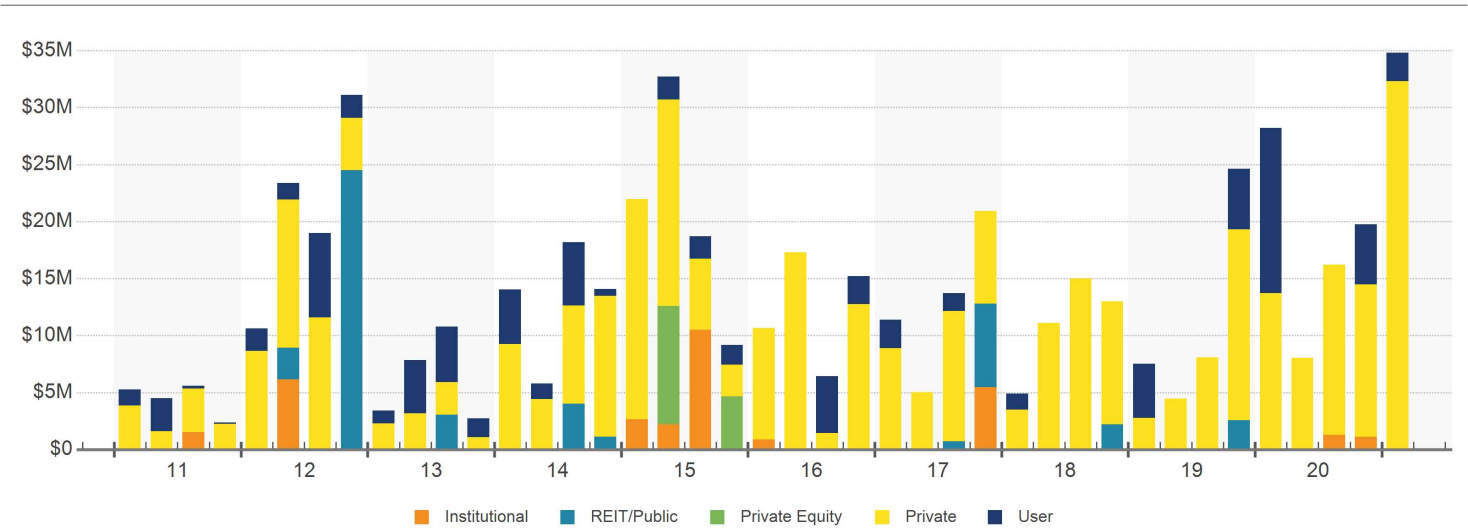


1-2 STAR MARKET CAP RATE DISTRIBUTION

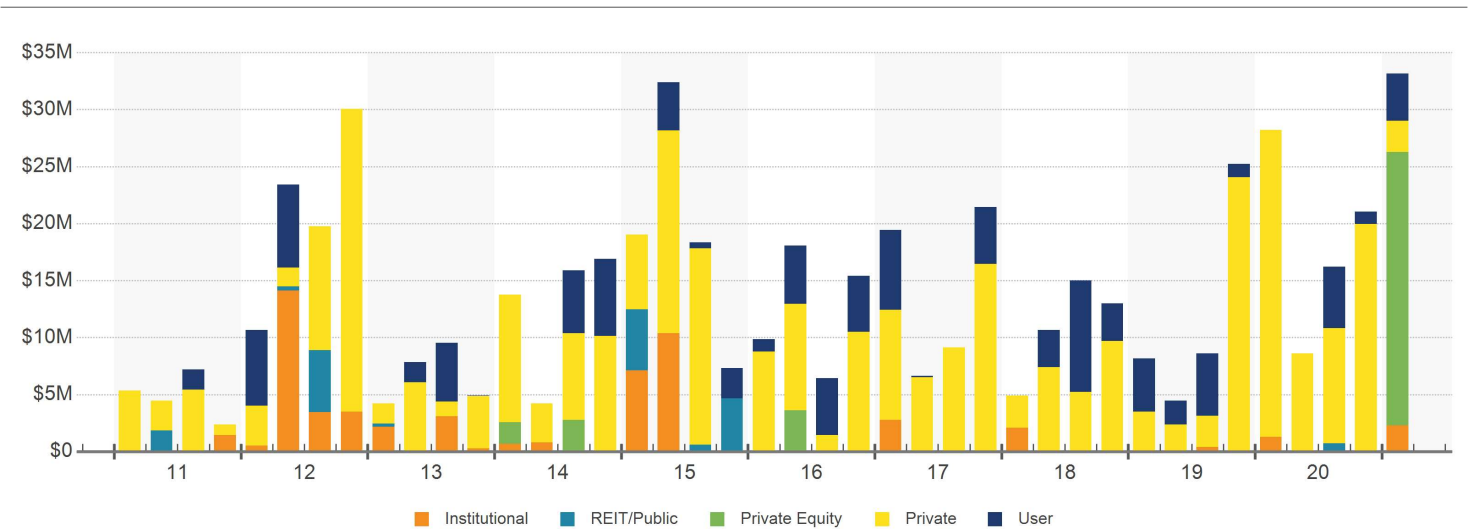


Buying & Selling By Owner Type

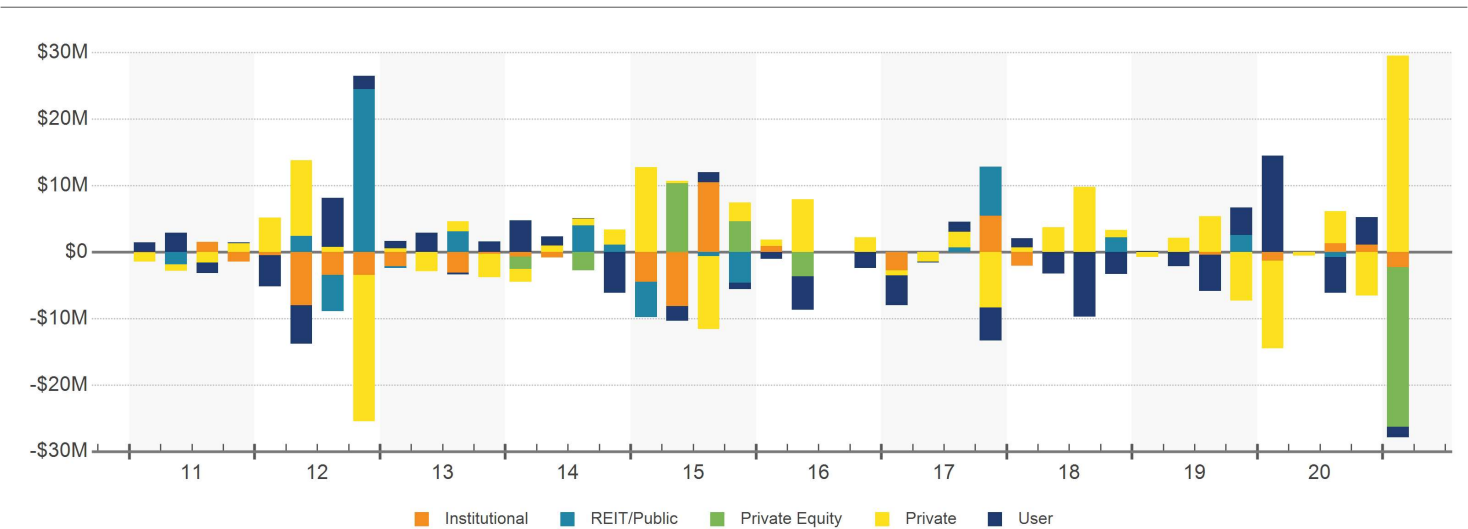
SALES VOLUME BY BUYER TYPE



SALES VOLUME BY SELLER TYPE



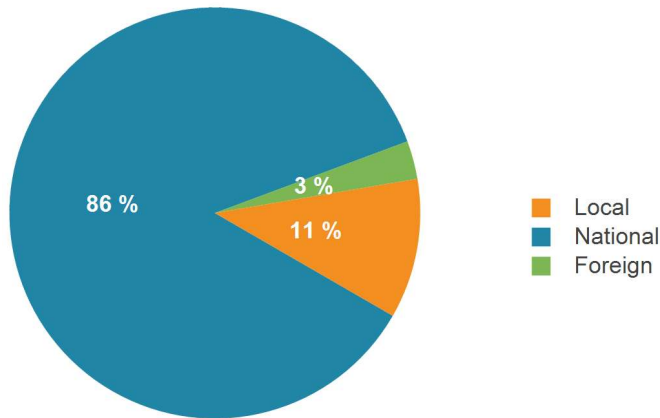
NET BUYING & SELLING BY OWNER TYPE



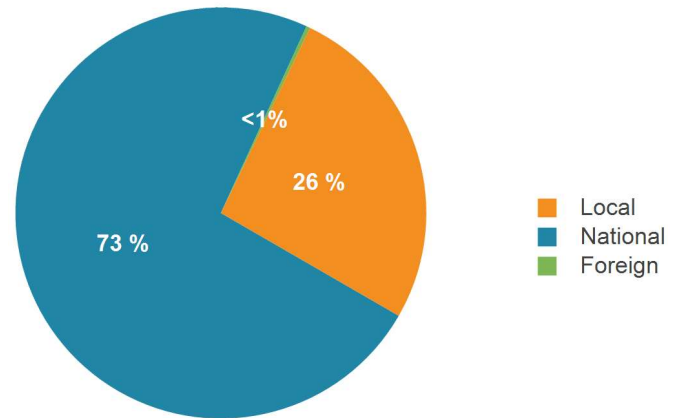
Investment Trends By Buyer & Seller Origin

Greeley Retail

SALES VOLUME BY BUYER ORIGIN PAST 12 MONTHS



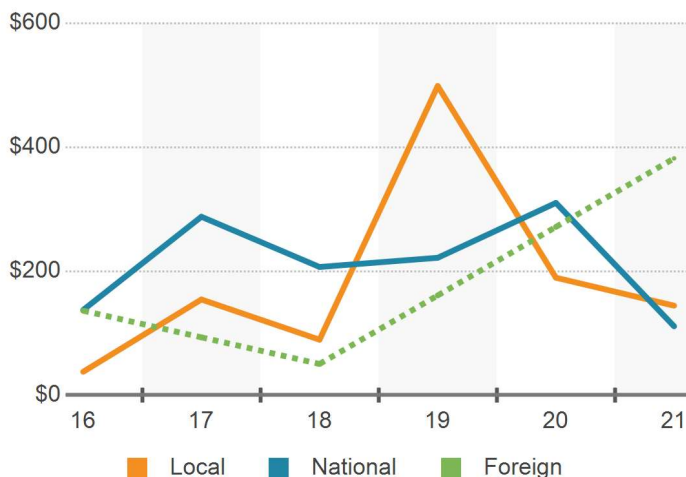
ASSET VALUE BY OWNER ORIGIN



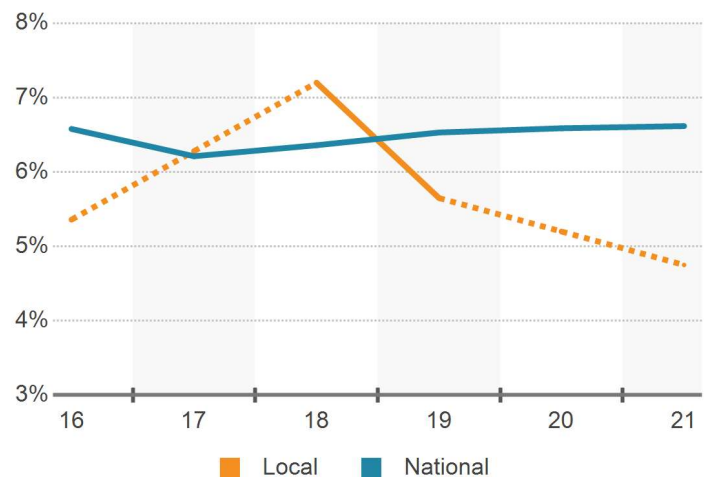
SALES VOLUME BY OWNER ORIGIN

Year	Total	Local			National			Foreign		
	Sales Volume	Bought	Sold	Net Trans	Bought	Sold	Net Trans	Bought	Sold	Net Trans
YTD	\$35.5M	\$1.2M	\$3.3M	(\$2.1M)	\$31.1M	\$31.9M	(\$769K)	\$2.5M	-	\$2.5M
2020	\$84.7M	\$12.1M	\$11.9M	\$228.5K	\$61.4M	\$63.5M	(\$2.1M)	-	-	-
2019	\$57.4M	\$6.2M	\$9M	(\$2.8M)	\$38.5M	\$37.5M	\$1M	-	-	-
2018	\$54.5M	\$11.6M	\$15.6M	(\$4M)	\$33.6M	\$29M	\$4.6M	\$116.3K	\$271K	(\$154.7K)
2017	\$76M	\$136K	\$13.5M	(\$13.4M)	\$59.5M	\$48.8M	\$10.7M	-	\$233.3K	(\$233.3K)
2016	\$59.2M	\$4.3M	\$5.8M	(\$1.5M)	\$45.6M	\$46.3M	(\$765.6K)	\$1.3M	\$28.3K	\$1.2M
2015	\$93.7M	\$7.9M	\$10.2M	(\$2.3M)	\$80.8M	\$74.1M	\$6.7M	-	\$1M	(\$1M)
2014	\$57.5M	\$11.2M	\$15.7M	(\$4.5M)	\$43.9M	\$39M	\$4.9M	\$86.7K	\$495K	(\$408.3K)
2013	\$31.7M	\$3.8M	\$7M	(\$3.1M)	\$22.5M	\$21.3M	\$1.2M	\$127.6K	\$530K	(\$402.3K)
2012	\$86.7M	\$14.4M	\$4.9M	\$9.4M	\$69.7M	\$79.5M	(\$9.8M)	-	\$429.7K	(\$429.7K)
2011	\$20.2M	\$7.8M	\$8.9M	(\$1.1M)	\$11.6M	\$8.6M	\$3M	\$13.3K	\$1.9M	(\$1.9M)

SALE PRICE PER SF BY BUYER ORIGIN



CAP RATE BY BUYER ORIGIN



Submarket Sales Trends

SUBMARKET SALES TRANSACTIONS PAST 12 MONTHS

Submarket Name	Sales Volume	Transactions	Transacted SF	Avg SF	Mkt Cap Rate	Mkt Sale Price/SF
Greeley	\$90,504,686	71	632,112	8,903	7.1%	\$173

Recent Significant Sales

Greeley Retail



2604-2724 11th Ave • University Square



University Square • Greeley Submarket • Greeley, CO 80631

Sale Date	Mar 2021	Buyer	The Kroenke Group (USA)
Sale Price	\$20.9M (\$96/SF)	Seller	Walton Street Capital, LLC (USA)
Leased	97%	Sale Type	Investment
Hold Period	69 Months		
RBA	217,394 SF		
Year Built	1971 (Renov 2003)		

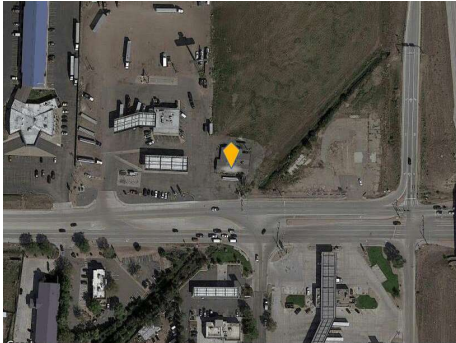


3500 Highway 52 • 7-Eleven



Greeley Submarket • Frederick, CO 80516

Sale Date	Dec 2020	Buyer	Bolthouse Properties (USA)
Sale Price	\$4.4M (\$1.2K/SF)	Broker	ASU Commercial
Leased	100%	Seller	Investors Equity Group, Inc. (USA)
Hold Period	6 Months	Broker	B + E
RBA	3,499 SF	Sale Type	Investment
Year Built	2019		



3907 State Highway 119



Greeley Submarket • Firestone, CO 80504

Sale Date	Oct 2020	Buyer	QuikTrip Corporation (USA)
Sale Price	\$4.3M (\$966/SF)	Seller	Brian Fahrenholtz (USA)
Leased	100%	Sale Type	Owner User
RBA	4,400 SF		



4515 City Centre Dr • Firestone Complete Auto Care



Greeley Submarket • Firestone, CO 80504

Sale Date	May 2020	Buyer	Storage By George (USA)
Sale Price	\$4.1M (\$665/SF)	Broker	Marcus & Millichap Inc
Leased	100%	Seller	Cain Capital (USA)
Hold Period	4 Months	Broker	Marcus & Millichap
RBA	6,116 SF	Sale Type	Investment
Year Built	2020	Sale Cond	Investment Triple Net



3500 Highway 52 • 7-Eleven



Greeley Submarket • Frederick, CO 80516

Sale Date	Jun 2020	Buyer	Roger Thornburg (USA)
Sale Price	\$4M (\$1.1K/SF)	Seller	United Properties (USA)
Cap Rate	5.2% (Actual)	Broker	Capital Pacific
Leased	100%	Sale Type	Investment
Hold Period	17 Months		
RBA	3,499 SF		
Year Built	2019		

Recent Significant Sales

Greeley Retail



1015 Champion Dr



Iron Mountain Autoplex • Greeley Submarket • Windsor, CO 80550

Sale Date	Sep 2020	Buyer	Water Valley Land Compa... (USA)
Sale Price	\$3.6M (\$197/SF)	Seller	Berry Companies, Inc. (USA)
Leased	100%	Broker	Curley Properties, LLC
Hold Period	112 Months	Sale Type	Investment
RBA	18,135 SF		
Year Built	2007		



1400 2nd St



Greeley Submarket • Fort Lupton, CO 80621

Sale Date	Dec 2020	Buyer	Ira & Andrea Feinswog (USA)
Sale Price	\$3.1M (\$731/SF)	Seller	Cadence Capital Investm... (USA)
Leased	100%	Sale Type	Investment
Hold Period	11 Months		
RBA	4,200 SF		
Year Built	2020		



641 14th St • Phillips 66



Greeley Submarket • Fort Lupton, CO 80621

Sale Date	Sep 2020	Buyer	Cadence Capital Investm... (USA)
Sale Price	\$2.8M (\$961/SF)	Broker	Blue West Capital, LLC.
Leased	100%	Seller	John D. & Jean L. Eachus (USA)
Hold Period	20+ Years	Broker	Blue West Capital, LLC.
RBA	2,913 SF	Sale Type	Investment
Year Built	1997		



263 Eastman Park Dr



Water Valley Village • Greeley Submarket • Windsor, CO 80550

Sale Date	Jan 2021	Buyer	EG America (USA)
Sale Price	\$2.5M (\$382/SF)	Seller	Schraders Oil (USA)
Leased	100%	Sale Type	Owner User
Hold Period	74 Months	Sale Cond	Bulk/Portfolio Sale
RBA	6,545 SF		
Year Built	2003		



2708 11th Ave



University Square • Greeley Submarket • Greeley, CO 80631

Sale Date	Feb 2021	Buyer	Joe Massolo & Sons Truc... (USA)
Sale Price	\$2.3M (\$742/SF)	Broker	Pierson Realty Group
Leased	100%	Seller	Crimson Capital, LLC (USA)
Hold Period	20+ Years	Broker	Sands Investment Group Austin, LLC
RBA	3,098 SF	Sale Type	Investment
Year Built	1980	Sale Cond	Investment Triple Net

Recent Significant Sales

Greeley Retail



101 12th St • Taco Bell



Greeley Submarket • Windsor, CO 80550

Sale Date	Feb 2021	Buyer	Surfwood Holdings Llc (USA)
Sale Price	\$2M (\$832/SF)	Seller	Wyngs Llc (USA)
Leased	100%	Broker	Capital Income Properties Group
Hold Period	128 Months		
RBA	2,405 SF		
Year Built	2003		



6904 W 10th St



NorthGate Village • Greeley Submarket • Greeley, CO 80634

Sale Date	Sep 2020	Buyer	Doug & Sally McCain (USA)
Sale Price	\$1.8M (\$874/SF)	Broker	Unique Properties, Inc.
Cap Rate	5.7% (Actual)	Seller	Cellular Plus, Inc. (USA)
Leased	100%	Broker	CBRE
Hold Period	44 Months	Sale Type	Investment
RBA	2,060 SF	Sale Cond	Investment Triple Net
Year Built	2017		

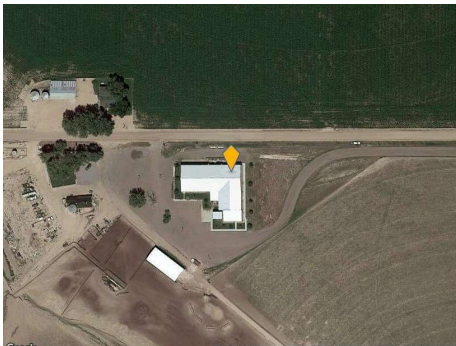


1401 9th St



Greeley Submarket • Greeley, CO 80631

Sale Date	Mar 2020	Buyer	Storage By George (USA)
Sale Price	\$1.7M (\$951/SF)	Broker	Marcus & Millichap Inc
Cap Rate	6.3% (Actual)	Seller	7e Co 12802 Lowell Blvd... (USA)
Leased	100%	Broker	Marcus & Millichap Inc
Hold Period	5 Months	Sale Type	Investment
RBA	1,774 SF		
Year Built	1985		



5636 County Road 46 • Gymstarz Elite



Greeley Submarket • Johnstown, CO 80534

Sale Date	Jul 2020	Buyer	Gymstarz Elite (USA)
Sale Price	\$1.5M (\$90/SF)	Seller	Beall Investment Service (USA)
Leased	100%	Sale Type	Owner User
Hold Period	90 Months	Sale Cond	Purchase By Tenant
RBA	16,745 SF		
Year Built	2013		



824 9th St



Greeley Submarket • Greeley, CO 80631

Sale Date	Aug 2020	Buyer	Christopher J Flaherty (USA)
Sale Price	\$1.5M (\$122/SF)	Seller	Swan Property Managem... (USA)
Leased	100%	Sale Type	Owner User
Hold Period	28 Months		
RBA	12,000 SF		
Year Built	1900		

Recent Significant Sales

Greeley Retail



3636 23rd Ave

★★★★★

Greeley Submarket • Evans, CO 80620

Sale Date	Oct 2020	Buyer	Big D Oil CO (USA)
Sale Price	\$1.4M (\$479/SF)	Seller	Elayne Dageenakis (USA)
Leased	100%	Sale Type	Owner User
Hold Period	100 Months		
RBA	2,920 SF		
Year Built	1995		



1281 Main St • Guadalajara Family Mexican Restaurant

★★★★★

Greeley Submarket • Windsor, CO 80550

Sale Date	Jul 2020	Buyer	Ent Credit Union (USA)
Sale Price	\$1.3M (\$301/SF)	Broker	Waypoint Real Estate
Leased	100%	Seller	Sharon L McNamara (USA)
Hold Period	35 Months	Broker	SVN I Denver Commercial
RBA	4,289 SF	Sale Type	Owner User
Year Built	1999 (Renov 2006)		

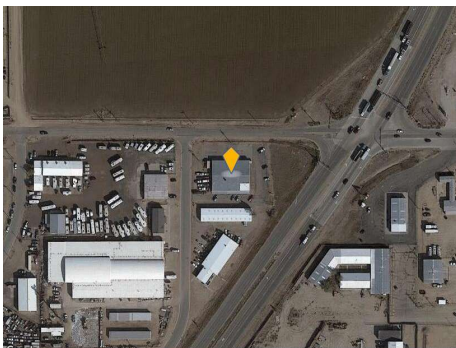


631 Birch St

★★★★★

KMS Plaza • Greeley Submarket • Windsor, CO 80550

Sale Date	Jan 2021	Buyer	Schroetlin Custom Homes (USA)
Sale Price	\$1.2M (\$101/SF)	Seller	Coren Printing (USA)
Cap Rate	8.7% (Actual)	Broker	LC Real Estate Group LLC
Leased	83%	Sale Type	Investment
Hold Period	228 Months		
RBA	11,850 SF		
Year Built	2002		



1330 Factory Cir

★★★★★

Greeley Submarket • Fort Lupton, CO 80621

Sale Date	Jan 2021	Buyer	John P & Alicia Rotherham (USA)
Sale Price	\$1.2M (\$144/SF)	Seller	Evans Randy B & Catheri... (USA)
Leased	100%	Sale Type	Investment
Hold Period	20+ Years		
RBA	8,050 SF		
Year Built	1979		



819-823 10th St

★★★★★

Greeley Submarket • Greeley, CO 80631

Sale Date	Nov 2020	Buyer	Hispano Appliances (USA)
Sale Price	\$1.1M (\$360/SF)	Seller	Yu Kwan Lee (USA)
Leased	100%	Sale Type	Investment
Hold Period	20+ Years		
RBA	3,111 SF		
Year Built	1915		

TOP OWNERS

Company Name	Owned SF	Owned Props	Avg SF	12 Mo Bought	12 Mo Sold	12 Mo Net Trans
Walmart, Inc.	764,046	5	152,809	-	-	-
Moonbeam Leasing and Managemen...	425,970	4	106,493	-	-	-
American Furniture Warehouse	359,721	1	359,721	-	-	-
The Kroger Co.	317,851	4	79,463	-	-	-
The Home Depot, Inc.	264,434	3	88,145	-	-	-
ESL Investments, Inc.	253,225	2	126,613	-	-	-
The Kroenke Group	249,152	4	62,288	\$23,955,001	-	\$23,955,001
InvenTrust Properties Corp.	209,723	5	41,945	-	-	-
Meltzer Properties	185,468	3	61,823	-	-	-
The Staenberg Group	171,732	4	42,933	-	-	-
Albertsons Companies	167,531	3	55,844	-	-	-
Kimco Realty Corporation	138,818	7	19,831	-	-	-
Wheeler Properties, Inc	137,000	1	137,000	-	-	-
Lowes Home Centers Inc	135,367	1	135,367	-	-	-
Vintage Corporation	125,921	2	62,961	-	-	-
Target Corporation	124,545	1	124,545	-	-	-
Regency Centers Corporation	119,090	2	59,545	-	-	-
Richmark Holdings, Inc.	99,149	10	9,915	-	-	-
General Motors Company	96,829	3	32,276	-	-	-
General Motors LLC	96,829	3	32,276	-	-	-
Phillips Edison & Company	96,124	4	24,031	-	-	-
LS Capital	87,897	1	87,897	-	-	-
Medoc Properties	86,007	1	86,007	-	-	-
City of Greeley	84,635	3	28,212	-	\$888,000	(\$888,000)
Richmark Real Estate Ptrs Llc	83,213	7	11,888	-	-	-
Wells Fargo & Company	78,727	6	13,121	-	-	-
Furniture Row Companies	75,654	1	75,654	-	-	-
Tebo Properties	74,484	5	14,897	-	-	-
PB Roche Solutions	74,369	8	9,296	-	-	-
Starwood Capital Group	72,601	1	72,601	-	-	-
Jason Rothe	69,864	2	34,932	-	-	-
Guardian Storage Greeley Llc	69,269	1	69,269	-	-	-
Denver West Properties LLC	58,566	1	58,566	-	-	-
Realty Income Corporation	57,888	5	11,578	-	-	-
Taco John's International, Inc	56,776	1	56,776	-	-	-
Spradley/Barr Ford Lincoln Mercury	51,485	1	51,485	-	-	-
Agfinity, Inc.	50,335	2	25,168	-	-	-
JCPenney Company, Inc.	49,672	1	49,672	-	-	-
Francis Robert D	46,998	1	46,998	-	-	-
ACP Management	46,728	1	46,728	-	-	-
Woodward, Inc.	46,389	1	46,389	-	-	-
19 LLC	46,353	1	46,353	-	-	-

TOP BUYERS PAST 12 MONTHS

Company Name	Sales Volume	Transactions	Transacted SF	Avg SF	Cap Rate	Sale Price/SF
The Kroenke Group	\$23,955,001	4	249,152	62,288	-	\$96
Storage By George	\$5,754,000	2	7,890	3,945	6.3%	\$729
Bolthouse Properties	\$4,350,000	1	3,499	3,499	-	\$1,243
QuikTrip Corporation	\$4,250,000	1	4,400	4,400	-	\$966
Investors Equity Group, Inc.	\$3,990,000	1	3,499	3,499	5.2%	\$1,140
Water Valley Land Company	\$3,580,000	1	18,135	18,135	-	\$197
Ira & Andrea Feinswog	\$3,072,247	1	4,200	4,200	-	\$731
Cadence Capital Investments	\$2,800,000	1	2,913	2,913	-	\$961
EG Group	\$2,500,000	1	6,545	6,545	-	\$382
Joe Massolo & Sons Trucking Co.	\$2,300,000	1	3,098	3,098	6.2%	\$742
Surfwood Holdings LLC	\$2,000,000	1	2,405	2,405	-	\$832
Doug & Sally McCain	\$1,800,000	1	2,060	2,060	5.7%	\$874
Gymstarz Elite	\$1,515,000	1	16,745	16,745	-	\$90
Jodi Mounts	\$1,500,000	3	19,483	6,494	7.5%	\$77
Christopher J Flaherty	\$1,469,500	1	12,000	12,000	-	\$122
Big D Oil CO	\$1,400,000	1	2,920	2,920	-	\$479
Ent Credit Union	\$1,290,000	1	4,289	4,289	-	\$301
Schroetlin Custom Homes	\$1,200,000	1	11,850	11,850	8.7%	\$101
John P & Alicia Rotherham	\$1,162,500	1	8,050	8,050	-	\$144
Hispano Appliances	\$1,120,000	1	3,111	3,111	-	\$360
Basanta Lamsal	\$1,100,000	1	5,297	5,297	-	\$208
Edward Vecchiarelli	\$1,100,000	1	9,196	9,196	-	\$120
Rajendra P Bhandari	\$1,017,000	1	2,088	2,088	-	\$487
4 Rivers Equipment	\$1,000,000	1	1,106	1,106	-	\$904
Baudilio Modesto	\$1,000,000	1	7,071	7,071	-	\$141
Dean R Andersen	\$1,000,000	1	8,876	8,876	-	\$113
Igancio Luevano	\$888,000	1	7,013	7,013	6.9%	\$127
Karel Schaap	\$857,000	1	1,400	1,400	6.3%	\$612
Clayton B Wagner	\$800,000	1	6,740	6,740	-	\$119
Calvin D. Marble	\$730,000	1	2,305	2,305	6.0%	\$317
Nicholas D Francis	-	1	12,668	12,668	-	-
Patrick Rowe	-	1	2,200	2,200	4.8%	-
Smerud Brian Thomas	-	1	2,200	2,200	4.8%	-

TOP SELLERS PAST 12 MONTHS

Company Name	Sales Volume	Transactions	Transacted SF	Avg SF	Cap Rate	Sale Price/SF
Walton Street Capital, LLC	\$23,955,001	4	249,152	62,288	-	\$96
Investors Equity Group, Inc.	\$4,350,000	1	3,499	3,499	-	\$1,243
Brian Fahrenholtz	\$4,250,000	1	4,400	4,400	-	\$966
Cain Capital	\$4,067,000	1	6,116	6,116	-	\$665
Pohlad Companies	\$3,990,000	1	3,499	3,499	5.2%	\$1,140
Berry Companies, Inc.	\$3,580,000	1	18,135	18,135	-	\$197
Cadence Capital Investments	\$3,072,247	1	4,200	4,200	-	\$731
John D. & Jean L. Eachus	\$2,800,000	1	2,913	2,913	-	\$961
Schraders Oil	\$2,500,000	1	6,545	6,545	-	\$382
Crimson Capital, LLC	\$2,300,000	1	3,098	3,098	6.2%	\$742
Wyngs Llc	\$2,000,000	1	2,405	2,405	-	\$832
Cellular Plus, Inc.	\$1,800,000	1	2,060	2,060	5.7%	\$874
7e Co 12802 Lowell Blvd Broomf	\$1,687,000	1	1,774	1,774	6.3%	\$951
Beall Investment Service	\$1,515,000	1	16,745	16,745	-	\$90
Donald E Burough	\$1,500,000	3	19,483	6,494	7.5%	\$77
Swan Property Management LLC	\$1,469,500	1	12,000	12,000	-	\$122
Elayne Dageenakis	\$1,400,000	1	2,920	2,920	-	\$479
Sharon L McNamara	\$1,290,000	1	4,289	4,289	-	\$301
Coren Printing	\$1,200,000	1	11,850	11,850	8.7%	\$101
Evans Randy B & Catherine M	\$1,162,500	1	8,050	8,050	-	\$144
Yu Kwan Lee	\$1,120,000	1	3,111	3,111	-	\$360
Great White Pressure Control	\$1,100,000	1	9,196	9,196	-	\$120
Rafael Cervantes	\$1,100,000	1	5,297	5,297	-	\$208
Jatinder Arken	\$1,017,000	1	2,088	2,088	-	\$487
Carrol E Martin	\$1,000,000	1	8,876	8,876	-	\$113
Schreiber Mark A & Shari J	\$1,000,000	1	7,071	7,071	-	\$141
Gregg Seibert	\$857,000	1	1,400	1,400	6.3%	\$612
Matt Haskell	\$800,000	1	6,740	6,740	-	\$119
Essential Properties Realty Trust	\$730,000	1	2,305	2,305	6.0%	\$317
Robert Hammer	\$712,500	1	8,456	8,456	-	\$84
Bombay Palace Inc	\$575,000	1	12,800	12,800	-	\$45
Currie & Walker Llc	\$560,000	1	4,700	4,700	-	\$119
Cindi Shuppe	\$500,000	1	553	553	-	\$904
Gregg Shupe	\$500,000	1	553	553	-	\$904
City of Greeley	\$444,000	1	3,506	3,506	3.5%	\$127
Health Matters	\$444,000	1	3,506	3,506	3.5%	\$127
Lynette E Kloss	\$357,000	1	6,144	6,144	-	\$58
David E & Sharon M Rusch	-	1	1,098	1,098	-	-
Donaldson & Company	-	1	12,668	12,668	-	-
Rose M Hojio	-	1	4,400	4,400	9.5%	-
Verdad Real Estate	-	1	3,062	3,062	-	-

TOP BROKERS PAST 12 MONTHS

Company Name	Sales Volume	Transactions	Transacted SF	Avg SF	Cap Rate	Sale Price/SF
Marcus & Millichap	\$15,802,000	10	32,590	3,259	6.2%	\$485
Blue West Capital, LLC.	\$5,600,000	2	5,826	2,913	-	\$961
ASU Commercial	\$4,350,000	1	3,499	3,499	-	\$1,243
B + E	\$4,350,000	1	3,499	3,499	-	\$1,243
Curley Properties, LLC	\$3,580,000	1	18,135	18,135	-	\$197
Pierson Realty Group	\$2,300,000	1	3,098	3,098	6.2%	\$742
Sands Investment Group Management, LLC	\$2,300,000	1	3,098	3,098	6.2%	\$742
SVN International Corp	\$2,178,000	2	11,302	5,651	6.9%	\$193
Capital Income Properties Group	\$2,000,000	1	2,405	2,405	-	\$832
Capital Pacific	\$1,995,000	1	1,749	1,749	2.6%	\$1,141
Leuthold Commercial Properties	\$1,995,000	1	1,749	1,749	2.6%	\$1,141
CBRE	\$1,800,000	1	2,060	2,060	5.7%	\$874
Unique Properties, Inc.	\$1,800,000	1	2,060	2,060	5.7%	\$874
Cushman & Wakefield	\$1,550,000	3	28,970	9,657	-	\$54
RE/MAX, LLC	\$1,500,000	3	19,483	6,494	7.5%	\$77
Waypoint Real Estate	\$1,290,000	1	4,289	4,289	-	\$301
LC Real Estate Group LLC	\$1,200,000	1	11,850	11,850	8.7%	\$101
Legend Partners	\$1,017,000	1	2,088	2,088	-	\$487
The Colorado Group, Inc.	\$1,017,000	1	2,088	2,088	-	\$487
Gala Realty Group	\$888,000	1	7,013	7,013	6.9%	\$127
Rhonda Thompson Real Estate	\$800,000	1	6,740	6,740	-	\$119
Colliers International	\$712,500	1	8,456	8,456	-	\$84
URealty Inc	\$400,000	1	3,370	3,370	-	\$119
The Group, Inc.	\$357,000	1	6,144	6,144	-	\$58
Doberstein Lemburg Commercial Inc.	\$285,000	1	1,701	1,701	7.6%	\$168
Northern Colorado Real Estate	\$180,000	1	1,130	1,130	-	\$159
Realtec Commercial Real Estate Services	-	1	1,098	1,098	-	-
Trivanta	-	1	3,062	3,062	-	-