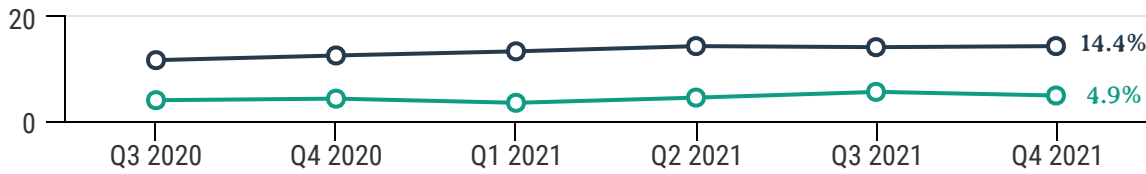
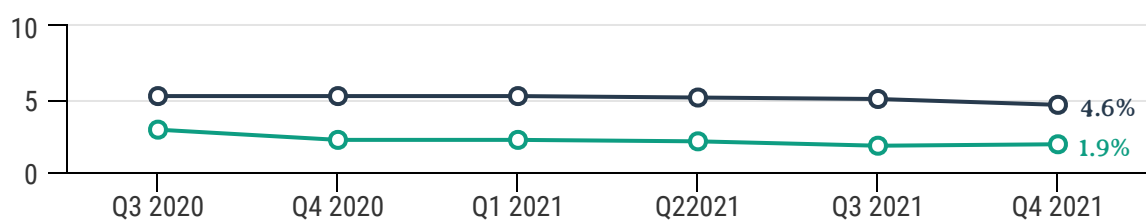


Vacancy Rate Percentages

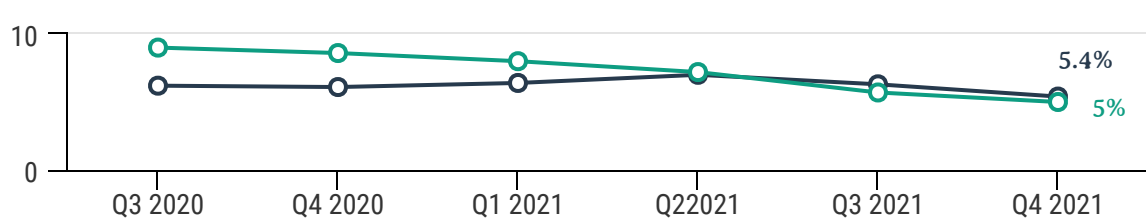
Office %



Retail %



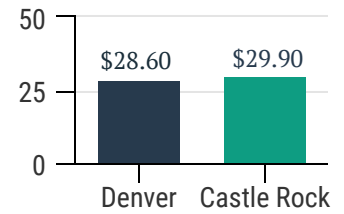
Industrial & Flex %



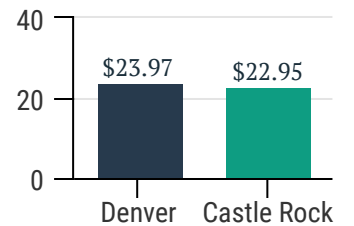
○ Denver ○ Castle Rock

Q4 Lease Rates

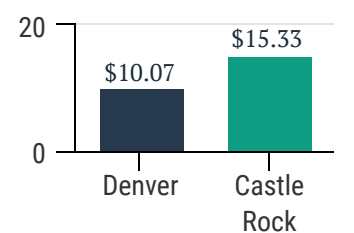
Office



Retail



Industrial & Flex



* Data provided by NavPoint Real Estate Group; NNN Lease Rates

Unemployment Rate Comparison

-Not Seasonally Adjusted, US Bureau of Labor Statistics

	April 2020	June 2020	Nov 2020	June 2021	Nov 2021
Castle Rock	10.4%	9.3%	5%	5%	3.4%
Denver	12.4%	11.8%	7%	6.3%	4.5%
State of CO	12.1%	11.3%	6.9%	6.2%	5.1%
National	14.8%	11.1%	6.7%	5.9%	4.2%



YOY Comparison

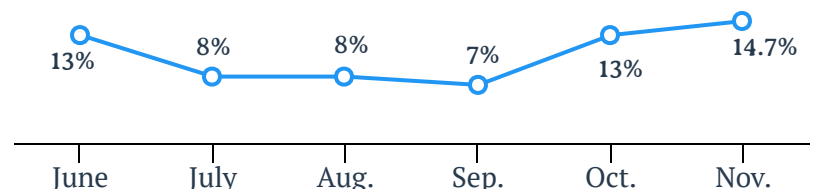
Sales Tax

YOY % Change



2020
+7.3%

2021
+14.7%





Recent Development Activity

Dawson Trails

- Proposed Master Planned Development
- Mixed Use
- Commercial
- Industrial
- Residential

Montana Vista

- Office Expansion Complete Q2 of 2021
- Proposed Restaurant Concepts

Castle Rock Adventist Health Campus

- 4th Floor Build Out Complete
- MOB #3 in Development Process

The Brickyard

- Redevelopment Project
- Mixed Use

PSM Library

- Proposed Project
- Two Story 62,000 SF Library
- Douglas County Library Headquarters

Encore

- 100% Sold - Residential & Commercial
- Residential move in's began in Q4
- 30,000 SF Commercial, majority OPEN
- 300+ Public Parking Spaces Now OPEN

The View

- Approved by Town Council in April
- 14,232 SF of Office Space
- 5,000 SF of Restaurant Space
- 221 Residential Apartments
- 399 Parking Spaces
- 100 of the 399 are Public

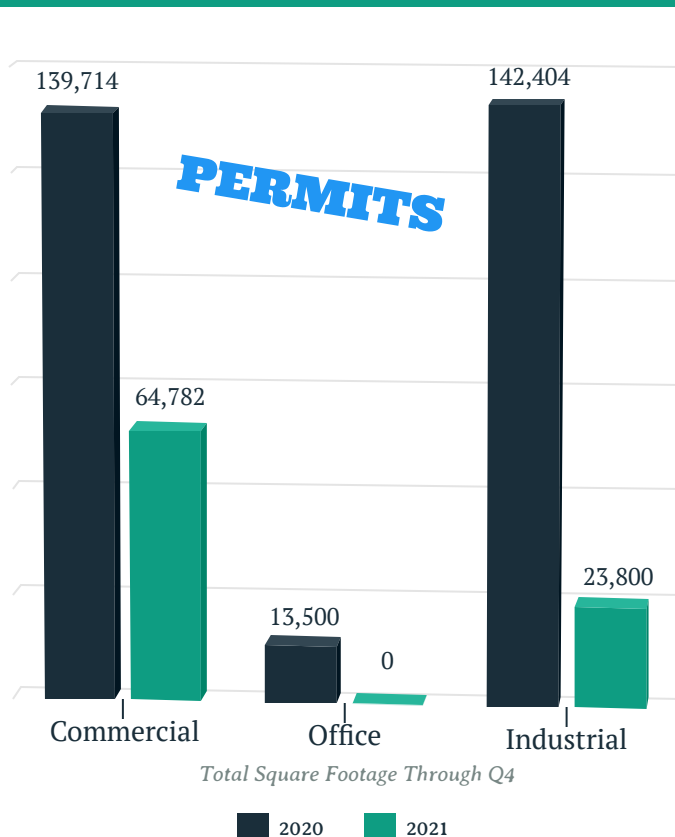
221 Wilcox

- Proposed Mixed-Use Development

Meadows COI Ground

- Primary Employer
- Proposed, 2 - 80,000 SF Industrial Flex Buildings

NEW Construction



Development Prospects

