

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING ABATEMENT PETITION REFUND FOR R0092753

Resolution 2014-216

BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Petitions for Abatement or Refund of Taxes, as approved by the Adams County Assessor, are hereby confirmed.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Henry _____ Aye
Tedesco _____ Aye
Hansen _____ Aye

Commissioners

STATE OF COLORADO)
County of Adams)

I, Karen Long, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 12th day of May, A.D. 2014.

County Clerk and ex-officio Clerk of the Board of County Commissioners
Karen Long:



By:



Deputy

APPROVAL

ABATEMENT FOR TAX YEAR:		2012			
BUSINESS NAME:	Dover LLC				
ACCOUNT NUMBER:	R0092753				
PARCEL NUMBER:	182317407003				
	ACTUAL	ASSESSED	MILL	TAX	
	VALUE	VALUE	LEVY	DOLLARS	
ORIGINAL VALUE	\$678,450	\$196,750	86.807	\$17,079.28	
REVISED VALUE	\$550,000	\$159,500	86.807	\$13,845.72	
ABATED VALUE	\$128,450	\$37,250	86.807	\$3,233.56	

Provide your reason for the Abatement/Added in the space below:

The 2012 abatement petition is approved for \$550,000 based on market information.
KM

RECEIVED
MAY 01 2014
Adams County
Commissioners' Office

ADDED ASSESSMENT FOR TAX YEAR:

BUSINESS NAME:					
ACCOUNT NUMBER:					
PARCEL NUMBER:					
	ACTUAL	ASSESSED	MILL	TAX	
	VALUE	VALUE	LEVY	DOLLARS	
ORIGINAL VALUE	\$0	\$0	0	\$0.00	
REVISED VALUE	\$0	\$0	0	\$0.00	
ADDED VALUE	\$0	\$0	0	\$0.00	

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Admas

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

RECEIVED

Section I: Petitioner, please complete Section I only.

Date: 12/27/14
Month Day Year

JAN 30 2014

Petitioner's Name: Dover LLC

OFFICE OF THE
ADAMS COUNTY ASSESSOR

Petitioner's Mailing Address: 1550 Dover St

Lakewood CO 80015

City or Town

State

Zip Code

SCHEDULE OR PARCEL NUMBER(S)
0182317407003

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
4830 Monaco St

10092753

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2012 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)
see attached

Petitioner's estimate of value: \$ 550,000.00 (2012)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Petitioner's Signature Daytime Phone Number () _____

By _____
Agent's Signature* Daytime Phone Number (303) 355 5871

*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II:		Assessor's Recommendation (For Assessor's Use Only)		
Tax Year <u>2012</u>				
	Actual	Assessed	Tax	
Original	<u>678,450</u>	<u>196,750</u>	<u>\$17079.28</u>	
Corrected	<u>550,000</u>	<u>159,500</u>	<u>\$13,845.72</u>	
Abate/Refund	<u>128,450</u>	<u>37,250</u>	<u>\$3,233.56</u>	
<input checked="" type="checkbox"/> Assessor recommends approval as outlined above.				
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.				
Tax year <u>2012</u> Protest? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)				
<input type="checkbox"/> Assessor recommends denial for the following reason(s):				
_____ Assessor's or Deputy Assessor's Signature				

County: Admas

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

RECEIVED

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Date: 12/27/14
Month Day Year

JAN 30 2014

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**OFFICE OF THE
ADAMS COUNTY ASSESSOR**

Petitioner's Mailing Address: 1550 Dover St

Lakewood CO 80015

City or Town

State

Zip Code

SCHEDULE OR PARCEL NUMBER(S)
0182317407003

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Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Petitioner's Signature Daytime Phone Number (_____) _____

By _____ Daytime Phone Number (303) 355 5871
Agent's Signature*

*Letter of agency must be attached when petition is submitted by an agent.

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Section II: Assessor's Recommendation
(For Assessor's Use Only)

	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner
(Only for abatements up to \$10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature Date

Assessor's or Deputy Assessor's Signature Date

Section IV: Decision of the County Commissioners
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of Adams County, State of Colorado, at a duly and lawfully called regular meeting held on 5/12/14, at which meeting there were present the following members:

Erik Hansen, Eva Henry, Char Tedesco

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor Gil Reyes (being present ~~not present~~) and Petitioner Dover LLC (being present ~~not present~~), and WHEREAS, the said

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board ~~agrees~~ does not agree with the recommendation of the Assessor, and that the petition be ~~approved~~ approved in part with an abatement/refund as follows:

2012	\$500,000	\$3,233.50
Year	Assessed Value	Taxes Abate/Refund

[Signature]

Chairperson of the Board of County Commissioners' Signature

I, Karen Cox County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this 12th day of May, 2014.

[Signature]
County Clerk's or Deputy County Clerk's Signature



Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator
(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby
 Approved Approved in part \$ _____ Denied for the following reason(s):

Secretary's Signature

Property Tax Administrator's Signature

Date

ELITE
PROPERTY
SERVICES, inc.
Property Tax Adjustment Specialist, Inc.
| Subsidiary |

Denver
6000 E. Evans Ave. Suite 1-426
Denver CO 80222
Tel: 303 355 5871
800 840 9668
Fax: 303 691 8882

Colorado Springs
PO Box: 50827
Colorado Springs CO 80934
Tel: 719-594-6440
800 840 9668
Fax: 800-694-6983

www.copropertytaxes.com

R0092753

Jan 22nd, 2014

To: Adams County Assessor's Office

Ref: 2012 tax year abatement appeals

To Whom It May Concern:

Enclosed are the petitions for the 2012 tax years. Please contact me for any further information or questions.

Contact info:

Cindy Mayer
Property Taxes Adjustment Specialist, Inc
6000 E Evans Ave, #1-426
Denver CO 80222

Tel: 303-355-5871

Email: cindy@COpropertytaxes.com

Thank you.

Sincerely,


Cindy Mayer

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| Subsidiary |

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AGENT AUTHORIZATION

TO WHOM IT MAY CONCERN:

We authorize Property Tax Adjustment Specialists, Inc., to act as our agent in property assessment matters for the real estate property listed below.

As our agents, Property Tax Adjustment Specialists, Inc. has full authority to handle all matters relative to assessments with your office. This includes, but is not limited to, the inspection of any property record documents, both public and confidential, for real estate property, the receipt of assessment notices, tax statements, etc. Additionally, they have permission to represent us in any appeal or abatement process.

This authorization is valid for the 2013 tax year petition and any previous year's appeal or abatement petitions.

PROPERTY OWNER OF RECORD: DOVER LLC

Signature Nicholas S. Lynn Title Manager Date 5/28/13

Nicholas S. Lynn 720-881-5160
Name (Printed or Typed) Phone Number

PROPERTY ADDRESS & TAX SCHEDULE NUMBER:

1550 Dover St 050293 Jefferson County
4830 Monaco St 0182317407003 Adams County

4675 E. 46th Ave. 0182317407009/ Adams County
↓ 0182317407008/
0182317407006/
0182317407007/
0182317407034/
0182317407032 ↓

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PROPERTY
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Contact info:

Cindy Mayer
Property Taxes Adjustment Specialist, Inc
6000 E Evans Ave, #1-426
Denver CO 80222

Tel: 303-355-5871

Email: cindy@COpropertytaxes.com

Thank you.

Sincerely,


Cindy Mayer

**Evaluation Summary
Tax Year 2012**

Name: DOVER LLC
Situs: 4830 Monaco St
PIN: 182317407003

Comments: The subject is an owner occupied warehouse property, It is 9,800 sf in size, was constructed in 1973, and is situated on a 39,780 sf site with a 4.06:1 land to building ratio. The only comparable sale is \$49.79/sf. Overall, the comparabe is superior to the subject based on land to building ratio. Estimating the market value of the subject using \$60/sf the estimated value is \$588,000. Estimating the potential income value based a market rent of \$4.50/sf, 3% vacancy rate, 5% expense ratio, and an 8.5% cap rate, the subject's income value would be \$478,096. Based on market comps and the income estimate, we respectfully recommend a subject value of \$550,000 or \$56.12/sf.

After evaluation of the property, Elite Property Services Inc. recommends a value of **\$550,000.00.**

6040 E 50th Ave

Commerce City, CO 80022 - East I-70/270 Ind Submarket

Site Cn: 5142010 For \$525,000 (\$49.79/SF) - Research Complete

10 5.44 SF Class B Industrial Warehouse Building



2 of 2

Sale Comp Property Analytics Tenant Demographics Contacts Images Map

Results Table

Print Reports

Change Criteria

Show Criteria

Save Survey

Add Records

Remove Record

Comps Search

Analytic Search

My Surveys

Lookup Comps

Update Data

Suggestions

Support

Sale Contacts

Recorded Buyer: **LZ Holdings, LLC**
 True Buyer: **Lifetime Security Co, Inc**
Tammy Zink
David Zink
Loretta Lutz
Elton Lutz
 6040 E 50th Ave
 Commerce City, CO 80022

Buyer Type: **Corporate/User**
 Buyer Broker: **Kentwood City Properties, LLC**
Karen Landers Zeile
 (303) 785-3506

Recorded Seller: **Helot Acquisitions**
 True Seller: **Helot Acquisitions**
Michael Wagner
 6551 N Windfield Ave
 Parker, CO 80134
 (303) 520-5510
 Seller Type: **Individual**

Listing Broker: **Cassidy Turley**
Tyler Smith
 (303) 312-4296
Brian Wilkes
 (303) 312-4254

Transaction Details

Supporting Docs: **Deed** (68K); **Loan** (805K); **Marketing Brochure/Flyer** (260K)

Sale Date: **5/14/2010** (639 days on market)
 Escrow Length: **180 days**
 Sale Price: **\$525,000 - Confirmed**
 Asking Price: **\$545,000**
 Price/SF: **\$49.79**
 Price/AC Land Gross: **\$680,493 (\$15.62/SF)**

Percent Leased: **100.0%**
 Actual Cap Rate: **-**
 Transfer Tax: **\$52.50**
 Sale Conditions: **-**

Financing: **Down payment of \$257,500 (49.0%)**
\$267,500 from Steele Street Bk Trust

Crane: **-**
 Column Spacing: **-**
 Levelators: **None**
 Drive Ins: **3 tot./12'0" w x 14'0" h**
 Roll Spots: **-**
 Zoning: **I-1s**

Legal Desc: **GEOREX PROPERTIES FILING 1 FIRST AMENDED BLK:1 LOT:2**
 Parcel No: **1823-17-3-07-007**
 Document No: **0033297**

Sale History: **Sold for \$525,000 (\$49.79/SF) on 10/31/2002**
Sold for \$525,000 (\$49.79/SF) on 5/14/2010

Sale Type: **Owner/User**
 Bldg Type: **Industrial - Warehouse**
 Year Built/Age: **Built 1982, Renov 2002 Age: 28**
 RBA: **10,544 SF**
 Land Area: **0.77 AC (33,607 SF)**

Percent Improved: **88.8%**
 Total Value Assessed: **\$525,000 in 2009**
 Improved Value **\$466,189**
 Assessed:
 Land Value Assessed: **\$58,811**
 Land Assessed/AC: **\$76,229**

Stories: **1**
 Ceiling Height: **20'0"-24'0"**
 Cross Docks: **-**
 Loading Docks: **None**
 Const Type: **Metal**
 Sprinklers: **Yes**
 Rail Line: **-**

Transaction Notes

Helot Acquisitions sold the property at 6040 E 50th Ave to LZ Holdings, LLC for \$525,000 on March 14, 2010. the 10,544 square foot industrial building was sold as an owner user property. The sale had no unusual conditions.

The listing broker reported the buyer, seller, sale date, price and owner/user status. The listing broker reported the property was under contract approximately 6 months.

LZ Holdings, LLC paid \$257,500 for the property as a down payment, with a \$267,500 loan taken out from Steele Street Bk Trust for the acquisition of the property.

My Notes:

My Docs: **NONE**

Research & Sources

ELITE
PROPERTY
SERVICES, Inc.
Property Tax Adjustment Specialist, Inc.
(Subsidiary)

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PROPERTY OWNER OF RECORD: DOVER LLC

Signature Nicholas Lynn Title Manager Date 5/28/13

Nicholas S. Lynn 720-881-5160
Name (Printed or Typed) Phone Number

PROPERTY ADDRESS & TAX SCHEDULE NUMBER:

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4830 Monaco St 0182317407003 Adams County

6675 E. 46th Ave. 0182317407009, Adams County
↓
0182317407008/
0182317407006/
0182317407007/
0182317407034/
0182317407032 ↓

Notes



Notes View Details

Notes

Account #	Parcel #	Office	Private?	Category	Bldg #	Line #
R0092753	0182317407003	A	N			

The 2012 abatement petition is approved for \$550,000 based on market information. KM

Entry Date	Offi	Prive	Remark	Category	Bldg	Line	Initials	
10/16/2012	A	N	Received & Scanned Corrected Income & Expense Survey Dated 8/22				NL	0
9/17/2012	A	N	Received & Scanned Income & Expense Survey Dated 8/13/12				NL	1

Record: 1 of 2

4830 Monaco St
NEC Monaco & E 48th Ave
Commerce City, CO 80022 - East I-70/270 Ind Submarket
Fully Leased Building



10,000 SF Class C Industrial Warehouse Building Built In 1976


1 of 1 Property Lease Lease Analysis For Sale Sale Comps Analytics Tenant Demographics Public Record Contacts Images Map My Data

- Results Table
- Print Reports
- Edit Results
- Save Survey
- Add Properties
- Remove Property
- + Lease Analysis
- Lookup Property
- Property Search
- For Lease Search
- Multi-Fam Search
- Retail Search
- Shop Ctr Search
- Analytic Search

Industrial Information

Bldg Type: Industrial - Warehouse	RBA: 10,000 SF
Bldg Status: Built 1976	% Leased: 100.0%
Total Avail: 0 SF	Building FAR: 0.77
Warehouse Avail: 0 SF	Rent/SF/yr: -
	Class: C
	Zoning: I-1S, Commerce City
Office Avail: 0 SF	Stories: 1
Bldg Vacant: 0 SF	Owner Type: Corporate/User
Max Contig: 0 SF	Owner Occupied: Yes
Smallest Space: 0 SF	Tenancy: Single Tenant
	CAM: -
Ceiling Height: 24'0"	Land Area: 13,068 SF
Column Spacing: -	Lot Dimensions: -
Const Type: Reinforced Concrete	Crane: None
Rail Spots: None	Loading Docks: 1 ext (bldg. total)
	Drive Ins: 2 tot./9'0"w x 14'0"h
	Rail Line: None
Expenses: 2008 Tax @ \$1.49/sf	Cross Docks: No
Parking: 8 free Surface Spaces are available; Ratio of 0.80/1,000 SF	Levelators: None
Features: Fenced Lot	Sprinklers: Yes

Location Information

4830 Monaco St 
 NEC Monaco & E 48th Ave
 Commerce City, CO 80022 - East I-70/270 Ind Submarket
 Fully Leased Building

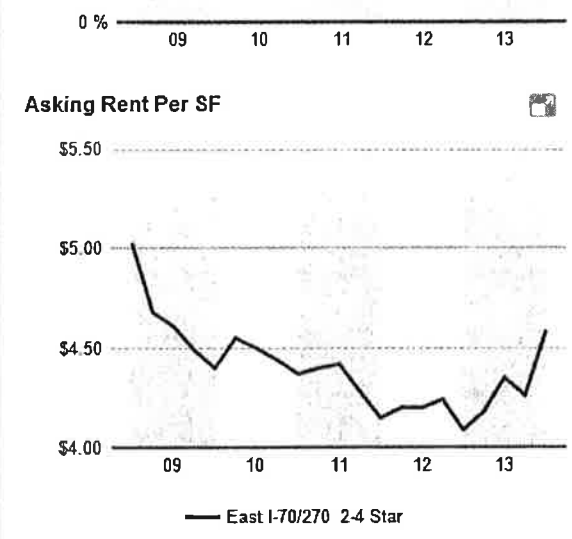


10,000 SF Class C Industrial Warehouse Building Built In 1976

1 of 1 Property Lease LeaseAnalysis For Sale Sale Comps Analytics Tenant Demographics Public Record Contacts Images Map My Data

Results Table Summary History Transactions Changes News

Results Table	Summary	History	Transactions	Changes	News
Print Reports	Leasing				
Edit Results	Rent Per SF	-	\$4.58	\$4.53	\$5.51
Save Survey	Vacancy Rate	0.0%	3.0%	2.8%	4.1%
Add Properties	Available Spaces	0	51	53	1,009
Remove Property	Available SF	0	988,441	1,028,609	16,799,772
+ LeaseAnalysis	12 Mo. Absorption SF	0	429,127	466,774	2,051,278
Lookup Property	12 Mo. Leasing SF	0	738,551	767,488	7,540,215
Property Search	Sales Past Year				
For Lease Search	Properties	-	25	28	452
Multi-Fam Search	Sales Volume (MIL)				
Retail Search		-	\$46	\$48	\$663
Shop Ctr Search	Avg Sale Price (MIL)				
Analytic Search		-	\$1.9	\$1.8	\$1.6



4900 Monaco St
Commerce City, CO 80022 - East I-70/270 Ind Submarket
Fully Leased Building



8,000 SF Class C Industrial Manufacturing Building Built In 1964

- Results Table
- Print Reports
- Go To
- Change Criteria
- Show Criteria
- Edit Results
- Save Survey
- Add Properties
- Remove Property
- + LeaseAnalysis
- Lookup Property
- Property Search
- For Lease Search
- Multi-Fam Search

Type: Lease Timeframe: All Time SF Leased: to Total Transactions: 3

move date	sign date	sf leased
3/8/2013	2/1/2013	3,736
6/1/2010	5/17/2010	3,742
6/29/2006	5/30/2006	3,749

previous | 2 of 3 | next print

Tenant: **UE Compression, LLC**
Type: **Move In**

SF Leased: **3,742** Rent Paid: **\$6.41/mg**
 Sign Date: **5/17/2010** Use/Type: **Industrial/Direct**
 Move Date: **6/1/2010** Suite: -
 Exp Date: **5/31/2011** Floors: 1

Leasing Co: **Newmark Grubb Knight Frank**
Steve Fletcher (303) 260-4254
Steve Poole (303) 407-1468

Tenant Rep: -

4970 Monaco St 
 AKA 48th Ave
 Commerce City, CO 80022 - East I-70/270 Ind Submarket
 3,360 SF Available For Lease With Avg Rent Of \$6.43/SF/Yr
 20,000 SF Class B Industrial Warehouse Building Built In 1985



move date	sign date	sf leased
2/23/2014	1/24/2014	3,360
5/31/2013	5/1/2013	3,236
6/18/2012	5/18/2012	3,321
9/18/2011	8/18/2011	3,321
2/15/2009	1/18/2009	3,222
3/18/2005	2/16/2005	3,360
11/14/2004	10/15/2004	3,260
4/1/2003	3/1/2003	3,360
2/9/2003	1/10/2003	3,300
12/1/2002	11/1/2002	3,360
10/13/2002	9/13/2002	3,360
7/21/2002	6/21/2002	3,360
1/5/2001	12/6/2000	3,360

previous | 5 of 14 | next print

Tenant: -
 Type: **Move In**

SF Leased: **3,222** Rent Paid: **\$4.00/nnn(est)**
 Sign Date: **1/18/2009** Use/Type: **Industrial/Direct**
 Move Date: **2/15/2009** Suite: -
 Exp Date: - Floors: **1**

Leasing Co: **Michael Bloom Realty Company**
Michael Bloom (303) 295-2525

Tenant Rep: -

4980 Monaco St
 Commerce City, CO 80022 - East I-70/270 Ind Submarket
 Fully Leased Building

20,000 SF Class C Industrial Warehouse Building Built In 1985

Property Lease LeaseAnalysis For Sale Sale Comps **Analytics** Tenant Demographics Public Record Contacts Images Map My Data

Summary History **Transactions** Changes News

Type: **Lease** Timeframe: **All Time** SF Leased: to go Total Transactions: 18

move date	sign date	sf leased
2/28/2013	1/21/2013	3,336
10/6/2012	8/7/2012	6,720
6/6/2012	5/3/2012	3,245
9/14/2010	8/17/2010	3,243
9/26/2009	8/24/2009	3,247
12/6/2008	11/8/2008	3,322
5/26/2008	3/28/2008	6,722
11/17/2007	10/18/2007	3,322
6/8/2007	5/8/2007	3,241
5/31/2007	5/2/2007	3,322
3/4/2007	2/2/2007	3,222
3/4/2007	2/2/2007	3,322
3/4/2007	1/12/2007	3,322

previous | 5 of 18 | next print

Tenant: -
 Type: **Move In**

SF Leased: **3,247** Rent Paid: **\$6.22/mg(est)**
 Sign Date: **8/24/2009** Use/Type: **Industrial/Direct**
 Move Date: **9/26/2009** Suite: -
 Exp Date: - Floors: 1

Leasing Co: **Michael Bloom Realty Company**
Michael Bloom (303) 295-2525

Tenant Rep: -

5829-5837 Monaco St 
 AKA 58th Ave
 Commerce City, CO 80022 - East I-70/270 Ind Submarket
 Fully Leased Building

9,300 SF Class B Industrial Warehouse Building Built in 1967

Property Lease LeaseAnalysis For Sale Sale Comps **Analytics** Tenant Demographics Public Record Contacts Images Map My Data

Summary History **Transactions** Changes News

Results Table Print Reports

Go To Change Criteria Show Criteria

Type: **Lease** Timeframe: **All Time** SF Leased: to go Total Transactions: 11

move date	sign date	sf leased
1/10/2014	12/11/2013	1,500
3/6/2010	2/4/2010	2,000
	6/1/2009	1,750
	3/1/2009	2,000
9/1/2007	9/1/2007	2,000
9/1/2007	8/2/2007	1,750
	8/2/2007	1,750
10/1/2006	8/31/2006	1,500
12/2/2006	8/10/2006	2,000
	8/10/2006	2,000
4/14/2006	3/15/2006	1,750

previous | 2 of 11 | next print

Tenant: -
 Type: **Move In**

SF Leased: **2,000** Rent Paid: **\$6.30/mg(est)**
 Sign Date: **2/4/2010** Use/Type: **Industrial/Direct**
 Move Date: **3/6/2010** Suite: -
 Exp Date: - Floors: 1

Leasing Co: **Collers International**
Drew Weiman
Stephen Serenyi (303) 283-4578

Tenant Rep: -

CoStar Property® - 3955 Newport St - Internet Explorer, optimized for Bing and MSN

http://property2.costar.com/Property/Detail/Detail.aspx?i=18&id=397158&mc=1

File Edit View Favorites Tools Help

Search Criteria Result List Result Detail

3955 Newport St

AKA Smith Rdg
 Denver, CO 80207 - Quebec St Ind Submarket
 1,750 SF Available For Lease With Avg Rent Of \$8.22/Sf/Yr
 7,000 SF Class C Industrial Warehouse Building Built In 1972

Property Lease LeaseAnalysis For Sale Sale Comps **Analytics** Tenant Demographics Public Record Contacts Images Map My Data

Summary History **Transactions** Changes News

Type: **Lease** Timeframe: **All Time** SF Leased: to go Total Transactions: 7

move date	sign date	sf leased
3/6/2014	2/3/2014	1,750
11/1/2012	9/2/2012	7,000
4/15/2011	3/16/2011	1,750
8/1/2010	7/2/2010	1,750
	7/21/2006	3,500
11/1/2005	10/2/2005	1,750
12/21/2002	11/21/2002	1,800

previous | 4 of 7 | next print

Tenant: -
 Type: **Move In**

SF Leased: **1,750** Rent Paid: **\$6.68/mg**
 Sign Date: **7/2/2010** Use/Type: **Industrial/Direct**
 Move Date: **8/1/2010** Suite: -
 Exp Date: **1/31/2011** Floors: 1

Leasing Co: **Widdifield Property Management**
Ron Widdifield (303) 881-2203

Tenant Rep: -

Done Internet 100%

4935 Newport St
 Commerce City, CO 80022 - East I-70/270 Ind Submarket
 Fully Leased Building



9,434 SF Class B Industrial Warehouse Building Renovated In 2008 Built In 1973

- Results Table
- Print Reports
- Go To
- Change Criteria
- Show Criteria

- Edit Results
- Save Survey
- Add Properties
- Remove Property
- + LeaseAnalysis
- Lookup Property
- Property Search
- For Lease Search
- Multi-Fam Search

Type: **Lease** Timeframe: **All Time** SF Leased: to go **Total Transactions: 3**

move date	sign date	sf leased
2/9/2012	1/26/2012	9,449
2/27/2010	2/27/2010	9,442
11/13/2006	9/14/2006	9,434

previous | 2 of 3 | next print

Tenant: **Iron Deck Inc**
 Type: **Move In**

SF Leased: **9,442** Rent Paid: **\$3.00/nnn**
 Sign Date: **2/27/2010** Use/Type: **Industrial/New**
 Move Date: **2/27/2010** Suite: **-**
 Exp Date: **2/28/2013** Floors: **1**

Leasing Co: **Newmark Grubb Knight Frank**
Steve Fletcher (303) 260-4254

Tenant Rep: **Allquest Colorado Realty**
Tim Bayens (970) 691-1236

4955 Newport St

Commerce City, CO 80022 - East I-70/270 Ind Submarket
Fully Leased Building



10,228 SF Class C Industrial Warehouse Building Built In 1980

Results Table

Print Reports

Go To

Change Criteria

Show Criteria

Edit Results

Save Survey

Add Properties

Remove Property

+ LeaseAnalysis

Lookup Property

Property Search

For Lease Search

Multi-Fam Search

Type: **Lease** Timeframe: **All Time** SF Leased: [] to [] Total Transactions: 3

move date	sign date	sf leased
3/1/2014	3/1/2014	10,228
12/6/2010	12/1/2010	10,228
5/9/2004	2/9/2004	10,228

< previous | 2 of 3 | next > print

Tenant: **MSE Audio**
Type: **Move In**

SF Leased: **10,228** Rent Paid: **\$3.32/nnn**
Sign Date: **12/1/2010** Use/Type: **Industrial/Direct**
Move Date: **12/6/2010** Suite: -
Exp Date: **2/28/2014** Floors: 1

Leasing Co: **Newmark Grubb Knight Frank**
Steve Fletcher (303) 260-4254

Tenant Rep: **CBRE**
Jeremy Kroner (720) 528-6455

5090 Nome St
Montbello Industrial Park
Denver, CO 80239 - Cent E 1-70/Montbello Ind Submarket
Fully Leased Building



10,400 SF Class C Industrial Warehouse Building Built In 1980

< 292 of 367 >

Property Lease LeaseAnalysis For Sale Sale Comps Analytics Tenant Demographics Public Record Contacts Images Map My Data

Results Table

Summary History Transactions Changes News

Print Reports

Go To

Change Criteria

Show Criteria

Edit Results

Save Survey

Add Properties

Remove Property

+ LeaseAnalysis

Lookup Property

Property Search

For Lease Search

Multi-Fam Search

Type: Lease Timeframe: All Time SF Leased: to go Total Transactions: 1

move date	sign date	sf leased
6/6/2010	4/8/2010	10,451

Tenant: **Chryso**
Type: **Move In**

SF Leased: **10,451** Rent Paid: **\$4.71/nnn**
Sign Date: **4/8/2010** Use/Type: **Industrial/Direct**
Move Date: **6/6/2010** Suite: -
Exp Date: **6/1/2020** Floors: **1**

Leasing Co: **Investwest Real Estate**
Steven Smith (303) 295-3664

Tenant Rep: **Newmark Grubb Knight Frank**
Bruce Mawhinney (303) 260-4255