

Rental Market Intelligence: Advanced Report

Subject Property Information

Subject Address	1 S Broadway	Subject Type	Single-Family Home
Subject City	Denver	Bedrooms	3 bdr
Subject State	CO	Baths	3.0 ba
Subject Zip	80209	Subject Sqft	2000 sqft
Radius Searched	1.0 mi	Comparables Found	60

Rent Benchmarks



Rental Market Intelligence

Automated Rent Estimate	\$2,320	Subject Size vs Comps	Larger than 39%
Confidence Score	91%	Est. Local Vacancy	3.7%
Low Radius Rent (10%)	\$1,013	MSA Vacancy	5.1%
Median Radius Rent	\$2,250	MSA Rental Saturation	37.0%
High Radius Rent (90%)	\$3,250	Area Rental Mkt. Strength	Strong
Section 8	\$1,409		

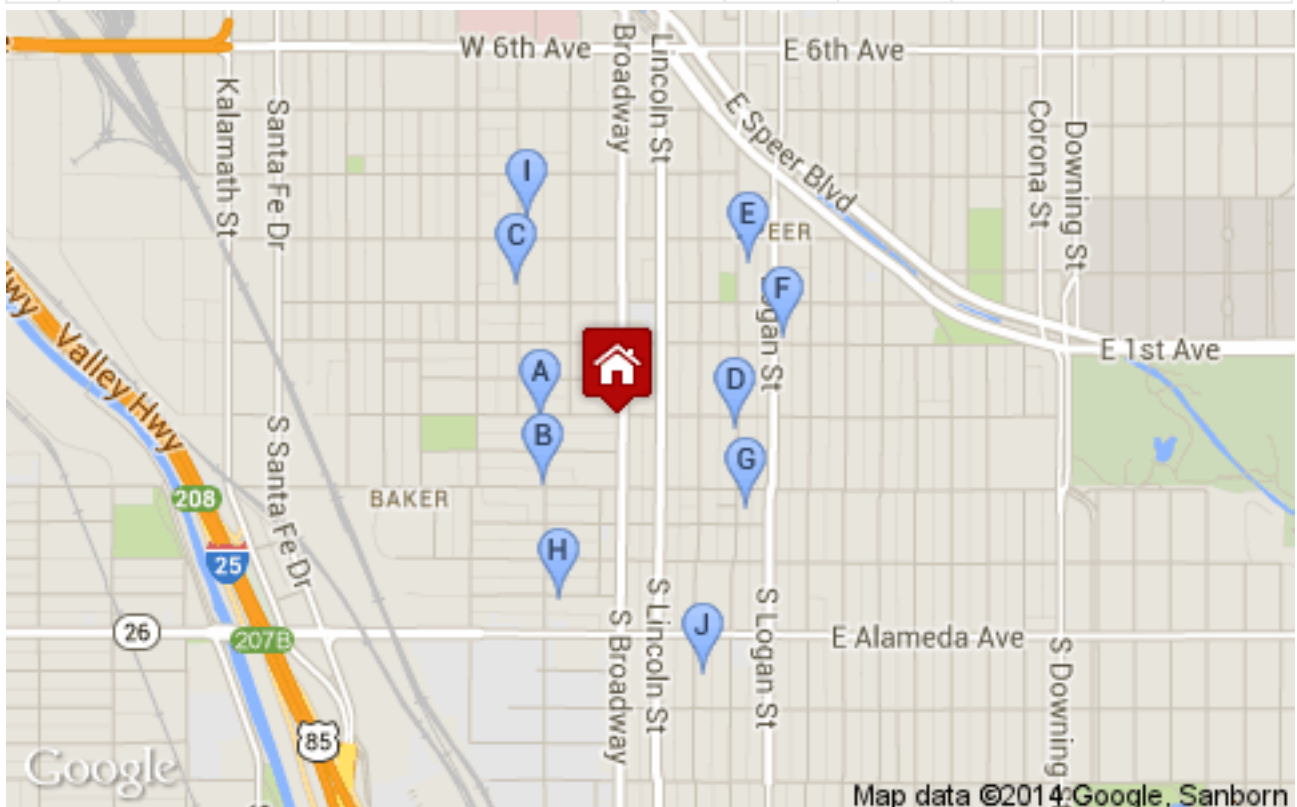
The Rental Market Intelligence estimates are based upon the subject property being in average condition and with average amenities. Property condition, amenities/upgrades/incentives & furnishings offered, preparation/cleaning time between tenants, marketing channels used to find tenants, and time of year for lease all play significant factors in the vacancy term.

Rental Rate Trend Summary

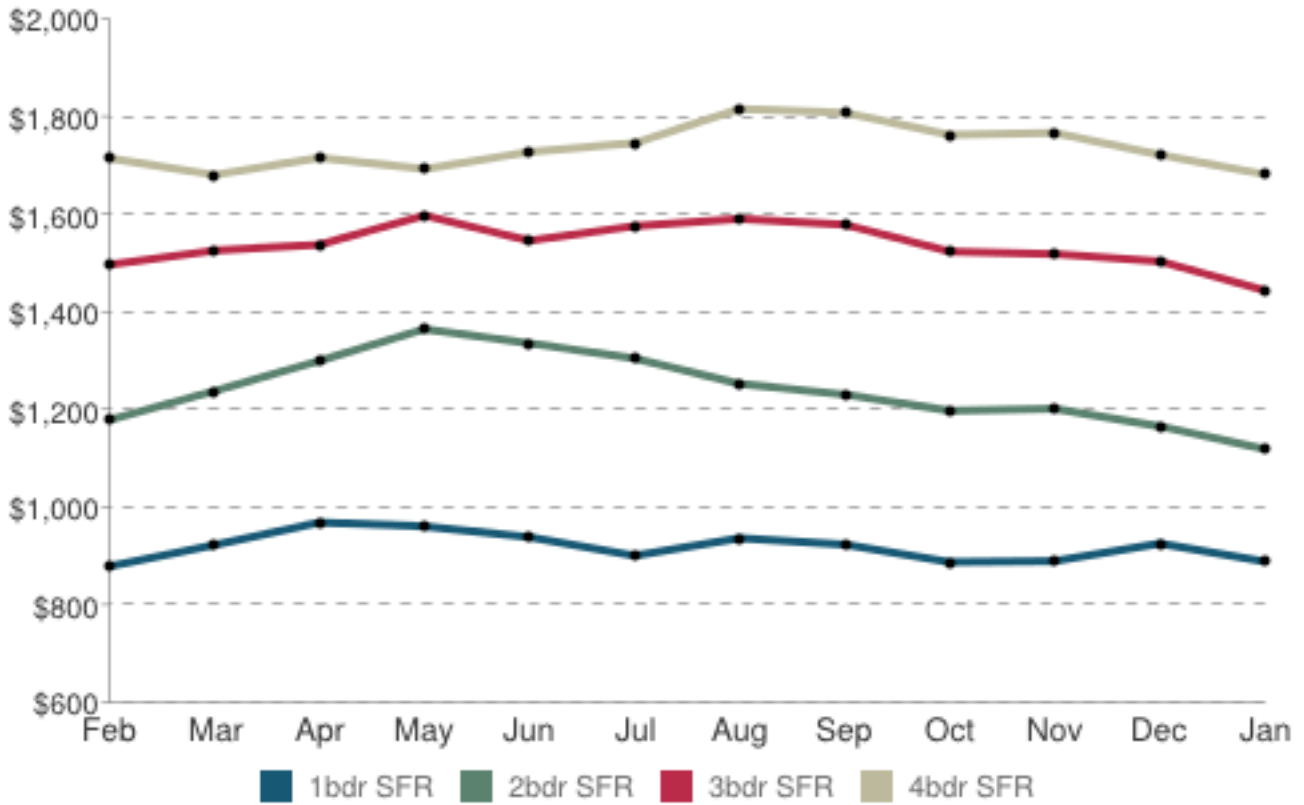
Type	1 Month Change	3 Month Change	12 Month Change
Zip Code 80209	(\$-82)	(\$-241)	(\$-301)
City of Denver	(\$-60)	(\$-80)	\$6
Denver County	(\$-62)	(\$-87)	(\$-21)
State of Colorado	(\$-3)	(\$-9)	\$6

Subject Comparables

#	Address	Type	Beds	Asking Rent	Dist (Mi)
A	152 W Ellsworth Ave, Denver CO. 80223	SFR	3	\$1,700	0.13
B	95 S Bannock St, Denver CO. 80223	SFR	3	\$2,250	0.17
C	229 Bannock St, Denver CO. 80223	SFR	3	\$3,200	0.29
D	17 S Grant St, Denver CO. 80209	SFR	3	\$1,000	0.2
E	244 Grant St, Denver CO. 80203	SFR	3	\$2,495	0.35
F	421 E 1st Ave, Denver CO. 80203	SFR	3	\$2,450	0.32
G	120 S Grant St, Denver CO. 80209	SFR	3	\$1,975	0.27
H	82 W Byers Pl, Denver CO. 80223	SFR	3	\$710	0.33
I	328 Bannock St, Denver CO. 80223	SFR	3	\$1,945	0.37
J	354 S Sherman St, Denver CO. 80209	SFR	3	\$1,795	0.46



Historical Rental Rates for Denver, CO



Median Housing Rental Rates in Denver, CO

Type	Median Rent	Section 8	Avg Sqft	\$/Sqft
1 bdr Homes in Denver	\$888	\$742	790	\$1.12
1 bdr Multifamily in Denver	\$963	\$742	734	\$1.31
2 bdr Homes in Denver	\$1,118	\$960	1,044	\$1.07
2 bdr Multifamily in Denver	\$1,195	\$960	1,054	\$1.13
3 bdr Homes in Denver	\$1,443	\$1,409	1,605	\$0.9
3 bdr Multifamily in Denver	\$1,490	\$1,409	1,449	\$1.03
4 bdr Homes in Denver	\$1,681	\$1,633	2,149	\$0.78
4 bdr Multifamily in Denver	\$1,662	\$1,633	2,013	\$0.83

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