

Rental Market Intelligence: Advanced Report

Subject Property Information

Subject Address	10219 Richfield St	Subject Type	Single-Family Home
Subject City	Commerce City	Bedrooms	4 bdr
Subject State	CO	Baths	2.5 ba
Subject Zip	80022	Subject Sqft	2081 sqft
Radius Searched	1.0 mi	Comparables Found	42

Rent Benchmarks



Rental Market Intelligence

Automated Rent Estimate	\$2,180	Subject Size vs Comps	Smaller than 29%
Confidence Score	94%	Est. Local Vacancy	4.1%
Low Radius Rent (10%)	\$1,500	MSA Vacancy	2.7%
Median Radius Rent	\$2,275	MSA Rental Saturation	16.3%
High Radius Rent (90%)	\$2,595	Area Rental Mkt. Strength	Good
Section 8	\$2,083		

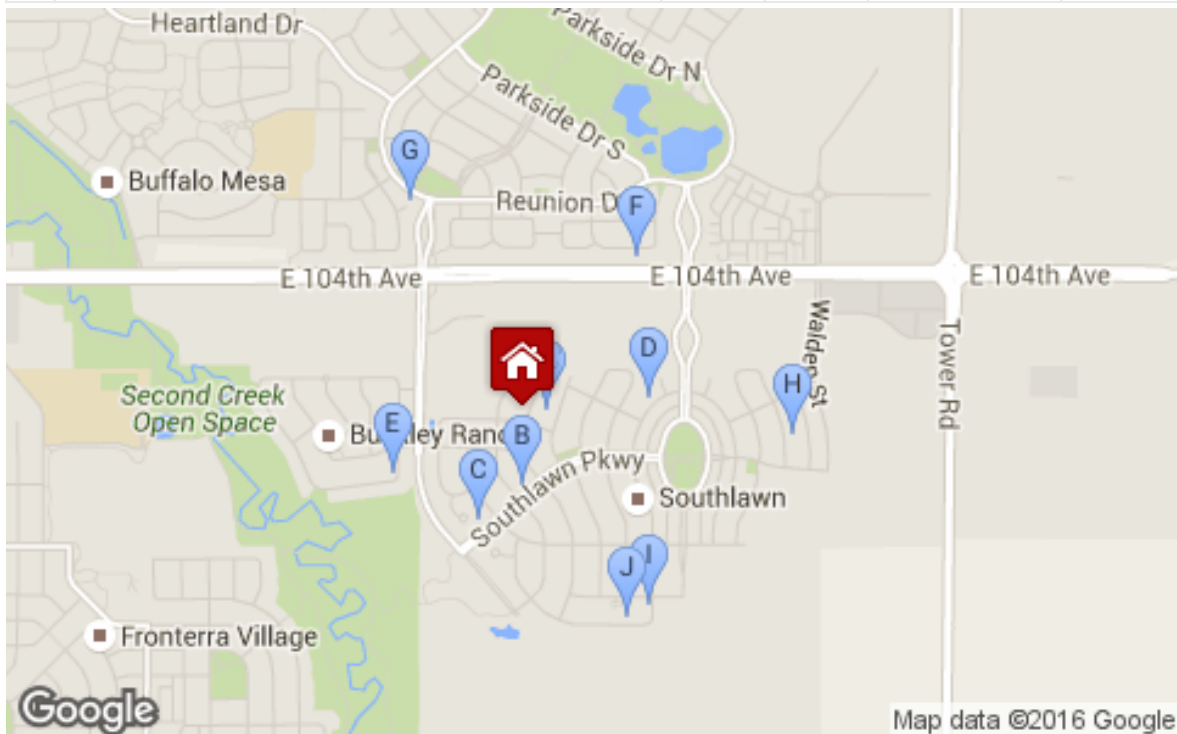
The Rental Market Intelligence estimates are based upon the subject property being in average condition and with average amenities. Property condition, amenities/upgrades/incentives & furnishings offered, preparation/cleaning time between tenants, marketing channels used to find tenants, and time of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

Rental Rate Trend Summary

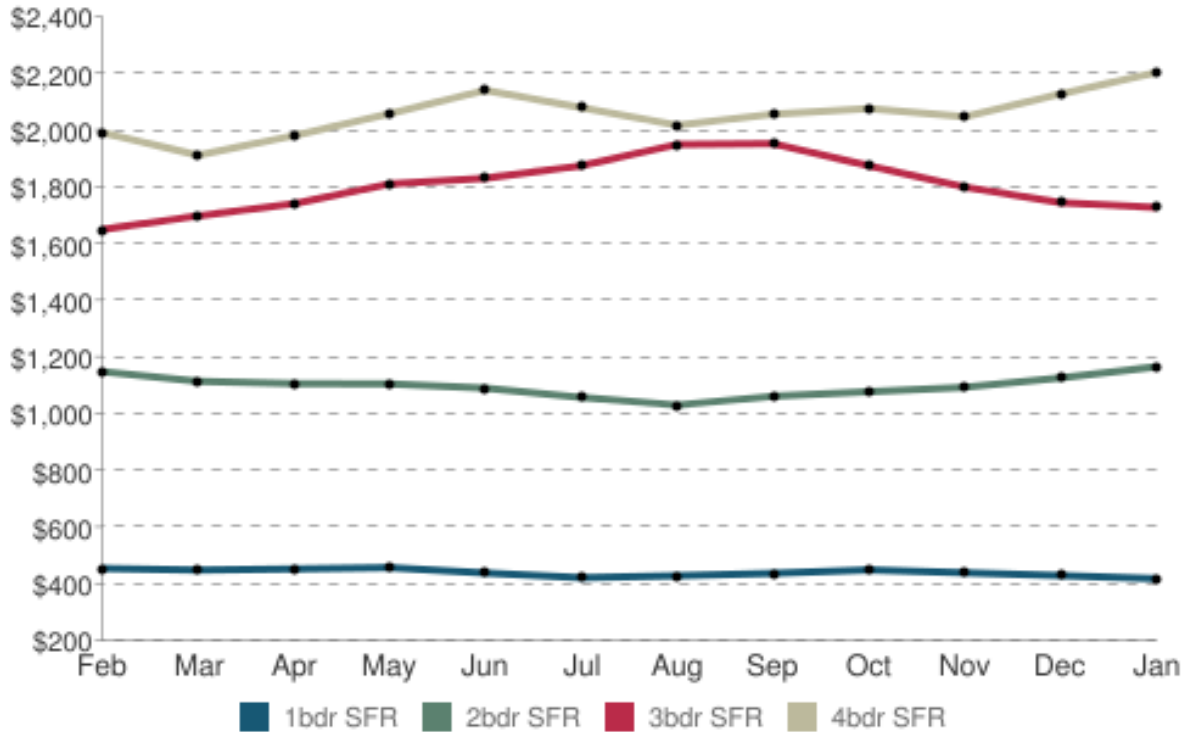
Type	1 Month Change	3 Month Change	12 Month Change
Zip Code 80022	\$68	\$107	\$209
City of Commerce City	\$76	\$127	\$202
Adams County	\$10	(\$-17)	\$148
State of Colorado	\$10	\$12	\$108

Subject Comparables

#	Address	Type	Beds	Asking Rent	Dist (Mi)
A	10231 Rifle St, Commerce City CO. 80022	SFR	4	\$2,300	0.05
B	10104 Quintero St, Commerce City CO. 80022	SFR	4	\$2,395	0.14
C	10038 Pagosa Ct, Commerce City CO. 80022	SFR	4	\$2,295	0.22
D	10257 Telluride Way, Commerce City CO. 80022	SFR	4	\$1,995	0.24
E	16781 E 101st Ave, Commerce City CO. 80022	SFR	4	\$2,095	0.27
F	17630 E 104th Pl, Commerce City CO. 80022	SFR	4	\$2,275	0.36
G	10470 Ouray St Apt 1, Commerce City CO. 80022	SFR	4	\$1,695	0.44
H	10136 Ventura St, Commerce City CO. 80022	SFR	4	\$2,195	0.51
I	17684 E 99th Ave, Commerce City CO. 80022	SFR	4	\$2,300	0.44
J	17593 E 98th Way, Commerce City CO. 80022	SFR	4	\$2,450	0.43



Historical Rental Rates for Commerce City, CO



Median Housing Rental Rates in Commerce City, CO

Type	Median Rent	Section 8	Avg Sqft	\$/Sqft
1 bdr Homes in Commerce City	\$417	\$965	713	\$0.58
1 bdr Multifamily in Commerce City	\$787	\$965	593	\$1.33
2 bdr Homes in Commerce City	\$1,164	\$1,227	1,017	\$1.14
2 bdr Multifamily in Commerce City	\$1,125	\$1,227	1,061	\$1.06
3 bdr Homes in Commerce City	\$1,726	\$1,788	1,650	\$1.05
3 bdr Multifamily in Commerce City	\$1,597	\$1,788	1,495	\$1.07
4 bdr Homes in Commerce City	\$2,202	\$2,083	2,296	\$0.96
4 bdr Multifamily in Commerce City	\$2,049	\$2,083	2,491	\$0.82

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