

Greater Denver

ULC acquires land for work-force housing

by Jennifer Hayes

A Denver-based nonprofit acquired a parcel neighboring the Yale light-rail station, where it plans upward of 100 units of work-force housing.

The Urban Land Conservancy, using Denver's Transit Oriented Development Fund, purchased the 1.2-acre site at 5155 E. Yale Circle in Denver from a local individual.

The fund was created in collaboration with Denver's Office of Strategic Partnerships, Office of Economic Development and Enterprise Community Partners and is designed as a housing and economic development tool that ensures when property values inflate around transit sites Denverites are not pushed out of the housing market.

"The property at Yale Circle will ultimately provide important economic benefits for working households of Denver that depend on light-rail transit for their work," said Aaron Miripol, president and chief executive officer of ULC. "Not only are needed homes getting built but the community benefits of this development are important for Denver's economic recovery."

The property was purchased for \$1.33 million. The TOD Fund will cover 90 percent of the value of the land while ULC will pay the remaining 10 percent plus predevelopment and closing costs.

The terms of the financing will allow the Urban Land Conservancy to hold the property until a development partner, which will build housing on the site, is secured. Work is anticipated

to start on the project in 12 to 18 months and will likely create 60 to 100 units, Miripol added.

As well, it is expected that housing built on the site will use financing from the federal Low Income Housing Tax Credit program for residents who earn 60 percent of area median income or below. In metro Denver in 2010, 60 percent AMI for a family of four equates to \$45,540 per year.

"Many low- and moderate-income families in Denver spend nearly 60 percent of their income on a combination of housing and transportation," Karen Lado, vice president and regional operating officer of Enterprise Community Partners, said in a release. "It's essential that we encourage the development of reasonably priced housing in transit corridors and the purchase of the property at Yale Circle will do just that."

The TOD Fund was created for the purchase of property around transit stops including light rail, commuter rail and high-frequency bus routes. The fund is capitalized at \$15 million with a goal of \$25 million in total loan capital once it is expanded beyond Denver.

Enterprise Community Partners is responsible for assembling loan capital and serving as fund manager.

Urban Land Conservancy was the first investor into the fund with \$1.5 million and is responsible for purchasing properties that meet the priorities of the TOD Fund. As well, the city of Denver provided \$2.5 million

Highlights

Davita selects its new headquarters locale

Davita Inc. selected its new headquarters locale in Lower Downtown Denver.

The headquarters building, situated on a lot adjacent to the Millennium Bridge at the west end of the 16th Street Mall and across from the new Union Station development, will total more than 270,000 square feet. The company, a leading provider of kidney care services for those diagnosed with chronic kidney disease, acquired the land at a price of approximately \$11 million. Estimated construction costs are \$90 million.

Construction will start in early 2011 and Davita expects to begin occupying the building in the second half of 2012.

Castle Rock land sells for \$16.5 million

A portion of the Castle Oaks development traded hands for \$16.5 million.

Starwood Capital Group acquired the 529.7 acres as SLV Castle Oaks LLC.

The land allows for up to 2,767 total dwelling units plus another 46.5 acres slated for commercial development. Castle Oaks is located at Highway 86 and Founders Parkway. Stew Mosko of Fuller Real Estate represented the seller, Colorado Castle Oaks Return LLC. ▲

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in local loan funds to the TOD Fund. Other investment partners include Enterprise Community Partners, the MacArthur Foundation, Colorado Housing and Finance Authority, U.S. Bank, Wells Fargo, Mile High Community Loan Fund and Rose Community Foundation.

Other News

■ An apartment building in the Governor's Park Neighborhood recently sold at a price per unit not seen in nearly two years.

The local buyer paid \$710,000, or \$142,000 per unit, for the five-unit turnkey apartment building at 666 Washington St. in Denver.

"The sale of this property is the

highest commercial apartment sale on a price-per-unit basis in nearly two years for properties under 250 units in metro Denver," said **Kevin Higgins of Unique Properties LLC-TCN Worldwide.**

"This recently renovated property is a superior investment asset and offered the buyer the opportunity to increase rents down the road," added **Ryan Floyd**, also of Unique Properties. Higgins and Floyd represented the seller in the transaction.

Built in 1904, the apartment building consists of four two-bedroom, one-bath apartments and one one-bedroom, one-bath unit. It was 100 percent occupied at the time of sale.

■ **Marc Lippitt, Scott Shwyder and Jason Koch**, also

Millennium merges with iCore

A Denver-based tenant representation firm has completed a merger to expand its reach as a global corporate real estate services provider.

Millennium Commercial Advisors merged with San Jose, California-based iCORE Global to become iCORE Global-Denver. The company has a dozen offices in Europe and is adding offices in New York, Miami, Beverly Hills and Houston over the next 90 days, according to Alec Wynne,

of Unique Properties LLC-TCN Worldwide, handled the sale of an eight-unit apartment property in north Aurora.

The buyer, a group in a 1031 exchange, acquired the community at 1579 Lima St.

Robin Mountain LLC sold the community, which it acquired a year ago as an investment. Since acquiring the vacant property from a bank, it completed an extensive rehab to the units as well as the mechanical systems of the property.

All one-bedroom units comprise 550 square feet and rents average \$630 a month. Units also are individually metered for gas and electric.

FirstBank provided financing for the purchase.

The apartment sold for \$220,000, according to public records. ▲

Wynne and Justin Rayburn, who formed Millennium Commercial in 2009, along with Millennium's Charlie Lodge and Jim Ransom, who formerly was with Transwestern. "By adding Jim Ransom to the mix, we now have combined corporate account experience of 70 million square feet," said Wynne, whose clients include Western Union. "

Wynne said iCORE Global's platform brings innovation to the industry, ensuring corporate di-



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