



Quantum

2019 Real Estate Forecast
Colorado Springs





A Letter from the President of Quantum Commercial Group



Dale R. Stamp, President

Dear Clients, Colleagues and Friends,

2019 looks to be in line for another solid year for Colorado Springs and Southern Colorado in both commercial and residential real estate. As in 2018, we anticipate continued low unemployment, strong consumer confidence, small business optimism and manageable interest rates. Colorado Springs is viewed by many in the nation as a “Business Friendly City” and was ranked by U.S. News & World Report as “Most Highly Desirable and Best Place to Live.”

With capital costs on the rise, 2019 may not be as strong as 2018; however, Colorado Springs and all of southern Colorado is still positioned to see continued increased absorption in all commercial real estate sectors (office, industrial and retail). Residential home sales will have another strong year and we will see continued positive absorption of both residential and commercial land.

The north part of Colorado Springs will continue to be the leader of growth in our area. The downtown is picking up steam with an estimated three-quarters of a billion dollars being placed for new apartments, hotels, and public-private projects such as the U.S. Olympic Museum well under way. Last but not least, the Airport area also seems to be waking up to new business opportunities.

As one of the leading full-service commercial real estate companies in Colorado Springs, Quantum Commercial Group, Inc. and Quantum Residential Group, LLC provide a complete range of transaction services including leasing, acquisition and disposition analysis, brokerage, property management, consulting and investment services for our local and national clients. For 29 years, we have built a reputation of being able to effectively implement our local expertise in order to deliver real estate solutions, and seamless service to our clients. Please allow us to help guide you through a complex market to make prudent sales, leasing and management decisions, and maximize your real estate investments.

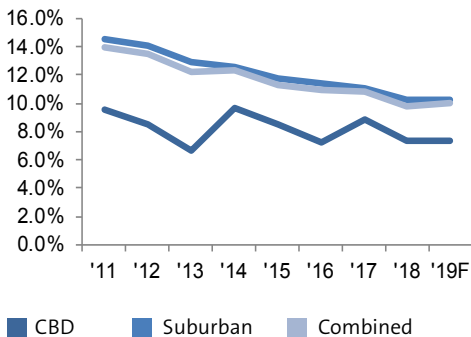
Our company sincerely hopes you find this report a valuable and strategic resource for your real estate activities in 2019.



Office

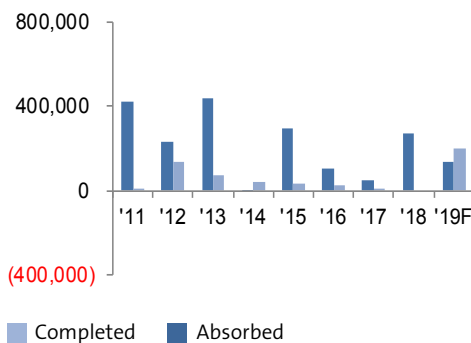
Vacancy Rates

Year-End



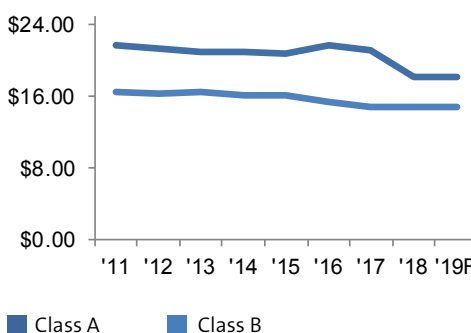
Completions vs. Absorption

Year-End



Asking Rental Rates

Year-End (\$/SF/Yr. Full Service)



Source: CoStar

Key Transactions 2018

Lessee/Buyer	Lessor/Seller	Property	Submarket	Size (SF)
L New Summit Charter Academy	7899 Lexington, LLC	7899 Lexington Drive	Northeast	75,272
L Altia, Inc.	SCMC NO 1, LLC	121 South Tejon Street	CBD	12,400
L Special Kids Special Families	B H Commercial Portfolio, LLC	1915 Aerotech Drive	Southeast	11,450

* Transaction Represented by QCG S=Sale L=Lease

In 2018, the Colorado Springs office market had a strong year and is expected to continue to absorb vacant space in 2019, though at a more moderate pace.

Office absorption at the end of 2018 was just shy of 300,000 square feet and tied with 2015 for the strongest annual absorption Colorado Springs has seen since 2013 (when it was near 450,000 square feet). The strong absorption can be credited to the strong job growth the region saw in 2018. According to Costar, "Preliminary employment numbers for August 2018 pegged annual job growth at 4.1% (12,000 jobs), just surpassing a prior cyclical peak of 3.9% in mid-2015." The expectation for 2019 is continued job growth and absorption but not necessarily at the same pace.

The overall vacancy rate has been steadily falling since it peaked at nearly 17% in 2009 mid-recession. It finally dipped below 10% in 2018 but may be flat or slightly up in 2019 due to one large office development coming on-line and potentially outpacing absorption in the coming year. Although a handful of leasing has come from outside entrants to the market, most of the leasing continues to be "organic" in that it comes from existing tenants expanding. Positive absorption was also mostly a cumulation of many smaller expansions rather than a few large ones.

Average rental rates across the office market have not moved much over the past several years, though targeted areas have seen a marked increase. Higher quality office properties in the Northeast and Northwest submarkets are among those that have benefitted from increased rents. Most of the existing Class "A" buildings in the Briargate, Interquest, and Northgate markets now have starting lease rates

of at least \$16.00 NNN per square foot per year; up several dollars per square foot from a few years ago.

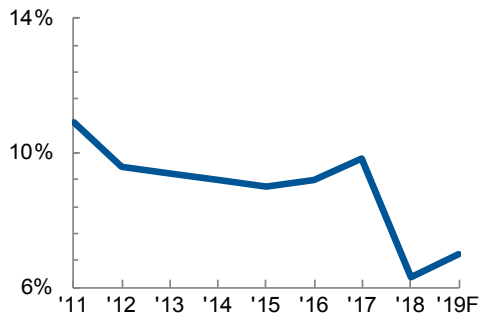
Though there is little new construction in the office market, one new project is scheduled to deliver 109,000 SF of office in 2019. Victory Ridge (previously known as Colorado Crossing) is the northeast mixed-use development that stalled out mid-construction during the recession. It sat idle for many years until it was purchased in 2016 by a Denver-based investment group which is completing development of the project. This will be the first large scale delivery of speculative (not preleased) office product to the market since the recession. There is a lack of any other speculative office development in the market. This is due partly to lease rates not yet reaching the levels necessary to support new construction. Lease rates would likely need to reach the \$24.00 to \$28.00 NNN per square foot per year range to justify new construction at current construction costs. As the market for higher quality space tightens, rates should continue to rise but may not reach a level that justifies new construction for a few years.

2018 saw significant sales of high-quality properties to new investors, many of which are Denver based, but also includes out-of-state groups. This shows an interest in, and an optimism about, the future of the Colorado Springs market. The consensus seems to be that Colorado Springs has a lot of room yet to grow and may be earlier in its growth cycle when compared to some other markets nationally which bodes well for 2019.

Industrial

Vacancy Rates

Year-End



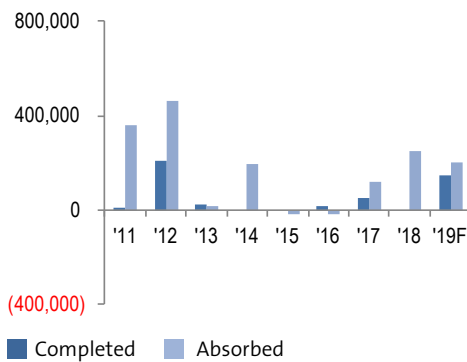
The Colorado Springs Industrial market is on pace for another steady and positive year.

The Colorado Springs Industrial market has been tracking on a steady positive pace over the past few years, and although it has been gradual, it has seen substantial improvement over time. We are anticipating this trend to continue through 2019, however, due to the low vacancy rates, high rental rates, and very high construction costs, we may not see the substantial increases that had taken place in 2018.

buildings have seen a large jump in the overall price per square foot and prices have risen to levels not seen since 2006-2007. The average sale price per square foot has risen to \$80.00 through 2018 and we expect this number to further rise through 2019.

Absorption

Year-End

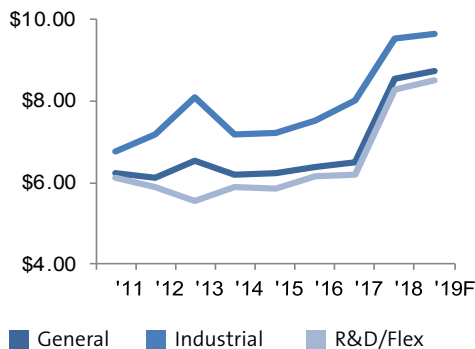


While the Colorado Springs Industrial market overall vacancy rate has maintained an average of around 9% over the past several years, we have seen a decrease in 2018 to just under 7%, which is the lowest recorded since 2007. This tight vacancy rate is spurring new construction, with nearly 200,000 square feet completed in 2018. However, the high cost of new construction is acting as a deterrent and has caused a hesitancy for some to start new projects. We expect a similar number of new projects to be delivered in 2019, depending upon further rise in construction costs.

A key factor to the success of the Colorado Springs Industrial market over the past few years has largely been related to intense weather events that have caused major damage to vehicles and properties. This has led contractors, builders, suppliers and repair shops to expand or relocate their operations to take on the large amount of work. The high volume of work has caused a backlog for projects and supplies, so the need for these uses will continue into 2019, although it remains to be seen if this has a short-term or long-term effect on the market. Another factor that may drive the Industrial market as we move into 2019, is the potential for a rise in government spending and funding of the Department of Defense and military sector. These sectors already have a fairly strong presence in Colorado Springs, but with the additional support we are expecting in 2019, it is expected to result in further growth within our market.

Asking Rental Rates

Year-End (\$/SF/Yr. Full Service)



There has also been an increase in the asking rental rates, which we have seen a jump from \$6.50 per square foot (NNN) in 2015 to \$8.56 per square foot (NNN) in 2018. We anticipate that the rental rates will continue to rise in 2019, but not to the extent we have seen in the past few years. High rental rates, combined with available and affordable financing sources, has allowed some Industrial tenants to purchase their own building or build new facilities, as rental rates have justified the ability to own versus rent. Similarly, the sales prices for Industrial

In summary, the Colorado Springs Industrial market has seen a lot of positive movement over the past few years and is now mirroring a market that is similar to what was seen at the height in 2006-2007. We expect the positive trend to continue into 2019 and remain a very attractive market, but it may be at a more moderate upward trend compared to 2018.

Source: CoStar

Key Transactions 2018

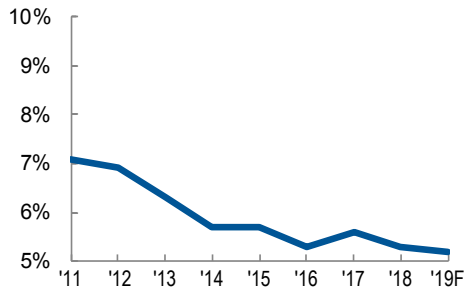
Lessee/Buyer	Lessor/Seller	Property	Submarket	Size (SF)
S Flywheel Interquest, LLC	CS/Federal Drive AB, LLC	10125 & 10205 Federal Drive	Northeast	188,745
S McDonald Land Holdings, LLC	Scannell Properties #298, LLC	2570 Zeppelin Road	Southeast	131,040
L General Services Administration	Realm Realty	1025 E Woodmen Road	North	122,543

* Transaction Represented by QCG S=Sale L=Lease

Retail

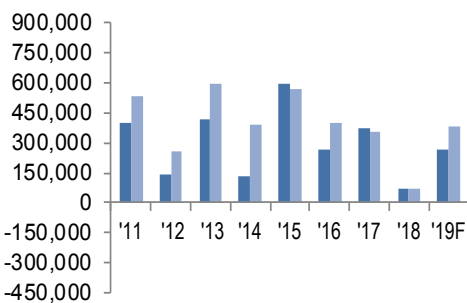
Vacancy Rates

Year-End



Completions vs. Absorption

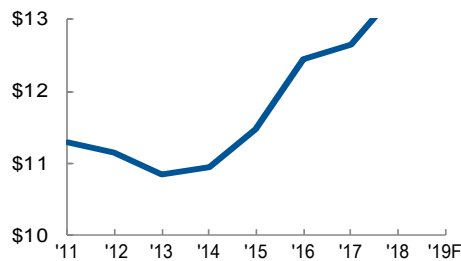
Year-End



■ Completed ■ Absorbed

Asking Rental Rates

Year-End (\$/SF/Yr. Full Service)



Source: CoStar

86% of Retail Sales still happen in Brick and Mortar stores (Forrester Research) and this will be reflected in the health of the Retail Market in Colorado Springs in 2019.

As drivers for demand for retail commercial real estate continue to improve in Colorado Springs, the market will continue the healthy trends that became well established in 2018. Population increase has been the main driver for retail. Metro population increase in 2016 was 2.1%, 1.8% in 2017, and 2018 growth, when the numbers are finalized, will be along the same trend line. According to the Brookings Institution, Colorado Springs is the fastest-growing city for Millennials in the country. Millennials comprise the largest portion of those who shop today, according to the National Retail Federation. These factors, combined with local job growth of 4.1% year over year, point towards a healthy retail sector in 2019 in Colorado Springs.

Retail fundamentals will continue to look good in 2019. Over 96,000 SF of new retail space was delivered in 2018 and the forecast for 2019 is for a minimum 1% growth of the current supply of 41M RSF, based upon the above mentioned labor market as well as medium household incomes above the national average and growing. Supply growth in Colorado Springs is nearly twice the national average. Net absorption of over 192,000 SF in 2018 is forecasted to surpass 300,000 SF in 2019, due to positive growth in local universities, military bases, tourism and defense contracting business propelling income and population growth. Retail vacancy, down .3% overall in 2018, is projected to hover around 4.8% in 2019.

Retail rent growth peaked at about 4% year over year in 2015, providing a necessary catch up after the 2008 downturn. December 2018 average overall market rent of approximately \$13.41 per SF will see some gain in 2019. Based upon historical trend lines, it is expected to hover around \$14.08 into the year. Asking rental rates differ between submarkets, as 1970's and 1980's construction provides affordable rates for local retailers in long established areas of town, while the Northeast sector, where rapid growth is occurring, have asking rates exceeding \$25.00 NNN.

As in the rest of the country and world, brick and mortar retailers have ceased operations; one location of Whole Foods (taken over by Sprouts), Gordmans, Radio shack and Family Dollar are among the fallout. However, Sprouts, King Soopers and Vasa Fitness have and will continue to backfill vacancies, having a more current business model.

Positive market indicators will continue to attract investors and investment in Colorado Springs in 2019. Aside from any unforeseen interest rate changes or world events, 2019 should prove to be a positive year for retail in Colorado Springs.

Key Transactions 2018

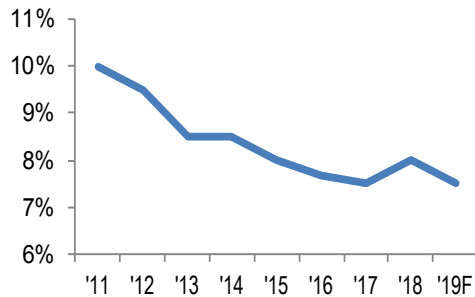
Lessee/Buyer	Lessor/Seller	Property	Submarket	Size (SF)
L Sears	NW Springs, LLC	1650 Briargate Blvd	North	141,130
S Northwood Investors, LLC	Sears Holding Company	1650 Briargate Blvd	North	141,130
S Monitor Realty	Loup Development Co.	1779-1791 South 8th St	Southwest	76,839

* Transaction Represented by QCG S=Sale L=Lease

Investment

Average Capitalization Rates

Closed Sales

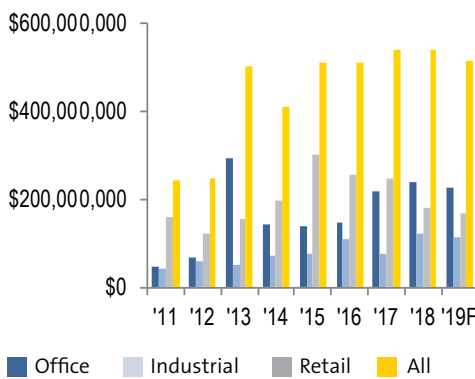


Colorado Springs continues to attract national interest due to its significant growth, increasingly diverse economy and lower cost alternatives and higher returns when compared to Denver.

We are forecasting strong investment activity in Colorado Springs during 2019 as investors search for higher returns in the secondary markets such as Colorado Springs. Colorado Springs continues to attract national interest due to its significant growth, strong market fundamentals and potential for higher returns as compared to Denver. The 13-building Patriot Equities Portfolio is one example of interest from national investors in acquiring properties in Colorado Springs. The portfolio recently sold to a national investment group for \$125,250,000, one of the most significant office sales in Colorado Springs' history.

opportunities. These properties are becoming increasingly more difficult to find as the market improves and there are fewer opportunities available in the market.

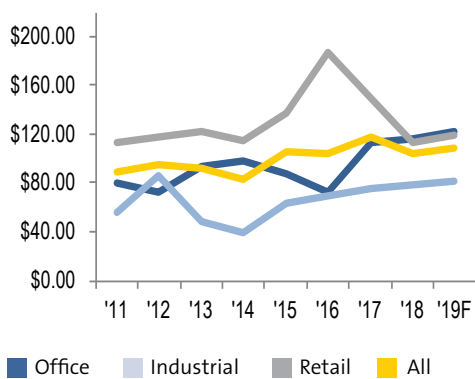
Property Sales Volume



Multifamily projects are also drawing investors to Colorado Springs. Buyers are acquiring both larger, institutional projects as well as value-add opportunities. Multiple buyers are competing for both types of assets. Property fundamentals and market dynamics will remain strong throughout 2019 with apartment vacancy rates holding steady at approximately 6%. Capital costs and escalating construction costs are beginning to impact yield and may slow down new construction in 2019.

Many investors favor newer, well located properties with long term leases, preferably 10 years. Interest from investors is competitive resulting in aggressive cap rates for larger, institutional quality assets. For example, the California Casualty building sold in the second quarter of 2018 for \$23,160,000 (\$193.00 psf). This was a sale/leaseback with the seller agreeing to a new 10- year lease term. The cap rate was reported at 6.6%.

Price Per Square Foot



Most investors agree we are in the mature stage of a prolonged growth cycle. Interest rates are still projected to rise although more slowly than originally forecast. The rising cost of capital will drive cap rates higher in 2019 and any significant increases in interest rates could result in less investment activity.

Despite volatility in the financial markets and concerns over rising interest rates, 2019 should be another good year for investment real estate with investors appetites still fueled by access to capital, reasonably low interest rates and the perception that Colorado Springs is a lower cost alternative with higher returns as compared to the Denver market.

Escalating lease rates for new construction is the norm in all market sectors. With the rising cost of new construction, the opportunity to acquire older, well located properties will continue to be attractive to investors. Competition is escalating among investors looking for value-add

Source: CoStar

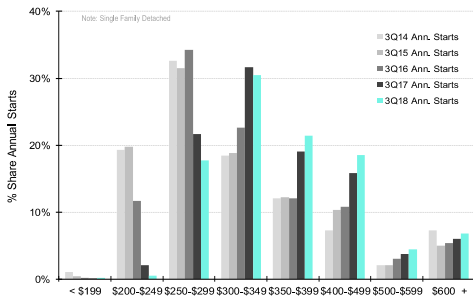
Key Transactions 2018

Buyer	Seller	Address	Price	Size (SF)
Goff Capital Partners	Patriot Equities L.P.	13 Bldg Portfolio	\$125,250,000	1.02 Million
Oak Street Real Estate Capital	California Casualty Management Co.	1650 Telstar Drive	\$23,160,000	120,000
White Oak Partners	PASSCO Companies, LLC	4410 Nautilus Peak View	\$77,600,000	322 Units

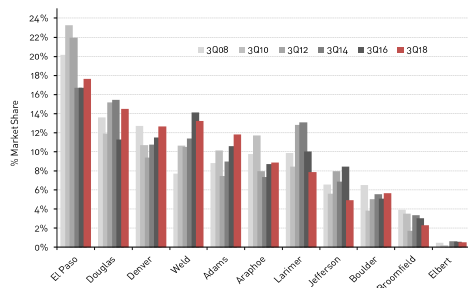
* Transaction Represented by QCG

The 2018 Colorado Springs/El Paso County land market had one of its best years for land sales in over a decade. Land sales in 2019 should be consistent but are not expected to exceed the 2018 sales activity.

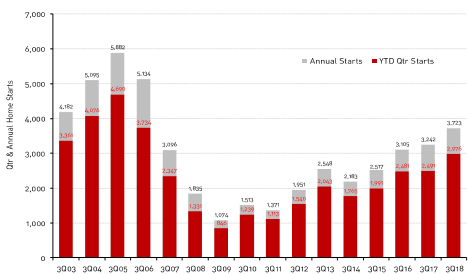
Colorado Springs Market
Annual Starts % Share by Price Range Trend 2014-2018



Colorado Front Range New Home Activity
Annual Starts by County 2008-2018 Market Share Trend



Colorado Springs Market
YTD and Annual Starts Trend



Source: MetroStudy

The land market in 2018 was the best land sales market since 2006. Regional and national investors and developers continued purchasing development land in the area, in all market segments. The Colorado Springs/El Paso County land market is expected to sustain the current level of activity through 2019 and most likely for the next couple of years.

Residential land and lots sales will remain the strongest land market segment in 2019, but it is expected to remain at 2018 levels. The lack of an increased activity in 2019 is anticipated because;

- The median home sales price has pushed up to an all-time high, slowing sales,

- Interest rates are expected to remain the same or increase,

- Land entitlement approvals are a minimum of 12 months,

- The shortage of available finished lots in the most desirable price points will continue,

- The construction labor market will continue to be very constrained.

The purchase of raw or entitled, undeveloped large parcels of land for residential development has increased

dramatically during the past 3 years and this is expected to continue in 2019.

The apartment land market is showing signs of leveling off in 2019 as many new projects started in 2017 and 2018 are being delivered into the market. Monthly rents rose over 9% in the last 12 months and vacancy remains at approximately 5%, as it has during the past 5 years. The senior lifestyle services market (i.e. assisted living, memory care, etc.) steady growth is expected to continue through 2019.

Office and industrial land has continued to see increased activity during the past 3 years, primarily from end-users, a trend that is expected to continue through 2019 because of favorable financing that is available and the continued growth of businesses. Retail land sales continued to be strong in 2018 with numerous new retail centers announced throughout the City and new retailers coming into the market.

The outlook for the 2019 is positive but is not expected to exceed the activity of 2018. The area will continue to be considered the best value on the Front Range and continue to attract more investment from companies, investors and developers outside of Colorado Springs and El Paso County.

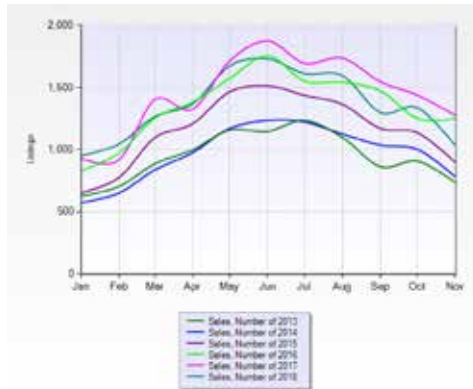
Key Transactions 2018

Buyer	Seller	Property	Amount
COLA, LLC (Regional development/home building group)	CPR Entitlements, LLC (local investor)	166+/- acres of residential land (700+ lots) in southeast El Paso County.	\$6,500,000
Richmond Homes and Century Homes (public home builders)	Meadowbrook Development, LLC (regional developer)	114 Finished Production Lots at Meadowbrook Crossings.	\$8,265,000
Villas at Northgate, LLC	NC Foundation	6.81 Acres for apartment complex development	\$7.70/PSF

* Transaction Represented by QCG

Residential

Annual Sales



Colorado Springs sales have cooled, though the demand will only increase in 2019.

The residential real estate sales in 2018 were projected to exceed 17,000 to make for another record breaking year. Instead, month-to-month sales cooled resulting in total sales landing around 15,000 homes, slightly lower than 2017 home sales. Buyers prepared themselves for dramatic rises in interest rates, only to see them not spike as drastically as projected. 2018 also had a small drop in inventory from 2017, giving fewer options to buyers and causing many to holdout purchasing. Nonetheless, inventory constraints that fueled a sharp rise in home prices and made it difficult for buyers to gain a foothold in the market are easing with market improvements. While home prices have cooled down, new home and resale inventory will still be in demand in El Paso County.

Industry Association naming Colorado Springs among the top 20 technology sites in the country. "This study shows you don't have to live or work in Silicon Valley to have a good technology job," said Spencer Bone, executive and spokesman for CompTIA, a suburban Chicago-based trade association for the information technology industry. And the appeal is not only in the tech industry. According to the U.S. Bureau of Labor Statistics Colorado Springs became the fourth hottest job market in the nation after adding nearly 15,000 jobs across a 12-month period.

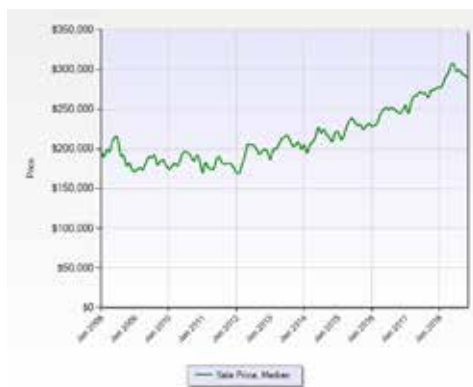
Days on Market



The reasons for companies and buyers alike to relocate to Colorado Springs continue to be broadcast in the national arena. When MONEY's list of The 10 Best Big Cities to Live in Right Now was released in November, it was no surprise to see Colorado Springs on the list, ranked at #7. Among the variables were noted the Average Family Income of \$75,795, the Median Home Price of \$285,000, and the Projected Job Growth of 7.1% from 2017-2022. PayScale reported that the Cost of Living in Colorado Springs is 6% lower than the National Average, which is appealing to Millennials and Baby Boomers alike. Combined with the quality of life are the job prospects. In October The Gazette reported the study released by the Computing Technology

With less housing to meet demand, the absorption rate of the existing inventory has accelerated through 2018. Across 2017 the average days on market for a home was 28 days. 2018 saw the average days on market steadily drop to 25 days. Predictions show that between 2015 and 2050, Colorado will add the equivalent of another metro Denver, on its way to 8.46 million residents statewide.

Median Sales Price



These 2019 projections surrounding the residential housing market and the growth of Colorado Springs will continue to bring positive attention to the region.

Side Graphics (Source: Pikes Peak Association of REATORS*)

2018 Residential Sales Volume

Range	Sold	Days on Market
\$0-\$249K	4,334	5
\$250K-\$349K	6,117	7
\$350K-\$499K	3,256	16
\$500K-\$749K	1,195	23

Range	Sold	Days on Market
\$750K-\$999K	226	41
\$1M-\$1.499M	74	76
\$1.5M+	14	122

Colorado

National Ranking 2018

- Colorado Springs **ranked 1st** in mid-sized American Cities of the Future 2017/2018 Human Capital and Lifestyle category.
- Colorado Springs **ranked 4th** Business Friendly City by Thumbtack.com.
- Colorado Springs **ranked 1st** Most Desirable Place to Live by U.S. News & World Report readers.
- Colorado Springs **ranked 2nd** Best Large City for First-Time Home Buyers according to WalletHub.
- Colorado Springs **ranked 2nd** Best Place to Live by U.S. News and World Report.
- Colorado Springs **ranked 1st** as the Place for Millennials to Move according to Brookings Institute.
- Colorado **ranked 18th** Happiest City in the United States by National Geographic & Gallup.
- Colorado **ranked 6th** Best City to Buy a Home Big Enough to Raise a Family by SmartAsset.
- Colorado **ranked 5th** Best Big City to Work by WalletHub.
- Colorado Springs **ranked 5th** in Forbes "7 Cities you Didn't Expect to be Great for Business".
- Colorado Springs **ranked 1st** in Colorado for Where Your Paycheck Stretches the Furthest by GoBankingRates.
- Colorado Springs **ranked 3rd** Most Health-conscious City in America by ValuePenguin.

Overview & Demographics

Colorado Springs is the 79th largest Metro Area in the U.S. and the 18th fastest growing area! The Colorado Springs Metropolitan Statistical Area (MSA) encompasses El Paso and Teller Counties – an area comprised of 2,159 square miles. The MSA enjoys a population density of only 277 people per square mile. It is this plains/mountain mixture that provides the climate which has made the locale a highly desirable and healthful place to live.

Colorado Springs lies between Denver and Pueblo on U.S. Interstate 25. Its main east-west national highway is U.S. Highway 24. A technically oriented community, the city's economic activity is based on the high-tech industry (second largest in the State in terms of payroll, sales and number of employees) military, tourism, and agriculture. This economy, having become more broadly based and stable, provides the area with more diversity of income each year.

Demographic / Economic Profile

Colorado Springs MSA has become a thriving metropolis of over 700,000 people. Within a 1 hour drive we also have access to the Denver* metro market with over 2,763,000 people and the Pueblo market with over 165,000 people. Statistically, the city is now among large metropolitan areas; however, it retains its wide open and friendly appeal.

The Census Bureau defines the Colorado Springs Metropolitan Statistical Area (MSA) as all of El Paso and Teller Counties.

*Denver metro includes Adams, Arapahoe, Denver, Douglas and Jefferson counties.

Population	City of Colorado Springs	El Paso & Teller County
2012	433,580	661,583
2017	467,108	714,361
2020 Projection	496,779	761,599
2025 Projection	569,968	822,276

Source: Colorado State Demographers Office, November 2018 (based on 2010 census)

Income	City of Colorado Springs	El Paso & Teller County
Median Household Income	\$56,227	\$61,971
Median Family Income	\$71,772	\$74,315
Per Capita Income	\$30,423	\$32,246

Source: American Factfinder, 2016 Community Survey 5-Year Estimates

Industries

Colorado Springs is home to a diverse array of business, a result of more than 30 years of careful and strategic economic development and planning. The area offers cost advantages, easy access to both coasts, a climate which is perfect for disaster recovery locations and a workforce trained to the needs of many industries.

Company

QCG is constantly changing to help our clients meet today's real estate challenges. Our emphasis is on specialization and we are equipped to help clients take advantage of unique market opportunities.

Real Estate Services

- Agency Leasing
- Asset Management
- Capital Markets
- Consulting
- Disposition Services
- Facility Management
- Lease Administration
- Portfolio Rationalization
- Project/Construction Management
- Property Management
- Site Selection
- Strategic Planning
- Tenant Representation
- Valuation Services

Overview

Quantum Commercial Group was founded in 1989. Since our founding, the company has grown from two Brokers into one of the region's largest and most respected full service commercial real estate service firms. Its professionals draw from a unique platform of real estate services and specialties to deliver integrated solutions to real estate owners, tenants and investors. The solutions Quantum delivers to its clients are supported by proprietary market research and extensive local expertise. Quantum understands the dynamics of the real estate marketplace.

From Fortune 500 multinational companies, institutional investors and government agencies to small and mid-sized businesses and individual investors, clients look to Quantum Commercial Group for real estate solutions that meet their business and investment objectives. We can assist with selecting a location to do business, improving a property or portfolio's operating efficiency to increasing occupancy or otherwise maximizing the return on an investment. We bring together professionals who have experience with particular property types and specific industries to ensure clients' needs are clearly understood and the most effective solutions are implemented.

Services Structured Around the Needs of Our Clients

Quantum Commercial Group has the people, platform and best-in-class service whether a client needs help with a single property or multiple global facilities. Our comprehensive real estate solutions include transaction services, management services, and corporate services. Many of the real estate advisors in our office hold prestigious designations including Certified Commercial Investment Member (CCIM®), Society of Industrial and Office Realtors (SIOR®) and Commercial Property Manager (CPM®).

Quantum's teams of specialists cover all aspects of commercial real estate and work closely with clients to assess the ways in which real estate issues relate to – and contribute to – an organization's strategic business objectives.

We deliver integrated property and asset management services focused on cost-efficient operations, tenant retention and increasing property values to a number of corporate and institutional clients. Quantum manages a diverse portfolio that includes headquarters facilities, as well as industrial, manufacturing and warehouse facilities, retail properties and office/medical buildings for real estate occupants and investors. Additionally, Quantum can provide consulting services that help clients better understand their real estate portfolio, the current operating environment, and future opportunities that exist through smart, strategic planning.

Marketing

Quantum Commercial Group offers comprehensive marketing solutions and creative services to our clients. We provide professional in-house design services that include brochures, email campaigns, websites, full offering memorandums and more. This enables us to generate professional and customized marketing materials to suit individual client and property needs, responding to requests quickly and with excellent quality control.

Marketing starts with a complete analysis of the property to determine pricing, best use, targeting user profiles, demographics and market conditions. With this information, we are able to develop strategic marketing plans to target prospective clients.

Recent Platform Enhancements

Quantum continues to enhance its platform to meet the changing needs of its clients. It significantly strengthened its financial services asset management practice by supporting financial service firms in resolving issues, recovering value, and managing risk in dealing with distressed real estate debt and properties. Quantum continues to offer a true single-source solution when it comes to full-service property management.

These are just some of the ways we continue to evolve our business so that we can help our clients achieve their business objectives – no matter what the market conditions.

The direct or indirect purchase of real property involves significant risks. Investors should consult their own tax advisors and legal counsel. Always remember that each property is unique and past performance is no guarantee of future results.

Brokers



Dale Stamp
President
719.228.3601
dstamp@quantumcommercial.com



Mary Frances Cowan, CCIM
Senior Broker, Office & Investment
719.228.3606
mcowan@quantumcommercial.com



Jack Mason
Senior Broker, Land
719.228.3631
jmason@quantumcommercial.com



Lori Ondrick
Retail
719.228.3611
londrick@quantumcommercial.com



Andrew Oyler
Office & Investment
719.228.3605
aoyler@quantumcommercial.com



Michael Palmer, SIOR
Senior Broker, Office & Investment
719.228.3626
mpalmer@quantumcommercial.com



Russell Stroud, CCIM
Office & Investment
719.228.3619
rstroud@quantumcommercial.com



Candace Seaton
Senior Broker, Retail
719.228.3624
cseaton@quantumcommercial.com



Taylor Stamp
Associate Broker
719.228.3623
tstamp@quantumcommercial.com

Brokers

Property Management



Greg Nyquist, CPM®
Vice President/Property Management
719.228.3614
gnyquist@quantumcommercial.com



Trena Fahrenbrink
Property Management Assistant
719.228.3603
trena@quantumcommercial.com



Heather Shaw
Property Management Assistant
719.228.3615
padmin@quantumcommercial.com

Quantum Residential Group



Creed Spillane
Managing Broker
719.291.4123
creed@quantumresidentialgroup.com



Kay Moon Folan
Principal Broker
719.200.7748
kay@quantumresidentialgroup.com



Ashli Thompson
Broker Associate
719.433.3750
ashli@quantumresidentialgroup.com

