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A Denver Based Commercial Real Estate Investment and Management Company
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Cherry Creek Developer Gets City's Nod

A landmark development that could bridge a gap in Cherry Creek won unanimous approval from Denver City Council. Bush Development's Steele Creek, which will exceed \$100 million in development costs, will bring an approximately 12-story mixed-use building to the southeast corner of First Avenue and Steele Street – and could grow to encompass an entire block. "First Avenue has traditionally been a transition line between Cherry Creek North and Cherry Creek East. This project gives us a unique opportunity to bridge that, bring in some great restaurants, a boutique-style hotel, as well as some national retailers, and give the residents of Cherry Creek East exceptional amenities without having to cross First Avenue," said Troy Smith, Bush Development's vice president of development. **(Colorado Real Estate Journal)**

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SouthGlenn, Retailers Open Up

One of the country's only large-scale, mixed-use properties to come on line this year celebrated its grand opening. Alberta Development Partners cut the ribbon Aug. 28 on its \$310 million redevelopment of Southglenn Mall at University Boulevard and Arapahoe Road in Centennial. In conjunction with the grand opening, multiple retailers and restaurants opened at the 77-acre project. Tenants that opened include: Sole Food; Andrews Jewelers; Mellow Mushroom; Larry Johnson Gallery; Fuzziwig's Candy Factory & Sweets; Irresistibles; Salon AKA; Color Me Mine; The Oven; Saj Mediterranean Grill; Floyd's 99 Barbershop; Bar Louie; Maggie Moo's Ice Cream; Pacific Dental; Fire Bowl Café; Noodles & Co.; Qdoba Mexican Grill; Bouquets; Kismet; Sous Le Lit; 720 Board Shop; My Music Skool; Diego Zhang's Burger Café; Aspen Gold Kitchen Design; and Mattress King. **(Colorado Real Estate Journal)**

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Jobless Rate at 9.7 pct.; 216K Jobs Lost in Aug.

The unemployment rate jumped almost half a point to 9.7 percent in August, the highest since 1983, reflecting a poor job market that will make it hard for the economy to begin a sustained recovery. While the jobless rate rose more than expected, the economy shed a net total of 216,000 jobs, less than July's revised 276,000 and the fewest monthly losses in a year, according to Labor Department data released Friday. Economists had expected the unemployment rate to rise to 9.5 percent from July's 9.4 percent and job reductions to total 225,000. By contrast, in a healthy economy, employers need to add a net total of around 125,000 jobs a month just to keep the unemployment rate stable. "It's good to see the rate of job losses slow down," said Nigel Gault, chief U.S. economist at IHS Global Insight. But "we're still on track here to hit 10 percent (unemployment) before we're done." The rise in the jobless rate was partly due to the government finding that the number of unemployed Americans jumped by nearly a 500,000 to 14.9 million. Those figures are from a different survey than the report on total job cuts. As long as Americans remain anxious about their jobs, consumer spending isn't expected to rise enough to power a rebound from the recession. "There isn't the underlying fuel there for strong consumer spending growth," Gault said. Analysts expect businesses will be

reluctant to hire until they are convinced the economy is on a firm path to recovery. Many private economists, and the Federal Reserve, expect the unemployment rate to top 10 percent by the end of this year. If laid-off workers who have settled for part-time work or have given up looking for new jobs are included, the so-called underemployment rate reached 16.8 percent, the highest on records dating from 1994. That rate rose because the number of workers settling for part-time hours, either because their employer cut their work week or because that's all they could find, increased by about 300,000. But earnings rose and the number of hours worked stayed above a recent record-low. Average hourly wages increased to \$18.65 from \$18.59, the department reported. Average weekly earnings increased to \$617.32. The number of weekly hours worked remained at 33.1, above the low of 33 reached in June. That figure is important because economists expect companies will add more hours for current workers before they hire new ones. On Wall Street, stocks moved in a narrow range in morning trading. The Dow Jones industrial average dipped about 10 points, while broader indexes were mixed. The recession has eliminated a net total of 6.9 million jobs since it began in December 2007. Job cuts last month remained widespread across many sectors. The construction industry lost 65,00 jobs. Factories cut 63,000, while retailers pared 9,600 positions. The financial sector eliminated 28,000 jobs, while professional and business services dropped 22,000. Even the government lost 18,000 jobs, as the U.S. Postal Service cut 8,500 positions. Health care and educational services was the only bright spot, adding 52,000 jobs. And the pace of layoffs is slowing. Job losses averaged 691,000 in the first quarter and fell to an average of 428,000 in the April-June period. Other economic data released this week has been positive. The Institute for Supply Management, a trade group, said Tuesday that the manufacturing sector grew in August for the first time in 19 months. On Thursday, the ISM said its service sector index rose to 48.4 last month, the highest level in nearly a year. Home sales, meanwhile, have increased for several months and prices are stabilizing. Federal Reserve policymakers said in minutes from an August meeting that they expect the economy to recover in the second half of this year. But labor market conditions are still "poor," the Fed minutes released Wednesday said, and many companies are likely to be "cautious in hiring" even as the economy picks up. Some economists credit the Obama administration's \$787 billion economic stimulus package of tax cuts and spending increases, along with the Cash for Clunkers program, with contributing to a recovery. But they worry about what will happen when the impact of the stimulus efforts fades next year. Vice President Joe Biden defended the stimulus package Thursday against Republican critics who say it is too costly. "The recovery act has played a significant role in changing the trajectory of our economy, and changing the conversation in this country," Biden said. "Instead of talking about the beginning of a depression, we are talking about the end of a recession." Republicans criticized Biden's speech. "The Democrats' rhetoric on their economic experiment doesn't match with the reality of millions of Americans remaining unemployed," said Republican Party chief Michael Steele. "The stimulus was an economic experiment that failed Americans." More job cuts were announced this week. Washington-based manufacturer Danaher Corp. said it will lay off about 3,300 of its roughly 50,000 employees, an increase from the 1,700 cuts it announced in the spring. American Airlines said it is cutting 921 flight attendant jobs as it deals with an ongoing downturn in traffic and lower revenue. **(Denver Post)**

Majority Stake in FlatIron Crossing Mall Sold

Shopping-mall operator Macerich Co. of California -- struggling with debt as well as decreased mall sales and occupancy -- has sold a 75 percent stake in the FlatIron Crossing mall in Broomfield to a private investment firm, the Wall Street Journal reports. GI Partners paid Macerich \$116 million in cash and assumed \$136.5 million of FlatIron's \$182 million mortgage, the Journal reported late Thursday on its website. At 1.5 million square feet, FlatIron is one of the region's largest malls. Macerich (NYSE: MAC) owns some or all of 72 U.S. shopping malls, including the 834,000-square-foot Twenty Ninth Street complex in Boulder as well as Mesa Mall in Grand Junction. **(Denver Business Journal)**

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Greens at Inverness Office Complex Sells for \$3.9M

Northstar Commercial Partners has purchased The Greens at Inverness office property in Arapahoe County for \$3.88 million, or \$60.57 per square foot. The 64,051-square-foot, multiple-tenant property is located at 56 & 58 Inverness Dr. East, near Centennial Airport, according to Cushman & Wakefield of Colorado Inc. of Denver, a brokerage firm involved in the deal. Arapahoe County property records show The Greens includes two buildings completed in 1981. The seller was the John Hancock Life Insurance Co., represented by Cushman & Wakefield. The property received multiple offers, according to the brokerage firm. Started in 2000, Denver-based Northstar buys and operates commercial real estate nationwide. Its metro-area portfolio also includes industrial buildings such as 900 Wyandot Street in Denver and 1201 W. Mansfield Avenue in Englewood. **(Denver Business Journal)**

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Real Estate Confidence Trends Upward: Survey Sep 03, 2009

Confidence in the real estate market jumped a bit in August, according to Point2 Technologies Inc.'s monthly Real Estate Confidence Index that found an overall confidence reading of 5.9 in the real estate market. The RECI draws on the opinions of 3,151 real estate professionals across the United States, including brokers and agents, asking them to rate their current local real estate market on a scale of 1 to 10 (with one being "bad" and ten being "good"). August's reading is up 5.4 percent from July's rate of 5.6 and 21 percent higher than June's average. This is the third consecutive month that the index has trended higher. Attitudes about the market in the next 3-6 months were about the same as current sentiment, at 5.8. This is a 4.5 percent improvement over July. Opinions about the market in the long-term looked much more upbeat, with a 6.88 reading level of optimism for market 6-12 months from now—up 3.6 points on July. While it has been covering the national readings, Point2 has plans to begin releasing regional indices beginning with next month's report. In comments on a media release, Saul Klein, CEO of Point2 Technologies, emphasized that these numbers do not necessarily predict how things will turn out. "How do sentiment and reality track? That can only be determined in retrospect." **(Commercial Property News)**

	CURRENT	1 MONTH PRIOR	1 YEAR PRIOR
FED FUNDS RATE	.25	.25	2.00
3 MONTH LIBOR	.31	.47	2.82
PRIME RATE	3.25	3.25	5.00
10 YEAR TREASURY	3.45	3.76	3.63
30 YEAR TREASURY	4.27	4.55	4.27

