

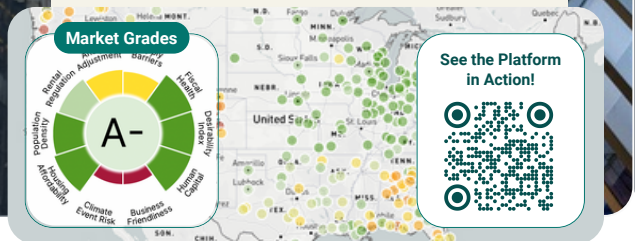


# Unlock opportunities with access to 334 historically opaque markets.

## U.S. TERTIARY MARKET DATA & ANALYTICS

Gain in-depth market analysis for 334 tertiary markets, with forecasts, cap rate time series, Commercial Property Price Indices® (CPPIs®), proprietary market grades, and more. Delivered through a platform with regional specificity, sector-level clarity, and conviction-led research insights, accelerate your decision-making and unlock new opportunities.

**Built for complete market confidence.**



**334**

Tertiary Markets

**4**

Core Sectors



Apartment



Industrial



Office



Retail

### Boulder, CO: Market Overview

| Market Grade   | Nominal Cap Rate  | YoY CPPI Change    | 5-Yr Fwd M-RevPAF Growth | LT NOI Growth    | Risk-Adjusted IRR | Avg. Effective Rent |
|----------------|-------------------|--------------------|--------------------------|------------------|-------------------|---------------------|
| A- (12 of 334) | 5.8% (308 of 334) | -9.6% (334 of 334) | 1.6% (305 of 334)        | 2.6% (13 of 334) | 7.4% (13 of 334)  | \$2,000 (14 of 334) |



|                                    |        |
|------------------------------------|--------|
| Nominal Cap Rate                   | 5.8%   |
| Cap-Ex Reserve (% of NOI)          | -16.9% |
| Economic Cap Rate                  | 4.8%   |
| Intermediate NOI Growth            | 1.1%   |
| Long-Term NOI Growth               | 2.6%   |
| Unlevered IRR                      | 7.4%   |
| Sector Risk/Market Beta Adjustment | -      |
| Liquidity Adjustment               | -      |
| Momentum Adjustment                | -      |
| Risk-Adjusted IRR                  | 7.4%   |

### Baseline Rent & Vacancy Rate



### Recent Transactions



### Navigate with Precision

#### Granular Market Data

Analyze and compare markets on a level playing field with standardized metrics and in-depth market analysis, through an advanced mapping platform.

### Anticipate Market Moves

#### Forward-Looking Forecasts

Get 5-year forecasts for operating fundamentals and asset values under various economic scenarios to cross-compare sectors and markets.

### Your Market Brief, Simplified

#### Insightful Commentary

Make data-backed decisions quickly and on-the-go, with easily digestible **Market Snapshot reports**, delivering key takeaways on critical market fundamentals and dynamics updated regularly.

### Data When and Where You Need It

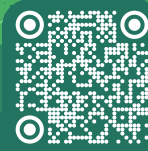
#### Smarter Workflow Integration

Flexible data delivery enables easy analysis via web, Excel, Snowflake, API, and Standardized Downloads.

*"I use Green Street's Market Data to compare market fundamentals, validate & stress test rent growth and cap rate assumptions. Their insights go beyond raw data."*

**Thomas Nealon | Managing Director, Investments | KORE Investments**





## Unlock granular CRE insights beyond the top 50 markets with expansive tertiary coverage.

Abilene, TX  
Akron, OH  
Albany, GA  
Albany, NY  
Albany, OR  
Albuquerque, NM  
Alexandria, LA  
Allentown, PA  
Altoona, PA  
Amarillo, TX  
Ames, IA  
Anchorage, AK  
Ann Arbor, MI  
Anniston-Oxford-Jacksonville, AL  
Appleton, WI  
Asheville, NC  
Athens, GA  
Atlantic City, NJ  
Auburn, AL  
Augusta, GA  
Bakersfield, CA  
Bangor, ME  
Barnstable Town, MA  
Baton Rouge, LA  
Battle Creek, MI  
Bay City, MI  
Beaumont-Port Arthur, TX  
Beckley, WV  
Bellingham, WA  
Bend-Redmond, OR  
Billings, MT  
Binghamton, NY  
Birmingham, AL  
Bismarck, ND  
Blacksburg/Christiansburg/Radford, VA  
Bloomington, IL  
Bloomington, IN  
Boise, ID  
Boulder, CO  
Bowling Green, KY  
Bremerton-Silverdale, WA  
Brownsville-Harlingen, TX  
Brunswick, GA  
Buffalo, NY  
Burlington, NC  
Burlington, VT  
Canton, OH  
Cape Girardeau, MO-IL

Carson City, NV  
Casper, WY  
Cedar Rapids, IA  
Chambersburg-Waynesboro, PA  
Champaign-Urbana, IL  
Charleston, SC  
Charleston, WV  
Charlottesville, VA  
Chattanooga, TN  
Cheyenne, WY  
Chico, CA  
Clarksville, TN-KY  
Cleveland, TN  
Coeur d'Alene, ID  
College Station-Bryan, TX  
Colorado Springs, CO  
Columbia, MO  
Columbia, SC  
Columbus, GA-AL  
Columbus, IN  
Corpus Christi, TX  
Corvallis, OR  
Dalton, GA  
Daphne-Fairhope-Foley, AL  
Davenport, IA  
Dayton, OH  
Daytona Beach, FL  
Decatur, AL  
Decatur, IL  
Des Moines, IA  
Dothan, AL  
Dover, DE  
Dubuque, IA  
Duluth, MN-WI  
Durham-Chapel Hill, NC  
Eau Claire, WI  
El Centro, CA  
El Paso, TX  
Elgin, IL  
Elizabethtown-Fort Knox, KY  
Elkhart-Goshen, IN  
Elmira, NY  
Enid, OK  
Erie, PA  
Eugene, OR  
Evansville, IN  
Fairbanks, AK  
Fairfield County, CT  
Fargo, ND-MN

Farmington, NM  
Fayetteville, NC  
Fayetteville-Springdale-Rogers, AR-MO  
Flagstaff, AZ  
Flint, MI  
Florence, SC  
Florence-Muscle Shoals, AL  
Fond du Lac, WI  
Fort Collins, CO  
Fort Myers/Cape Coral/Naples, FL  
Fort Smith, AR-OK  
Fort Walton Beach, FL  
Fort Wayne, IN  
Fresno, CA  
Gadsden, AL  
Gainesville, FL  
Gainesville, GA  
Gettysburg, PA  
Glens Falls, NY  
Goldsboro, NC  
Grand Forks, ND-MN  
Grand Island, NE  
Grand Junction, CO  
Grand Rapids, MI  
Grants Pass, OR  
Great Falls, MT  
Greeley, CO  
Green Bay, WI  
Greensboro/Winston-Salem, NC  
Greenville, NC  
Greenville, SC  
Gulfport-Biloxi-Pascagoula, MS  
Hagerstown, MD  
Hammond, LA  
Hanford-Corcoran, CA  
Harrisburg, PA  
Harrisonburg, VA  
Hattiesburg, MS  
Hickory-Lenoir-Morganton, NC  
Hilton Head Island-Bluffton-Beaufort, SC  
Hinesville, GA  
Homosassa Springs, FL

Hot Springs, AR  
Houma-Thibodaux, LA  
Huntington-Ashland, WY-KY-OH  
Huntsville, AL  
Idaho Falls, ID  
Iowa City, IA  
Ithaca, NY  
Jackson, MI  
Jackson, MS  
Jackson, TN  
Jacksonville, NC  
Janesville-Beloit, WI  
Jefferson City, MO  
Johnson City, TN  
Johnstown, PA  
Jonesboro, AR  
Joplin, MO  
Kalamazoo, MI  
Kankakee, IL  
Kennewick-Richland, WA  
Killeen-Temple, TX  
Kingsport-Bristol-Bristol, TN-VA  
Kingston, NY  
Knoxville, TN  
Kokomo, IN  
La Crosse-Onalaska, WI-MN  
Lafayette, LA  
Lafayette-West Lafayette, IN  
Lahaina, HI  
Lake Charles, LA  
Lake Havasu City-Kingman, AZ  
Lakeland, FL  
Lancaster, PA  
Lansing, MI  
Laredo, TX  
Las Cruces, NM  
Lawton, OK  
Lebanon, PA  
Lewiston, ID-WA  
Lewiston-Auburn, ME  
Lexington, KY  
Lima, OH  
Lincoln, NE  
Little Rock, AR  
Logan, UT-ID  
Longview, TX  
Longview, WA  
Lubbock, TX

Lynchburg, VA  
Macon, GA  
Madison, WI  
Manchester-Nashua, NH  
Manhattan, KS  
Mankato-North Mankato, MN  
Mansfield, OH  
McAllen-Edinburg-Mission, TX  
Medford, OR  
Melbourne, FL  
Merced, CA  
Michigan City-La Porte, IN  
Midland, MI  
Midland, TX  
Milwaukee, WI  
Mishawaka, IN  
Missoula, MT  
Mobile, AL  
Modesto, CA  
Monroe, LA  
Monroe, MI  
Montgomery County-Bucks-County-Chester County, PA  
Montgomery, AL  
Morgantown, WV  
Morristown, TN  
Mount Vernon-Anacortes, WA  
Muncie, IN  
Muskegon, MI  
Myrtle Beach, SC  
Napa, CA  
Naples, FL  
New Haven, CT  
New London, CT  
New Orleans, LA  
Niles-Benton Harbor, MI  
Norfolk/Hampton Roads, VA  
Ocala, FL  
Odessa, TX  
Ogden, UT  
Oklahoma City, OK  
Olympia-Tumwater, WA  
Omaha, NE  
Oshkosh-Neenah, WI  
Owensboro, KY

Panama City, FL  
Parkersburg-Vienna, WV  
Pensacola, FL  
Peoria, IL  
Pittsfield, MA  
Pocatello, ID  
Port St. Lucie, FL  
Portland, ME  
Prescott, AZ  
Providence, RI  
Provo-Orem, UT  
Pueblo, CO  
Punta Gorda, FL  
Racine, WI  
Rapid City, SD  
Reading, PA  
Redding, CA  
Reno, NV  
Roanoke, VA  
Rochester, MN  
Rochester, NY  
Rockford, IL  
Rocky Mount, NC  
Rome, GA  
Saginaw, MI  
Salem, OR  
Salinas, CA  
Salisbury, MD  
San Angelo, TX  
San Luis Obispo-Paso Robles-Arroyo Grande, CA  
San Rafael, CA  
Santa Barbara, CA  
Santa Cruz, CA  
Santa Fe, NM  
Santa Rosa, CA  
Sarasota, FL  
Savannah, GA  
Scranton, PA  
Sebastian-Vero Beach, FL  
Sebring, FL  
Sheboygan, WI  
Sherman-Denison, TX  
Shreveport, LA  
Sierra Vista-Douglas, AZ  
Sioux City, IA-NE-SD  
Sioux Falls, SD  
Spartanburg, SC  
Spokane, WA  
Springfield, MA  
Springfield, MO

Springfield, OH  
St. Cloud, MN  
St. George, UT  
St. Joseph, MO-KS  
State College, PA  
Staunton/Waynesboro, VA  
Stockton, CA  
Sumter, SC  
Syracuse, NY  
Tacoma, WA  
Tallahassee, FL  
Terre Haute, IN  
Texarkana, TX-AR  
Toledo, OH  
Topeka, KS  
Tucson, AZ  
Tulsa, OK  
Tuscaloosa, AL  
Twin Falls, ID  
Tyler, TX  
Utica, NY  
Valdosta, GA  
Vallejo, CA  
Ventura County, CA  
Victoria, TX  
Vineland/Bridgeton, NJ  
Visalia-Porterville, CA  
Waco, TX  
Walla Walla, WA  
Warner Robins, GA  
Warren-Troy-Farmington Hills, MI  
Waterloo-Cedar Falls, IA  
Watertown, NY  
Wausau, WI  
Weirton-Steubenville, WV-OH  
Wenatchee, WA  
Wheeling, WV-OH  
Wichita Falls, TX  
Wichita, KS  
Williamsport, PA  
Wilmington, DE-MD-NJ  
Wilmington, NC  
Winchester, VA  
Winston-Salem, NC  
Worcester, MA  
Yakima, WA  
York-Hanover, PA  
Youngstown, OH  
Yuba City, CA

