

Real Estate Services

Fact Sheet

RES Portfolio Overview:

RES manages a diverse portfolio that totals 1.33 Million Sq ft. The portfolio 3 yr. averages:

- \$15.8 million in rental revenue.
- Spending \$10.1 million to maintain our properties, and paying \$1.3 million in debt service
- Reserving \$4.7 million for capital renewal and replacement, and future acquisitions

RES is responsible for the leasing and management of Research Buildings, Antenna sites, Office space and Residential properties at Grandview, Warehouses, East Campus Grounds and Parking, Land Leases, and Off-Campus Building like 3300 Walnut, 2360 Arapahoe, and 1135 Broadway

Building Group	Total Sq Ft	Number of Buildings/Sites	FY20 Revenue	FY20 Expenses
Research Buildings	500,099	12	\$13,056,118	\$7,879,860
Antenna Sites	N/A	26	\$357,708	\$120,727
Grandview	27,088	8	\$296,915	\$242,820
Warehouses	7,933	4	\$56,542	\$10,956
East Campus Grounds and Parking	141,986	4	\$305,577	\$175,013
Land Leases	Approx. 4 Acres	2	\$29,352	\$0
3300 Walnut	145,169	1	\$1,565,856	\$469,956
2360 Arapahoe	1,344	1	\$42,955	\$0
1135 Broadway	13,039	1	\$20,878	\$42,430

R&R Projects:

In FY20, RES funded \$10,279,591 New and On-going Capital Construction Projects

Building	Project Desc	FY20 Funding	Total Funding
CIRES	Replace RTU	\$ 976,419	\$ 1,785,352
MSSC	HVAC UPGRADES	\$ 955,852	\$ 1,652,902
CAMP	CAS & FPA Abate & Demo	\$ 828,850	\$ 828,850
GOLD	Terminal Box Replacement	\$ 620,000	\$ 620,000
CIRES	Replace RTU	\$ 500,000	\$ 539,000
SPSC	Replace Roof	\$ 376,000	\$ 376,000
RL2	Chiller Replacement	\$ 228,084	\$ 288,084
RL2	Elevator Room and Cab	\$ 84,886	\$ 274,832
JILA	Lab Renovation	\$ 81,500	\$ 355,453

On Campus Leasing:



RES assists Campus Departments with leasing and management of spaces across campus including:

- 7,710 sf of satellite cafes generating \$167,241 in income.
- 88,412 square feet for outside tenants (\$1.3 million in rent)
- 138,686 square feet of government tenants (\$2.3 million in rent)

Off Campus Leasing:

RES negotiates and manages Off Campus leases on behalf of CU Boulder Departments including:

Building	Term	Square Feet	Annual Rent
1301 Walnut Street	8/1/2017 - 7/31/2022	4,397	\$97,632
1030 13th Street	7/1/2014 - 8/31/2029	13,204	\$333,000
2595 Canyon	7/1/2013 - 6/30/2024	1,283	\$52,000
4845 Pearl East Cir.	10/1/2014 - 4/30/2027	16,998	\$399,453
1909 26th Street	6/1/2018- 5/31/2021	5,184	Opex only
1221 Pennsylvania Ave	3/15/2018 – 3/14/2023	3,456	\$115,776
5425 Airport Blvd	9/1/2019 – 11/30/2024	6,837	\$119,715
Hwy 93 and Westgate Road	7/1/2020 -6/30/2025	43,200 (Land Lease)	\$20,000

Acquisitions

RES has also played a key role in the acquisition of the following properties:

Building	Year of Acquisition	Square Feet	Cost of Acquisition
1135 Broadway	2019	13,039	\$4,001,668
SUSTAINABILTY ENERGY AND ENVIRONMENT COMMUNITY (SEEC)	2013	186,780	\$10
2860 WILDERNESS PLACE (WILD)	2014	41,920	\$7,600,000
2360 Arapahoe	2017	1,344	\$1,158,171
3300 Walnut	2016	145,169	\$10,258,290