

Comparable Transactions in Colorado

Commercial Districts with Sales Tax/PIF Revenues

Date			
Issuer			
Location			
Issue Size			
Issue Type			
Purpose	NONE SINCE COVID-19		
Revenue Pledge			
Development Type			
Developer			
Final Maturity			
Rate			

Commercial Districts with Property Tax Only Revenues

Date	03/31/2020		
Issuer	City Center West Commercial Metro Dist		
Location	Thornton, CO		
Issue Size	\$7,995,000		
Issue Type	Limited Tax GO Bonds		
Purpose	Refunding & New Money		
Revenue Pledge	Property Tax Pledge		
Development Type	Commercial Portion in Mixed Use Development		
Developer	DR Horton - Melody Homes		
Final Maturity	2049		
Rate	7.00%		

Residential Districts

Date	04/08/2020	04/14/2020	05/07/2020
Issuer	Indy Oak TOD Metro Dist	Mayfield Metro Dist	Waterstone Metro Dist
Location	Lakewood, CO	Thornton, CO	Aurora, CO
Issue Size	\$3,220,000	\$7,135,000	\$15,680,000
Issue Type	Limited Tax Convertible to Unlimited Tax Bonds	Limited Tax Convertible to Unlimited Tax Bonds	Limited Tax GO Bonds
Purpose	New Money	New Money	New Money
Revenue Pledge	Property Tax Pledge	Property Tax Pledge	Property Tax Pledge
Development Type	Single Family Residential - Townhomes	Single Family Residential	Single Family Residential
Developer	Multiple	Century Homes	Lennar Homes
Final Maturity	2050	2050	2049
Rate	5.75%	5.75%	6.00%

Date	05/12/2020	05/21/2020	
Issuer	Bennett Crossing Metro Dist	Timberleaf Metro Dist	
Location	Bennett, CO	Thornton, CO	
Issue Size	\$12,320,000	\$6,920,000	
Issue Type	Limited Tax GO Bonds	Limited Tax Convertible to Unlimited Tax Bonds	
Purpose	New Money	New Money	
Revenue Pledge	Property Tax Pledge	Property Tax Pledge	
Development Type	Single Family Residential	Single Family Residential	
Developer	LGI Homes	DR Horton - Melody Homes	
Final Maturity	2049	2050	
Rate	6.125%	5.75%	