

## Denver HOA Comparison

(Bldgs. w/ >15 and <=50 Units Included)

Ranking (Lowest to Highest HOA Dues)	Building:	Location:	Total # of Units in Bldg.	Sq. ft. of Unit Sold	HOA	HOA \$ per Sq. Ft.	Proposed 8% Incr.
1	Alamo Placita	3rd & Ogden	22	2415	275	\$0.114	
2	Courtyard Townhome Condos	960 Pennsylvania	16	1709	215	\$0.126	
3	Avenue Lofts	1000 E. 18th Ave.	19	1540	225	\$0.146	
4	Logan Lofts	610 Logan St.	18	877	138	\$0.157	
5	Charline Place	1421 Pennsylvania	22	1296	205	\$0.158	
6	Colonnade Lofts	1210 E. Colfax Ave.	32	1044	179	\$0.171	
7	The Welbourne	11th & Sherman	18	787	135	\$0.172	
8	Canterbury Tales	1100 Logan St.	16	1007	176	\$0.175	
9	East Ninth Condos	899 Pearl St.	24	1337	250	\$0.187	
10	Penn Garage Lofts	1300 Pennsylvania	16	1237	233	\$0.188	
11	Encore Condos	7th & Pearl	26	1052	199	\$0.189	
12	Blossom Condominiums	1131 Lafayette	17	756	145	\$0.192	
13	Washington Place	1243 Washington St.	31	955	186	\$0.195	
<b>14</b>	<b>Briargate Condominiums</b>	<b>837 E. 17th Ave.</b>	<b>28</b>	<b>1748</b>	<b>343</b>	<b>\$0.196</b>	<b>\$0.212</b>
15	Sanctuary Park	701 Pearl St.	33	649	130	\$0.200	
16	Campbell Arms	963 Logan St.	21	865	175	\$0.202	
17	The Grafton	17th & Ogden	26	937	191	\$0.204	
18	Washington Arms	1747 Washington St.	24	1027	210	\$0.204	
19	Riviera Condos	1175 Emerson St.	36	917	190	\$0.207	
20	Riviera Park	1008 Corona St.	36	917	190	\$0.207	
21	Brookbank Condominiums	1275 Clarkson	16	811	169	\$0.208	
22	Blenheim Ct. Condominiums	1137 Sherman St.	23	733	155	\$0.211	
23	Casa Blanca	590 Logan St.	24	572	125	\$0.219	
24	Elmar Condos	13th & Corona	16	1430	314	\$0.220	
25	Commodore Place	521 E. 14th Ave.	22	938	210	\$0.224	
26	The Viking	1260 York St.	50	713	160	\$0.224	
27	2000 Cheesman	2000 E. 12th Ave.	50	2113	500	\$0.237	
28	The Cabanas	33 Corona St.	30	739	175	\$0.237	
29	La Concorde	740 Pearl St.	45	650	156	\$0.240	
30	The Norman	99 S. Downing	49	798	194	\$0.243	
31	Strawbridge	65 Clarkson	46	616	151	\$0.245	
32	The Perrenoud	836 E. 17th Ave.	24	1629	400	\$0.246	
33	Washington Lofts	1425 Washington St.	23	583	147	\$0.252	
34	Park Regency Condos	909 Lafayette	41	983	248	\$0.252	
35	Pearl Park Condos	655 Pearl St.	31	778	197	\$0.253	
36	The Waldman	1515 E. 9th Ave.	43	1194	310	\$0.260	

Data taken from Condo Catalog/2004

**Denver HOA Comparison**  
(Bldgs. w/ >15 and <=50 Units Included)

37	85 Ogden Street	85 Ogden St.	16	554	144	\$0.260
38	Logan Plaza	485 S. Logan St.	15	671	175	\$0.261
39	Pennsylvania Towers	1045 Pennsylvania	31	612	160	\$0.261
40	The Cornwall	13th & Ogden	28	693	188	\$0.271
41	Sherman Court	960 Sherman St.	21	1023	286	\$0.280
42	Governors Manor	801 Pennsylvania	27	629	177	\$0.281
43	Maxim II	937 Clarkson	28	904	255	\$0.282
44	Cheesman Park Condos	1245 Race St.	29	862	247	\$0.287
45	Timperly Condos	1255 Ogden St.	45	938	269	\$0.287
46	925 East Eighth Ave. Condos	925 E. 8th Ave.	30	810	233	\$0.288
47	Montgomery Court	215 E. 11th Ave.	45	563	166	\$0.295
48	1100 Cheesman	1111 Race St.	22	1576	465	\$0.295
49	Parkside @ Wash Park	Lafayette & Virginia	15	1858	555	\$0.299
50	Park Towers	1299 Gilpin	32	1805	542	\$0.300
51	Majorca Condos	1050 Lafayette	42	715	218	\$0.305
52	Parkville Condos	1175 Vine St.	43	911	285	\$0.313
53	Huntington House	1133 Race St.	30	1838	595	\$0.324
54	Cheesman Gardens	1510 E. 10th Ave.	24	2425	791	\$0.326
55	Royal Oak	1050 Corona St.	48	1162	382	\$0.329
56	Washington Court	13th & Washington	24	565	187	\$0.331
57	Lafayette Towers East	1090 Lafayette	30	800	269	\$0.336
58	Clarkson Park	100 S. Clarkson St.	21	846	287	\$0.339
59	Five-Five-One	551 Pearl St.	50	823	281	\$0.341
60	Cheesman Towers	1223 Race St.	48	1056	375	\$0.355
61	One Cheesman Place	1201 Williams St.	40	1178	799	\$0.678