

Investment Alert

Avanti Makes Major Investment Near Denver

National land investment firm finds value partnering with Ranch Capital in vibrant Denver-Boulder corridor

Early this month, Avanti announced a partnership with Ranch Capital in the acquisition of the land planned for The Superior Town Center, in Superior, CO, in one of the most vibrant – yet supply-constrained – corridors in the metropolitan area. The 159-acre site is strategically located at the Denver-Boulder Turnpike’s first interchange when traveling

from Denver into Boulder County. With its premium location, Superior Town Center will draw strength from robust regional employment growth in nearby submarkets such as Boulder, Broomfield, and Longmont, which in turn will lead to demand for retail services, offices and housing.

Superior Town Center offers excellent access to schools and shopping, as well as to key employment centers up and down the turnpike. The site is planned for up to approximately one million square feet of commercial property, including office, retail, private recreation and civic uses, 1,400 residential units, and up to 500 hotel rooms on multiple sites. Its design will create an exciting mixed-use town center environment, offering its residents more affordable housing than in neighboring Boulder. The property is an assemblage of four parcels for which major planning and entitlement have taken place over the past year, a process driven largely by Avanti’s partner and developer-manager, Ranch Capital.



Superior Town Center

Demand for housing in Denver has been fueled by households embracing the region’s excellent quality of life, as well as by employment growth particularly in its research and information technology industries. In addition, the metropolitan area’s new-home market has recovered, rental vacancies are the lowest in decades, and finished and vacant

housing inventory continues to decline.

Superior Town Center is emblematic of Avanti’s ability to work with partners that find value not just in times of distress, but also in strong markets during all stages of the economic cycle. Moreover, this investment illustrates Avanti’s willingness to engage in complex transactions with perseverance – even those involving multiple landowners, fluid political environments, and entitlement questions that evolve over many months.

As it has done across the country for years, Avanti supplied the majority of the capital necessary to acquire and develop Superior Town Center, and joined with a developer having considerable local experience in Colorado. Indeed, developers have found that Avanti’s patient equity investment program provides the potential for generous profit participation with significant downside protection. This investment marks Avanti’s second such venture with Ranch Capital.

For more than 30 years, Avanti has dedicated itself to land investment, focusing on well-located sites in fast-growing metropolitan areas. Today, Avanti owns land that can accommodate nearly 45,000 dwelling units in its residential holdings alone. As it continues to invest its seventh institutional land investment fund, Avanti looks forward to working with experienced local land development partners who benefit from having a strong equity partner for medium- to longer-term land development projects requiring between \$5 million and \$50 million in equity capital.

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