



Dear Investors, Partners, and Friends,

We're thrilled to introduce *The Coulton Creek Chronicle*, our quarterly newsletter designed to keep you informed and connected. Each issue will feature a combination of select project updates, market insights, and a look at our strategic direction, delivering timely information about our business, people, and investments. We aim to provide you with valuable insights and we look forward to sharing our latest developments with you!

Investment Spotlight



Coulton Creek Capital is excited to showcase one of our latest investments located in the northernmost neighborhood in Manhattan. With stunning views of the Harlem River and Upper Manhattan, this location offers convenient commutes to Grand Central Terminal and Times Square. Once completed, Marble Hill will feature on-site covered parking, rooftop deck, residents lounge, business center, and fitness center.

Creekside Update

We're thrilled to welcome Leigh Hierholzer to the Coulton Creek team! As our new Investor Relations and Marketing Manager, Leigh brings deep experience in marketing and a genuine passion for building lasting partnerships. Feel free to reach out to her directly at lhierholzer@ccrcapital.com.





Capital Currents

In our last update (January 2024), we noted our focus on debt and preferred equity investments for steady income and a margin of safety. While we anticipated an active 2024 for new investments, that has not transpired in the first six months. Our limited new investments were largely centered on single-family for sale residential projects, with few compelling opportunities elsewhere.

As we wrap up Q3, deal volume is picking up, with three multi-family projects set to close in Q4, including a \$4.9 million preferred equity investment in a 52-unit apartment development in Harlem, NYC – with our partners in the spotlighted Marble Hill development. Both Harlem and the Marble Hill developments are progressing well and on budget, with completions expected in the summer and fall of 2025. Both projects are well positioned to benefit from the market’s low vacancy and robust rental rate growth.

Our investment strategy remains opportunistic, targeting diverse real estate asset classes to generate strong current returns in deals that also provide a margin of safety.

Real Estate Tax Workshop & Panel Discussion



Join Coulton Creek Capital and Bay Specialized Tax Services for an exclusive educational event focusing on tax strategies to enhance your real estate investments.

- **November 14, 2024**
- **Kimpton Claret Hotel, DTC**
- **3:00 - 6:00 p.m.**

This is a private event for accredited investors only. If you would like additional information regarding the event or would like to RSVP, please contact Leigh at Lhierholzer@ccrcapital.com.



The Kimpton Claret

Denver’s newest luxury boutique hotel, The Kimpton Claret Hotel in the Denver Tech Center, officially opened in July. Coulton Creek participated in the financing for the project alongside our partners, and the project’s developer, [Interport Capital](#). The completion of the project is a testament to the dedication of the team which overcame challenges such as COVID-19, inflation, and rising interest rates to deliver this exceptional hotel to the DTC area.



The [Halo Rooftop Bar](#) on the 19th floor has been a smashing success, and the property serves as an excellent venue for meetings and events. The aforementioned investor event will be hosted at the Kimpton Claret, providing an excellent opportunity to experience the property firsthand!

Market Currents

Now that the Fed has made its initial 50 bps rate cut, could a multifamily real estate recovery be in sight? Our analysis of sales prices per unit in the greater Denver area shows that during the global financial crisis (GFC), it took about 1.75 years from peak values to the Q2 2009 value trough, followed by another 1.75 years to reach the Q2 2007 peak again. If we’re at the low point in this cycle, though uncertain, and following the GFC pattern, multifamily values could return to the previous Q2 2022 peak by mid-2026. This aligns with expected declines in new construction deliveries due to reduced starts from higher interest rates, tighter credit, and regulatory challenges. However, many projects with floating rate debt could counter a positive uptrend if forced into distressed sales.

We don’t know if this is the start of a new cycle of appreciating values, but there is a case to be made for some optimism after what has otherwise been a difficult period for multifamily and other real estate asset classes.

Interested in hearing more? Contact:

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