

VAIL VALLEY,  
COLORADO

# CHAPEL SQUARE

## SITUATION

A 143,000 square foot mixed-use property located in Avon, Colorado with leasing, physical, legal and financial issues.

## STRATEGY

Terminate 85% of the non-performing and credit-risk tenants, create an aggressive campaign to re-lease the retail and office space to national credit tenants, cure major physical deficiencies affecting the commercial space and HOA, resolve outstanding zoning obligations and settle numerous legal disputes.

## RESULT

DTZ Rockwood's asset management successfully repositioned and stabilized the property by using excess cash flow (no incremental equity investment) to create a destination neighborhood center with national tenants including Gart Sports, Office Depot, Pier One and Wells Fargo. With an improved rent roll, litigation and physical issues resolved and a substantially higher NOI, DTZ Rockwood was able to realize a disposition at a threefold increase in value.



For further information on this transaction or DTZ Rockwood's restructuring and advisory capabilities, please email [contactus@dtzrockwood.com](mailto:contactus@dtzrockwood.com)

555 Fifth Avenue New York, NY 10017 TEL (212) 286-5800 [www.dtzrockwood.com](http://www.dtzrockwood.com)