

FRITZ-SALAZAR/RITCHIE TEAM
SENIOR MULTIFAMILY SPECIALISTS



MULTIFAMILY PROPERTIES • MULTIFAMILY LAND • OFF MARKET DEALS • OPPORTUNITY ZONE INVESTMENTS



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IDEAL FOR NEW MULTIFAMILY/CONDOS/HOSPITALITY DEVELOPMENT

MILLER
CROSSING

MULTIFAMILY LAND LOCATED WITHIN AN OPPORTUNITY ZONE
TEMPE 1.8 ACRES; POTENTIAL FOR 3.92 TOTAL ACRES

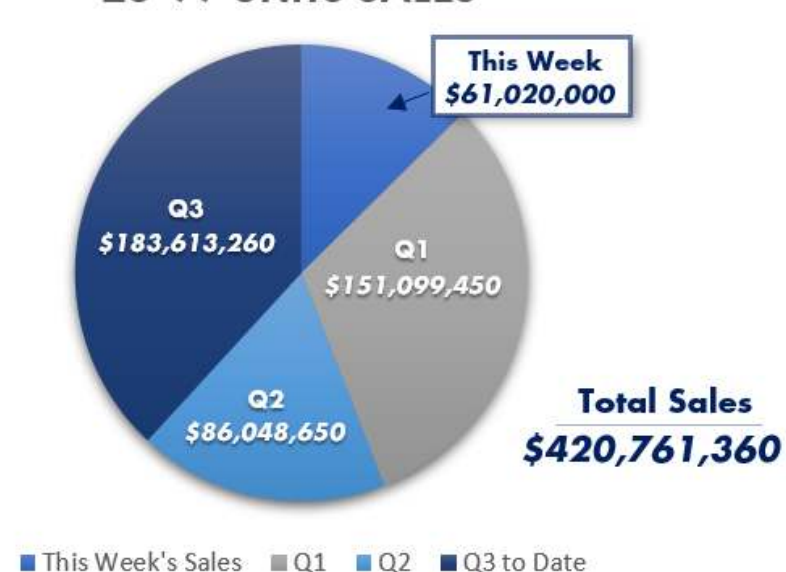


SALE PRICE	\$3,500,000
LOT SIZE	1.8 Acres (Potential 3.92 Acres)
DUA	65 Units+
SUB MARKET	Tempe Town Lake
CROSS STREETS	Miller & Curry Roads

For the Week Ending September 25th, 2020

Property Photo	Property Name Address City	No. Units SF	Sale Price Price/SF Avg SF/Unit	Sale Date Year Built	Price/ Unit	Unit Mix, % Down Payment, Lender; Previous Sale Date and Amount
	17 Ave Apartments 5113-5123 N. 17th Avenue Phoenix	10 7,999	\$1,200,000 \$150.02 800 SF	9/17/2020 1974	\$120,000	All 1/1's; 30% Down; New Loan: Wash Fed.; Last Sale: 04/2015 \$250,000
	Roanoke Terrace 44 E. Roanoke Avenue Phoenix	15 9,192	\$1,910,000 \$207.79 613 SF	9/18/2020 1960	\$127,333	Mix Unknown; Cash Sale; Last Sale: 02/28/2019 \$1,350,000
	Hartford 580 W. Galveston Street Chandler	41 41,177	\$5,520,000 \$134.06 1,004 SF	9/18/2020 1971	\$134,634	8-1/1's, 26-2/1's, 7-3's; 9% Down; Fully Affordable; Portfolio Sale; New Loan: Industrial Development Authority; Last Sale: 08/2013 \$1,584,000
	Casa Mesa 1251 S. Mesa Drive Mesa	99 100,296	\$11,850,000 \$118.15 1,013 SF	9/18/2020 1974	\$119,697	29-2/2's, 54-3's, 16-4's; 4.2% Down; Fully Affordable; Portfolio Sale; New Loan: Industrial Dev. Authority; Last Sale:
	Casa Madrid 4417 N. 12th Street Phoenix	70 58,600	\$8,750,000 \$149.32 837 SF	9/18/2020 1970	\$125,000	14-1/1's, 44-2/1's, 12-3's; 5.7% Down; Portfolio Sale; New Loan: Industrial Dev. Authority; Fully Affordable; Last Sale: 12/2000 \$1,820,955
	McKellips Homestead 4004 E. McKellips Road Mesa	13 9,000	\$1,300,000 \$144.44 692 SF	9/19/2020 1926	\$100,000	5-0/1'S, 7-1/1'S, 1-3; 20% Down; New Loan: Arbor Com'l.; Last Sale: 09/2012 \$575,000
	Urban Trails at the District 1620 W. Southern Avenue Mesa	156 102,914	\$24,000,000 \$233.20 660 SF	9/21/2020 1974	\$153,846	32-0/1's, 76-1/1's, 48-2/1's; 20% Down; New Fannie Mae Loan; Last Sale: 03/2019 \$16,400,000
	4th Avenue 631 N. 4th Avenue Phoenix	16 7,104	\$1,688,000 \$237.61 444 SF	9/22/2020 1957	\$105,500	13-0/1's, 3-1/1's; 5.2% Down; New Loan: Enterprise Bank & Trust; Last Sale: 01/2015 \$1,040,000
	Earl East Apartments 3219 E. Earll Drive Phoenix	10 7,720	\$1,570,000 \$203.37 772 SF	9/22/2020 1968	\$157,000	2-1/1's, 8-2/1's; 28% Down; New Loan: Orix R.E. Capital LLC; Last Sale: 7/30/2019 \$980,000
	Vida46 4602 E. Paradise Village Pkwy, Phoenix	132 114,912	\$22,250,000 \$193.63 871 SF	9/23/2020 1981	\$168,561	88-1/1's, 36-2/2's, 8-3's; 47% Down; New Loan: CA. Bank & Trust; Last Sale: 10/1992; Price Unknown
	Pueblo De Rosa 3012 N. 40th Street Phoenix	13 10,842	\$1,852,000 \$170.82 834 SF	9/23/2020 1969	\$142,462	All 2/1's; 49% Down; New Loan: IRP Advance Co; Last Sale: 8/10/2020 \$1,305,000
	Sora on Rose 6201 N. 16th Street Phoenix	92 74,704	\$14,500,000 \$194.10 812 SF	9/24/2020 1972	\$157,609	45-1/1's, 47-2/2's; M/M; 25% Down; New Freddie Mac Loan; Last Sale: 12/2015 \$7,850,000
	Central Palms 1422 N. 5th Street Phoenix	36 22,496	\$5,050,000 \$224.48 625 SF	9/24/2020 1961	\$140,278	All 1/1's; 12% Down; New Loan: Firstbank; Last Sale: 11/2005; \$2,175,000
	Tides on South Mill 3730 S. Mill Avenue Tempe	515 548,798	\$77,000,000 \$140.31 1,066 SF	9/24/2020 1970	\$149,514	63-0/1'S, 204-1/1'S, 36-2/1'S, 211-2/2'S, 1-3; 34% Down; Assumed Fannie Mae Loan; Last Sale: 8/31/2016 \$47,500,000; All 1/1's
	Berridge Villa 2040 W. Berridge Lane Phoenix	40 22,800	\$3,900,000 \$171.05 570 SF	9/24/2020 1971	\$97,500	All 1/1's; M/M; 25% Down; New Freddie Mac Loan; Last Sale: 02/1980; Price Unknown
	Paseo 51 5215 W. Peoria Avenue Glendale	116 77,408	\$15,480,000 \$199.91 667 SF	9/25/2020 1986	\$133,405	89-1/1'S, 36-2/2'S; 20% Down; New Freddie Mac Loan; Last Sale: 07/2018 \$11,000,000
	The V on 26th Apartments 4241-4246 N. 26th Street Phoenix	11 6,768	\$1,930,000 \$285.17 615 SF	9/25/2020 1962 2017	\$175,454	7-1/1'S, 4-2/1'S; 27% Down; New Loan: Firstbank; Last Sale: 05/2018 \$1,900,000

20-99 UNITS SALES



100+ UNITS SALES

