

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



**SUBJECT**

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 December 11th, 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
	The Bradshaw Vista Apartments 560 Penn Lane Wickenburg	48 44,808	\$3,160,000 \$204.44 322 SF	12/4/2020 2004	\$65,729	6-1/1's, 12-2/2's, 30-3/s's;40% Down ; New Loan: Jacob Reuben; No prior Sale
	The Ivy Off Central 222 E. Cody Drive Phoenix	80 58,537	\$11,500,000 \$196.46 732 SF	12/7/2020 1988	\$143,750	All 2/1's; 20% Down; New Freddie Mac Loan; Last Sale: 08/2018 \$5,250,000
	Alanza Place 1121 N. 44th Street Phoenix	360 344,194	\$90,050,000 \$261.63 956 SF	12/8/2020 2002	\$250,138	191-1/1'S, 161-2/2'S; 37% Down; New Freddie Mac Loan; Last Sale: 10/2016 \$57,325
	Casa Anita 1801 N. 83rd Avenue Phoenix	224 199,704	\$35,300,000 \$176.76 892 SF	12/9/2020 1986	\$157,589	72-1/1'S, 152-2/2'S; 28% Down; New Loan: Bridge Inv. Group; Last Sale 08/2005 \$13,750,000
	Monarch Luxury Townhomes 2335 E. Utopia Road Phoenix	18 25,668	\$6,500,000 \$253.23 1,426 SF	12/9/2020 2020	\$361,111	4-2/2.5'S, 14-3/2.5'S; 30% Down; New Loan: Homestreet Bank; No Prior Sale
	Tides at East Glendale 4141 W. Glendale Avenue Phoenix	430 235,288	\$53,500,000 \$227.38 547 SF	12/10/2020 1987   2014	\$124,418	47-0/1's, 318-1/1's, 65-2/2's; 13% Down; New Loan: MF1 Capital LLC; Last Sale: 01/2005 \$13,200,000
	Enclave at Arrowhead 8092 W. Paradise Lane Peoria	240 247,964	\$63,000,000 \$254.07 1,033 SF	12/10/2020 2006	\$262,500	96-1/1'S, 132-2/2'S, 12-3'S; 40% Down; New Freddie Mac Loan; Last Sale: 06/2017 \$39,500,000
	Mountain View Apartments 9633 N. 17th Avenue Phoenix	26 18,000	\$2,730,000 \$151.67 692 SF	12/11/2020 1983	\$105,000	10-1/1's, 16-2/1's; 14% Down; New Loan: Capital Fund I; Last Sale: 11/2016 \$1,325,000
	Desert Crown Apartment Homes 1518 W. Colter St Phoenix	35 31,409	\$6,250,000 \$198.99 897 SF	12/11/2020 1963	\$178,571	All 2/1's; 35% Down; New Fannie Mae Loan; Last Sale: 05/2018 \$3,935,000
	Ko Ko Palms 434 N. Hill Mesa	11 8,142	\$1,380,000 \$169.49 740 SF	12/11/2020 1963	\$125,000	5-1/1'S, 4-2/1'S, 2-2/2'S; Cash Sale; Last Sale: 05/2018 \$762,500
	Shade at Desert Ridge 21150 N Tatum Blvd Phoenix	342 400,418	\$87,000,000 \$217.27 1,171 SF	12/11/2020 2006	\$254,385	140-1/1's, 178-2/2's, 24-3's; 3% Down; New Freddie Mac Loan; Last Sale: 08/2015 \$52,000,000
	Mountain Springs Terrace 18202 N. Cave Creek Road Phoenix	30 of 122 14,486	\$2,290,000 \$158.08 483 SF	12/8/2020 1983	\$76,333	Mix Unknown; 52% Down; New Loan: Foothills Bank

