

FRITZ-SALAZAR/RITCHIE TEAM

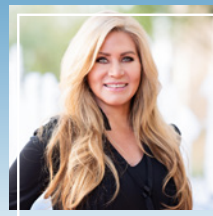
SENIOR MULTIFAMILY SPECIALISTS



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



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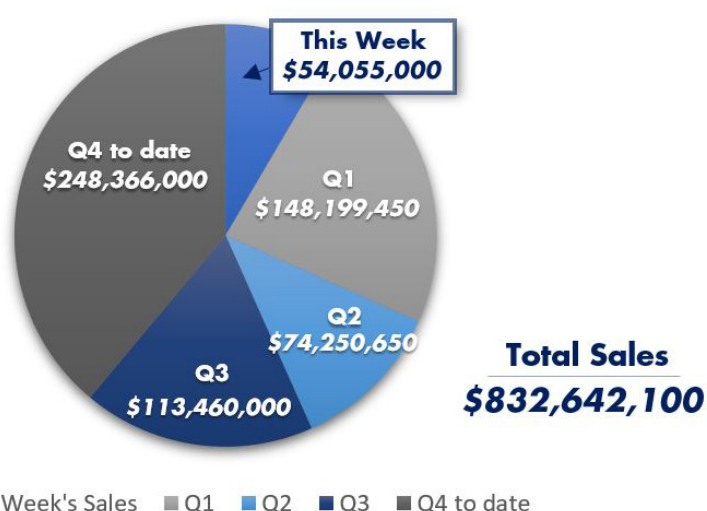
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For the Week Ending December 18th, 2020

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
	Glenrosa West 2420 W. Glenrosa Avenue Phoenix	16 12,839	\$2,200,000 \$171.35 802 SF	12/14/2020 1968	\$137,500	3-1/1's, 13-2/1's; 25% Down; New Freddie Mac Loan; Last Sale: 08/2019 \$1,300,000
	Paradise Place 16645 N. 31st Street Phoenix	57 40,218	\$6,555,000 \$162.99 706 SF	12/14/2020 1982	\$115,000	17-1/1's, 40-2/1's; 22% Down; New Loan: ReadyCap Commercial; Last Sale: 01/2019 \$4,500,000
	Willowood Square 16801 N. 31st Street Phoenix	28 20,408	\$3,590,000 \$175.91 729 SF	12/14/2020 1985	\$128,214	10-1/1's, 18-2/2's; 20% Down; New Loan: ReadyCap Commercial; Last Sale: 10/2018 \$2,623,500
	The Springs at Alta Mesa 1865 N. Higley Road Mesa	200 216,358	\$41,895,000 \$193.64 1,082 SF	12/15/2020 2000	\$209,475	8-0/1's, 64-1/1's, 96-2/2's, 32-3/2's; 34% down; New Loan: Prudential Real Estate; Last Sale: 09/2015 \$24,760,000
	Pavilions at Arrowhead 7400 W. Arrowhead Clubhouse Glendale	248 259,037	\$43,291,500 \$167.12 1,045 SF	12/15/2020 1998	\$174,563	82-1/1's, 156-2/2's; 32% Down; New Loan: Prudential Real Estate; Last Sale: 02/2016 \$31,600,000
	Casa Mendoza 1401 N. 35th Street Phoenix	34 21,060	\$3,275,000 \$155.51 619 SF	12/17/2020 1956	\$96,323	4-0/1's, 27-1/1's, 3-2/1's; 1st Private: \$3,148,182; 2nd: \$674,610; Last Sale: 02/2004 \$935,000
	Parq at East Arcadia 5401 E. Thomas Road Phoenix	181 168,205	\$38,000,000 \$226.05 929 SF	12/16/2020 1980	\$209,944	61-1/1's, 120-2/2's; 31% Down; New Freddie Mac Loan; Last Sale: 12/2018 \$26,600,000
	Cambridge Apartments 1725 E. Cambridge Street Phoenix	16 12,800	\$2,050,000 \$160.00 800 SF	12/15/2020 1987	\$128,000	All 2/1's; 9% Down; New Loan: FirstBank; Last Sale: 10/2004 \$690,000
	The Sterling 1303 W. Juniper Avenue Gilbert	107 130,000	\$30,850,000 \$237.31 1,215 SF	12/15/2020 2000	\$288,317	26-1/1's, 40-2/2's, 40-3/2's; 71% Down; New Loan: North- Marq; Last Sale: 12/2017 \$18,550,000
	The Modern on Mariposa 511 E. Mariposa Street Phoenix	16 12,100	\$3,780,000 \$312.40 756 SF	12/15/2020 1950	\$236,250	All 2/1's; 40% Down; New Loan: First Int'l. Bank & Trust; Last Sale: 07/2018 \$1,700,000
	Lumina on 19th 1905 W. Palmaritas Drive Phoenix	488 246,420	\$60,000,000 \$243.49 505 SF	12/16/2020 1979	\$122,950	192-0/1's, 220-1/1's, 73- 2/1's; 30% Down; New Freddie Mac Loan; Last Sale: 05/2019 \$39,750,000
	Modern Quarters 6702 N. 17th Avenue Phoenix	47 34,050	\$6,000,000 \$176.21 724 SF	12/17/2020 1979	\$127,659	2-0/1's, 17-1/1's, 28-2/2's; 32% Down; New Freddie Mac Loan; Last Sale: 07/2019 \$5,000,000
	The Grove on Glendale 917 W. Glendale Avenue Phoenix	56 103,040	\$25,500,000 \$247.48 1,840 SF	12/17/2020 2020	\$455,357	54-3/2.5's, 2-4/2.5's; 20% Down; New Loan: Acres Capital; No Prior Sale
	Crystal Bay Village 6806 N. 23rd Avenue Phoenix	11 7,393	\$1,100,000 \$148.79 672 SF	12/18/2020 1951	\$100,000	2-1/1's, 8-2/1's, 1-3; 11% Down; New Loan: FirstBank; Last Sale: 03/2017 \$760,000
	Tides on 61st 6060 W. Royal Palm Road Glendale	156 110,368	\$19,750,000 \$178.98 707 SF	12/18/2020 1985	\$126,602	24-0/1's, 71-1/1's, 48-2/1's, 12-2/2's, 2-3/2's; 24% Down; New Loan: FS Credit Originator LLC; Last Sale: 06/2017 \$9,100,000

20-99 UNITS SALES



100+ UNITS SALES

