

FRITZ-SALAZAR/RITCHIE TEAM

SENIOR MULTIFAMILY SPECIALISTS



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



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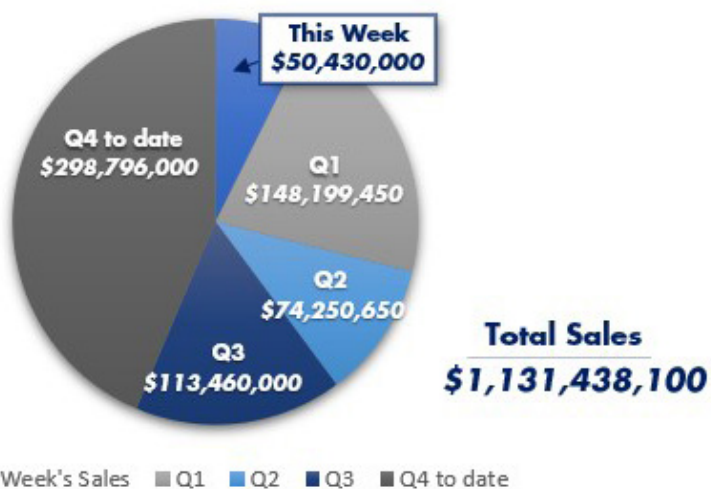
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Happy New Year

For the Week Ending December 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
	The Edge 1939 W. Berridge Lane Phoenix	18 17,280	\$3,450,000 \$199.65 960 SF	12/18/2020 1963	\$191,666	All 2/2's; 23% Down; New Freddie Mac Loan; Last Sale: 06/2018 \$1,750,000
	Mode at 38th Street 3122 N. 38th Street Phoenix	15 12,655	\$3,200,000 \$252.86 844 SF	12/21/2020 1978	\$213,333	All 2/1's; Renovated in 2016; 30% Down; New Loan: Homestreet Bank; Last Sale: 02/2017 \$2,500,000
	Tempe Villa 3425 S. Priest Drive Tempe	60 67,060	\$12,250,000 \$182.67 1,118 SF	12/22/2020 1981	\$204,167	44-2/2's, 8-3/2's, 8-4/2's; Partially Affordable; Cross-Collateralized IDA Debt with US Bank; Last Sale: 08/2004 \$3,600,000
	Presidio North 17031 N. 11th Street Phoenix	360 251,513	\$55,600,000 \$221.06 695 SF	12/22/2020 1986	\$154,444	168-0/1's, 88-1/1's, 32-2/1's, 72-2/2's; Studios are M/M; 31% Down; New Freddie Mac Loan; Last Sale: 07/1993
	Deer Valley Gardens 15051 W. Deer Valley Drive Phoenix	164 150,816	\$18,680,000 \$123.86 920 SF	12/22/2020 2005	\$113,902	88-1/1's, 36-2/1's, 40-2/2's; Fully Affordable & Age Restricted; 27% Down; New Freddie Mac Loan and Spira Equity Partners; Last Sale: 06/2004; Price Unknown
	Watermark at Gateway Place 4500 E. Ray Road Gilbert	255 312,726	\$84,350,000 \$269.72 1,226 SF	12/22/2020 2019	\$330,784	100-1/1's, 75-2/1.75's, 25-2/2's, 50-3/2's; 15% Down; New Freddie Mac Loan; No Prior Sale
	Morningside Villa 17802 N. 19th Ave. Phoenix	50 47,190	\$7,500,000 \$158.93 983 SF	12/22/2020 1983	\$150,000	38-2/1's, 12-3/2's; Partially Affordable; Cross-Collateralized IDA Debt with US Bank; Last Sale: 04/2008 \$3,500,450
	Buckeye Villa 300 S. 9th Street Buckeye	60 57,536	\$10,500,000 \$182.49 959 SF	12/22/2020 1981	\$175,000	44-2/1's, 8-3/2's, 8-4/2's; Partially Affordable; Cross-Collateralized IDA Debt with US Bank; Last Sale: 03/2005
	Cielo on Gilbert 1710 S. Gilbert Road Mesa	432 387,424	\$74,250,000 \$191.65 897 SF	12/23/2020 1985 2012	\$171,875	256-1/1's, 176-2/2's; 22% Down; New Freddie Mac Loan; Last Sale: 07/2016 \$42,700,000
	Glendale Groves Apartments 6527 N. 67th Avenue Glendale	28 28,560	\$4,680,000 \$163.69 1,020 SF	12/23/2020 1983	\$166,964	All 2/2's; 22% Down; New Freddie Mac Loan; Last Sale: 03/2005 \$1,568,000
	Coronado Court 743 E. Coronado Road Phoenix	12 9,358	\$2,200,000 \$235.09 780 SF	12/23/2020 1951	\$183,333	2-0/1's, 4-1/1's, 6-2/1's; 26% Down; New Loan: First Bank; Last Sale: 05/2018 \$1,560,000

20-99 UNITS SALES



100+ UNITS SALES

