

FRITZ-SALAZAR/RITCHIE TEAM  
SENIOR MULTIFAMILY SPECIALISTS



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



LINDA FRITZ-SALAZAR  
VICE PRESIDENT  
602.989.9487  
linda.fritz-salazar@orionprop.com



ANGELESSA RITCHIE  
VICE PRESIDENT  
480.329.8642  
angelessa.ritchie@orionprop.com

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 December 4th, 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 Meadows 17602 N. Cave Creek Road Phoenix	165 114,154	\$25,550,000 \$223.82 692 SF	11/24/2020 1985	\$154,848	24-0/1's, 72-1/1's, 69-2/2's; 26% Down; New Freddie Mac Loan; Last Sale: 03/2014 \$7,725,000
	Vesta on 12th 6333 N. 12th Street Phoenix	104 88,368	\$18,250,000 \$206.52 850 SF	11/24/2020 1971	\$175,481	50-1/1's, 54-2/2's; M/M; 25% Down; New Freddie Mac Loan; Last Sale: 05/2018 \$13,500,000; 3 Sales in Last 47 Months
	Villa Nicole 1014 S. Farmer Avenue Tempe	24 17,424	\$4,350,000 \$249.66 726 SF	11/24/2020 1971	\$181,250	All 2/1's; 34% Down; New Loan: Unison Bank; Last Sale: 06/2017 \$2,750,000
	Tomuta's 2121-2221 W. Heatherbrae Phoenix	23 16,275	\$2,600,000 \$159.75 708 SF	11/25/2020 1962	\$113,043	All 2/1's; 13% Down; New Loan: Trident Capital Partner; Last Sale: 09/2017 \$1,515,000
	Lexington 45 E. Lexington Avenue Phoenix	23 13,275	\$3,426,000 \$258.08 577 SF	11/30/2020 1963	\$148,956	15-0/1's, 8-1/1's; Cash Sale; Last Sale: 07/2018 \$2,200,000
	AYA Scottsdale 8750 E. McDowell Road Scottsdale	125 97,480	\$19,520,000 \$200.25 780 SF	12/1/2020 1970   2016	\$156,160	1-0/1, 50-1/1'S, 48-2/1'S, 24-2/2'S, 2-3/2'S; 8% Down; New Loan: Harbor Group Int'l.; Last Sale: 05/2017 \$12,450,000
	Tides at North Phoenix 2222 W. Beardsley Road Phoenix	316 202,606	\$54,000,000 \$266.56 641 SF	12/4/2020 1982	\$170,886	32-0/1'S, 159-1/1'S, 67- 2/1'S, 42-2/2'S, 14-3'S; 26% Down; New Loan: Loancorp Capital REIT; Last Sale: 01/2019 \$33,500,000
	La Granada 1744 W. Glendale Avenue Phoenix	18 11,394	\$2,500,000 \$219.41 633 SF	12/4/2020 1957	\$138,888	3-0/1'S, 6-1/1'S, 3-2/1'S, 6-3/2'S; Renovated in 2017; 35% Down; New Fannie Mae Loan; Last Sale: 06/2016 \$600,000
	La Casa Veda 7525 N. 12th Street Phoenix	18 12,200	\$2,300,000 \$188.52 678 SF	12/4/2020 1973	\$127,777	8-1/1's, 10-2/1's; Down Payment and Lender – Unknown; Last Sale: 08/2001 Price Unknown

20-99 UNITS SALES



100+ UNITS SALES

