

# 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



For the Week Ending January 29th, 2021

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
	Sanctuary on Broadway 1330 West Broadway Road Tempe	240 184,752	\$42,750,000 \$231.39 770 SF	1/25/2021 1971   2007	\$178,125	96-1/1'S, 108-2/1'S, 36-2/1.5; 29% Down; New Freddie Mac Loan; M/M; Last Sale: 08/2017 \$25,700,000
	The Grove Deer Valley 15645 North 35th Avenue Phoenix	208 174,432	\$46,750,000 \$268.01 839 SF	1/26/2021 1996	\$224,759	96-1/1'S, 8-2/1'S, 96-2/2'S, 8-3'S; 40% Down; New Fannie Mae Loan; Last Sale: 12/2017 \$25,000,000
	Indigo Springs Luxury Apartments 1464 South Stapley Drive Mesa	240 224,430	\$56,400,000 \$251.30 935 SF	1/26/2021 2000	\$235,000	90-1/1'S, 120-2/2'S, 30-3'S; 32% Down; New Loan: Berkadia; Last Sale: 10/2018 \$41,685,000
	Westmount at Downtown Tempe 615 South Hardy Drive Tempe	228 184,000	\$44,630,000 \$242.53 814 SF	1/27/2021 1971   2014	\$197,455	21-1/1'S, 174-2/1'S, 33-3'S; 3% Down; New Fannie Mae Loan; Last Sale: 01/2019 \$31,300,000
	Turney Apartments 1013-1017 East Turney Avenue Phoenix	10 5,804	\$1,910,000 \$329.51 580 SF	1/27/2021 1948	\$191,250	1-0/1'S, 8-1/1'S, 1-2/1; 40% Down; New Loan: KS State Bank; Last Sale: 09/2018 \$683,000
	Cabana on Washington 5300 East Washington Street Phoenix	226 220,000	\$45,300,000 \$205.91 973 SF	1/28/2021 2020	\$200,442	90-0/1'S, 90-1/1'S, 46-2/2'S; 30% Down; New Loan: CBRE U.S. Credit Partners; No Prior Sale
	Tides at Downtown Chandler 868 South Arizona Avenue Chandler	364 150,998	\$54,250,000 \$359.27 415 SF	1/29/2021 1985   2006	\$149,038	124-0/1'S, 248-1/1'S, 2-2/1'S, 2-2/2'S; 14% Down; New Loan: MF1 Capital, LLC; Last Sale: 07/2014 \$16,400,000
	Tides on 5th Apartments 805 West Brown Street Tempe	200 142,271	\$39,000,000 \$274.12 722 SF	1/29/2021 1967	\$195,000	20-0/1'S, 36-1/1'S, 64-2/1'S, 77-2/2'S; M/M; 36% Down; New Fannie Mae Loan; Last Sale: 12/2018 \$27,500,000

#### 10-99 UNITS SALES



#### 100+ UNITS SALES

