

FRITZ-SALAZAR/RITCHIE TEAM

SENIOR MULTIFAMILY SPECIALISTS

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



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OUTPERFORM
WITH ORION

#1


With a proven track record of value creation and success, [ORION Investment Real Estate](#) provides a full-service, first-class experience to our Clients.

We are honored to be recognized by *Ranking Arizona* as Arizona’s

#1 BROKERAGE WITH 27 AGENTS OR FEWER
#1 MEDICAL BROKERAGE FIRM



For the Week Ending March 19th, 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 |
|---|--|-----------------|---------------------------------------|-------------------------|----------------|--|
|  | The Oasis 1914 W. Hayward Avenue Phoenix | 26 20,302 | \$3,925,000 \$193.33 1,003 SF | 3/12/2021 1968 | \$150,962 | All 1/1's; 18% Down; New Loan: Bank 34; Last Sale: 03/2016 \$1,558,000 |
|  | Sunny Brook Apartments 123 N. Robson Street Mesa | 103 70,404 | \$16,500,000 \$234.36 684 SF | 3/12/2021 1969 | \$160,194 | 10=0/1's, 73-1/1's, 20-2/1's; 17% Down; New Loan: OREC Structured Finance; Last Sale: 05/2019 \$10,800,000 |
|  | 513 E. Hatcher Road Phoenix | 10 8,522 | \$1,000,000 \$117.34 852 SF | 3/15/2021 1972 | \$100,000 | Mix Unknown; 25% Down; Seller Carry; Last Sale: 04/1997 Price Unknown |
|  | Country Club Terrace 430 W. 3rd Street Mesa | 12 8,722 | \$1,740,000 \$199.50 872 SF | 3/16/2021 1959 | \$145,000 | 11-1/1's, 1-2/1; Cash Sale; Last Sale: 03/2016 \$550,000 |
|  | Terra Vista Garden 5925 E. University Drive Mesa | 22 15,400 | \$3,770,000 \$244.81 700 SF | 3/17/2021 1984 | \$171,364 | All 1/1's; 37% Down; New Loan: Xceed Financial Fed. Credit Union; Last Sale: 12/2018 \$1,600,000 |
|  | Whispering Winds 1815 W. Tuckey Lane Phoenix | 16 17,624 | \$2,215,000 \$125.68 1,101 SF | 3/12/2021 1963 | \$138,438 | 4-1/1's, 12-2/2's; 10% Down; New Loan: FirstBank; Last Sale: 04/2015 \$665,000 |
|  | Western Sun 615 S. Williams Mesa | 60 56,356 | \$7,000,000 \$124.21 940 SF | 3/19/2021 1981 | \$116,667 | 43-2/1's, 9-3's, 8-4's; 30% Affordable; 1% Down; New Loan: AZ. Industrial Dev. Authority; Last Sale: 06/2014 \$3,100,000 |

