

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 April 9th, 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 Enclave at Paradise Valley 4502 E. Paradise Village Phoenix	174 141,810	\$37,610,000 \$265.21 815 SF	4/5/2021 1985	\$216,149	120-1/1'S, 54-2/2'S; 35% Down; New Loan: CBRE Capital Markets; Last Sale: 02/2019 \$24,000,000
	The Flats at Granite Reef 980 N. Granite Reef Road Scottsdale	135 75,900	\$17,500,000 \$230.57 562 SF	4/6/2021 1978 2016	\$129,630	133-1/1's, 2-2/1's' M/M; 39% Down; New Freddie Mac Loan; Last Sale: 11/2017 \$7,400,000
	Glen Arbor Apartments 2250 W. Glendale Avenue Phoenix	78 41,460	\$11,275,000 \$271.95 532 SF	4/7/2021 1973 2019	\$144,551	47-0/1's, 31-1/1's; M/M; 10% Down; New Loan: OREC Structured Finance Co.; Last Sale: 04/1997 \$1,540,000
	Via 37 3034 N. 37th Street Phoenix	14 10,750	\$2,650,000 \$246.51 768 SF	4/8/2021 1971 2017	\$189,286	7-1/1's, 6-2/1's, 1-3; 55% Down; New Loan: Pacific Premier Bank; Last Sale: 01/2019 \$2,400,000
	Ponderosa Ranch 4839 S. Darrow Drive Tempe	272 192,100	\$37,795,804 \$196.75 706 SF	4/8/2021 1983	\$138,955	136-1/1's, 68-2/1's, 68-2/2's; 51% Down; New Freddie Mac Loan; Last Sale: 09/2015 \$23,200,000
	Omnia on McClintock 1701 E. Don Carlos Avenue Tempe	181 146,980	\$30,644,196 \$208.49 812 SF	4/8/2021 1962	\$169,305	24-0/1'S, 8-1/1'S, 149-2/1'S; M/M; New Freddie Mac Loan; Last Sale: 04/2011 \$6,400,000
	Ventana Palms Apartments 7021 W. McDowell Road Phoenix	160 137,117	\$32,250,000 \$235.20 857 SF	4/8/2021 1989	\$201,563	52-1/1's, 108-2/2's; Last Sale: 12/2017 \$14,250,000
	Palm Shadows Apartments 407-409 N. Williams Mesa	20 20,330	\$3,000,000 \$147.57 1,017 SF	4/9/2021 1970	\$150,000	All 2/1's; 6.7% Down; New Loan: Capital Fund I; Last Sale: 06/2018 \$1,475,000
	Toscana 929 E. Bethany Home Road Phoenix	24 14,858	\$4,000,000 \$269.22 619 SF	4/9/2021 1963	\$166,667	15-1/1's, 8-2/1's, 1-3; 25% Down; Seller Carry; Last Sale: 1/30/2015 \$1,750,000

