

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

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 May 14th, 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
	Mountain View Casitas 1130 E. Grovers Avenue Phoenix	146 134,624	\$31,200,000 \$231.76 922 SF	5/10/2021 1984	\$213,699	All 2/2's; 24% Down; New Loan: CLNC Credit 6, LLC; Last Sale: 10/2006 \$13,970,000
	The Retreat 20808 N. 27th Avenue Phoenix	480 466,840	\$131,000,000 \$280.61 973 SF	5/11/2021 1997	\$272,917	280-2/2's, 80-3/2's; 40% Down; New Fannie Mae Loan; Last Sale: 08/2013 \$52,750,000
	Villetta 1840 W. Emelita Avenue Mesa	352 262,540	\$73,000,000 \$278.05 746 SF	5/11/2021 1983 2006	\$207,386	24-0/1's, 160-1/1's, 54-2/1's, 114-2/2's; 26% Down; New Loan: Invesco; Last Sale: 07/2013 \$17,500,000
	College Town Tempe 950 S. Terrace Road Tempe	134 121,274	\$20,500,000 \$169.04 898 SF	5/11/2021 1968	\$151,852	53-1/1's, 18-2/2's, 63-3's; M/M; 13% Down; New Loan: Enterprise Bank & Trust; Last Sale: 05/2018 \$16,300,000
	University Place 910 E. Lemon Tempe	36 38,974	\$9,000,000 \$230.92 1,083 SF	5/11/2021 1969	\$250,000	35-2/2's, 1-3/2; 30% Down; New Loan: Enterprise Bank & Trust; Last Sale: 08/2018 \$4,500,000
	1805 Flats 1805 E. Indian School Road Phoenix	12 5,520	\$1,825,000 \$330.62 460 SF	5/12/2021 1963 2007	\$152,083	100/1's, 2-1/1's; 25% Down; New Loan: B of A; Last Sale: 05/2020 \$855,000
	Tides on West Indian School 8130 W. Indian School Road Phoenix	213 173,641	\$37,860,000 \$218.04 815 SF	5/12/2021 1984 2018	\$177,746	16-1/1's, 125-2/1's, 73-2/2's; 9% Down; New Loan: Argentica; Last Sale: 03/2019 \$20,100,000
	Saguaro Heights 15427 N. Jerry Street Surprise	34 25,840	\$5,000,000 \$159.85 920 SF	5/12/2021 1987	\$147,059	All 2/2's; 13% Down; New Loan: Keystone R.E. Income Trust; Last Sale: 09/2019 \$2,640,000
	Parkway East Apartments 4901-4907 E. Willetta Phoenix	24 18,389	\$3,200,000 \$174.02 766 SF	5/12/2021 1960	\$133,333	19-1/1's, 6-2/1's; Cash Sale; Last Sale: 12/1991 \$265,000
	Beadle Apartments 5115 N. 12th Street Phoenix	12 9,992	\$2,100,000 \$210.17 833 SF	5/14/2021 1959	\$175,000	All 2/1's; M/M; 45% Down; New Loan: FirstBank; Last Sale: 06/2013 \$852,000
	Towns on 28th 4242 N. 28th Street Phoenix	13 23,088	\$6,890,000 \$298.42 1,776 SF	5/14/2021 2020	\$530,000	12-3/2.5's, 1-4/3.5; Cash Sale; No Prior Sale
	Peppertree Place 4310 N. 78th Street Scottsdale	20 21,200	\$5,750,000 \$271.23 1,060 SF	5/14/2021 1970	\$287,500	5-1/1.5's, 11-2/1/5's, 4-3/2.5's; 17% Down; New Loan: FirstBank; Last Sale: 05/1995 \$740,000
	Hidden Village Apartments 1006 W. Main Street Mesa	84 63,780	\$13,150,000 \$206.18 759 SF	5/14/2021 1986	\$156,548	24-1/1's, 60-2/2's; 25% Down; New Loan: Readycap Commercial; Last Sale: 06/2019 \$7,400,000

10-99 UNITS SALES



100+ UNITS SALES

