

FRITZ-SALAZAR/RITCHIE TEAM

SENIOR MULTIFAMILY SPECIALISTS



Scottsdale Fashion Square Office Bldg
7150 East Camelback Road, Suite 425
Scottsdale, AZ | 85281

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



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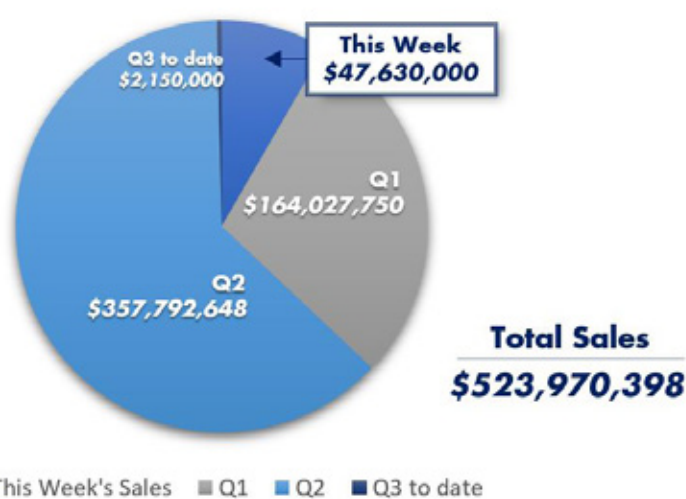


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For the Week Ending July 2nd, 2021

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
	Trullies 7910 E. Wilshire Drive Scottsdale	12 15,680	\$4,800,000 \$306.12 1,307 SF	6/23/2021 1984	\$400,000	10-2/2's, 2-4/4's; 18% Down; New Loan: Midfirst Bank; Last Sale: 09/2014 \$2,466,540
	El Cortez 3130 N. 7th Avenue Phoenix	160 of 165 70,080	\$24,880,000 \$370.24 420 SF	6/24/2021 1964, 1985	\$155,500	All Studios, M/M; 14% Down; New Loan: Brightspire Capital; Last Sale: 7/26/2018 for 157 units or \$76,923/unit
	Kokopelli 278 S. Tegner Street Wickenburg	31 20,336	\$2,150,000 \$105.72 656 SF	6/25/2021 1997	\$69,355	24-1/1's, 7-2/2's; 36% Down; New Loan: Pacific Premier Bank; Last Sale: 04/2010 \$1,290,000
	Broadway Apartments 2338-2352 E. Broadway Road Mesa	12 8,832	\$1,635,000 \$185.12 736 SF	6/25/2021 1972	\$136,250	All 1.1's Cash Sale; Same Day Double Escrow – 1st Sale \$1,605,000
	Station 19 7625 N. 19th Avenue Phoenix	61 71,650	\$13,000,000 \$181.44 1,175 SF	6/28/2021 1968 2019	\$213,115	50-2/2'S, 14-3'S; 42% Down; New Freddie Mac Loan; Last Sale: 12/2020 \$10,126,000
	Sierra Pines 9410 N. 31st Avenue Phoenix	332 265,829	\$55,000,000 \$206.90 801 SF	6/28/2021 1983	\$165,663	32-0/1'S, 176-1/1'S, 44- 2/1'S, 80-2/2; Portfolio Sale of 2; New Loan: Invesco; Last Sale: 10/2017 \$23,750,000
	Tides on 51st Avenue 2634 N. 51st Avenue Phoenix	214 98,035	\$30,000,000 \$306.01 458 SF	6/28/2021 1981	\$140,187	77-0/1'S, 137-1/1'S; M/M; 6% Down; New Loan: ReadyCap; Last Sale: 02/2020 \$15,100,000
	Connect at Union 2311 E. Union Hills Drive Phoenix	146 122,181	\$31,910,000 \$261.17 837 SF	6/28/2021 1985 2016	\$218,562	10-0/1'S, 40-1/1'S, 64-2/1'S, 32-2/2'S; Portfolio Sale of 2; New Loan: Invesco; Last Sale: 07/2018 \$16,500,000
	Willetta Street Apartments 1346 E. Willetta Street Phoenix	16 8,800	\$2,315,000 \$263.07 550 SF	6/28/2021 1955	\$144,688	4-1/1'S, 8-2/1'S; 30% Down; New Loan: Pacific Premier Bank; Last Sale: 05/2016 \$720,000
	Golden Key Apartments 3675 W. Osborn Road Phoenix	91 62,363	\$13,500,000 \$216.47 685 SF	6/29/2021 1980	\$148,352	19-0/1'S, 36-1/1'S, 1-2/1, 35-2/2'S; 23% Down; New Loan: Fidelity Bank; Last Sale: 04/2018 \$6,200,000
	Arcadia Walk 2606 N. 44th Street Phoenix	148 94,704	\$32,700,000 \$345.29 640 SF	6/30/2021 1978	\$220,946	40-1'S, 112-1/1'S, 32-2/2'S; M/M; 36% Down; New Freddie Mac Loan; Last Sale: 03/2018 \$16,750,000
	Culver Street Apartments 82-98 W. Culver Street Phoenix	11 6,844	\$2,000,000 \$292.23 622 SF	6/30/2021 1940	\$181,818	1-0/1. 7-1/1'S, 3-2/1'S; New Loan Terms Unknow; Last Sale: 10/1998 \$932,000
	Garden View Townhomes 524 S. Stapley Drive Mesa	28 25,200	\$6,080,000 \$241.27 900 SF	6/30/2021 1981	\$217,143	All 2/1's; 35% Down; New Loan: Pacific Premier Bank; Last Sale: 10/2019 \$3,500,000
	Tides at Palm Valley 1891 N. Litchfield Road Goodyear	264 266,296	\$71,800,000 \$269.62 1,009 SF	6/30/2021 1996	\$271,970	80-1/1'S, 136-2/2'S, 48-3'S; 15% Down; New Loan: MF1 Capital; Last Sale: 12/2017 \$41,000,000-0/1, 7-1/1'S, 3-2/1'S
	Parcland Crossing 800 W. Willis Road Chandler	383 518,365	\$125,000,000 \$245.14 1,353 SF	7/1/2021 2013	\$326,371	167-1/1'S, 192-2/2'S, 24- 3'S; 16% Down; New Loan: Loancore Capital; Last Sale: 06/2014 \$65,000,000
	Devonshire Apartments 2414 W. Devonshire Phoenix	16 11,010	\$2,150,000 \$195.28 688 SF	7/2/2021 1985	\$134,375	8-1/1'S, 8-2/1'S; 66% Down; New Private Loan; Last Sale: 06/2017 \$1,000,000
	Sky Harbor Inn 2307 E. Van Buren Phoenix	237 95,092	\$17,064,000 \$179.45 401 SF	7/2/2021 1974	\$72,000	All Studios; New Loan: Keystone R.R. Income Trust; Last Sale: 01/2019 \$9,250,000

10-99 UNITS SALES



100+ UNITS SALES

