

FRITZ-SALAZAR/RITCHIE TEAM

MULTIFAMILY SPECIALISTS

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



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For the Week Ending August 20th, 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 & Amount
	The Michelle 834 N. 13th Avenue Phoenix	24 13,600	\$4,925,000 \$362.13 567 SF	8/16/2021 1961	\$205,208	8-0/1's, 8-1/1's, 8-2/1's; Renovated 2020; 35% Down; New Loan: Pacific Premier Bank; Last Sale: 04/2019 \$180,000
	Scottsdale-Hayden 2635 N. Hayden Road Scottsdale	25 21,484	\$8,300,000 \$386.233 859 SF	8/16/2021 1977	\$332,000	24-2/1's, 1-2/2; 35% Down; New Loan: Pacific Premier Bank; Last Sale: 03/2020 \$4,000,000
	Kachina 2535 N. 52nd Street Phoenix	14 6,720	\$2,147,496 \$319.57 480 SF	8/16/2021 1955	\$153,393	5-0/1's, 3-1/1's, 5-2/1's, 1-3; 35% Down; New Loan: Capital Fund I; Last Sale: 07/13/2021 \$1,882,500
	Sunflower 5959 W. Olive Avenue Glendale	88 50,816	\$13,850,000 \$272.56 577 SF	8/17/2021 1974	\$157,386	26-0/1's, 56-1/1's; Last Sale: 06/2018 \$6,175,000
	Haven on the Rail 111 N. Mesa Drive Mesa	94 89,147	\$19,550,000 \$219.30 948 SF	8/17/2021 1964 1985	\$207,979	12-1/1's, 39-2/1's, 42-2/2's, 1-3; 18% Down; New Loan: Keystone Nat'l Group; Last Sale: 11/2019 \$4,449,960
	Belcourt 3117 N. 7th Avenue Phoenix	198 133,252	\$37,650,000 \$282.55 673 SF	8/17/2021 1957	\$190,152	36-0/1's, 148-1/1's, 14-2/1's; M/M; 18% Down; New Loan: First Bank; Last Sale: 02/1997 \$3,700,000
	Veranda 6015 W. Olive Avenue Glendale	120 76,785	\$19,000,000 \$247.44 640 SF	8/17/2021 1972	\$158,333	12-0/1's, 84-1/1's, 24-2/1's; Last Sale: 09/2016 \$6,816,000
	Coronado 1865 E. Broadway Road Tempe	262 202,044	\$53,100,000 \$262.81 771 SF	8/18/2021 1973	\$202,672	108-1/1's, 108-2/1's, 46-2/2's; M/M; 9% Down; New Loan: Acres Capital; Last Sale: 11/1993 \$4,200,000
	Clarendon Arms & Cottages 2503-2549 E. Clarendon Phoenix	18 17,148	\$2,550,000 \$148.71 953 SF	8/18/2021 1951 1960	\$141,667	All-2/1's; 11% Down; New Loan: Firstbank; Last Sale: 06/2017 \$2,125,000
	Osborn 17 3358 N. 15th Avenue Phoenix	17 10,825	\$3,060,000 \$282.68 637 SF	8/19/2021 1958	\$180,000	2-0/1's, 11-1/1's, 4-2/1's; 12% Down; New Loan: First Bank
	The View at North Mountain 9423 N. 17th Avenue Phoenix	72 52,200	\$12,000,000 \$229.89 725 SF	8/19/2021 1984	\$166,667	18-1/1's, 54-2/1's, 41% Down; New Loan: East West Bank; Last Sale: 10/17/2014 \$1,900,000
	Canyon 35 4336 N. 35th Avenue Phoenix	98 59,163	\$15,500,000 \$262.04 604 SF	8/19/2021 1986 2021	\$158,163	16-0/1's, 42-1/1's, 16-2/1's, 24-2/2's; 24% Down; Lender Unknown; Last Sale: 08/2018 \$8,150,000
	Siesta 16 2525 E. Siesta Lane Phoenix	16 17,600	\$4,700,000 \$267.05 1,100 SF	8/19/2021 2015	\$293,750	All 2/2's; 89% Down; New Loan: Goldwater Bank; Last Sale: 11/2017 \$2,400,000
	Tides at Lakeside 999 E. Baseline Road Tempe	244 204,404	\$64,500,000 \$315.55 868 SF	8/20/2021 1974 2016	\$264,344	148-1/1's, 14-2/1's, 171-2/2's, 26-3's; 31% Down; New Freddie Mac Loan; Last Sale: 09/2018 \$38,500,000
	Taylor Street Apartments 2238 E. Taylor Street Phoenix	10 3,400	\$1,050,000 \$308.82 340 SF	8/20/2021 1943	\$105,000	All 1/1's; 24% Down; Lender Not Yet Known; Last Sale Information Unavailable
	Parkview on 5th 704-724 W. 5th Street Tempe	17 10,597	\$3,675,000 \$346.80 623 SF	8/20/2021 1961	\$216,176	2-0/1's, 11-1/1's, 2-2/1's 2-2/2's; 46% Down; Lender Not Yet Known; Last Sale: 06/2020 \$2,975,000

10-99 UNITS SALES



100+ UNITS SALES

