

## FRITZ-SALAZAR/RITCHIE TEAM

### MULTIFAMILY SPECIALISTS

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



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*For the Week Ending September 10th, 2021*

| Property Photo | Property Name<br>Address<br>City  | No. Units<br>SF | Sale Price<br>Price/SF<br>Avg SF/Unit | Sale Date<br>Year Built  | Price/<br>Unit | Unit Mix, % Down<br>Payment, Lender;<br>Previous Sale Date & Amount   |
|----------------|---|-----------------|---------------------------------------|--------------------------|----------------|---|
|                | Bakers Apartments<br>3008 N. 39th Street<br>Phoenix                           | 14<br>9,806     | \$2,700,000<br>\$275.34<br>700 SF     | 9/3/2021<br>1950         | \$192,857      | All 1/1's; 34% Down; New Loan: Pacific Premier Bank; Last Sale: 04/2018 \$1,430,000   |
|                | Soleil at Anderson Springs<br>725 N. Dobson Road<br>Chandler                  | 188<br>173,380  | \$63,000,000<br>\$363.36<br>922 SF    | 9/3/2021<br>1995         | \$335,106      | 82-1/1's, 94-2/2's, 12-3's; 21% Down; New Loan: Bridge Investment; Last Sale: 12/2019 \$40,060,000                                      |
|                | Mount Crescent Apartments<br>1452 E. Cinnabar Avenue<br>Phoenix               | 26<br>17,300    | \$3,700,000<br>\$213.87<br>665 SF     | 9/7/2021<br>1980         | \$142,308      | 5-0/1'S, 16-1/1'S, 3-2/1'S, 2-3'S; 13% Down; New Loan: Keystone Real Estate; Last Sale: 07/2050 \$2,250,000                             |
|                | Heatherbrae Apartments Portfolio<br>2101-2221 W. Heatherbrae Drive<br>Phoenix | 46<br>34,500    | \$3,680,000<br>\$106.67<br>750 SF     | 9/7/2021<br>1962         | \$80,000       | All 2/1's; 19% Down; Lender Unknown; Last Sale: 11/2020 \$2,600,000   |
|                | Riverside<br>625 W. 1st Street<br>Tempe                                       | 164<br>116,550  | \$46,000,000<br>\$394.68<br>711 SF    | 9/8/2021<br>1985   2017  | \$280,488      | 41-0/1'S, 18-1/1'S, 105-2/2'S; Renovated in 2017; 39% Down; New Freddie Mac Loan; Last Sale: 05/2019 \$24,000,000                       |
|                | The Stewart<br>800 N. Central Avenue<br>Phoenix                               | 312<br>252,130  | \$124,400,000<br>\$493.67<br>808 SF   | 9/9/2021<br>2019         | \$402,244      | 78-0/1'S, 190-1/1'S, 44-2/2'S; Partially Affordable; Cash Sale; No Prior Sale   |
|                | Plaza Osborn<br>6557 E. Osborn Road<br>Scottsdale                             | 16<br>9,597     | \$3,700,000<br>\$385.54<br>600 SF     | 9/9/2021<br>1960         | \$231,250      | 3-0/1'S, 11-1/1'S, 2-2/1'S; Renovated – Certified Green Bldg., 46% Down; New Loan: Pacific Premier Bank; Last Sale: 05/2019 \$2,800,000 |
|                | Elliot's Crossing<br>7250 S. Kyrene Road<br>Tempe                             | 247<br>405,628  | \$136,100,000<br>\$335.53<br>1,642 SF | 9/10/2021                | \$274,949      | 335-1/1's, 52-2/1's, 108-2/2's; 2 Phases; 23.5% Down; New Freddie Mac Loan; Last Sale: 11/2016 \$40,060,000                             |
|                | The Rise @ Old Town<br>4020 N. Parkway Avenue<br>Scottsdale                   | 24<br>10,273    | \$4,850,000<br>\$472.11<br>428 SF     | 9/10/2021<br>1970   2017 | \$202,083      | 22-0/1'S, 2-1/1'S, Renovated in 2017; 35% Down; New Loan: Firstbank; Last Sale: 11/2020   |

#### 10-99 UNITS SALES



#### 100+ UNITS SALES

