

FRITZ-SALAZAR/RITCHIE TEAM MULTIFAMILY SPECIALISTS

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



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ORION IN THE NEWS



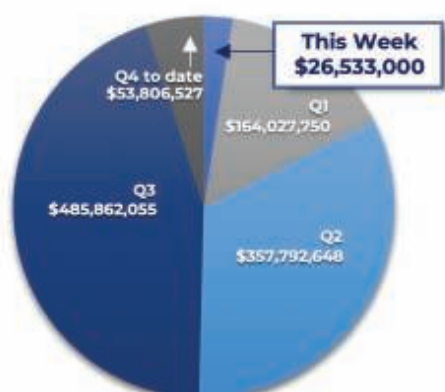
CALIFORNIA INVESTOR MAKES VALLEY DEBUT WITH PURCHASE OF TEMPE APARTMENTS

ORION'S LINDA FRITZ-SALAZAR AND ANGELESSA RITCHIE REPRESENT THE BUYER IN THE TRADE OF SOUTHBANK APARTMENTS, AN OFF-MARKET, 88-UNIT COMPLEX LOCATED IN DOWNTOWN TEMPE. THE PROPERTY WAS SOLD FOR \$18,075,000 WITH THIS BEING THE BUYER'S DEBUT PURCHASE IN THE VALLEY.

For the Week Ending October 15th, 2021

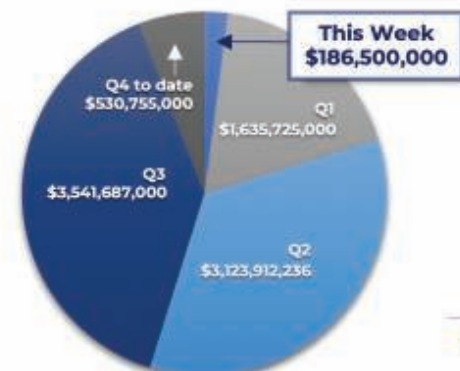
Property Photo	Property Name Address City	No. Units SF	Sale Price Price/SF Avg SF/Unit	Sale Date Year Built	Price/ Unit	Unit Mix, % Down Payment, Lender; Previous Sale Date & Amount
	Southbank Apartments 1007 W. 1st Street Tempe	88 67,079	\$18,075,000 \$299.86 685 SF	10/12/2021 1983	\$205,298	13-1/1's, 75-2/1's; 13.3% Down; New Loan: Harbor Group Int'l.; Last Sale: 02/2002 \$4,550,000
	The Halifax 1350 E. Northern Avenue Phoenix	300 233,640	\$76,000,000 \$325.29 779 SF	10/12/2021 1973 2021	\$253,333	72-1/1's, 108-2/1's, 73-2/2's, 48-3's; M/M; Down Payment and Lender Not Yet Confirmed; Last Sale: 12/2017 \$15,000,000
	7th Street Apartments 5607 S. 7th Street Phoenix	32 16,250	\$2,000,000 \$122.32 508 SF	10/14/2021 1966	\$62,500	All 1/1's; 24.75% Down; New Loan: Capital Fund I; Last Sale: 06/1997 \$350,000
	Seville 1840-1844 N. 51st Street Phoenix	18 7,288	\$2,823,000 \$156.94 545 SF	10/14/2021 1945 1971	\$156,833	DOUBLE ESCROW - 1st Closing \$2,520,000; 1-0/1, 8-1/1's, 9-2/1's; 23% Down; New Loan Capital Fund I
	Arcadia 4127 4127 E. Indian School Road Phoenix	259 213,994	\$65,500,000 \$306.08 826 SF	10/14/2021 1970 2017	\$252,896	112-1/1's, 68-2/1's, 79-2/2's; 25% Down; New Loan: Bridge Investment Group; Last Sale: 06/2019 \$40,350,000
	La Crescenta Park 1025 E. Orange Street Tempe	197 148,585	\$45,000,000 \$302.86 754 SF	10/14/2021 1963, 1966	\$228,426	15-0/1's, 100-1/1's, 80-2/1's, 2-3's; Down Not Confirmed; New Loan: ReadyCap SBA
	Orangewood Apartments 2020 W. Orangewood Ave Phoenix	27 13,758	\$3,635,000 \$264.21 510 SF	10/14/2021 1986	\$134,630	24-0/1's, 2-1/1's, 1-2/1; 20% Down; New Loan: Trident Capital Partners; Last Sale: 08/2020 \$2,015,000

10-99 UNITS SALES



■ This Week's Sales ■ Q1 ■ Q2 ■ Q3 ■ Q4 to date

100+ UNITS SALES



■ This Week's Sales ■ Q1 ■ Q2 ■ Q3 ■ Q4 to date