

## FRITZ-SALAZAR/RITCHIE TEAM MULTIFAMILY SPECIALISTS

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



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### For the Week Ending October 1st, 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
	Verde Vista Apartments 3030 N. 35th Avenue Phoenix	181 74,554	\$ 24,500,000 \$328.62 412 SF	9/27/2021 1978   2012	\$135,359	80-0/1's, 94-1/1's, 7-2/1's; M/M; 12% Down; New Loan: Readycap Com'l.; Last Sale: 07/2019
	River Rock 447 W. Rio Salado Pkwy. Mesa	48 39,216	\$11,040,000 \$281.51 817 SF	9/27/2021 1984	\$230,000	All 2/2's; 42% Down; New Loan: East West Bank; Last Sale; 08/2020 \$6,720,000
	2nd Avenue Apartments 845 N. 2nd Avenue Phoenix	16 18,782	\$4,450,000 \$236.93 1,174 SF	9/28/2021 1916	\$278,125	All 2/1's; 49% Down; New Loan: Pacific Premier Bank; Last Sale: 02/2012 \$996,542
	Chief Jackson 4607 S. 16th Street Phoenix	10 5,300	\$1,250,000 \$235.85 530 SF	9/28/2021 1963	\$125,000	2-0/1's, 8-1/1's; 17% Down; New Loan: Anchor Nationwide; Last Sale; 03/2021 \$995,000
	Four Palms Apartments 210 E. Jones Avenue Phoenix	11 6,778	\$1,200,000 \$177.04 616 SF	9/28/2021 1945   1963	\$109,091	All 1/1's; 29% Down; New Loan: Keystone Nat'l.; Last Sale: 05/2017 \$372,000
	Sunset Mesa 237 S. Ashland Mesa	40 23,000	\$6,100,000 \$265.22 575 SF	9/29/2021 1983	\$152,500	13-0/1's, 19-1/1's, 8-2/1's; 18% Down; New Loan: Pacific Premier Bank; Last Sale: 11/2003 \$1,800,000
	241 East 241 E. 1st Avenue Mesa	46 31,802	\$7,100,000 \$223.26 691 SF	9/30/2021 1966	\$154,348	38-1/1's, 8-2/1's; 34.7% Down; New Loan; CA. Coast Credit Union; Last Sale: 11/2014 \$1,985,000
	Cornell Apartments 6535-6545 N. 17th Avenue Phoenix	48 53,732	\$11,019,000 \$205.07 1,119 SF	9/30/2021 1968   2020	\$229,563	12-2/1's, 36-3's; Down Payment & Lender Not Yet Known; Last Sale: 05/2020 \$8,479,958
	Villas on 38th 3244 N. 38th Street Phoenix	13 10,350	\$3,800,000 \$367.15 796 SF	9/30/2021 1955	\$292,308	All 2/1's; Cash Sale; Last Sale: 10/2018 \$2,222,500
	Portola at Papago 3434 E. McDowell Road Phoenix	128 94,044	\$27,500,000 \$292.42 735 SF	9/30/2021 1985   2012	\$214,844	36-1/1's, 92-2/1's; 20.4% Down; New Loan: Keybank; Last Sale: 11/2019 \$15,150,000
	Avia McCormick Ranch 8375 E. Via de Ventura Scottsdale	329 289,370	\$96,300,000 \$332.79 880 SF	10/1/2021 1980   2018	\$292,705	6-0/1's, 137-1/1's, 49-2/1's, 67- 2/2's, 70-3/2's; 53.6% Down; New Freddie Mac Loan; Last Sale: 12/2018
	Oxford Apartments 3777 E. McDowell Road Phoenix	432 404,987	\$127,880,000 \$315.76 939 SF	10/1/2021 2000	\$296,007	127-1/1's, 254-2/2's, 51- 3/2's; 23% Down; Lender Unknown; Last Sale: 11/2019 \$75,000,000
	Fiesta Sun Apartments 8639 N. 7th Street Phoenix	45 24,428	\$5,850,000 \$239.48 543 SF	10/1/2021 1959	\$130,000	17-0/1's, 29-1/1's, 8-2/1's; M/M; Last Sale: 01/1990 \$320,000

