

FRITZ-SALAZAR/RITCHIE TEAM

MULTIFAMILY SPECIALISTS

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



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Happy Thanksgiving

For the Week Ending November 19th, 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
	University Villas 5137 N. 29th Avenue Phoenix	18 16,590	\$4,500,000 \$271.25 922 SF	11/15/2021 1962	\$250,000	All 2/1's; M/M; cash sale; Last Sale: 05/2016 \$2,000,000
	Moreland 4-Plexes 4103-4123 E. Moreland Street Phoenix	16 13,000	\$1,890,000 \$145.38 813 SF	11/15/2021 1963	\$118,125	All 2/1's; 40% Down; New Loan: First Int'l Bank & Trust; Last Sale: 09/2016 \$470,000
	Concept 95 7430-7448 N. 43rd Drive Glendale	52 52,000	\$9,750,000 \$187.50 1,000 SF	11/16/2021 1983	\$187,500	All 2/1.5's; 10% Down; New Loan: Sound Capital Loans, LLC; Last Sale: 04/1995 \$1,920,000
	Villa Serena 4221 W. Dunlap Avenue Phoenix	137 108,423	\$32,000,000 \$295.14 791 SF	11/16/2021 1982 2014	\$233,577	63-1/1'S, 74-2/2'S; .16% Down; Debt Unknown; Lender: MF1 Capital LLC; Last Sale: 08/2019 \$17,575,000
	Greentree Apartments 5959 W. Greenway Road Glendale	184 127,444	\$51,600,000 \$404.88 693 SF	11/16/2021 1986	\$280,435	128-1/1'S, 56-2/2'S; 24% Down; New Loan: Benefit Street Partners; Last Sale: 03/2019 \$24,500,000
	Villages at Stapley 1119 S. Stapley Drive Mesa	10 21,500	\$3,640,000 \$169.30 2,150 SF	11/16/2021 2021	\$364,000	Mix Unknown; Double Escrow; No Prior Sale
	Villages at Stapley 1119 S. Stapley Drive Mesa	10 21,500	\$4,000,000 \$186.05 2,150 SF	11/17/2021 2021	\$400,000	Mix Unknown; Double Escrow; Cash Sale; Last Sale: 11/16/2021 \$3,640,000
	Marble Creek 5601 W. McDowell Road Phoenix	244 206,080	\$62,315,000 \$302.38 845 SF	11/18/2021 1985 2018	\$255,389	108-1/1'S, 48-2/1'S, 88-2/2'S; 19% Down; New Loan: ReadyCap Commercial LLC; Last Sale: 03/2019 \$21,650,000

