



INVESTMENT REAL ESTATE

FRITZ-SALAZAR/RITCHIE TEAM MULTIFAMILY SPECIALISTS

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



LINDA FRITZ-SALAZAR
VICE PRESIDENT
602.989.9487
LINDA.FRITZ-SALAZAR@ORIONPROP.COM



ANGELESSA RITCHIE
VICE PRESIDENT
480.329.8642
ANGELESSA.RITCHIE@ORIONPROP.COM

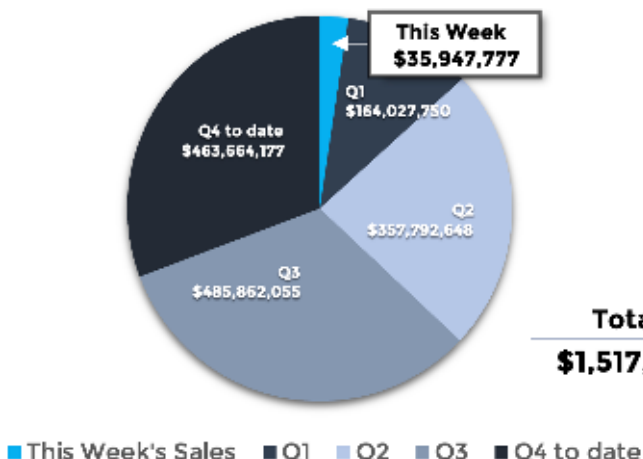
H A P P Y N E W Y E A R

2022

FOR THE WEEK ENDING DECEMBER 24TH, 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
	H2O Waterfront Apartments 4236 N. 14th Street Phoenix	29 18,497	\$6,550,000 \$354.11 638 SF	12/17/2021 1958	\$225,862	2-0/1's, 25-1/1's, 2-2/2's; 30% Down; New Loan: Artemis Realty Capital; Last Sale: 03/2011; Price Not Verified
	Clark Street Apartments 520 & 524 W. Clark Street Mesa	12 9,176	\$2,000,000 \$217.96 765 SF	12/17/2021 1986	\$166,667	All 1/1's; 5% Down; Seller Carry; Last Sale: 05/1988 & 10/1994; \$284,400
	Park 67 6112 N. 67th Avenue Glendale	160 133,316	\$30,400,000 \$228.03 833 SF	12/20/2021 1973	\$190,000	80-1/1's, 80-2/1's; 8% Down; New Loan: Bridge Investment Group; Last Sale: 01/2020 \$14,700,000
	Century Apartments 3025 N. 36th Street Phoenix	30 19,314	\$7,077,777 \$366.46 644 SF	12/20/2021 1961	\$235,926	22-1/1's, 6-2/1's, 2-3/2's; M/M; 42% Down; New Loan: Luther Burbank Savings; Last Sale: 11/2020 \$3,750,000
	Highland Park 5038 S. Hardy Drive Tempe	276 246,891	\$85,000,000 \$344.28 895 SF	12/20/2021 1981 2008	\$307,971	128-1/1's, 40-2/1's, 88-2/2's, 20-3/2's; 32% Down; New Loan: Blackstone; Last Sale: 12/2018 \$39,980,000
	The Mark Apartments 1115 E. Lemon Street Tempe	125 120,688	\$36,100,000 \$299.12 966 SF	12/21/2021 1970	\$288,800	26-0/1's, 51-1/1's, 76-2/2's, plus .95 Acres-Vacant Land; M/M; 28% Down; New Loan: Prime Finance Partners; Last Sale: 11/2015 \$16,789,000
	Avenel on 16th 3815 N. 16th Street Phoenix	200 132,434	\$51,000,000 \$385.10 662 SF	12/21/2021 1984	\$255,000	28-0/1's, 138-1/1's, 34-2/1's; 8% Down; New Loan: CarVal Investors; 2 Property Portfolio Sale; Last Sale: 08/2020 \$25,950,000
	Arboretum at South Mountain 15251 S. 50th Street Phoenix	312 284,980	\$118,250,000 \$414.94 913 SF	12/21/2021 1998	\$379,006	156-1/1's, 132-2/2's, 24-3/2's; 8% Down; New Loan: Invesco; Last Sale: 05/2017 \$45,500,000
	Tides at North Avondale 4405 N. 103rd Avenue Phoenix	120 91,778	\$32,300,000 \$351.94 765 SF	12/21/2021 1982	\$269,167	8-1/1's, 112-2/1's; 17% Down; New Loan: Brightspire Capital; 2 Property Portfolio Sale; Last Sale: 07/2020 \$16,200,000
	Montezuma Apartments 5632-5646 S. Montezuma Street Phoenix	12 7,384	\$1,700,000 \$230.23 615 SF	12/21/2021 1965	\$141,667	All 2/1's; Cash Sale; Last Sale: 02/2015 \$506,500
	Rio Salado Place 830 N. Alma School Road Mesa	44 37,056	\$12,320,000 \$332.47 842 SF	12/22/2021 1986	\$280,000	22-1/1's, 10-2/1's, 12-2/2's; 24% Down; New Loan: FirstBank; Last Sale: 11/2015 \$3,425,000
	Canyon Springs 14020 N. Black Canyon Hwy Phoenix	203 156,285	\$48,000,000 \$307.13 770 SF	12/22/2021 1981	\$236,453	131-1/1's, 40-2/1's, 32-2/2's; 15% Down; New Loan: MF1 Capital; Last Sale: 10/2005 \$10,000,000
	Roosevelt Park Apartments 210-220 S. Roosevelt Street Tempe	20 16,581	\$6,300,000 \$379.95 829 SF	12/22/2021 1988	\$315,000	4-1/1's, 16-2/2's; 25% Down; New Loan: Enterprise Bank & Trust; Last Sale: 10/2016: \$2,000,000
	Pennytree Apartments 232 S. MacDonald Mesa	146 75,938	\$26,000,000 \$342.38 520 SF	12/23/2021 1971	\$178,082	46-0/1's, 100-1/1's; M/M; 44% Down; New Loan: East West Bank; Last Sale: 04/2021 \$14,800,000

10-99 UNITS SALES



100+ UNITS SALES

