

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



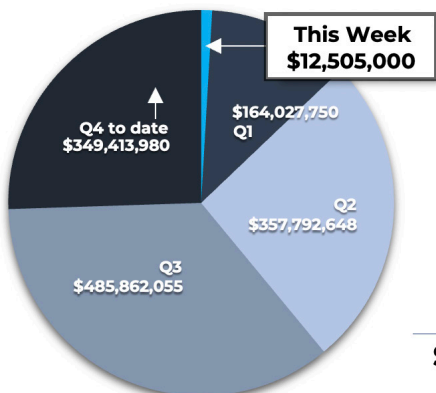
ANGELESSA RITCHIE
VICE PRESIDENT
480.329.8642
ANGELESSA.RITCHIE@ORIONPROP.COM

'TIS THE SEASON

FOR THE WEEK ENDING DECEMBER 3RD, 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
	Midtown on Main Street 2121 W. Main Street Mesa	472 391,178	\$137,000,000 \$344.85 829 SF	11/29/2021 1985 2017	\$290,254	186-1/1'S, 286-2/2'S; Cash Sale; Last Sale: 10/2020 \$86,500,000
	Tides on 19th 4802 N. 19th Avenue Phoenix	236 209,376	\$59,080,000 \$282.17 887 SF	11/30/2021 1982	\$250,339	20-1/1'S, 80-2/1'S, 124-2/2'S, 12-3/2'S; 20% Down; Last Sale: 07/2020 \$27,000,000
	Desert Green 16243-16401 N. 31st Street Phoenix	16 12,000	\$2,500,000 \$208.33 750 SF	11/30/2021 1981	\$156,250	All 2/1's; 20% Down; New Loan: Capital Fund 1; Last Sale: 12/2014 \$700,000
	Pasadena Apartments 321 W. Pasadena Avenue Phoenix	12 5,900	\$3,250,000 \$230.73 492 SF	11/30/2021 1963	\$270,833	2-0/1's, 6-1/1's, 4-2/1's; Cash Sale; Last Sale 12/31/2020, Part of an Assemblage Sale
	Tides on Southern 2151 E. Southern Avenue Mesa	306 249,842	\$84,250,000 \$337.21 817 SF	11/30/2021 1984	\$275,327	140-1/1'S, 166-2/2'S; 12% Down; New Loan: MFI Capital; Last Sale: 12/1999 \$14,380,000
	Tides on Mesa 450 S. Acacia Avenue Mesa	464 418,391	\$133,250,000 \$318.48 902 SF	11/30/2021 1986	\$287,177	104-1/1's, 94-2/1's, 266-2/2's; 12.8% Down; Last Sale: 12/1999 \$24,700,000
	Town and Country Apartments 315 W. 10th Place Mesa	19 17,876	\$3,667,000 \$205.14 941 SF	11/30/2021 1960	\$193,000	14-1/1's, 5-2/1's; Cash Sale; Last Sale: 02/2016 \$1,160,000
	Brown Road Apartments 643, 651, 661, 667 & 669 E. Brown Road Mesa	16 13,166	\$3,088,000 \$234.54 823 SF	11/30/2021 1972	\$193,000	All 2/1's, Cash Sale; Last Sale: 07/2015 \$521,300
	Black Canyon Apartments 8152 N. Black Canyon Hwy Phoenix	142 37,164	\$7,500,000 \$201.81 262 SF	12/1/2021 1990	\$52,083	Mix Unknown; Motel to be converted to Low Income Shelter for Seniors; Loan from AZ Dept. of Housing for Purchase; Loan from Huntington Nat'l. Bank for Renovation. No Prior Sale Information
	Tides at Papago 1010 N. 48th Street Phoenix	199 133,380	\$44,500,000 \$333.63 670 SF	12/3/2021 1982	\$224,618	99-1/1'S, 100-2/1'S; 2% Down; New loan: Canadian Imperial Bank of Commerce; Last Sale: 11/2020 \$30,100,000

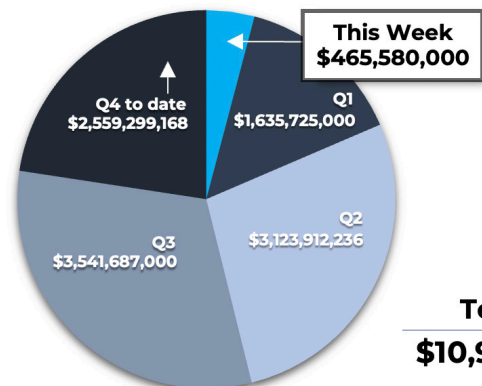
10-99 UNITS SALES



Total Sales
\$1,403,054,980

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

100+ UNITS SALES



Total Sales
\$10,912,623,404

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