

**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



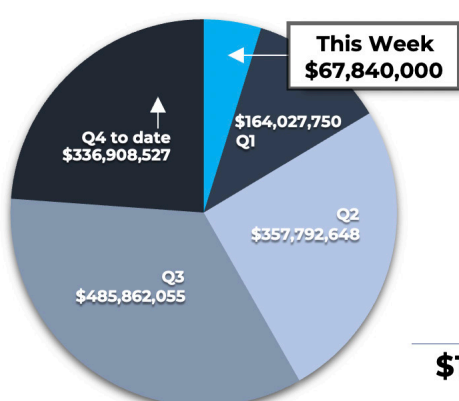
**ANGELESSA RITCHIE**  
VICE PRESIDENT  
480.329.8642  
ANGELESSA.RITCHIE@ORIONPROP.COM

**'TIS THE SEASON**

FOR THE WEEK ENDING NOVEMBER 26TH, 2021

| Property Photo | Property Name<br>Address<br>City                            | No. Units<br>SF | Sale Price<br>Price/SF<br>Avg SF/Unit | Sale Date<br>Year Built | Price/<br>Unit | Unit Mix, % Down<br>Payment, Lender;<br>Previous Sale Date &<br>Amount   |
|----------------|---|-----------------|---------------------------------------|-------------------------|----------------|--|
|                | Anchorage Point<br>7050 N. 27th Avenue<br>Phoenix           | 80<br>30,933    | \$9,700,000<br>\$313.58<br>387 SF     | 11/19/2021<br>1975      | \$121,250      | 37-0/1's, 40-1/1's, 3-2/1's; M/M; 15% Down; New Loan: Ready Capital; Last Sale: 10/1987 \$1,425,000              |
|                | Garden Grove Apartments<br>900 W. Grove Parkway<br>Tempe    | 376<br>268,209  | \$126,000,000<br>\$469.78<br>713 SF   | 11/19/2021<br>1988      | \$335,106      | 256-1/1's, 120-2/2's, 50% Down; New Loan: Freddie Mac; Last Sale: 10/014 \$35,600,000                            |
|                | Oakdale Townhomes<br>2302 N. 27th Street<br>Phoenix         | 55<br>52,700    | \$11,000,000<br>\$208.73<br>958 SF    | 11/19/2021<br>1963      | \$200,000      | 12-0/1's, 8-1/1's, 33-2/2's, 2-3's; 16% Down; New Loan: FirstBank; Last Sale: 06/2017 \$3,725,000                |
|                | Edgewater Apartments<br>102 S. 4th Avenue<br>Avondale       | 196<br>148,704  | \$53,500,000<br>\$326.05<br>759 SF    | 11/19/2021<br>1985      | \$272,959      | 40-1/1's, 116-2/1's, 24-2/2's, 16-3/2's; 36% Down; New Loan: Wells Fargo Bank Last Sale: 03/2019 \$21,750,000    |
|                | Tierra Santa Apartments<br>4620 W. McDowell Road<br>Phoenix | 274<br>159,948  | \$59,600,000<br>\$372.62<br>584 SF    | 11/22/2021<br>1987      | \$217,518      | 32-0/1's, 130-1/1's, 64-2/1's, 48-2/2's; 9% Down; New Loan: Ready Capital; Last Sale: 03/2019 \$20,950,000       |
|                | Willetta Apartments<br>1412 N. 35th Street<br>Phoenix       | 27<br>22,150    | \$4,350,000<br>\$196.39<br>820 SF     | 11/23/2021<br>1960      | \$161,111      | 10-1/1's, 17-2/1's; 17% Down; New Loan: Western State Bank; Last Sale: 11/2017 \$2,150,000                       |
|                | Tides on Lemon<br>1224 E. Lemon Street<br>Tempe             | 65<br>55,390    | \$15,250,000<br>\$275.32<br>852 SF    | 11/23/2021<br>1976      | \$234,615      | All 2/1's; M/M; 34% Down; New Loan: KeyBank; Last Sale: 05/2018 \$7,500,000                                      |
|                | May Apartments<br>61 N. May<br>Mesa                         | 12<br>8,928     | \$2,040,000<br>\$228.49<br>744 SF     | 11/23/2021<br>1986      | \$170,000      | All 2/2's; 8% Down; New Loan: Bank 34; Last Sale: 10/2017 \$839,900  |
|                | Zen on 50<br>2015 N. 50th Street<br>Phoenix                 | 55<br>61,168    | \$20,700,000<br>\$338.41<br>1,112 SF  | 11/24/2021<br>2018      | \$376,364      | 39-2/2.5's, 16-3/3's; 46% Down; New Loan: Seller; Last Sale: 01/2019 \$16,200,000                                |
|                | San Giovanni<br>6901 W. McDowell Road<br>Phoenix            | 250<br>280,952  | \$64,350,000<br>\$229.04<br>1,124 SF  | 11/24/2021<br>2001      | \$257,400      | 50-1/1's, 150-2/2's, 100-3/2's; Partially Affordable; 38% Down; New Loan: New York Community Bank; No Prior Sale |
|                | The Vue<br>1503 W. Missouri Avenue<br>Phoenix               | 26<br>21,500    | \$4,800,000<br>\$223.26<br>827 SF     | 11/24/2021<br>1967      | \$184,615      | 8-1/1's, 18-2/2's; 15% Down; New Loan: Crossfirst Bank; Last Sale: 12/2014 \$1,450,000                           |

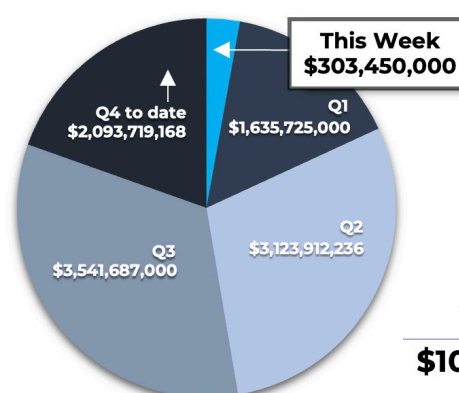
**10-99 UNITS SALES**



**Total Sales**  
**\$1,390,549,980**

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

**100+ UNITS SALES**



**Total Sales**  
**\$10,143,593,404**

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