



INVESTMENT REAL ESTATE

FRITZ-SALAZAR/RITCHIE TEAM MULTIFAMILY SPECIALISTS

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



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FOR THE WEEK ENDING DECEMBER 31ST, 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
	Alhambra 43 S. MacDonald Street Mesa	42 13,016	\$6,350,000 \$487.86 310 SF	12/22/2021 1912	\$151,190	All 0/1's; Cash Sale; Last Sale: 08/2016 \$950,000
	The Reserve at Eastmark 5150 S. Inspirian Pkwy Mesa	132 250,074	\$76,000,000 \$303.91 1,895 SF	12/23/2021 2021	\$575,758	76-3/2.5's, 18-4/Den/2.75's, 38-4/Den/3.5's; SFR; 39% Down; New Loan: Wells Fargo; No Prior Sale
	Nova North Valley 31113 N. North Valley Pkwy Phoenix	385 364,859	\$141,257,000 \$387.16 948 SF	12/27/2021 2018	\$366,901	38-0/1's, 161-1/1's, 46-2/1's, 96-2/2's, 40-3/2's; Assumed FNMA Loan; Part of Portfolio Sale; Last Sale: 09/2020 \$90,000,000
	Harper Apartments 4690 S. Lakeshore Drive Tempe	367 466,500	\$153,209,000 \$328.42 1,271 SF	12/27/2021 2017	\$417,463	186-1/1's, 163-2/2's, 12-3/2's; Down Payment Unknown; New Loan: Barclay's Bank; Part of Portfolio Sale; Last Sale: 05/2019 \$93,800,000
	Town Commons 1000 S. Gilbert Road Gilbert	306 569,650	\$135,830,000 \$238.44 1,862 SF	12/27/2021 2016	\$443,889	103-1/1's, 177-2/2's, 27-3/2's; Down Payment Unknown; New Loan: Barclays Bank; Part of Portfolio Sale; Last Sale: Information Not Available
	Marquis at Chandler 2222 W. Frye Road Chandler	340 403,326	\$150,000,000 \$371.91 1,186 SF	12/28/2021 2019	\$441,176	188-1/1's, 142-2/1.75', 12-2/2's; 45% Down; New FNMA Loan; Last Sale: 11/2020 \$95,000,000
	Trident at University Pointe 1206 E. Lemon Street Tempe	27 21,810	\$7,650,000 \$350.76 808 SF	12/28/2021 1963	\$283,333	All 2/1's; M/M; 19% Down; New Loan: Civic Financial Services; Last Sale: 04/2013 \$1,300,000
	Foothills Villas Apartments 2980 W. Foothill Drive Phoenix	16 10,757	\$2,940,000 \$273.31 672 SF	12/28/2021 1956	\$183,750	9-1/1's, 5-2/1's, 2-2/2's; 66% Down; New Loan: Bank 34; Last Sale: 08/2014 \$855,000
	Siegel Suites McDowell 8225 W. McDowell Road Phoenix	260 204,696	\$50,000,000 \$244.26 787 SF	12/28/2021 2004	\$192,308	All 0/1's; Part of 2 Property Portfolio Sale; No Down; New Loan; Direct Lending Investments, LLC
	Portola at Grovers Park 17646 N. Cave Creek Road Phoenix	141 169,682	\$36,600,000 \$215.70	12/29/2021 1985	\$259,574	46-1/1's, 95-2/1's; 17% Down; New Loan: TREZ Capital Corp.; Last Sale: 08/2020 \$20,000,000
	Campus Court 2026 S. Hammond Drive Tempe	81 61,055	\$18,225,000 \$298.50	12/29/2021 1981	\$225,000	1-0/1, 20-1/1's, 60-2/1's; 23% Down; New Loan: Keystone R.E. Income Trust; Last Sale: 05/2007 \$6,000,000
	Camelback Flats 5128 N. 15th Street Phoenix	399 201,113	\$78,500,000 \$390.33 504 SF	12/29/2021 1974 2019	\$196,742	165-0/1's, 186-1/1's, 2402/1's, 24-2/2's; 3% Down; New Freddie Mac Loan; Last Sale: 04/2018 \$29,000,000
	Sandalwood Square 4325-4329 N. 23rd Avenue Phoenix	68 57,320	\$13,500,000 \$235.52 843 SF	12/29/2021 1964 1998	\$198,529	2-0/1's, 21-1/1's, 4-2/1's, 40-2/2's; 18.5% Down; New Loan: Orec Structured Finance Co.; Last Sale: 07/2019 \$6,460,000
	Sierra Ranch 4722 E. Bell Road Phoenix	582 315,222	\$150,000,000 \$475.86 542 SF	12/29/2021 1984 2018	\$257,732	528-1/1's, 54-2/1's; 27% Down; New Loan: Parlex 2A Finco, LLC; Last Sale: 09/2014 \$48,000,000
	Boston Square 1750 W. Boston Street Chandler	177 143,379	\$54,000,000 \$376.62 810 SF	12/29/2021 1985	\$305,085	57-0/1's, 136-2/2's; 18.5% Down; New Loan: Ladder Capital Finance; Last Sale: 08/1997 \$7,150,000
	Coronado Court 743 E. Coronado Road Phoenix	12 9,358	\$3,200,000 \$341.95	12/30/2021 1951	\$266,667	2-0/1's, 4-1/1's, 6-2/1's; 40% Down; New Loan: Pacific Premier Bank; Last Sale: 12/2020 \$2,200,000
	Aspire Fillmore 601 N. 3rd Avenue Phoenix	254 220,000	\$123,000,000 \$559.09 866 SF	12/30/2021 2022	\$484,252	129-1/1's, 125-2/2's; 24% Down; Lender: Unknown; No Prior Sale

10-99 UNITS SALES



100+ UNITS SALES

