

FRITZ-SALAZAR/RITCHIE TEAM

MULTIFAMILY SPECIALISTS

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



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FOR THE WEEK ENDING MAY 13TH, 2022

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
	The Moderne 4848 N. Goldwater Boulevard Scottsdale	369 610,324	\$260,000,000 \$426.00 1,654 SF	5/9/2022 2014	\$704,607	197-1/1's, 172-2/2's; 35% Down; New Loan: Forethought Life Insurance and KKR & Co.; No Prior Sale
	Oak Tree Apartments 1501-1527 E. Oak Street Phoenix	15 11,955	\$3,300,000 \$276.04 797 SF	5/9/2022 1957	\$220,000	15-2/1's; 13.64% Down; New Loan: FirstBank; Last Sale: 10/2019 \$1,540,000
	Seville East Apartments 1844 N. 51st Street Phoenix	18 7,288	\$3,605,000 \$494.65 405 SF	5/10/2022 1945, 1962, 1971	\$200,278	6-0/1'S, 4-1/1's, 8-2/1's; 14.66% Down; New Loan: Trident Capital Partner; Last Sale: 04/2022 \$3,420,000
	Mercury on Mill 5101 S. Mill Avenue Tempe	167 136,254	\$56,500,000 \$414.67 816 SF	5/10/2022 1971	\$338,323	57-1/1's, 62-2/1's, 48-2/2's; 29.2% Down; New Loan: BDS IV Mortgage Capital; Last Sale: 02/2020 \$25,600,000
	The Parker 5150 W. Eugie Avenue Glendale	152 102,683	\$45,000,000 \$438.24 676 SF	5/12/2022 1984	\$296,053	96-1/1's, 56-2/2's; 24.67% Down; New Loan: LoanCore Capital; Last Sale: 08/2019 \$18,696,000
	The Edge on Berridge 1939 W. Berridge Lane Phoenix	18 17,614	\$5,300,000 \$300.90 979 SF	5/12/2022 1963	\$294,444	18-2/2's; 39.81% Down; New Loan: Pacific Premier Bank; Last Sale: 12/2020 \$3,450,000
	Madison Grove 7045 N. 7th Street Phoenix	171 96,190	\$51,300,000 \$533.32 563 SF	5/13/2022 1976 2016	\$300,000	29-Studios, 124-1/1's, 18-2/2's; 41.5% Down; New Loan: First-Citizens Bank & Trust; Last Sale: 01/2018 \$21,450,000
	Youngtown House Apartments 11141 W. Arizona Avenue Youngtown	64 35,340	\$10,000,000 \$282.97 552 SF	5/13/2022 1963	\$156,250	16-Studios, 48-1/1's; 17.5% Down; New Loan: Cohen and Company; Last Sale: 10/2019 \$4,100,000
	Sanctuary on Broadway 1330 W. Broadway Road Tempe	240 184,752	\$75,000,000 \$405.95 770 SF	5/13/2022 1971	\$312,500	96-1/1's, 108-2/1's, 36-2/1.5's; 20% Down; New Loan: Arbor Realty Trust; Last Sale: 01/2021 \$42,750,000

