



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

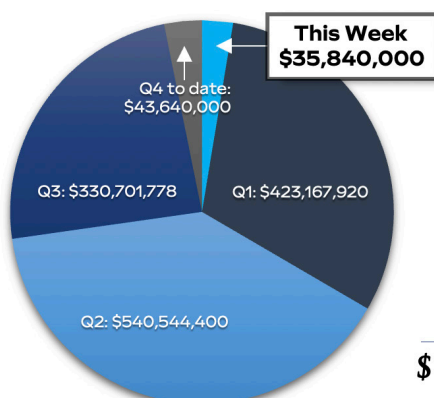
480.329.8642

angelessa.ritchie@orionprop.com

FOR THE WEEK ENDING OCTOBER 21ST, 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
	Park Terrace 1011 E. Orange Street Tempe	40 24,939	\$9,000,000 \$360.88 623 SF	10/14/2022 1963	\$225,000	22-1/1's, 18-2/1's; 33% Down; New Loan: East West Bank; Last Sale: 04/2021 \$6,400,000
	FRINGE on 32nd 1822 N. 32nd Street Phoenix	24 16,128	\$6,370,000 \$394.97 638 SF	10/17/2022 1981	\$265,417	2-Studios, 17-1/1's, 5-2/1's; Cash Sale; 02/2021 \$3,575,000
	Hazelwood State Funded Group Home 2234 W. Hazelwood Street Phoenix	24 14,768	\$3,370,000 \$228.20 615 SF	10/17/2022 1985	\$140,417	8-1/1's, 16-2/1's; Cash Sale; Last Sale: 01/2013 \$589,050
	Avora 20435 N. 7th Street Phoenix	274 264,684	Not Disclosed 966 SF	10/18/2022 2006 2016	Unknown	140-1/1's, 101-2/2's, 33-3/2's; Part of Portfolio Sale; Last Sale: 06/2019 Price Unknown, Part of Portfolio Sale
	Maryland Greens 749 E. Maryland Avenue Phoenix	78 44,064	\$17,100,000 \$388.07 565 SF	10/19/2022 1967	\$219,231	78-1/1's; 29% Down; New Loan: Keystone National Group; Last Sale: 01/1981; Price Not Disclosed
	The Flats at 2030 2030 W. Indian School Road Phoenix	236 118,800	\$37,000,000 \$311.45 503 SF	10/21/2022 1971 2018	\$156,780	106-Studios, 127-1/1's, 2-2/1's, 1-2/2; 2% Down; New Loan: New York Community Bank; 08/2019 \$16,700,000

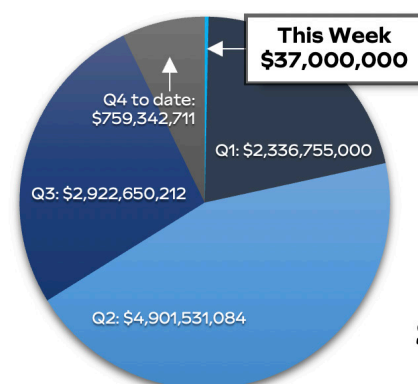
10-99 UNITS SALES



TOTAL SALES
\$1,338,054,098

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

100+ UNITS SALES



TOTAL SALES
\$10,957,279,007

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