



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

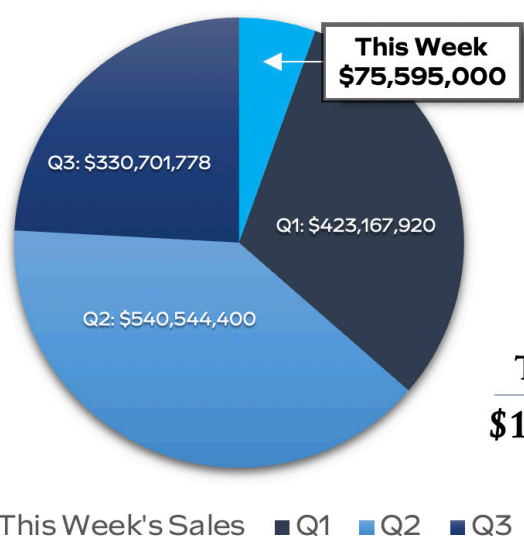
480.329.8642

angelessa.ritchie@orionprop.com

FOR THE WEEK ENDING SEPTEMBER 30TH, 2022

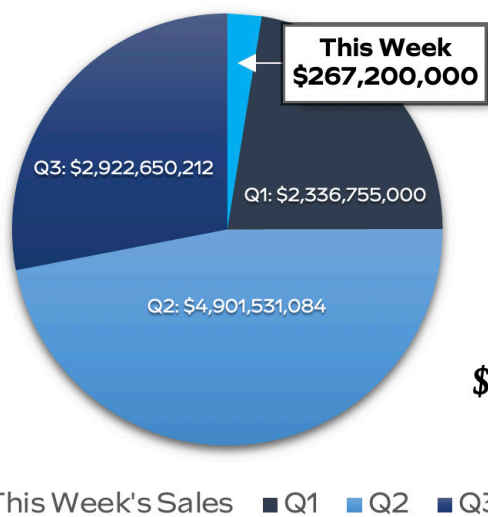
Property Photo	Property Name Address City	No. Units SF	Sale Price Price/SF Avg SF/Unit	Sale Date Year Built	Price/ Unit	Unit Mix, % Down Payment, Lender; Previous Sale Date & Amount
	SoL 1949 E. University Drive Tempe	225 373,776	\$89,000,000 \$238.11	9/23/2022 2010	\$395,556	25-Studios, 10-1/1's, 64-2/2's, 27-3/3's, 99-4/4's; 31% Down; New Loan: Canadian Imperial Bank of Commerce; Last Sale: 11/2020 \$57,471,850
	Aspire Glendale 4529 W. Ocotillo Road Glendale	120 90,323	\$29,200,000 \$323.28	9/23/2022 1983	\$243,333	72-1/1's, 48-2/2's; 48% Down; New Loan: Freddie Mac; Last Sale: 11/2019 \$14,500,000
	Sakara Villas at Tempe 910 E. Lemon Street Tempe	36 38,974	\$10,000,000 \$256.58	9/23/2022 1969	\$277,778	All 2/2's; 30% Down; New Loan: Pacific Premier Bank; Last Sale: 05/2021 \$9,000,000
	8034 S. Central Avenue Phoenix	12 5,435	\$2,200,000 \$404.78 453 SF	9/26/2022 1946	\$183,333	All 1/1's; Cash Sale; For future Development; Last Sale: 05/2021 \$1,200,000
	Arise on 7th Street 14251 N. 7th Street Phoenix	14 23,142	\$6,500,000 \$280.87	9/26/2022 2022	\$464,286	Mix Unknown; Cash Sale; No Prior Sale
	Royal Villa Apartments 4312 N. 12th Street Phoenix	15 9,594	\$3,920,000 \$408.59	9/28/2022 1956	\$261,333	1-Studio, 12-1/1's, 2-2/1's; 43% Down; New Loan: FirstBank; Last Sale: 02/2021 \$1,987,500
	Roosevelt Point 888 N. Fourth Street & 333 E. Roosevelt Street Phoenix	326 443,512	\$118,000,000 \$266.06 1,360 SF	9/28/2022 2013	\$361,963	47-Studios, 100-1/1's, 113-2/2's, 28-3/3's. 38-4/4's; Portfolio Sale; 41% Down; New Fannie Mae Loan: No Prior Sale
	Tides at Arcadia 4021 & 4025 N. 40th Street Phoenix	49 24,997	\$8,125,000 \$325.04	9/28/2022 1965	\$165,816	49-1/1's; 50% Down; Assumed Fannie Mae Loan; Last Sale: 04/2018 \$6,300,000
	Brookfield Apartments 12021 N. 43rd Avenue Phoenix	124 81,885	\$31,000,000 \$378.58 660 SF	9/29/2022 1984	\$250,000	72-1/1's, 20-2/1's, 32-2/2's; 43% Down; New Fannie Mae Loan; Last Sale: 06/2012 \$5,560,000
	6616-6628 E. Avalon Drive Scottsdale	12 10,260	\$5,500,000 \$536.06 855 SF	9/30/2022	\$458,333	All 2/1's; 35% Down; New Loan: Trident Income Fund; Last Sale: 01/2022 \$1,083,333
	Miller Square Condominiums 7550 E. Osborn Road Units 1001-1010 Scottsdale	10 18,585	\$9,250,000 \$497.71 1,859 SF	9/30/2022 2019	\$925,000	6-3/3.5's, 4-3/2.5's; Cash Sale; No Prior Sale
	Baseline on 16th 7500 S. 16th Street Phoenix	85 92,019	\$30,100,000 \$327.11 1,083 SF	9/30/2022 2020	\$354,118	26-1/1's, 26-2/2's, 8-3/2's, 25-3/2.5's; 45% Down; New Loan: Capital One; No Prior Sale

10-99 UNITS SALES



TOTAL SALES
\$1,294,414,098

100+ UNITS SALES



TOTAL SALES
\$10,160,936,296