

# FRITZ-SALAZAR / RITCHIE TEAM

## Multifamily Specialists

- Existing Multifamily | Existing Assisted Living Facilities
- Land for Multifamily | Land for Assisted Living Facilities



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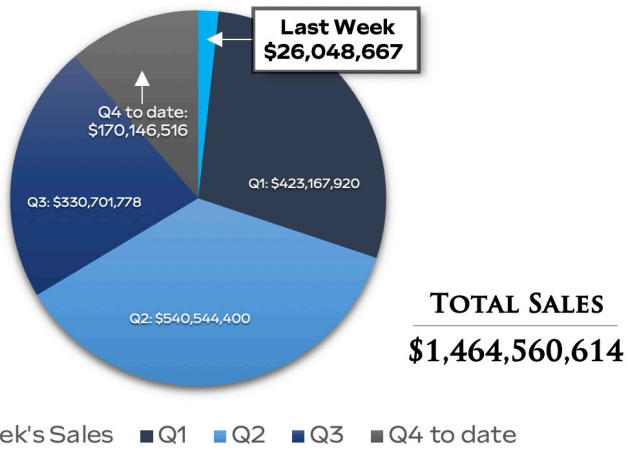
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### For the Week Ending December 16th, 2022:

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
	Venture 19th Apartments 4313 N. 19th Avenue Phoenix	41 22,374	\$6,765,000 \$302.35 559 SF	12/15/2022 1985	\$165,000	41-1/1's; 31% Down; New Loan: BankFinancial; Last Sale: 5/2021 \$4,500,000
	Arches Apartments 6240 N. 63rd Avenue Glendale	200 144,732	\$33,500,000 \$231.46 664 SF	12/15/2022 1985	\$167,500	153-1/1's; 28-2/1's; 19-2/2's; 35% Down; New Loan: Northmarq Capital Finance LLC; Last Sale: 11/2019 \$23,100,000
	Christopher Todd Ellsworth 250 N. Ellsworth Road Mesa	144 145,000	\$53,000,000 \$365.52 856 SF	12/15/2022 2022	\$368,056	58-1/1's; 86-2/2's; 53% Down; New Loan: Ruben Islas; No Prior Sale
	Element on 38th 2929 N. 38th Street Phoenix (Part of Portfolio)	90 41,819	\$7,225,000 \$172.77 464 SF	12/15/2022 1960	\$80,278	44-1/1's; 1-2/1's; 44% Down; New Loan: Orix Real Estate Capital LLC; Last Sale: 02/2018 \$3,600,000
	Tides on West Thomas (fka Red Sage Apartments) 8546 N. 59th Avenue Glendale (Part of Portfolio)	156 96,897	\$33,000,000 \$340.57 750 SF	12/14/2022 1985	\$211,538	80-1/1's; 76-2/1's; 35% Down; New Loan: M&T Bank Last Sale: 06/2021 \$24,590,164
	McKellips Manor Apartments 205 W. McKellips Road Mesa	30 23,940	\$5,800,000 \$242.27 798 SF	12/14/2022 1981	\$193,333	30-2/1's; 31% Down; Seller Loan Sale; Last Sale: 03/ 2005 \$1,750,000
	GIO Apartments 2911 E. Indian School Road Phoenix	258 150,574	\$37,850,000 \$251.37 544 SF	12/13/2022 1968	\$146,705	64-Studios; 161-1/1's; 32-2/1's; Cash Sale; Last Sale: 12/2019 \$31,250,000
	Zen on Baseline 6060 E. Baseline Road Mesa	12 12,924	\$6,258,667 \$484.27 1,077 SF	12/9/2022 2022	\$521,556	Two –Six-plexes in 90-unit Townhome Project Under Construction

### 10-99 UNITS SALES



### 100+ UNITS SALES

