

# Multifamily Specialists




Existing Multifamily / Existing Assisted Living Facilities  
Land for Multifamily / Land for Assisted Living Facilities



## FRITZ-SALAZAR / RITCHIE TEAM

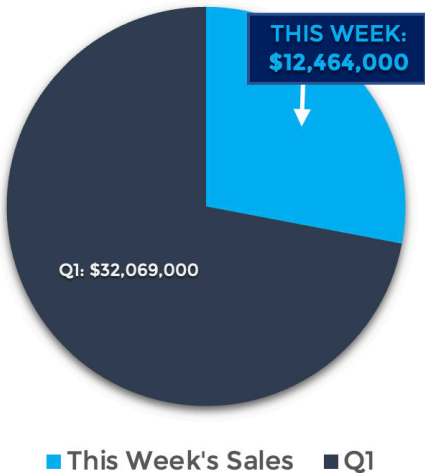
Multifamily Weekly Sales Report

For the Week Ending February 16th, 2024:

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
	Pinchot Arms Apartments 2326 E. Pinchot Avenue Phoenix	12 9,400	\$2,400,000 \$255.32 783 SF	2/16/2024 1958	\$200,000	4-1/1's, 8-2/1's; 1031 Exchange; Last Sale: 07/2018 \$1,440,000
	Papago Springs Condominiums 1819 N. 40th Street Phoenix	12 (12 of 103) 9,984	\$1,824,000 \$182.69 832 SF	2/14/2024 1972	\$152,000	Unit Mix Unavailable; All Cash; Last Sale: Unknown
	Holly Villas & 50th Street Apartments 4917 E. Holly, 2002 & 2019 N. 50th Street Phoenix	30 25,128	\$5,000,000 \$198.98 838 SF	2/13/2024 1963 & 1976	\$166,667	7-2/1's, 22-2/2's, 1-3/1; 0% Down; New Loan for \$6,000,000 from Blueprint Capital; Last Sale: 08/2012 \$815,000
	9410 N. 35th Avenue Phoenix	18 17,996	\$3,240,000 \$180.04 1,000 SF	2/9/2024 1978	\$180,000	Unit Mix unavailable; 30% Down; New Loan: E Merch LLC; Last Sale: 5/1/1998; Price Unknown

### 10-99 Units Sales

Total Sales:  
\$32,069,000



### 100+ Units Sales

Total Sales:  
\$174,000,000

