

Q3/2011 • Phoenix Apartment Report

Sold Properties

Phoenix Metro

4,622 Apartment & Multi-Family complexes

Light Rail Corridor

357 Apartments & Multi-Family complexes from a light rail station. 0.5 miles from a light rail station

Building Name	Building Address	City	Yr Built	Sale Date	Sale Price	# Units	Price/ Room
Superstition Mtn View I & II	1420 S Warner Dr	AJ	1954	7/21/2011	\$100,000	18	\$5,556
Papago Crossing	4530 E McDowell Rd	Phoenix	1980	7/29/2011	\$1,100,000	180	\$6,111
Casa Blanca Apartments	2520 W Mcllellan Blvd	Phoenix	1972	7/12/2011	\$700,000	80	\$8,750
	4241 N 17th St	Phoenix	1930	9/1/2011	\$115,000	11	\$10,455
Roosevelt Apartments	1545 W Roosevelt St	Phoenix	1937	9/9/2011	\$120,000	11	\$10,909
	6116 W Glenn Dr	Glendale	1963	9/7/2011	\$115,000	10	\$11,500
Hermosa Palms	43 N Harris Dr	Mesa	1987	7/18/2011	\$590,500	47	\$12,564
	790 W Battaglia Dr	Eloy	1954	8/31/2011	\$350,000	27	\$12,963
Heatherbrae Apartments	2241 W Heatherbrae Dr	Phoenix	1964	8/12/2011	\$170,000	13	\$13,077
****	1441 E Polk St	Phoenix	1984	9/16/2011	\$240,000	18	\$13,333
Garden Palms	7011 N 68th Dr	Glendale	1978	7/1/2011	\$295,000	22	\$13,409
Palm Lane Apartments	2030 N 36th St	Phoenix	1966	8/12/2011	\$225,000	16	\$14,063
Tamarac I & II	1911 N 26th Pl	Phoenix	1983	8/16/2011	\$534,400	38	\$14,063
Casa Del Sol	6805 N 27th Ave	Phoenix	1985	8/10/2011	\$1,080,000	71	\$15,211
Oasis West	5235 N 43rd Ave	Phoenix	1972	9/19/2011	\$1,600,000	100	\$16,000
Arroyo Palms	4444 W Ocotillo Rd	Glendale	1975	9/8/2011	\$2,700,000	159	\$16,981
Dakota Apartments	314-340 N 14th Ave	Phoenix	1985	9/14/2011	\$525,000	30	\$17,500
Villa Del Rey	16627 N 25th St	Phoenix	1962	8/1/2011	\$565,000	32	\$17,656
Mountain View Apartments	9633 N 17th Ave	Phoenix	1983	9/2/2011	\$460,000	26	\$17,692
Devonshire Manor	2414 W Devonshire Ave	Phoenix	1964	8/11/2011	\$300,000	16	\$18,750
	330 N Saguaro Dr	AJ	1948	9/16/2011	\$150,000	8	\$18,750
Park Village Apartments	226 N Hobson Rd	Mesa	1973	8/18/2011	\$2,230,000	118	\$18,898
Maribela Apartments	2540 W Maryland Ave	Phoenix	1985	8/23/2011	\$3,250,000	171	\$19,006
	7606 W Palmyra Ave	Glendale	1984	7/12/2011	\$120,000	6	\$20,000
	7602 W Palmyra Ave	Glendale	1984	7/20/2011	\$105,000	5	\$21,000
Tamarack Shadows	3101 N 36th St	Phoenix	1979	7/29/2011	\$968,000	45	\$21,511
Monte Vista Apartments	1709 W Mountain View Rd	Phoenix	1985	8/17/2011	\$350,000	16	\$21,875
Desert Villas	1826 N 51st St	Phoenix	1984	8/31/2011	\$640,000	29	\$22,069
	524 N 4th St	Avondale	1982	9/15/2011	\$89,100	4	\$22,275
	107 W 20th Ave	AJ	1983	9/15/2011	\$90,000	4	\$22,500
Sun Villas Resort Apartments	650 S 80th St	Mesa	1976	9/22/2011	\$2,210,000	98	\$22,551
Missouri Crest ****	1623-1625 W Missouri Ave	Phoenix	1966	7/25/2011	\$670,000	29	\$23,103
Crest Apartment Homes	6702 N 17th Ave	Phoenix	1979	7/25/2011	\$1,090,000	47	\$23,191
	110 S 7th St	Buckeye	1941	8/5/2011	\$169,000	7	\$24,143
Pasadena Palms ****	5026 N 17th Ave	Phoenix	1982	7/21/2011	\$350,000	14	\$25,000
Woodbrier Apartments	520-526 E Pierson St	Phoenix	1964	7/13/2011	\$302,500	12	\$25,208
****	1835 E Don Carlos Ave	Tempe	1972	8/29/2011	\$1,020,000	39	\$26,154
Rita Roy Apartments	3201 N 36th St	Phoenix	1961	7/29/2011	\$345,000	13	\$26,538
	6516 N 17th Ave	Phoenix	1964	8/5/2011	\$432,000	16	\$27,000
Plaza West Apartments	3420 W Rose Ln	Phoenix	1962	8/10/2011	\$760,000	28	\$27,143
Rose Vista	7537 N 21st Ave	Phoenix	1961	9/22/2011	\$310,000	11	\$28,182

Information provided by Light Rail Advisors, LLC and LRA Real Estate Group, LLC. This information was gathered from the Costar database and is deemed to be accurate but not guaranteed. Light Rail Advisors works exclusively with LRA Real Estate Group, LLC to provide valuable consulting services in the light rail corridor. LRA Real Estate, LLC is an Equal Opportunity Employer and Supports the Fair Housing Act.

Bryan Watkins, Broker
(480) 734-7878

Don Mortensen, Assoc. Broker
(602) 451-3684

Q3/2011 • Phoenix Apartment Report

Sold Properties

Phoenix Metro

4,622 Apartment & Multi-Family complexes

Light Rail Corridor

357 Apartments & Multi-Family complexes from a light rail station. 0.5 miles from a light rail station

Building Name	Building Address	City	Yr Built	Sale Date	Sale Price	# Units	Price/ Room
Denali Park	3405 S Tomahawk Dr	AJ	1987	7/1/2011	\$4,933,400	162	\$30,453
Brandywood	2912 E Indian School Rd	Phoenix	1979	8/4/2011	\$5,675,000	186	\$30,511
Camelback Courts ****	5110 N 21st Ave	Phoenix	1965	9/2/2011	\$495,000	16	\$30,938
	1846 E Harvard St	Phoenix	1950	9/14/2011	\$127,500	4	\$31,875
	2015 W Turney Ave	Phoenix	1962	9/14/2011	\$127,500	4	\$31,875
Granada Lakes	5701 S Rural Rd	Tempe	1978	8/26/2011	\$2,287,500	69	\$33,152
Holly Apartments	4917 E Holly St	Phoenix	1963	8/26/2011	\$750,000	22	\$34,091
Vita Bella	248 N MacDonald	Mesa	1987	7/22/2011	\$3,225,000	94	\$34,309
	8124 N 33rd Dr	Phoenix	1974	7/5/2011	\$138,000	4	\$34,500
Citrus Heights	4227 N 26th St	Phoenix	1963	8/25/2011	\$315,000	9	\$35,000
Edgewater Apartments	102 S 4th Ave	Avondale	1985	7/14/2011	\$7,000,000	196	\$35,714
Cimarron Apartments	151 E 1st St	Mesa	1985	8/19/2011	\$7,550,000	210	\$35,952
Mountain View	333 E Van Buren St	Avondale	1984	9/7/2011	\$5,400,000	150	\$36,000
Fountain Oaks	1225 N 40th St	Phoenix	1983	9/8/2011	\$8,300,000	224	\$37,054
University Pointe ****	919 E Lemon St	Tempe	1964	7/29/2011	\$3,358,170	90	\$37,313
University Square ****	1011 E Lemon St	Tempe	1964	7/29/2011	\$2,835,788	76	\$37,313
University Gardens ****	1019 E Lemon St	Tempe	1965	7/29/2011	\$2,462,658	66	\$37,313
University Place ****	910 E Lemon St	Tempe	1969	7/29/2011	\$1,343,284	36	\$37,313
Suntree	8650 W Peoria Ave	Peoria	1984	9/21/2011	\$8,108,000	216	\$37,537
Apache East	3500 S Tomahawk Dr	AJ	1982	7/1/2011	\$4,853,500	123	\$39,459
Dobson Springs	1325 W Guadalupe Rd	Mesa	1978	7/14/2011	\$5,400,000	120	\$45,000
Dobson Bay Club Apartments	1331 W Baseline Rd	Mesa	1990	7/20/2011	\$4,600,000	101	\$45,545
Sunshine Valley Resort	1650 S Arizona Ave	Chandler	1975	9/1/2011	\$16,940,500	359	\$47,188
Shadow Creek	2354 W University Dr	Mesa	1984	8/31/2011	\$12,675,000	266	\$47,650
Casa Carmel Apartments	2222 S Rural Rd	Tempe	1960	7/14/2011	\$1,000,000	20	\$50,000
Sun River Village	505 W Baseline Rd	Tempe	1981	7/22/2011	\$18,700,000	334	\$55,988
Westpark	2501 W Wickenburg Way	Wickenb	1975	7/1/2011	\$10,658,150	188	\$56,692
The Barrington Regent	825 W Osborn Rd	Phoenix	1980	7/28/2011	\$7,050,000	123	\$57,317
Paradise Trails Apartments	4502 E Paradise Village Pky	Phoenix	1985	7/14/2011	\$10,150,000	174	\$58,333
Orion at Heritage Square	65 E Olive Ave	Gilbert	1984	7/21/2011	\$7,500,000	120	\$62,500
Hampton Square	7205 W McDowell Rd	Phoenix	2005	9/19/2011	\$22,650,000	298	\$76,007
Palm Court Apartments	20401 N 19th Ave	Phoenix	1998	9/23/2011	\$19,700,000	256	\$76,953
Pinnacle Grove	701 W Grove Pky	Tempe	1987	9/16/2011	\$20,700,000	247	\$83,806
Encantada	10741 W El Cortez Pl	Peoria	2009	8/23/2011	\$25,500,000	271	\$94,096
Ironhorse at Tramonto	34807 N 32nd Dr	Phoenix	2005	9/23/2011	\$30,500,000	324	\$94,136
Aldea at Estrella Falls	2400 N Bullard Ave	Goodyear	2008	8/30/2011	\$32,850,000	328	\$100,152
Broadstone Canyon Crossroads	33600 N 27th Dr	Phoenix	2008	7/28/2011	\$32,325,000	280	\$115,446
Residences at FortyTwo 25	4225 E McDowell Rd	Phoenix	2009	8/16/2011	\$42,012,000	357	\$117,681
Windsor at Mountain Park Ranch	13820 S 44th St	Phoenix	1996	7/29/2011	\$44,550,000	360	\$123,750
Dorsey Place Condominiums ****	1275 E University Dr	Tempe	2007	7/12/2011	\$11,300,000	85	\$132,941
La Mirada	1350 E Northern Ave	Phoenix	1973	9/1/2011	\$600,000	4	\$150,000
Level At Sixteenth	1550 E Campbell Ave	Phoenix	2008	7/6/2011	\$40,000,000	240	\$166,667
Pine Ridge Apartments	2627 N 45th Ave	Phoenix	1972	7/5/2011	deed in lieu	301	deed in lieu

Information provided by Light Rail Advisors, LLC and LRA Real Estate Group, LLC. This information was gathered from the Costar database and is deemed to be accurate but not guaranteed. Light Rail Advisors works exclusively with LRA Real Estate Group, LLC to provide valuable consulting services in the light rail corridor. LRA Real Estate, LLC is an Equal Opportunity Employer and Supports the Fair Housing Act.

Bryan Watkins, Broker
(480) 734-7878

Don Mortensen, Assoc. Broker
(602) 451-3684