

Q4/2011 PHOENIX APARTMENT REPORT

SOLD PROPERTIES

Phoenix Metro

4,622 Apartment & Multi-Family complexes

Light Rail Corridor

357 Apartments & Multi-Family complexes
(within 0.5 miles from a light rail station)

(denoted by RED and •LR•)

Name	Address	City	Yr Blt	Sale Date	Sale Price	# Units	Price/ Room
The Cove on 44th Apts	4030 N 44th Ave	Phoenix	1983	12/16/2011	n/a	255	n/a
La Mirada Apartments	1350 E Northern Ave	Phoenix	1973	11/17/2011	\$750,000	300	\$ 2,500
North Mountain Lodge	10825 N Cave Creek Rd	Phoenix	1963	11/10/2011	\$348,700	65	\$ 5,365
	814 N Curiel St	Eloy	1952	11/1/2011	\$38,000	4	\$ 9,500
Seville East Apts	1840 N 51st St	Phoenix	1945	10/26/2011	\$177,000	18	\$ 9,833
Cheyenne Pointe	11850 N 19th Ave	Phoenix	1985	12/16/2011	\$1,600,000	128	\$ 12,500
Villas at Sunland	1050 S Stapley Dr	Mesa	1979	11/30/2011	\$942,500	71	\$ 13,275
Elm Street Apartments	2502-2524 W Elm St	Phoenix	1964	11/23/2011	\$795,000	54	\$ 14,722
Pine Ridge Apartments	2627 N 45th Ave	Phoenix	1972	12/1/2011	\$4,500,000	301	\$ 14,950
Olive Tree Vistas	436 W 8th St	Mesa	1986	12/13/2011	\$576,000	36	\$ 16,000
Garden Palms	7011 N 68th Dr	Glendale	1978	10/28/2011	\$359,000	22	\$ 16,318
	492 W 18th Ave	AJ	1985	11/28/2011	\$70,500	4	\$ 17,625
•LR•	1441 E Polk St	Phoenix	1984	11/30/2011	\$330,000	18	\$ 18,333
Aurora Place •LR•	2336 E Taylor St	Phoenix	1964	12/15/2011	\$110,000	6	\$ 18,333
Mountain View Apts	1801-1809 W Mtn View Rd	Phoenix	1963	11/29/2011	\$295,000	16	\$ 18,438
W Pasadena Apts •LR•	1604 W Pasadena Ave	Phoenix	1948	12/13/2011	\$425,000	23	\$ 18,478
Georgia Villa	2534 W Georgia Ave	Phoenix	1979	12/9/2011	\$720,000	36	\$ 20,000
	1551 E Southern Ave	AJ	1982	10/27/2011	\$82,000	4	\$ 20,500
The Brittany Apartments	708 N Country Club Dr	Mesa	1970	11/14/2011	\$1,900,000	92	\$ 20,652
Milhaven	1810 N 51st St	Phoenix	1962	12/14/2011	\$310,000	15	\$ 20,667
	1649 E Oak St	Phoenix	1950	11/29/2011	\$207,000	10	\$ 20,700
Paradise Arbor	3102 E Paradise Ln	Phoenix	1985	10/19/2011	\$602,000	28	\$ 21,500
Grandview Terrace	2424 E Grandview Rd	Phoenix	1984	12/7/2011	\$800,000	36	\$ 22,222
Oasis West Apts	5235 N 43rd Ave	Phoenix	1972	11/21/2011	\$2,350,000	100	\$ 23,500
	1520 W Osborn Rd	Phoenix	1973	10/24/2011	\$95,000	4	\$ 23,750
	2006 N 51st St	Phoenix	1985	10/4/2011	\$245,000	10	\$ 24,500
	1019 E Tempe Dr	Tempe	1955	11/10/2011	\$148,000	6	\$ 24,667
	1753 E Harvard St	Phoenix	1984	11/21/2011	\$99,900	4	\$ 24,975
	5964 S Alhambra Way	Gold Can	1984	11/8/2011	\$125,000	5	\$ 25,000
•LR•	1030 N 3rd St	Phoenix	1964	10/19/2011	\$1,250,000	48	\$ 26,042
Silver Oaks Apts	6817 N 17th Ave	Phoenix	1962	11/7/2011	\$421,000	16	\$ 26,313
Star Crest	5936 W Alice Ave	Glendale	1971	11/17/2011	\$110,000	4	\$ 27,500
Scene One Condos	700 W University Dr	Tempe	1983	10/12/2011	\$532,000	19	\$ 28,000
Asante Village	1800 E Covina St	Mesa	1979	11/3/2011	\$7,450,000	265	\$ 28,113

Name	Address	City	Yr Blt	Sale Date	Sale Price	# Units	Price/ Room
Casa Rey Apartments	685-699 W Ray Rd	Chandler	1972	11/7/2011	\$285,000	10	\$ 28,500
Angel Apartments	240 E Ruth Ave	Phoenix	1983	12/13/2011	\$400,000	14	\$ 28,571
9th Place Apartments	3703 N 9th Pl	Phoenix	1959	10/31/2011	\$328,000	11	\$ 29,818
Lone Cactus Apartments	2330 W Lone Cactus Dr	Phoenix	1983	12/16/2011	\$360,000	12	\$ 30,000
Terrace Hills Apartments	2104 E Eugie Ter	Phoenix	1985	12/6/2011	\$441,000	14	\$ 31,500
Maplewood	8080 N 51st Ave	Glendale	1984	12/20/2011	\$4,125,000	130	\$ 31,731
Villa Tempe Apartments	2108 S Rural Rd	Tempe	1959	11/2/2011	\$900,000	28	\$ 32,143
Casa Nueva	125 N 18th St	Phoenix	2001	12/15/2011	\$2,100,000	64	\$ 32,813
Country Club Verandas	1415 N Country Club Dr	Mesa	1985	10/17/2011	\$13,000,000	348	\$ 37,356
454 West Apartments	454 W Brown Rd	Mesa	1972	11/30/2011	\$3,000,000	80	\$ 37,500
Garden Terrace Apts	4848 E Holly St	Phoenix	1984	11/17/2011	\$1,220,000	32	\$ 38,125
	3002 N 40th St	Phoenix	1962	10/20/2011	\$535,000	14	\$ 38,214
Galleon Apts • LR •	1920 E Hayden Ln	Tempe	1984	11/14/2011	\$1,500,000	36	\$ 41,667
	6710-6716 E Avalon Dr	Scottsdale	1962	10/7/2011	\$168,000	4	\$ 42,000
Glenridge	13610 N 51st Ave	Glendale	1985	11/23/2011	\$5,730,000	135	\$ 42,444
Mountain View Apts	425 E Brown Rd	Mesa	1973	11/22/2011	\$1,500,000	30	\$ 50,000
Aventerra	1960 W Keating Ave	Mesa	1980	11/1/2011	\$29,100,000	576	\$ 50,521
Melrose Place	2205 S Mill Ave	Tempe	1959	11/10/2011	\$418,000	8	\$ 52,250
Sycamore Shadows	1120 S Sycamore	Mesa	1978	11/18/2011	\$6,250,000	119	\$ 52,521
	10396 E La Palma Ave	Gold Can	1997	10/28/2011	\$350,000	6	\$ 58,333
Chandler Meadows	3175 N Price Rd	Chandler	1983	12/13/2011	\$12,600,000	200	\$ 63,000
	1217 S Farmer Ave	Tempe	1965	10/12/2011	\$450,000	7	\$ 64,286
El Dorado Resort Apts	6825 E 4th St	Scottsdale	1960	11/25/2011	\$2,175,000	33	\$ 65,909
Bell Villas	17402 N 19th Ave	Phoenix	2008	11/29/2011	\$550,000	8	\$ 68,750
Summit at Coppr Sq •LR•	310 S 4th St	Phoenix	2008	11/15/2011	\$12,700,000	165	\$ 76,970
Villa Encanto Apartments	4315 E Thunderbird Rd	Phoenix	1983	10/11/2011	\$30,100,000	385	\$ 78,182
The Village at West Point	16682 N West Point Pky	Surprise	2004	11/29/2011	\$14,150,000	168	\$ 84,226
Lindsay Palms	2855 E Broadway Rd	Mesa	1999	12/16/2011	\$11,411,000	132	\$ 86,447
Village Sereno	8622 N 59th Ave	Glendale	2009	11/30/2011	\$10,250,000	93	\$ 110,215
Mountainside	3625 E Ray Rd	Phoenix	1995	12/14/2011	\$32,000,000	288	\$ 111,111
Enclave at Paradise Lane	8092 W Paradise Ln	Peoria	2007	12/8/2011	\$26,900,000	240	\$ 112,083
Metro 1 Townhms • LR•	5301 N 19th Ave	Phoenix	2010	12/19/2011	\$3,375,000	25	\$ 135,000
GlenEagles	8275 E Bell Rd	Scottsdale	1998	10/21/2011	\$55,422,000	330	\$ 167,945

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.

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