



As everyone knows, investments create JOBS, increase population & demand for housing. Softbank just announced a **possible investment of \$1 trillion** for an Artificial Intelligence and robotics hub - details noted below. Always appreciate comments. **Have a great 4th of July weekend.** Best, Jim Kasten, CCIM

Want to be amazed: [Iran Challenges America's Ghost Bomber — BIG MISTAKE](#)

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Metro Phoenix 10+ Unit Apartment Sales for week ending 6/27/2025

Address Name	Sold Date Sold Price	Units Price/Unit Unit Mix	Size (SF) Price/SF Year Built	Comments
5145 N 7th St., Phx., Seventh Apts	6.23.2025 \$34,750,000	286 \$121,503 199 st, 83 1/1, 4 2/2	139,549 \$249.02 1970	11 3-story bldg's, \$5,113K down (13.4%), \$33,100K private loan. High vac.
2601 E McKellips Rd., Mesa Reflections at Red Mountain	6/23/2025 \$52,000,000	256 \$203,125 64 1/1, 128 2/1, 64 2/2	191,871 \$271.02 1986	16 2-story bldg's, with amenities, no loan recorded
1250 W Grove Pky., Tempe Finisterra	6.24.2025 96,000,000	356 \$269,663 123 1/1, 156 2/2, 77 3/2	378,986 \$253.31 1996	15 2-story bldg's, \$35,465K down (37%), \$61,824K Fannie Mae loan
1925 S Coronado Rd., Gilbert Redstone at San Tan Village	6.26.2025 \$118,500,000	382 \$310,209 183 1/1, 182 2/2, 17 3/2	387,535 \$305.78 2012	23 1 & 3-story bldg's, \$3,500K down (30%), \$82,100K Forethought Life new loan



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Reported sales for 10+ unit properties. All information believed accurate but not guaranteed.

Apartment Market and Sales Insights

- **Softbank Group Corp** founder and CEO Masayoshi Son reportedly is considering a \$1 trillion complex (Project Crystal) focused on Artificial Intelligence and robotics in the Valley and to promote Arizona as a hub for next-generation industrial innovation. TSMC is suggested to be a possible partner.

- **New Apt Construction Pipeline** continues to put pressure on occupancy and rents. There were 11,630 units completed YTD. Currently there are 43,435 units Under Construction with about half already starting to lease. The good news is that YTD there have only been 6,546 units started. Once the existing new units are completed and absorbed, combined with many new investment projects creating JOBS and population growth, the shortage of units will drive apt rental rates and values up.
- We also provide Interactive Maps and Downloadable Lists for currently advertised [**Apts For Sale**](#), details of [**Prior Apt Sales**](#) and the [**New Apt Construction Pipeline**](#). Use the **Construction** button below to show the location of the new projects.

Interactive Maps and Lists

[For Sale](#)

[Prior Sales](#)

[Construction](#)

Recent Apartment Owner's Newsletter

[Q1 2025 Metro Phoenix Apt Owner's Newsletter](#)

Videos

[Event & Market Videos](#)

We had professional videos shot for our [Oct Apt Town Hall Meeting](#). These videos include Zach Haptonstall's (Rise 48) amazing syndication success story plus intros to some of our trusted partners that are exceptional resources for apt. mgmt., title & escrow, lending, insurance and DST's.

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