



Always appreciate questions and comments. Best, Jim Kasten, CCIM

EXPERIENCE - TRACK RECORD - DEDICATION - NATIONAL EXPOSURE

Metro Phoenix 10+ Apartment Sales for weeks ending 7/4 and 7/11/2025

Address Name	Sold Date Sold Price	Units Price/Unit Unit Mix	Size (SF) Price/SF Year Built	Comments
9600 W Georgia Av., Glendale Cardinal 95 Apts	\$62,750,000 7.3.2025	198 \$316,919 60 1/1, 120 2/2 18 3/2	252,543 \$248.47 2023	15 2-story bldg's, \$13,715K down (22%), \$49,880K orig. loan assumed
8555 E Raintree Dr., Huxley Scottsdale Apts	\$76,000,000 7.8.2025	192 \$395,833 156 1/1, 36 2/2	190,734 \$398.46 2023	One 5-story bldg., \$34,500K down (45%), \$41,500K Nat'l Life Ins. loan
2101 W Colter St., Phx, Camelback Gardens	\$4,750,000 7.9.2025	26 \$182,682 15 2/1.5, 11 2/2	30,994 \$153.26 1983	6 1 & 2-story bldg's, \$2,175K down (46%), \$2,575K Pacific Premier Bank loan
1115 E Lemon St., Tempe "Sterling Tempe" proposed	\$38,500,000 7.8.2025	125 to be scraped	3.92 Ac \$9.821 mill/Ac Value in land	256 unit, 5-story apt bldg proposed. \$10,500K down (27%), \$28,000K Investar Bank loan



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

Apartment Market and Sales Insights

- **Possible Upcoming Opportunity:** Apartment sales have been minimal for the past couple years due to the high loan rates. There are more than 70 apt. communities currently advertised for sale. **What if** the Feds drop rates and loan rates follow suit? Everyone knows there is increasing pressure being put on Colin Powell and the Feds. Let us know if you would like to know your current value or are ready to buy. See our button below for a map and list of apts for sale.

- We hope you have been using the Interactive Maps and Downloadable Lists for currently advertised [Apts For Sale](#), details of [Prior Apt Sales](#) and the [New Apt Construction Pipeline](#).

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.

Meet The Senior Team



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