COLDWELL BANKER COMMERCIAL

METRO PHOENIX MULTIFAMILY TEAM

Pressure continues on the Fed to reduce rates. The previous reduction was in Dec. 2024, dropping from 4.58% to 4.33%. Lots of folks awaiting their meeting next week. Always appreciate questions and comments. Best, Jim Kasten, CCIM

EXPERIENCE - TRACK RECORD - DEDICATION - NATIONAL EXPOSURE

Metro Phoenix 10+ Apartment Sales for week 7/18/2025

Address Name	Sold Date Sold Price	Units Price/Unit Unit Mix	Size (SF) Price/SF Year Built	Comments
2104 W Eugie Ter., Phoenix View 21	7.17.2025 $2,205,000	14 $157,500 14 2/2 (936 sf)	12,916 $170.72 1985	2-story bldg's, units with w/d. All cash
7138 N 45th Av., Glendale Tanner Terrace	7.16.2025 $26,000,000	156 $166,667 156 1/1 (556 sf) Senior Low Income	120,504 $215.76 1980	Purchased by an affordable housing co. using const & purchase loans
875 W Pecos Rd., Chandler, Lazo Apt Homes	7.18.2025 $100,500,000 **3 property portfolio**	346 $290,462 148 1/1, 36 2/1, 136 2/2, 14 2/2.5, 14 3/2	314,354 $319.70 2001	$66,220K Freddie Mac loan. Part of $244,800,000 3 property sale
7455 N 95th Av., Gndl., Zone Apts	7.18.2025 $81,750,000 **3 property portfolio**	308 $265,422 115 1/1, 159 2/2, 32 3/2	321,977 $253.90 2006	$57,225K Freddie Mac loan, Part of $244,800,000 3 property sale
9450 W Cabela Dr, Gndl., Zona Luxe	7.18.25 $62,550,000 **3 property portfolio**	253 $247,233 130 1/1, 102 2/2, 15 3/2	266,331 $234.86 2007	$62,500K Freddie Mac loan, Part of $244,800,000 3 property sale

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

Apartment Market and Sales Insights

- **Reasons CA investors are moving money to Metro Phoenix**
    - Very strong upside in MF property values as apt. supply decreases and demand jumps

- Increasing Jobs and Population Growth partly due to huge investments by TSMC ($165 billion), SoftBank ($1 trillion), Intel (additional $30 billion), plus many more
- Strong, diversified, business-friendly economy plus landlord-friendly!
- Lower tax and insurance rates
- Affordable energy, lower-priced housing and plenty of water
- No natural disasters (earthquakes, fires, hurricanes, snow). Open 365 days/yr.
- Proximity to California and the increasing business with Mexico.
- Available investment opportunities, MF and other disciplines - **we can help.**

- 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

Jim Kasten CCIM
Associate Broker

Chris Norton
Broker Advisor

Rick Kehm
Broker Advisor

602-677-0655 | 480-559-9775 | 602-432-2793

Email | Email | Email

MULTIFAMILY TEAM WEBSITE

Coldwell Banker Commercial, Metro Phoenix Commercial | 3113 E Lincoln Dr Suite 101 | Phoenix, AZ 85016 US