



Huge investments poised to have a massive impact on the economy and the apartment market in metro Phoenix. **See below.** Jim Kasten, CCIM

EXPERIENCE - TRACK RECORD - DEDICATION - NATIONAL EXPOSURE

Metro Phoenix 10+ unit Apartment Sales for week ending 10/17/2025

Address Name	Sold Date Sold Price	Units Price/Unit Unit Mix	Size (SF) Price/SF Year Built	Comments
151 & 161 E 1st St Mesa, Cimarron	10.14.2025 \$33,000,000	210 \$157,143 195 1/1, 15 2/1	122,962 \$268.38 1985 Renovated 2013	3- story, downtown Mesa \$9,270K down (28%), \$23,730K Fannie Mae loan
2621 E Greenway Blvd., Phoenix Running Brook	10.16.2025 \$4,175,000	25 \$149,107 12 1/1, 16 2/1	18,711 \$223.13 1981	\$815K down (20%), \$3,360K seller carryback
1346 E Willetta St., Phoenix 1346 E Willetta St	10.16.2025 \$2,900,000	12 \$241,667 5 1/1, 6 2/1, 1 3/1	8,386 \$345.81 1955	\$25K down (9%), \$1,496K Pima Fed Credit Union loan



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

Apartment Market and Sales Insight

- Prompted by increasing AI-demand, TSMC recently announced plans to accelerate its capacity by acquiring more nearby land in north Phoenix. This will be in addition to their "gigafab" cluster, \$165 billion microchip facility. TSMC is the largest direct foreign investment ever in the US. Surrounding the TSMC facility is the 2,300 acre, \$7 billion Halo Vista planned development project. Add to this, three months ago Softbank announced the proposed "Project Crystal Land", a \$1 trillion AI and robotics hub – likely in the vicinity of TSMC.
- These staggering investment dollars, plus other major projects in the Valley, will have a huge impact on the entire Phoenix economy. Money attracts money and this is likely just the start of many more investments. Part of this impact will be an obvious increase in all levels of JOBS, creating a jump in population and a strong demand on housing. This will result in apartment rental rates and values

seeing a strong increase - not just for class "A", but also the "B" and "C" class properties.

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