



Footprint  
CENTER

CHASE FIELD  
HOME OF THE  
DIAMONDBACKS

★ SUBJECT PROPERTY

# 401 SOUTH FIRST AVENUE DEVELOPMENT OPPORTUNITY

Phoenix, Arizona 85003



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401 SOUTH FIRST AVENUE

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★ SUBJECT PROPERTY



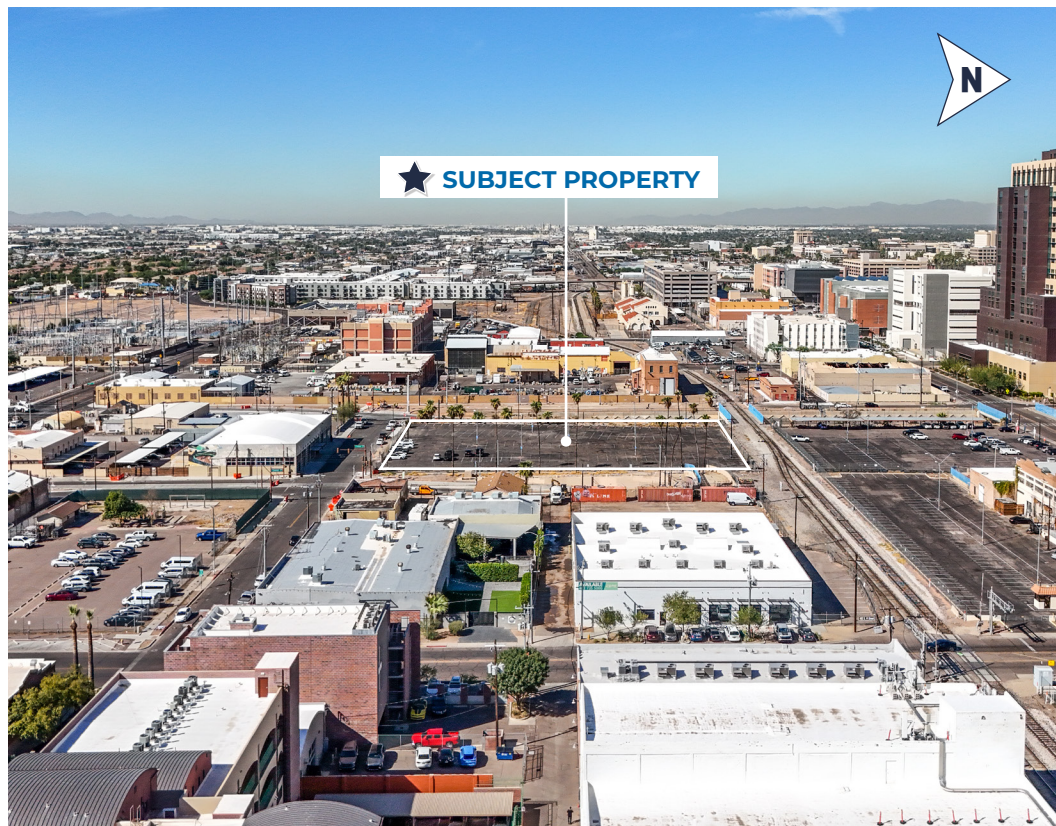
★ SUBJECT PROPERTY



★ SUBJECT PROPERTY



★ SUBJECT PROPERTY



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Footprint  
CENTER





# THE WAREHOUSE DISTRICT

## THE INTERSECTION OF HISTORY + CREATIVITY

The Phoenix Warehouse District is located roughly within the parameters of Jefferson Street, Lincoln Road, 7th Street and 7th Avenue, surrounded by premier Downtown Phoenix locations like the Phoenix Convention Center, Chase Field, Footprint Center, The Van Buren, Celebrity Theatre, Arizona State University Downtown Campus, the University of Arizona College of Medicine, and Phoenix Sky Harbor International Airport. It's attracting an eclectic collection of office spaces, restaurants, galleries, and one-of-a-kind venues for music and events. It's more than a different side of the tracks – it's a different side of Phoenix – and its gaining momentum. Be it WebPT, Church of Valley Christ (CCV), and architecture firm CCBG all have found a creative home in the Warehouse District. The Warehouse District also provides unique event spaces for a variety of occasions and events. Some of the event spaces include: The Croft, The Duce, On Jackson, Warehouse 215, The Larry, and Galvanize.

The future of downtown's next wave of growth.



CLOSE PROXIMITY TO  
SPORTS & MUSIC VENUES



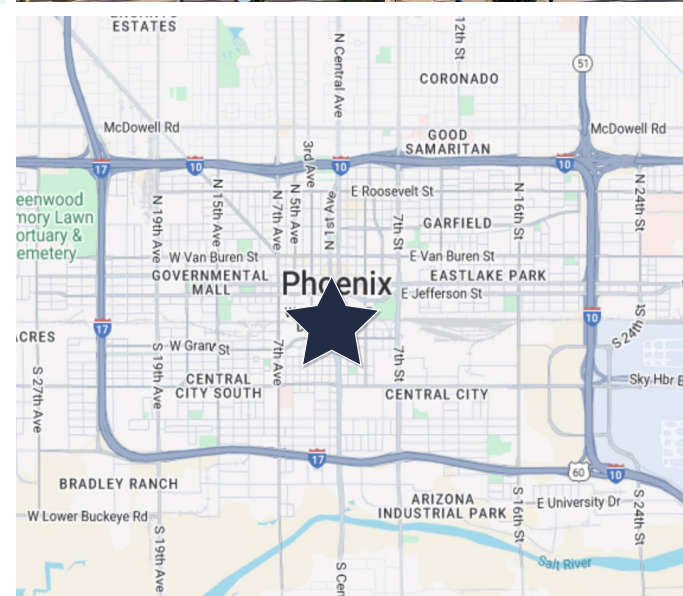
44+ BUSINESSES  
100+ INSIDE GALVANIZE



FEW BLOCKS  
SOUTH OF DTPHX



2,155+ EMPLOYEES  
100+ GALVANIZE







# DIRECT MARKETING CAMPAIGNS

ORION maintains one of the largest private databases of real estate investors and brokers, containing more than 55,000 email addresses. In addition to targeted direct marketing, ORION captivates daily readership of industry professionals through our “Daily Top 5” News Bulletin.

## DAILY TOP 5

RELEVANT NEWS IN REAL TIME

**The State of Commercial Real Estate in Arizona and What to Expect in the Future**  
Industrial development in Greater Phoenix has seen an impressive growth streak in recent years, with an unprecedented amount of investment coming to the Valley. Other sectors, such as retail and office, have struggled in the post-pandemic landscape, with some...

**Dream Finders Homes Enters Phoenix Market with Two Giant Land Buys**  
A Florida homebuilder is making its Arizona debut with the purchase of nearly 300 lots on opposite ends of metro Phoenix. Dream Finders Homes Inc. (NYSE: DFH) secured the last piece of Phase IV at Bella Vista Farms master-planned community in San Tan Valley...

**Largest-Selling US Homebuilder Boosts Use of Incentives To Counter Higher Mortgage Rates**  
D.R. Horton, the nation's highest-selling homebuilder, is increasing its use of incentives and cutting prices to ease the concern of buyers in a market reeling from elevated mortgage rates. One of the most common incentives used by the Arlington, Texas-based builder and other...

**What Experts Predict for Metro Phoenix Construction Industry**  
The Metro Phoenix construction industry has enjoyed an impressive growth streak since the pandemic, with mega-projects underway in the Valley that are changing the economy of the state. AZRE magazine sat down with the following members of the...

**A Plan to End the Housing Shortage in Just Five Years**  
According to numerous estimates, the US is massively short of housing. Zillow, for instance, says America needs to build 4.5 million new homes to climb out of this deficit. But right now we're not coming anywhere near to closing that gap. And in fact, the efforts by...

## BASELINE 68

at South Mountain

A Premier Build-to-Rent Opportunity

Pricing: Market to Dictate

**CALL FOR OFFERS.**  
**SUBMIT ALL OFFERS BY JULY 25TH, 2022**

- NEWLY ENTITLED LAND - 275 UNIT MULTI-FAMILY
- PROXIMITY TO ARIZONA STATE UNIVERSITY
- EXCEPTIONAL ACCESS TO TEMPE METRO
- PROFESSIONAL PHOENIX MULTI-FAMILY DYNAMICS
- ADJACENT TO VALLEY METRO STATION

OFFERING PRICE	\$8,500,000
LAND AREA	83,849 SF (1.92 Acres)
ZONING	MU-4 TOD
ZONING DENSITY	275 Dwelling Units
PROPERTY TYPE	Land   Existing Retail
SUBMARKET/MARKET	Tempe   Phoenix MSA
ADDRESS	1754 E. Apache Boulevard, Tempe, Arizona 85281
5-MILE DEMOGRAPHICS	Population: 358,498; Average HH Income: \$72,782; Median Home Value: \$274,176
TRAFFIC COUNTS	N. McClintock Drive - 33,029 VPD S. McClintock Drive - 31,728 VPD W. Apache Boulevard - 13,814 VPD E. Apache Boulevard - 17,880 VPD
PUBLIC TRANSIT	Valley Metro - McClintock/Apache Boulevard Station - 10.1M Annual Riders Bus #91 - 259K Annual Riders

**CLICK TO VIEW BROCHURE**

## INDUSTRY WEB COVERAGE

Our team ensures that listed properties are constantly updated and posted on various industry websites, from Loopnet/CoStar to Crexi and Buildout. ORION pays for Loopnet Premium/Silver Coverage for all listings signed.







# MARKETING APPROACH / PRINT MARKETING EFFORTS

## PRINT MARKETING:

ORION utilizes print advertising at the local periodical level, as well as national media. Targeted postcard mailings may also be implemented.

**PRESS RELEASE**

FOR IMMEDIATE RELEASE: Wednesday, June 7th, 2023

**ROCKEFELLER GROUP ACQUIRES TWO PARCELS IN SOUTH PHOENIX FOR THE DEVELOPMENT OF 152 RENTAL UNITS**

**PHOENIX, AZ** - Rockefeller Group, the U.S. real estate developer, owner and operator, announced today that it has acquired two sites for the development of 152 build-to-rent townhomes. The two sites, approximately 1.75 miles apart, total 16.5 acres and are located in Phoenix's booming South Mountain corridor. Groundbreaking on both sites is expected this summer with first occupancies projected for first quarter 2025.

The first site, located at 8181 S. 20th Street, is 9.2 acres and sold for \$4.9 million. The seller was The Bruckal Group. The second site, located at 825 E. Euclid Avenue, is 7.34 acres and was purchased for \$3.8 million in an off-market transaction. The seller was Proximity Rental Homes. Both sites are fully entitled.

"Rockefeller Group is excited to be able to acquire two of the few remaining infill sites for residential development in South Phoenix," said Mark Singerman, Vice President and Regional Director for Rockefeller Group. "There is big demand and low supply in the South Mountain area and we are confident that these two projects will help fill that need."

Singerman expects the projects will be attractive to prospective tenants due to the proximity to Arizona State University and surrounding communities, which are accessible via surface streets, as well as the proximity to I-10, the airport, jobs in Chandler and Gilbert and downtown Phoenix.

Zack Mishkin, senior vice president with ORION Investment Real Estate in Scottsdale, AZ, brokered the transactions between the buyer and sellers. "Arizona is the epicenter and proving ground for BTR product," Mishkin said. "Since 2015, Phoenix has added more than 12,000 units completed or in various stages of development in the Phoenix MSA alone."

ORION Investment Real Estate ("ORION") is a leading full-service brokerage firm based in the Western United States. With 10+ years of continued growth and success, and more than a billion dollars in recent transactions, the ORION team provides first-class service to the commercial real estate community. Boasting an extensive knowledge of the market and properties and a tech-forward environment, ORION uses a tailored marketing and structured approach to each client to unlock the potential of each unique deal. ORION is headquartered in Old Town Scottsdale, Arizona. For more information on ORION, please visit our website at [www.ORIONprop.com](http://www.ORIONprop.com)

CLICK TO CONNECT WITH US

[www.ORIONprop.com](http://www.ORIONprop.com)

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**ROCKEFELLER GROUP ACQUIRES TWO PARCELS IN SOUTH PHOENIX FOR THE DEVELOPMENT OF 152 RENTAL UNITS**

**AGENT CONTACT:**  
**Zack Mishkin**  
 Senior Vice President  
 Mobile Phone: (602) 363-6363  
[zack.mishkin@orionprop.com](mailto:zack.mishkin@orionprop.com)

**ORION Investment Real Estate**  
 Scottsdale Fashion Square Office Building  
 7150 East Camelback Road, Suite 425

**Media Contact:**  
**Rachael Anderer**  
 Director of Marketing  
 D: (480) 566-6980  
[rachael.anderer@orionprop.com](mailto:rachael.anderer@orionprop.com)

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[www.ORIONprop.com](http://www.ORIONprop.com)

**AVAILABLE**

[www.ORIONprop.com](http://www.ORIONprop.com)

**Call Us Today:**

**480.634.6934**

Property advertising may be printed in top real estate publications including:





# MARKETING APPROACH

BACK TO TOC



We take the **RIGHT APPROACH.**

We cast a wide net. There are more buyers out there than institutional firms focus on.



**INSTITUTIONAL  
FIRMS**

LET US CONNECT YOU  
WITH THE **RIGHT BUYERS!**

- Father-Son Duo From Winnipeg
- Multifamily Exchange Buyer
- Hospitality Owner From Bay Area
- Landowner From Texas
- Tucson Engineer
- Utah Ski Resort Owner
- Portfolio Owner
- Established Syndication Group Tic
- Dentist From Yuma
- Mexican Business Leader
- Doctor Group
- Techie Looking To Diversify
- Los Angeles Pharmacist
- Montana Ranching Family Attorney
- Florida Yacht Builder
- Dairy Farmer From Monterey
- Multi-Generational Real Estate Family Partnership
- High Profile Local Retail Owner

- |                   |                 |
|-------------------|-----------------|
| • REIT            | • INSURANCE CO. |
| • PENSION FUND    | • HEDGE FUND    |
| • INVESTMENT BANK |                 |







## ZACK MISHKIN

*Senior Vice President*

M (602) 363-6363 | AZ ADRE# SA566430000

[zack.mishkin@orionprop.com](mailto:zack.mishkin@orionprop.com)

Currently a Senior Vice President with ORION Investment Real Estate, **Zack Mishkin** specializes in all things residential. Service driven, with a passion to fulfill his clients' interests, Zack takes a methodical, solution-oriented, detail-driven approach to the brokerage model.

Zack obtained a Bachelor of Arts in Communication from Westmont College in Santa Barbara, California. Zack has a wide-ranging expertise across the residential sector. His specialties include: land acquisition for development and redevelopment, multi-family apartment sales, and hotel to apartment conversions.

Zack's residential sales roots and diverse experience in residential investment real estate have positioned him to strategically assist clients in various ways: discussing and developing acquisition goals, finding and acquiring conforming product, advising on capital management and ownership strategies, and advocating in the positioning and marketing for successful dispositions.





## LUCINDA BLISS

*Vice President*

M (602) 363-6363 | AZ ADRE# SA566430000

[lucinda.bliss@orionprop.com](mailto:lucinda.bliss@orionprop.com)

**Lucinda Bliss** relocated from Illinois to Arizona in 1973 and has been producing results for tenants, institutional, regional, local, and absentee property owners, since the early 1980's as an agent and as a broker since 1987. She also began a female-owned commercial real estate brokerage in 2010 on the Monterey Peninsula, and continues to maintain a California brokers' license. Her experience includes office, retail, medical, and industrial properties. In 2017 she joined ORION Investment Real Estate's dynamic team, contributing her leasing expertise to the firm while sharpening her investment sales skills.

She takes pride in her strong work ethic, tenacity, attention to detail, personal integrity, and her ability to transition underperforming properties into valuable assets. Representing building owners, tenants, sellers, and buyers; she is a creative deal-maker and skilled negotiator. Drawing upon her background in space planning and construction she provides a single-source solution for her client's needs throughout the entire process of leasing or purchasing/selling a property and on-going real estate services.

Her commercial real estate background in Arizona includes: a family-owned land sales company; the commercial properties division of the largest bank in the state; in-house office leasing for a newly constructed office project by one of the largest commercial developers/builders in Arizona; an award-winning independent contractor for local, regional and national brokerage/management firms; and co-founder of a female owned brokerage firm in 1989.



# MEET THE **ORION** MARKETING TEAM

[BACK TO TOC](#)



**Rachael Anderer**

Marketing Director



**Mia McClory**

Campaign Coordinator



**Katie Dankof**

Marketing Specialist



**Jacob Adams**

Visual Designer



**ORION Investment Real Estate**

Scottsdale Fashion Square Office Building

7150 East Camelback Road | Suite 425

Scottsdale, Arizona 85251







ORION Investment Real Estate  
 Scottsdale Fashion Square Office Building  
 7150 East Camelback Road | Suite 425  
 Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

We are continuously striving toward simplifying the acquisition and disposition process while keeping you, as our client, completely informed. We are able to provide you with real-time updates of the marketing of your property and feedback from all interested parties. By keeping owners informed, our clients can take comfort that no stone is being left unturned. Confident that your property is reaching the desks of all major buyers and brokers, and that proper follow up by your agent is occurring, you can rest assured that your property will be sold to meet your goals. Whether it is an expedited sales process or top of market pricing... Marketing and Exposure is of paramount importance. The principals of ORION have been responsible for breaking record price per square foot thresholds time and again and have closed multi-million dollar transactions in as little as 3 business days. Our results are directly related to our commitment to marketing, communication, and cooperation with the entire Investment and Brokerage Community. All marketing, including digital media, is performed in-house.





ORION INVESTMENT REAL ESTATE  
 Scottsdale Fashion Square Office Building  
 7150 East Camelback Road | Suite 425  
 Scottsdale, Arizona 85251

## THE HISTORY

- Client Success Defines ORION
- 10 Consecutive Years of Growth
- Billion Dollar Track Record Across all Property Types



## THE PHILOSOPHY

- Consistent and Persistent Outreach
- Not just a Brokerage Firm...a Marketing Firm



## THE COMMUNICATION

- Resources and Responsiveness
- An informed Client is our Responsibility



## THE INSIDE APPROACH

- Collaboration and Cohesion
- Collaborative Process/Cross Property Types



## THE OUTSIDE APPROACH

- Cooperation and Approachability
- 24 Hour Accessibility by the Marketplace  
*(Accessibility by the Market is More Important than Access to the Market)*



## THE GOAL

- Exposure vs. Enrichment
- Market Setters vs. Market Facilitators

## THE RESULT:

# RECORD PRICING

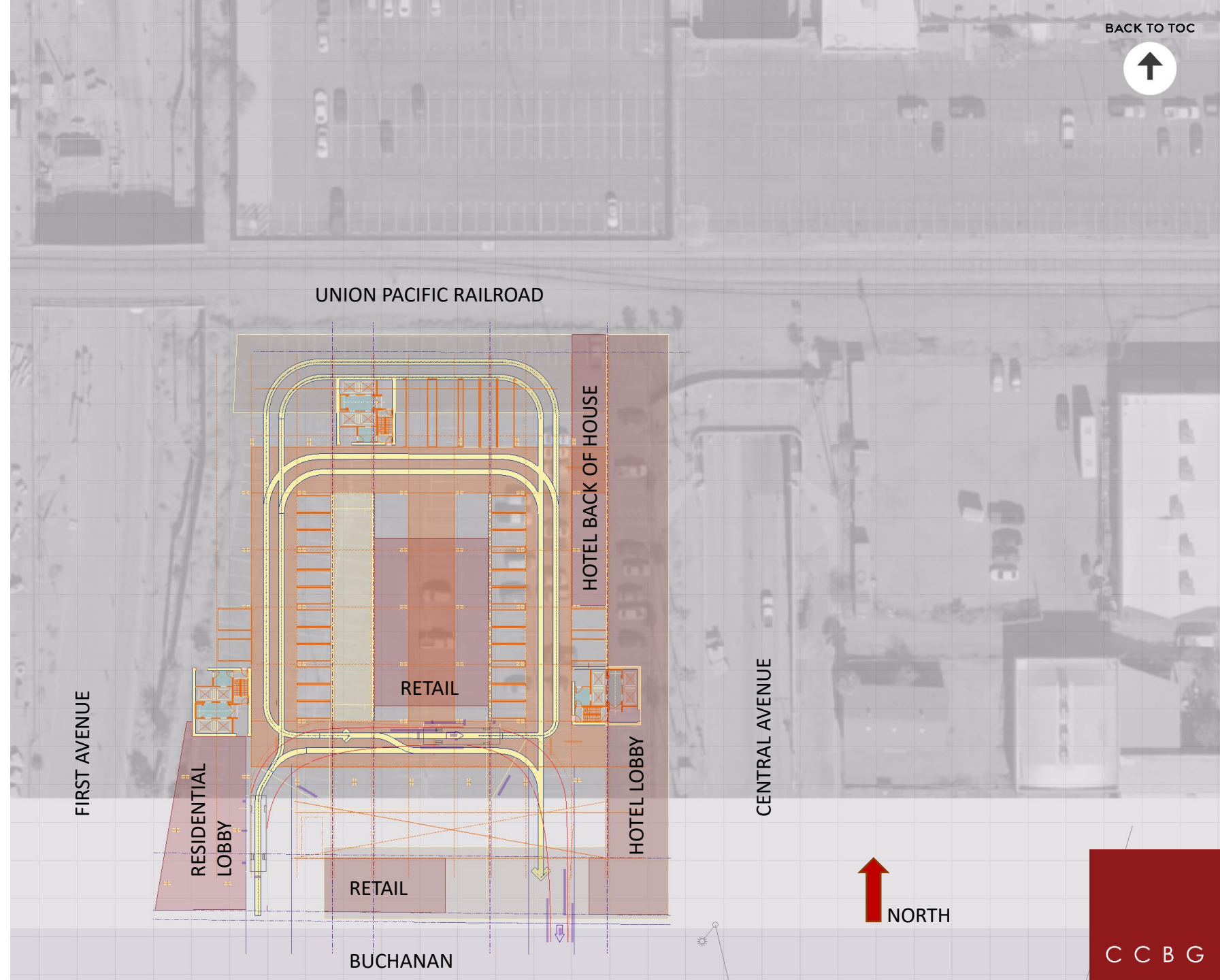


## DESIGN AROUND A U-SHAPED VEHICULAR DRIVE

400 residential  
250 hotel

90 + 6 ADA parking/ floor x 7 floors  
24 + 4 ADA parking at ground floor  
654 + 46 ADA parking total

ALL PARKING ABOVE GRADE  
1:1 parking residences and hotel







BUCHANAN FAÇADE AND  
BUILDING MASSING

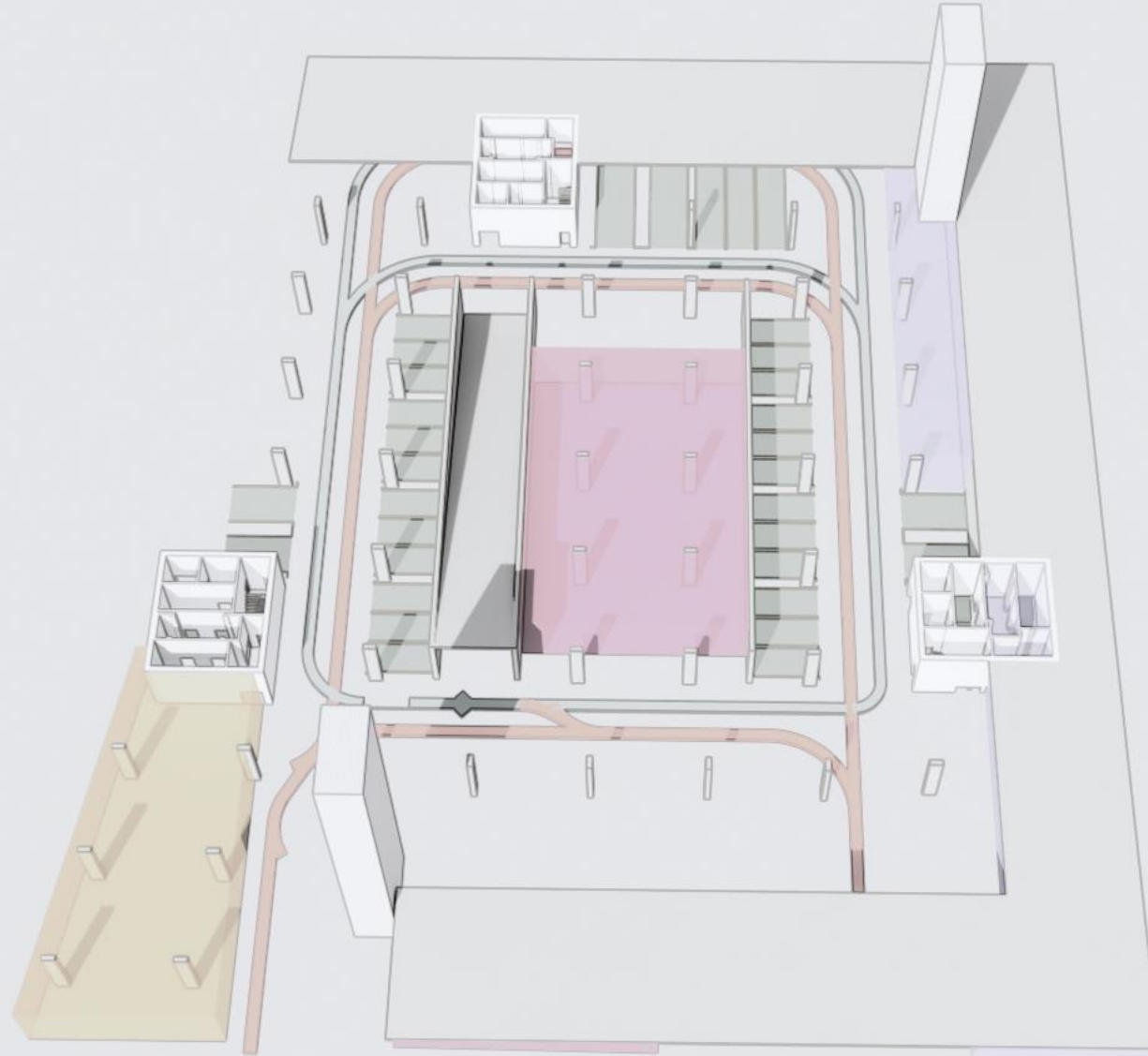




## BUCHANAN VEHICULAR ENTRY

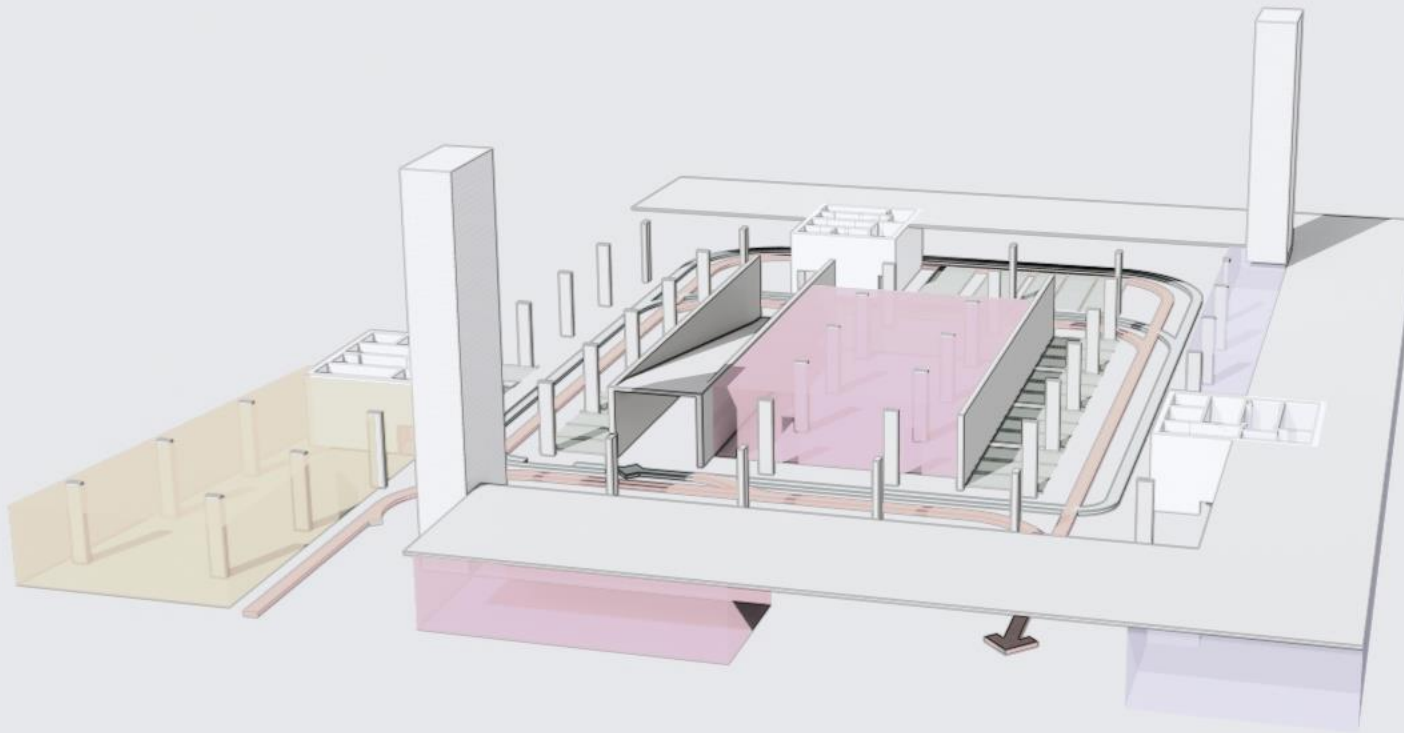


## GROUND LEVEL ORGANIZATION





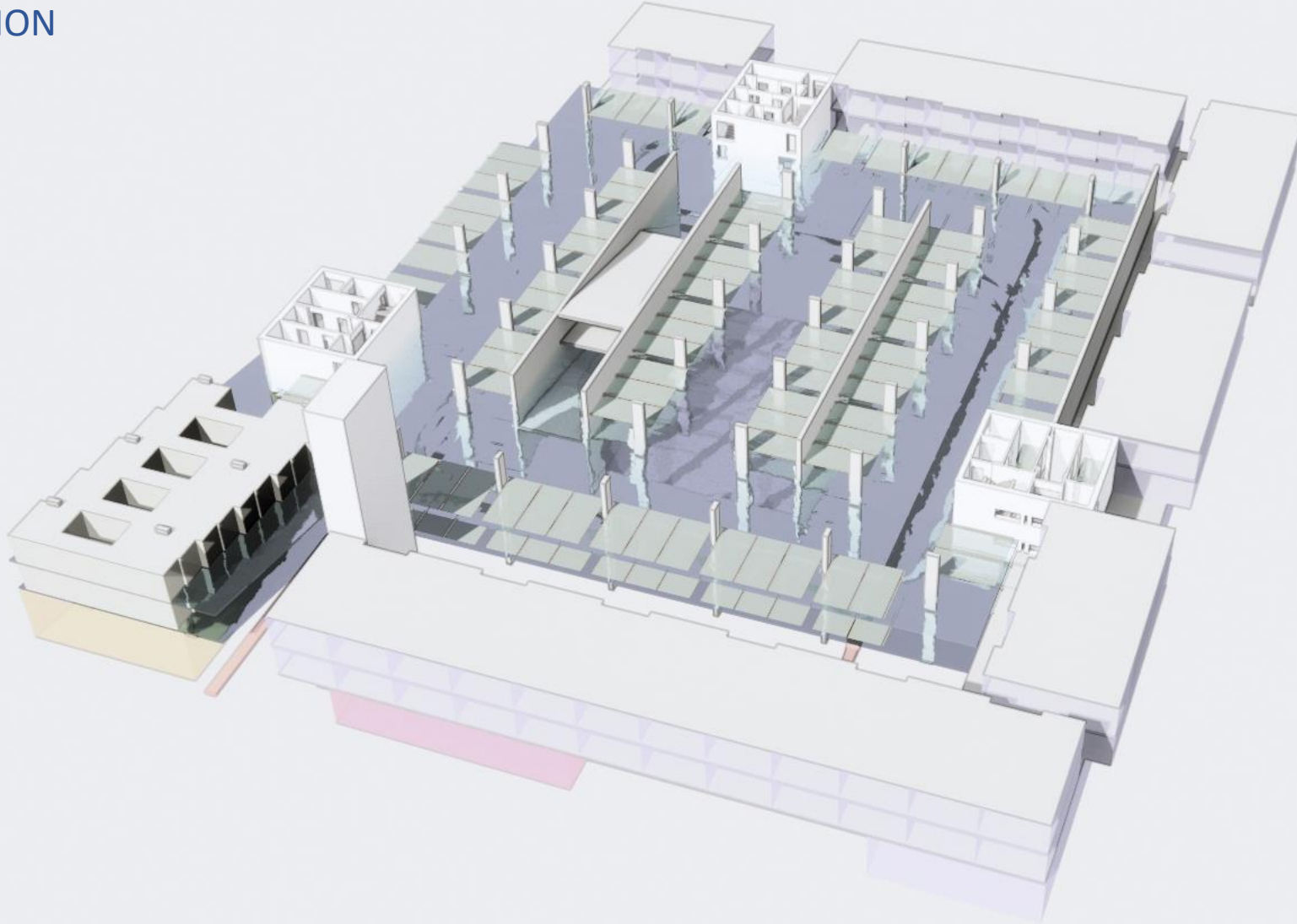
## GROUND LEVEL ORGANIZATION







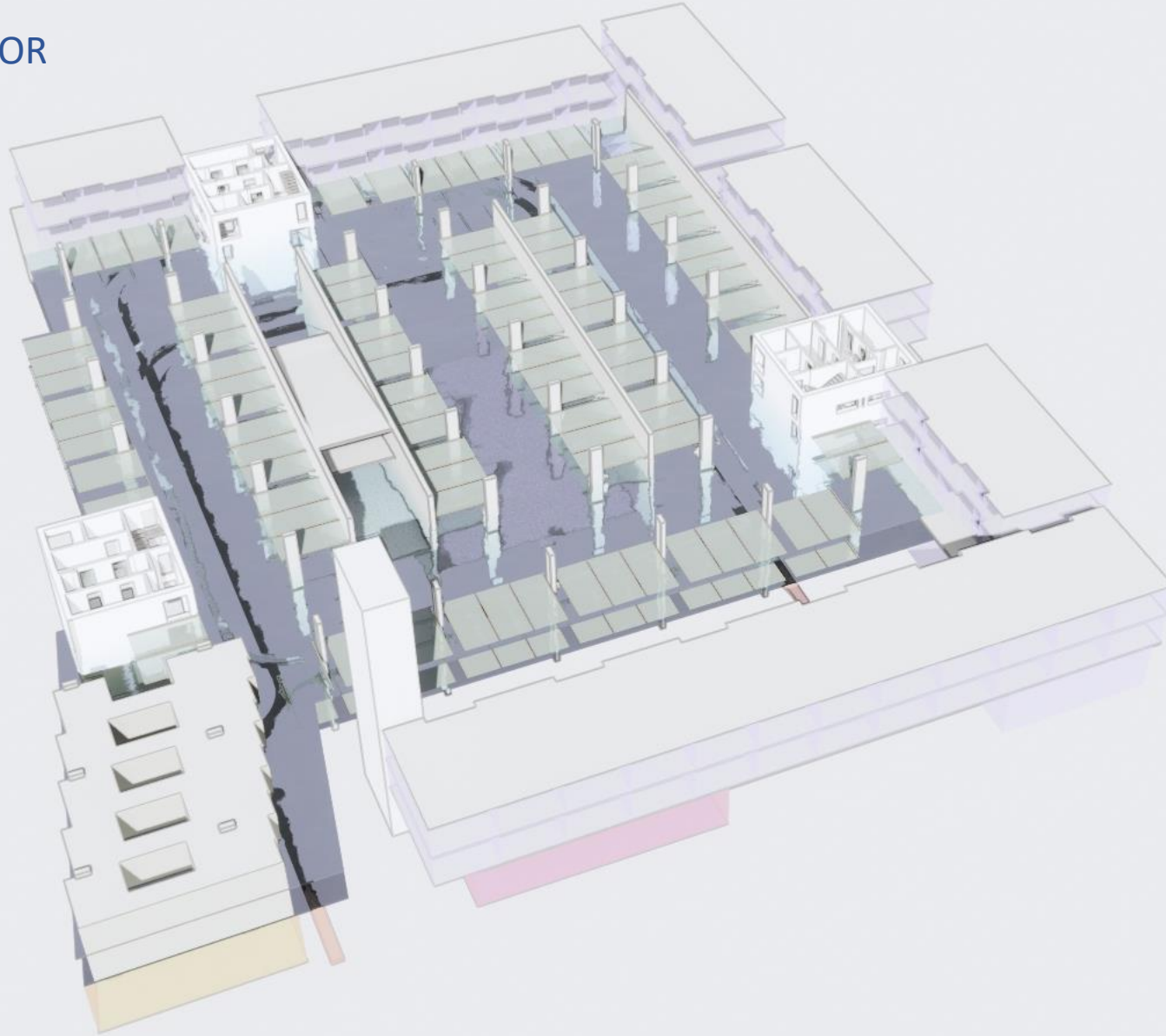
## TYPICAL PARKING FLOOR ORGANIZATION



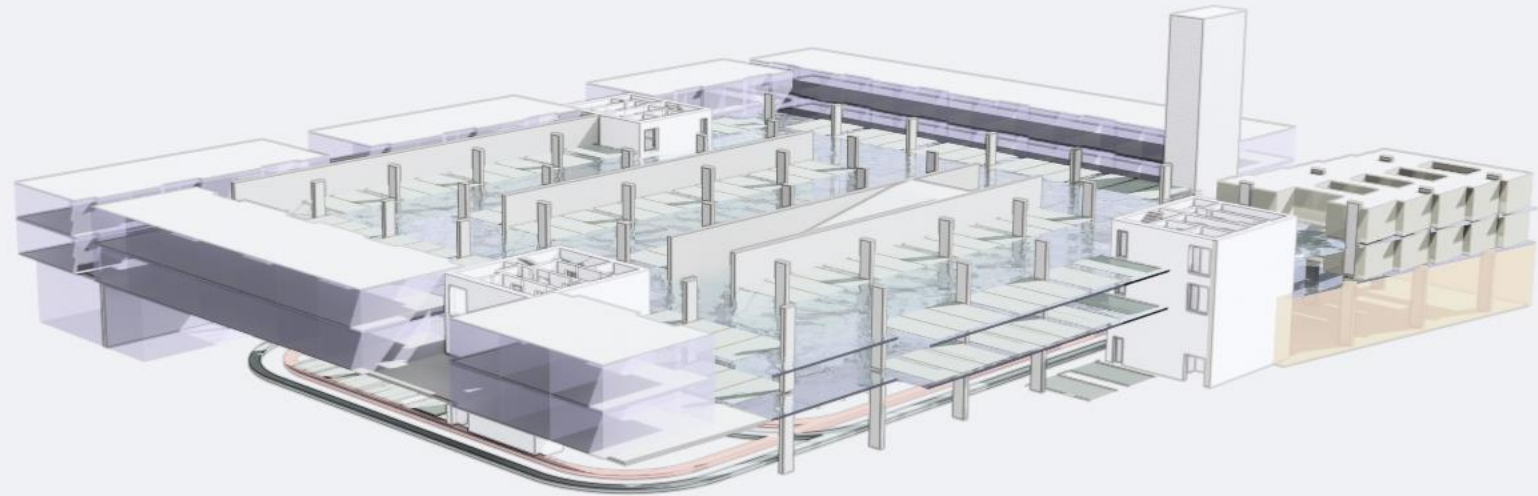




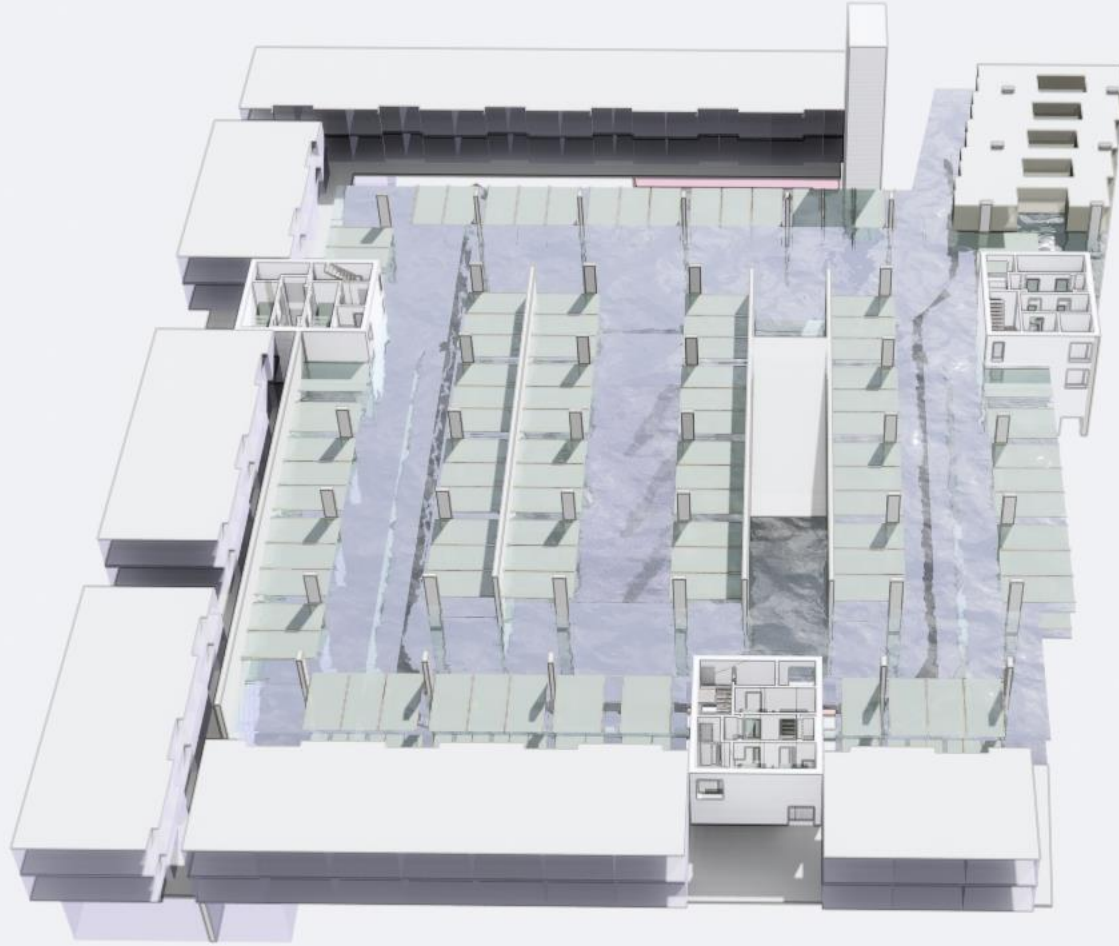
## TYPICAL PARKING FLOOR ORGANIZATION







VIEW FROM NORTHWEST

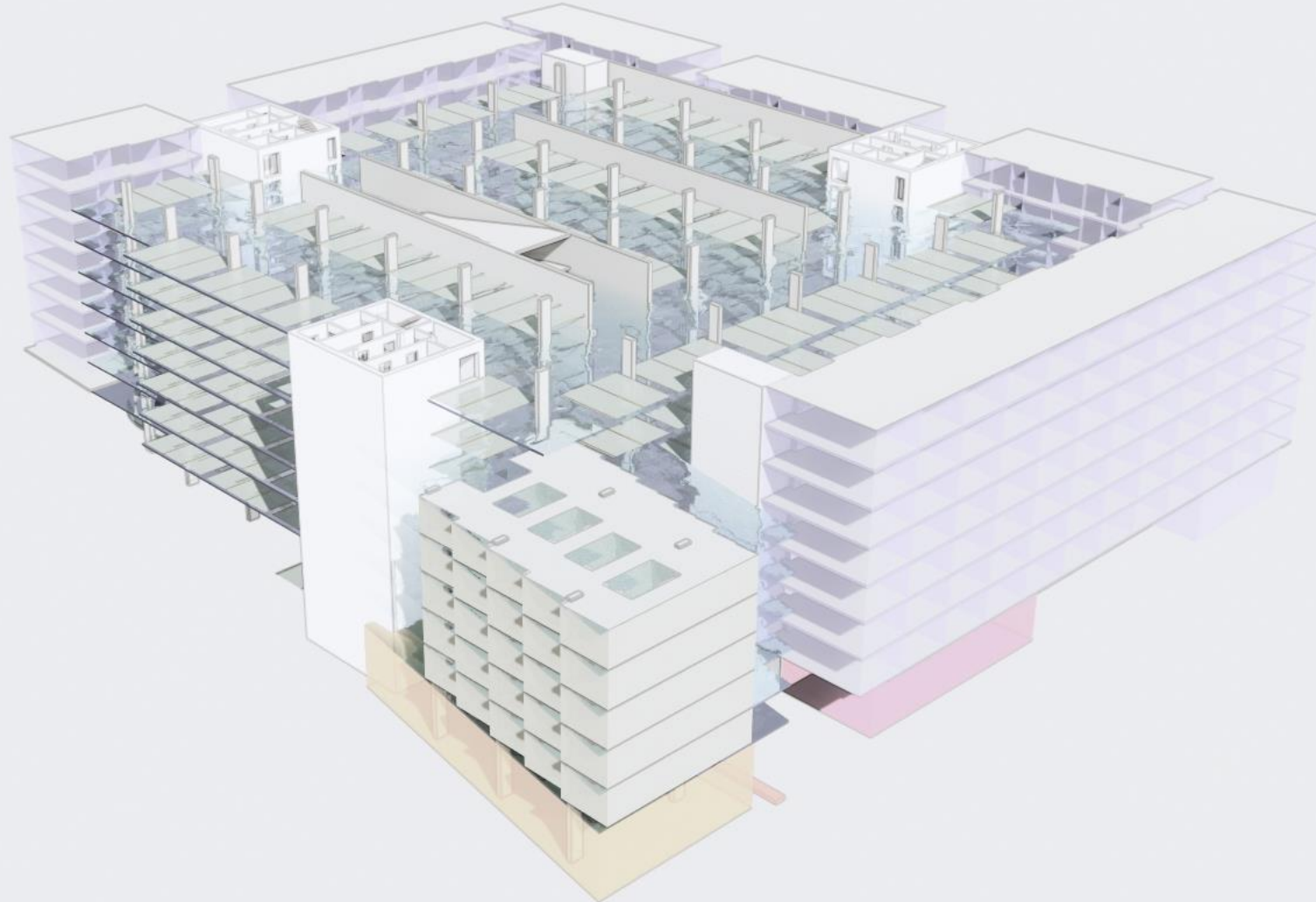


VIEW FROM RAILROAD TRACKS AT NORTH





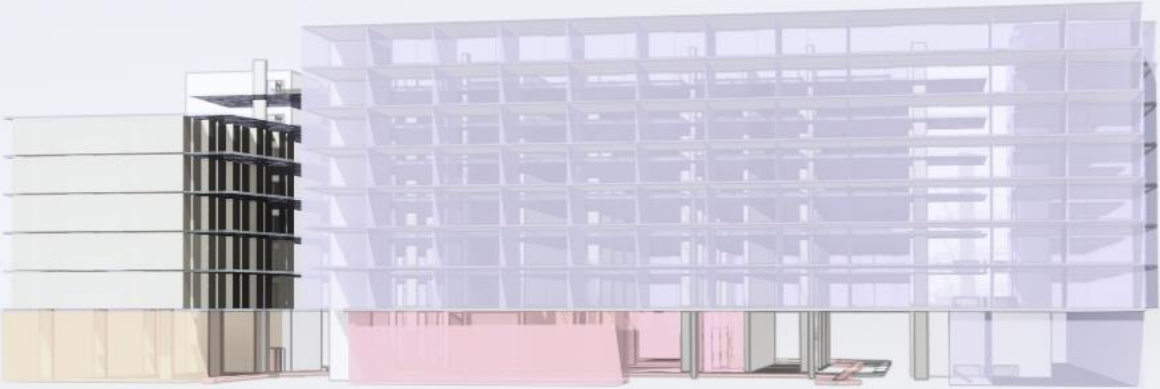
## OVERALL GARAGE & HOTEL MASSING



VIEW FROM SOUTHWEST



# OVERALL GARAGE & HOTEL MASSING



# VIEW FROM BUCHANAN





OVERALL GARAGE & HOTEL MASSING



VIEW ALONG CENTRAL



## OVERALL GARAGE & HOTEL MASSING



## VIEW FROM SOUTHEAST





## OVERALL GARAGE & HOTEL MASSING



VIEW FROM NORTHEAST



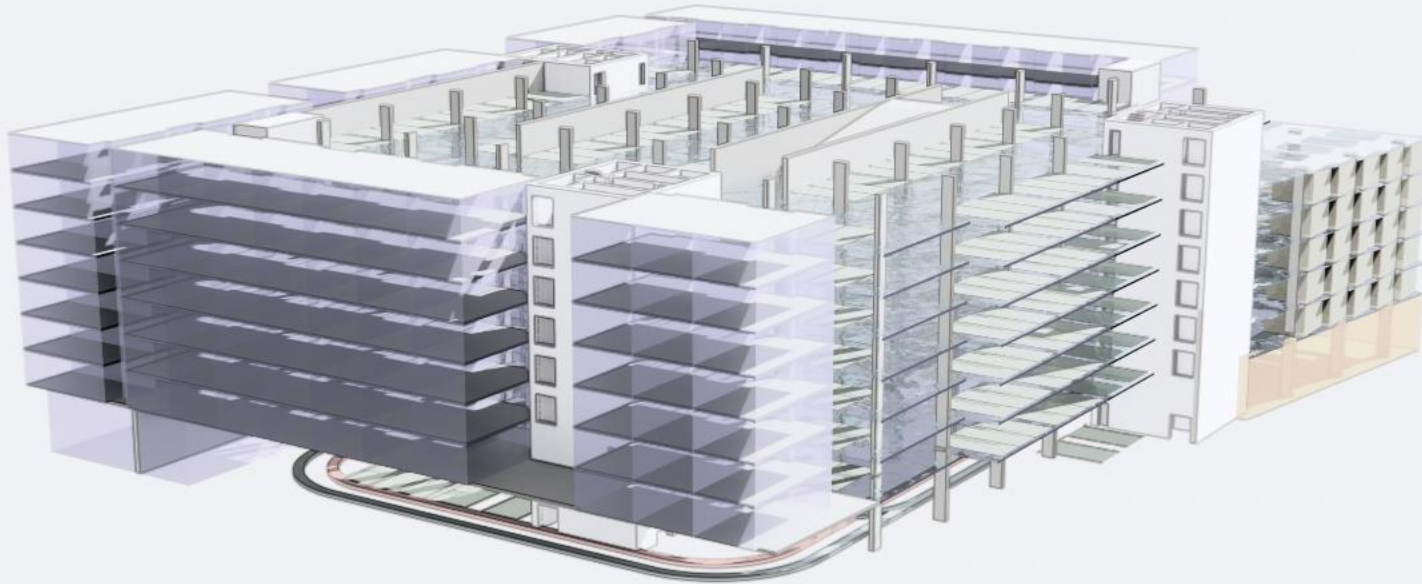
# OVERALL GARAGE & HOTEL MASSING



VIEW FROM NORTHWEST



## OVERALL GARAGE &amp; HOTEL MASSING



## AERIAL VIEW FROM SOUTHWEST



# OVERALL RESIDENTIAL MASSING



## AERIAL VIEW FROM NORTHWEST



## OVERALL RESIDENTIAL MASSING



## AERIAL VIEW FROM SOUTHWEST



## OVERALL RESIDENTIAL MASSING



## AERIAL VIEW FROM SOUTHEAST





## OVERALL RESIDENTIAL MASSING



## AERIAL VIEW FROM NORTHEAST



## OVERALL RESIDENTIAL MASSING



## AERIAL VIEW FROM EAST NORTHEAST





## OVERALL RESIDENTIAL MASSING



## AERIAL VIEW FROM NORTHEAST



# OVERALL RESIDENTIAL MASSING



## STREET LEVEL VIEW FROM NORTHEAST





## OVERALL RESIDENTIAL MASSING



## STREET LEVEL VIEW FROM NORTHWEST



# OVERALL RESIDENTIAL MASSING



# STREET LEVEL VIEW FROM WEST NORTHWEST



## OVERALL RESIDENTIAL MASSING



## STREET LEVEL VIEW FROM SOUTHWEST





## OVERALL RESIDENTIAL MASSING



## STREET LEVEL VIEW FROM BUCHANAN



## OVERALL RESIDENTIAL MASSING



## STREET LEVEL VIEW FROM CENTRAL



## OVERALL RESIDENTIAL MASSING



## STREET LEVEL VIEW EAST FACADE





## OVERALL RESIDENTIAL MASSING



## STREET LEVEL VIEW FROM NORTHEAST



## OVERALL RESIDENTIAL MASSING

SOMETHING OF THE CHARACTER REQUIRED  
OF THE WAREHOUSE DISTRICT CHARACTER AREA

WE ARE REQUIRED TO PROVIDE A HEAVY BASE... OF  
MASONRY OR POST & BEAM ARCHITECTURE.

AS THE BUILDING RISES, THE HEAVINESS OF THE  
BUILDING MASS CAN DISSIPATE INTO LARGER  
PUNCHED OPENINGS... APPROACHING A GLASS  
BOX NEAR THE TOP.

ZONING REQUIRES ARTICULATION OF THE BUILDING  
MASS SO THAT IT IS NOT ELONGATED BOXY MASSES

THIS IS A HINT OF WHAT THE MASSING COULD BECOME





CAMBRIDGE  
PROPERTIES

Metro Phoenix Urban and Resort Comps All \$/SF  
Trailing 6 months --9/1/2024

Total	# Active for Sale on MLS	Total # of Units	Year built	Bed	HOA/\$ sf or per month	COMMUNITY	PROPERTY ADDRESS	SQ FT	Close of Escrow Date	PURCHASE PRICE	\$/SF		
Camelback Corridor and Paradise Valley													
		38	2006+		\$1,175.00	Two Biltmore Estates	2 Biltmore Estates, Phoenix 85016	3000-4877					
1	0			4		Two Biltmore Estates	2 Biltmore Est Unit 109	3,950	5/31/2024	\$4,500,000	\$1,139	\$4,500,000	3,950
												\$4,500,000	3,950
		90	2006		\$0.73	2211 Camelback	2211 E Camelback Road, Phoenix 85016	1827-4000					
				2		2211 Camelback	2211 E Camelback Rd Unit 506	2,074	6/17/2024	\$1,000,000	\$482		
				2		2211 Camelback	2211 E Camelback Rd Unit 907	2,310	6/20/2024	\$1,250,000	\$541		
3	2			2		2211 Camelback	2211 E Camelback Rd Unit 705	2,988	7/11/2024	\$1,400,000	\$469	\$3,650,000	7,372
												\$1,216,667	2,457
			2023		\$1000-\$1500	Ascent at the Phoenician	4849/5000 N Camelback Ridge Road, Scottsdale, AZ 85251						
0	13												
		78	1997		\$762.50	Biltmore Hotel Villas	2802 E Camino Acequia Drive, Phoenix 85016						
1	0			2		Biltmore Hotel Villas	2802 E Camino Acequia Drive 46	1,415	7/11/2024	\$1,405,000	\$993	\$1,405,000	1,415
												\$1,405,000	1,415
		56	2002		\$.72-.88	Esplanade Place	2402 E Esplanade Lane, Phoenix 85016	2417-4286					
				2		Esplanade Place	2402 E Esplanade Lane 201	2,978	8/21/2024	\$1,075,000	\$361		
2	2			2		Esplanade Place	2402 E Esplanade Lane 202	3,542	8/30/2024	\$1,612,500	\$455	\$2,687,500	6,520
												\$1,343,750	3,260
		75	2007		\$1,215.00	Fairway Lodge	8 Biltmore Est, Phoenix 85016	1780-3087					
				2		Fairway Lodge	8 Biltmore Est Unit 226	2,376	4/1/2024	\$1,495,000	\$629		
				3		Fairway Lodge	8 Biltmore Est Unit 325	2,329	5/24/2024	\$1,600,000	\$687		
				2		Fairway Lodge	8 Biltmore Est Unit 206	2,084	7/9/2024	\$1,250,000	\$600		
				3		Fairway Lodge	8 Biltmore Est Unit 325	2,329	8/16/2024	\$1,627,652	\$699		
5	5			3		Fairway Lodge	8 Biltmore Est Unit 116	2,329	9/4/2024	\$1,150,000	\$494	\$7,122,652	11,447
												\$1,424,530	2,289
		38	1992 & older		\$725.00	Casa Blanca	5101 N Casa Blanca Drive, PV, 85253	740-2647					
				1		Casa Blanca	5101 N Casa Blanca Dr #5	993	3/18/2024	\$1,537,500	\$1,548		
				2		Casa Blanca	5101 N Casa Blanca Dr #308	2,153	4/3/2024	\$1,750,000	\$813		
				2		Casa Blanca	5101 N Casa Blanca Dr #209	1,926	4/3/2024	\$1,325,000	\$688		

Over \$500





CAMBRIDGE  
PROPERTIES

Metro Phoenix Urban and Resort Comps All \$/SF  
Trailing 6 months --9/1/2024

Total	# Active for Sale on MLS	Total # of Units	Year built	Bed	HOA/\$ sf or per month	COMMUNITY	PROPERTY ADDRESS	SQ FT	Close of Escrow Date	PURCHASE PRICE	\$/SF	
				2		Casa Blanca	5101 N Casa Blanca Dr #305	2,088	6/18/2024	\$3,100,000	\$1,485	
5	4			3		Casa Blanca	5101 N Casa Blanca Dr #224	1,926	6/27/2024	\$1,300,000	\$675	\$9,012,500 9,086
												\$1,802,500 1,817
		77	1960's		\$413.75	Colonia Miramonte	5434 E Lincoln Drive 85253					
1	2			3		Colonia Miramonte	5434 E Lincoln Dr #58	3,313	5/3/2024	\$3,925,000	\$1,185	\$3,925,000 3,313
												\$3,925,000 3,313
			2007		\$2,456.00	Montelucia	4949 E Lincoln Drive 85283					
				4		Montelucia	4949 E Lincoln Drive 18	4,586	3/18/2024	\$3,350,000	\$730	
2	2			4		Montelucia	4949 E Lincoln Drive 4	3,748	5/31/2024	\$4,100,000	\$1,094	\$7,450,000 8,334
												\$3,725,000 4,167
		42	2017		\$0.60-.70	Mountain Shadows Resort Condos	5455 E Lincoln Drive, Paradise Valley 85253	1000-3370				
				0		Mountain Shadows Resort Condos	5455 E Lincoln Drive #1017	1,005	5/17/2024	\$1,100,000	\$1,095	
2	0			2		Mountain Shadows Resort Condos	5455 E Lincoln Drive #2017	1,526	8/19/2024	\$1,600,000	\$1,048	\$2,700,000 2,531
												\$1,350,000 1,266
		66	2018			Mountain Shadow Residences	56th and Lincoln					
					\$600-\$700	Villas at Mountain Shadows/New Home Company		3000-3900				
					\$1,100.00			2500-3600				
				3		Mountain Shadows Villas	5584 E Stella Lane	2,502	3/15/2024	\$2,700,000	\$1,079	
2	2			3		Mountain Shadows Villas	6164 N Las Brisas Dr	2,502	5/17/2024	\$2,840,000	\$1,135	\$5,540,000 5,004
												\$2,770,000 2,502
		230	2006		\$.56-\$.67	Optima Biltmore	4808 N 24th Street, Phoenix 85016	871-2665				
				1		Optima Biltmore	4808 N 24th St Unit 826	1,095	3/12/2024	\$430,000	\$393	
				3		Optima Biltmore	4808 N 24th St Unit 1321/1322	2,381	3/20/2024	\$924,000	\$388	
				3		Optima Biltmore	4808 N 24th St Unit 1224	1,528	3/22/2024	\$709,000	\$464	
				2		Optima Biltmore	4808 N 24th St Unit 603	1,356	4/25/2024	\$621,942	\$459	
				1		Optima Biltmore	4808 N 24th St Unit 1406	862	4/26/2024	\$445,000	\$516	
				2		Optima Biltmore	4808 N 24th St Unit 1021	1,474	5/31/2024	\$672,500	\$456	
				1		Optima Biltmore	4808 N 24th St Unit 406	862	6/14/2024	\$408,000	\$473	
				1		Optima Biltmore	4808 N 24th St Unit 1326	1,095	8/2/2024	\$480,000	\$438	



CAMBRIDGE  
PROPERTIES

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				2		Optima Biltmore	4808 N 24th St Unit 1425	2,456	8/28/2024	\$1,250,000	\$509		Over \$500
10	6			1		Optima Biltmore	4808 N 24th St Unit 1426	1,095	8/28/2024	\$445,976	\$407	\$6,386,418	14,204
												\$638,642	1,420
					\$1700-\$3000	Ritz Carlton	All Under Contract						
				4		Ritz Carlton	6902 E Cactus Wren Road	4,384	3/18/2024	\$3,671,883	\$838		
2	5			4		Ritz Carlton	6955 E Joshua Tree Rd	4,384	8/30/2024	\$4,937,625	\$1,126	\$8,609,508	8,768
												\$4,304,754	4,384
		40			\$1,296.00	Village at Mountain Shadows	Lincoln and 56th St, Paradise Valley 85253	3377-4874					
0	0											\$0	0
												#DIV/0!	#DIV/0!
Scottsdale													
		88	2004		\$0.47-\$0.62	3rd Avenue Lofts	7301 E. 3rd Avenue, Scottsdale 85251	624-3893					
6166 n sco	3			2		3rd Avenue Lofts	7301 E 3rd Ave Unit 222	2,238	6/18/2024	\$950,000	\$424	\$950,000	2,238
												#VALUE!	#VALUE!
		86			\$0.56	Enclave at the Borgata	6166 N Scottsdale Rd Scottsdale, AZ 85253	1086 - 2500					
				3		Enclave at the Borgata	6166 N Scottsdale Rd Unit B2006	3,016	4/18/2024	\$2,450,000	\$812		
				2		Enclave at the Borgata	6166 N Scottsdale Rd Unit A2006	1,957	6/10/2024	\$1,622,000	\$829		
3	3			2		Enclave at the Borgata	6166 N Scottsdale Rd Unit C1008	1,591	7/9/2024	\$1,175,000	\$739	\$5,247,000	6,564
												\$1,749,000	2,188
		88			\$429 1's	Envy	4422 N. 75th Street, Scottsdale 85251	767-1268					
					\$700 2's	Envy Penthouses (8)	Penthouses	1260-2473	\$699,900 - \$1,350,000		\$550.00		
				2		Envy	4422 N 75th St Unit 6001	1,269	5/1/2024	\$975,000	\$768		
				2		Envy	4422 N 75th St Unit 6003	1,209	5/2/2024	\$750,000	\$620		
				2		Envy	4422 N 75th St Unit 4010	1,120	6/20/2024	\$780,000	\$696		
				1		Envy	4422 N 75th St Unit 6002	776	7/15/2024	\$539,700	\$695		
				1		Envy	4422 N 75th St Unit 2009	943	7/16/2024	\$565,000	\$599		
				2		Envy	4422 N 75th St Unit 6007	1,269	8/15/2024	\$850,000	\$670		
7	8			2		Envy	4422 N 75th St Unit 7011	1,070	9/12/2024	\$720,000	\$673	\$5,179,700	7,656
												\$739,957	1,094
		97	2017		\$246 1's	Inspire Condos	7300 E Earll Drive, Scottsdale 85251	767-1268					



CAMBRIDGE  
PROPERTIES

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				1	\$372 2's	Inspire Condos	7300 E Earll Drive Unit 4019	867	5/16/2024	\$411,000	\$474	
				2		Inspire Condos	7300 E Earll Drive Unit 3010	1,625	6/3/2024	\$714,000	\$439	
				2		Inspire Condos	7300 E Earll Drive Unit 4022	1,459	6/18/2024	\$681,000	\$467	
				2		Inspire Condos	7300 E Earll Drive Unit 2013	1,625	8/28/2024	\$625,000	\$385	
5	0			1		Inspire Condos	7300 E Earll Drive Unit 1019	864	9/5/2024	\$393,000	\$455	\$2,824,0006,440
												\$564,8001,288
		98	2004-2007		\$0.48	Landmark at Kierland	15802 N 71st Street, Scottsdale 85254	2566-4065				
				3		Landmark at Kierland	15802 N 71st St Unit 507	2,690	3/28/2024	\$1,640,000	\$610	
1	3			2		Landmark at Kierland	15802 N 71st St Unit 605	3,744	9/27/2024	\$3,095,000	\$827	\$3,095,0003,744
												\$3,095,0003,744
		223	2023		\$933.00	Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Drive, Phoenix, AZ 85054	1637-2319				
				2		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 346	1,781	3/4/2024	\$1,224,591	\$688	
				2		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 146	1,781	3/6/2024	\$1,225,641	\$688	
				3		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 351	2,175	3/15/2024	\$1,410,014	\$648	
				2		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 445	1,702	4/24/2024	\$1,410,343	\$829	
				2		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 248	1,781	4/25/2024	\$1,197,793	\$673	
				2		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 247	1,781	4/29/2024	\$1,137,412	\$639	
				3		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 160	2,177	5/24/2024	\$1,100,000	\$505	
				2		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 148	1,781	5/28/2024	\$1,248,181	\$701	
				2		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 250	2,014	5/30/2024	\$1,394,937	\$693	
				2		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 136	1,777	8/1/2024	\$1,297,936	\$730	
				2		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 138	1,774	8/1/2024	\$1,287,564	\$726	
				3		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 234	2,136	8/19/2024	\$1,519,161	\$711	
				2		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 236	1,777	8/20/2024	\$1,253,473	\$705	
				2		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 238	1,774	8/22/2024	\$1,262,389	\$712	
				3		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 134	2,135	8/23/2024	\$1,576,967	\$739	
				2		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 239	1,776	8/26/2024	\$1,366,370	\$769	
				2		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 237	1,774	8/30/2024	\$1,345,026	\$758	
				2		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 235	1,637	9/3/2024	\$1,497,293	\$915	
				2		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 334	1,939	9/16/2024	\$1,505,572	\$776	
				3		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 337	2,175	9/24/2024	\$1,380,037	\$634	
				3		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 339	2,175	9/24/2024	\$1,400,625	\$644	
22	8			2		Toscana (Luxe) at Desert Ridge	5250 E Deer Valley Dr Unit 350	2,014	9/30/2024	\$1,421,637	\$706	

Over \$500





CAMBRIDGE  
PROPERTIES

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		85	2008		\$1,011.00	The Mark	6803 E Main Street, Scottsdale 85251	1284-3606					
				3		The Mark	6803 E Main St Unit 5511	2,427	6/25/2024	\$1,500,000	\$618		
2	5			3		The Mark	6803 E Main St Unit 6606	1,799	7/11/2024	\$1,200,000	\$667	\$2,700,000	4,226
												\$1,350,000	2,113
		706	2007 -2011		\$0.50	Optima Camelview	Multiple address on Rancho Vista Drive, Scottsdale 85251	956-3354					
				4		Optima Camelview	7167 E Rancho Vista Dr Unit 3014	3,245	3/6/2024	\$2,300,000	\$709		
				2		Optima Camelview	7167 E Rancho Vista Dr Unit 2005	1,304	3/15/2024	\$935,000	\$717		
				2		Optima Camelview	7131 E Rancho Vista Dr Unit 1001	1,327	3/23/2024	\$1,095,000	\$825		
				1		Optima Camelview	7161 E Rancho Vista Dr Unit 3014	847	3/25/2024	\$575,000	\$679		
				3		Optima Camelview	7117 E Rancho Vista Dr Unit 5006	1,746	4/2/2024	\$1,950,000	\$1,117		
				2		Optima Camelview	7167 E Rancho Vista Dr Unit 3002	1,408	4/5/2024	\$1,330,000	\$945		
				2		Optima Camelview	7121 E Rancho Vista Dr Unit 1005	1,327	4/8/2024	\$825,000	\$622		
				1		Optima Camelview	7131 E Rancho Vista Dr Unit 4009	972	4/16/2024	\$550,000	\$566		
				2		Optima Camelview	7147 E Rancho Vista Dr Unit 5002	1,533	5/3/2024	\$880,000	\$574		
				2		Optima Camelview	7157 E Rancho Vista Dr Unit 1010	1,200	5/7/2024	\$620,000	\$517		
				1		Optima Camelview	7161 E Rancho Vista Dr Unit 1003	1,046	5/9/2024	\$535,000	\$511		
				3		Optima Camelview	7157 E Rancho Vista Dr Unit 7012	1,953	5/28/2024	\$1,925,000	\$986		
				2		Optima Camelview	7161 E Rancho Vista Dr Unit 4002	1,295	5/31/2024	\$695,000	\$537		
				1		Optima Camelview	7137 E Rancho Vista Dr Unit 6009	946	5/31/2024	\$595,000	\$629		
				3		Optima Camelview	7151 E Rancho Vista Dr Unit 7008	3,233	6/3/2024	\$1,925,000	\$595		
				1		Optima Camelview	7157 E Rancho Vista Dr Unit 2011	952	6/3/2024	\$595,000	\$625		
				1		Optima Camelview	7167 E Rancho Vista Dr Unit 5009	939	6/10/2024	\$695,000	\$740		
				2		Optima Camelview	7167 E Rancho Vista Dr Unit 4010	1,252	7/8/2024	\$1,135,000	\$907		
				3		Optima Camelview	7157 E Rancho Vista Dr Unit 4001	2,163	7/11/2024	\$1,600,000	\$740		
				1		Optima Camelview	7151 E Rancho Vista Dr Unit 6008	930	7/15/2024	\$655,000	\$704		
				2		Optima Camelview	7151 E Rancho Vista Dr Unit 5001	1,681	7/17/2024	\$970,000	\$577		
				3		Optima Camelview	7117 E Rancho Vista Dr Unit 3006	2,320	8/22/2024	\$1,725,000	\$744		
				2		Optima Camelview	7161 E Rancho Vista Dr Unit 3015	1,129	8/26/2024	\$845,000	\$748		
				1		Optima Camelview	7167 E Rancho Vista Dr Unit 4004	746	9/12/2024	\$499,000	\$669		
				2		Optima Camelview	7127 E Rancho Vista DR Unit 3002	1,782	9/18/2024	\$1,155,000	\$648		
				2		Optima Camelview	7161 E Rancho Vista Dr unit 3013	1,027	9/18/2024	\$705,000	\$686		
27	40			1		Optima Camelview	7167 E Rancho Vista Dr Unit 3008	939	9/25/2024	\$520,000	\$554	\$27,834,000	39,242

Over \$500



CAMBRIDGE  
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												Over \$500
												\$1,030,8891,453
		84	2002-2008		\$0.80	Plaza Lofts at Kierland	15215 N Kierland, Scottsdale 85254	1113-2802				
				3		Plaza Lofts at Kierland	15215 N Kierland Blvd Unit 318	1,942	3/22/2024	\$2,175,000	\$1,120	
				3		Plaza Lofts at Kierland	15215 N Kierland Blvd Unit 306	1,942	6/18/2024	\$1,685,000	\$868	
3	2			1		Plaza Lofts at Kierland	15215 N Kierland Blvd Unit 101	1,262	8/27/2024	\$800,000	\$634	\$4,660,0005,146
												\$1,553,3331,715
	220 (Phase 1)		2018		\$0.68	Optima Kierland	7120 E Kierland Blvd, Scottsdale	1150 avg			\$575	
				4		Optima Kierland	7120 E Kierland Blvd #1007	2,476	3/19/2024	\$3,000,000	\$1,212	
				1		Optima Kierland	7120 E Kierland Blvd #214	764	3/20/2024	\$710,000	\$929	
				2		Optima Kierland	7120 E Kierland Blvd #413	1,400	5/7/2024	\$2,100,000	\$1,500	
				2		Optima Kierland	7120 E Kierland Blvd #918	1,535	6/26/2024	\$1,425,000	\$928	
				1		Optima Kierland	7120 E Kierland Blvd #612	727	7/30/2024	\$770,000	\$1,059	
				2		Optima Kierland	7120 E Kierland Blvd #718	1,535	7/31/2024	\$1,400,000	\$912	
				1		Optima Kierland	7120 E Kierland Blvd #219	865	7/31/2024	\$750,000	\$867	
8	6			1		Optima Kierland	7120 E Kierland Blvd #1016	770	9/4/2024	\$795,000	\$1,032	\$10,950,00010,072
												\$1,368,7501,259
						Optima Kierland	7180 E Kierland Blvd, Scottsdale					
	202 (Phase 2)		2021									
				2		Optima Kierland	7180 E Kierland Blvd #213	1,754	3/26/2024	\$1,448,000	\$826	
				2		Optima Kierland	7180 E Kierland Blvd #810	1,483	3/1/2024	\$1,370,000	\$924	
				1		Optima Kierland	7180 E Kierland Blvd #1104	773	3/15/2024	\$780,000	\$1,009	
				2		Optima Kierland	7180 E Kierland Blvd #403	1,379	4/26/2024	\$1,175,000	\$852	
				1		Optima Kierland	7180 E Kierland Blvd #902	785	5/10/2024	\$705,000	\$898	
				2		Optima Kierland	7180 E Kierland Blvd #510	1,483	5/28/2024	\$1,525,000	\$1,028	
				2		Optima Kierland	7180 E Kierland Blvd #301	1,190	6/11/2024	\$1,200,000	\$1,008	
				1		Optima Kierland	7180 E Kierland Blvd #202	785	6/12/2024	\$743,000	\$946	
9	15			2		Optima Kierland	7180 E Kierland Blvd #813	1,754	6/21/2024	\$1,610,000	\$918	\$10,556,00011,386
												\$1,172,8891,265
		89	2008		\$537-\$1410	Safari Drive	Multiple address on Scottsdale Road, Scottsdale 85251	1039-2857				
				2		Safari Drive	4747 N Scottsdale Rd Ste 4009	1,312	3/7/2024	\$650,000	\$495	
				2		Safari Drive	4737 N Scottsdale Rd Ste 2007	1,370	3/25/2024	\$675,000	\$493	
				2		Safari Drive	4741 N Scottsdale Rd Ste 4002	1,746	5/24/2024	\$900,000	\$515	



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				2		Safari Drive	4747 N Scottsdale Rd Ste 4007	1,475	9/6/2024	\$400,000	\$271		
				2		Safari Drive	4747 N Scottsdale Rd Ste C3008	1,945	9/23/2024	\$785,000	\$404		
6	0			2		Safari Drive	4741 N Scottsdale Rd Ste G2001	1,428	9/23/2024	\$640,000	\$448	\$4,050,000	9,276
												\$675,000	1,546
		198	2007		\$0.78	Scottsdale Waterfront	7175 E Camelback Road, Scottsdale 85251	525-4847					
				2		Scottsdale Waterfront	7175 E Camelback Rd Unit 502	1,457	3/5/2024	\$950,000	\$652		
				2		Scottsdale Waterfront	7181 E Camelback Rd Unit 108	1,777	3/15/2024	\$1,625,000	\$914		
				3		Scottsdale Waterfront	7175 E Camelback Rd Unit 601	2,296	3/21/2024	\$1,950,000	\$849		
				2		Scottsdale Waterfront	7181 E Camelback Rd Unit 408	1,983	5/23/2024	\$2,150,000	\$1,084		
				3		Scottsdale Waterfront	7181 E Camelback Rd Unit 1201	3,505	5/24/2024	\$4,030,000	\$1,150		
				2		Scottsdale Waterfront	7175 E Camelback Rd Unit 108	1,806	5/28/2024	\$1,525,000	\$844		
				1		Scottsdale Waterfront	7181 E Camelback Rd Unit 201	1,084	6/20/2024	\$850,000	\$784		
				2		Scottsdale Waterfront	7175 E Camelback Rd Unit 604	1,381	6/24/2024	\$1,050,000	\$760		
				3		Scottsdale Waterfront	7175 E Camelback Rd Unit 907	2,102	8/15/2024	\$2,025,000	\$963		
				3		Scottsdale Waterfront	7175 E Camelback Rd Unit 1001	2,296	8/26/2024	\$3,050,000	\$1,328		
				2		Scottsdale Waterfront	7181 E Camelback Rd Unit 704	2,284	8/30/2024	\$3,000,000	\$1,313		
12	8			1		Scottsdale Waterfront	7181 E Camelback Rd Unit 206	1,226	9/16/2024	\$918,000	\$749	\$23,123,000	23,197
												\$1,926,917	1,933
		50	2008-2009		\$0.34	Sage 1	4909 N Woodmere Fairway, Scottsdale 85251						
				2		Sage 1	4909 N Woodmere Fairway #1012	1,552	8/30/2024	\$689,000	\$444		
2	0			2		Sage 1	4909 N Woodmere Fairway #3009	1,552	9/3/2024	\$789,000	\$508	\$1,478,000	3,104
												\$739,000.00	1,552
		72	2014		\$0.34	Sage 2	4803/4805 N WOODMERE FAIRWAY, Scottsdale 85251	1375 -1659					
				2		Sage 2	4803 N woodmere Fairway Unit 2007	1,548	5/6/2024	\$762,000	\$492		
2	0			2		Sage 2	4805 N woodmere Fairway Unit 3006	1,548	5/31/2024	\$770,000	\$497	\$1,532,000	3,096
												\$766,000.00	1,548
		72	2018		\$0.63	The Sterling Collection at Silverleaf (ICON)	Silverleaf at DC Ranch, Scottsdale 85255	1900-3300					
				2		The Sterling Collection at Silverleaf (ICON)	18720 N 101st St Unit 3002	2,750	2/14/2024	\$2,198,000	\$799		
				2		The Sterling Collection at Silverleaf (ICON)	18720 N 101st St Unit 2000	2,750	6/7/2024	\$2,200,000	\$800		
3	5			2		The Sterling Collection at Silverleaf (ICON)	18720 N 101st St Unit 2002	2,750	9/30/2024	\$1,950,000	\$709	\$6,348,000	8,250
												\$2,116,000.00	2,750

Over \$500





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		37	2006		\$0.51	Valley Ho	6850 E Main Street, Scottsdale 85251	1182-1878					
1	0			2		Valley Ho	6580 E Main Street #3312	1,338	7/22/2024	\$850,000	\$635	\$850,000	1,338
												\$850,000	1,338
Urban Phoenix													
		2017	New		\$587.00	Contour on Campbell	2300 E Campbell Ave, Phoenix, AZ 85016	1000-1700					
1	0			2		Contour on Campbell	2300 E Campbell Ave Unit 126	1,589	7/31/2024	\$626,000	\$394	\$626,000	1,589
												\$626,000	1,589
		110	Phase 2		\$255 1's	Edison Midtown	3131 N Central Avenue, Phoenix, AZ 85012	808-1397					
			2024	2	\$365 2's	Edison Midtown	3131 N Central Ave #5008	1,109	3/22/2024	\$520,000	\$469		
				2		Edison Midtown	3131 N Central Ave #5015	1,363	4/17/2024	\$672,533	\$493		
				2		Edison Midtown	3131 N Central Ave #7011	1,125	4/18/2024	\$637,847	\$567		
				2		Edison Midtown	3131 N Central Ave #7015	1,363	4/18/2024	\$747,621	\$549		
				2		Edison Midtown	3131 N Central Ave #7016	1,125	4/18/2024	\$642,165	\$571		
				1		Edison Midtown	3131 N Central Ave #7019	822	4/18/2024	\$449,749	\$547		
				2		Edison Midtown	3131 N Central Ave #5014	1,125	4/19/2024	\$555,220	\$494		
				1		Edison Midtown	3131 N Central Ave #6019	822	4/19/2024	\$406,228	\$494		
				1		Edison Midtown	3131 N Central Ave #7017	822	4/19/2024	\$511,778	\$623		
				2		Edison Midtown	3131 N Central Ave #7021	1,125	4/19/2024	\$633,782	\$563		
				1		Edison Midtown	3131 N Central Ave #7020	822	4/24/2024	\$504,418	\$614		
				1		Edison Midtown	3131 N Central Ave #3017	822	4/26/2024	\$406,215	\$494		
				2		Edison Midtown	3131 N Central Ave #6015	1,363	5/1/2024	\$683,517	\$501		
				2		Edison Midtown	3131 N Central Ave #5011	1,125	5/3/2024	\$572,768	\$509		
				1		Edison Midtown	3131 N Central Ave #5019	822	5/3/2024	\$389,899	\$474		
				2		Edison Midtown	3131 N Central Ave #4021	1,125	5/8/2024	\$560,135	\$498		
				2		Edison Midtown	3131 N Central Ave #7012	1,419	5/9/2024	\$786,917	\$555		
				1		Edison Midtown	3131 N Central Ave #4019	822	5/13/2024	\$386,165	\$470		
				2		Edison Midtown	3131 N Central Ave #5016	1,125	5/14/2024	\$517,673	\$460		
				2		Edison Midtown	3131 N Central Ave #4018	1,419	5/31/2024	\$684,397	\$482		
				2		Edison Midtown	3131 N Central Ave #6018	1,419	5/31/2024	\$735,967	\$519		
				1		Edison Midtown	3131 N Central Ave #4020	822	6/14/2024	\$427,900	\$521		
				2		Edison Midtown	3131 N Central Ave #7018	1,419	6/18/2024	\$778,798	\$549		
				2		Edison Midtown	3131 N Central Ave #4011	1,125	6/26/2024	\$550,308	\$489		
				2		Edison Midtown	3131 N Central Ave #7014	1,125	6/27/2024	\$606,005	\$539		

Over \$500



CAMBRIDGE  
PROPERTIES

Metro Phoenix Urban and Resort Comps All \$/SF  
Trailing 6 months --9/1/2024

Total	# Active for Sale on MLS	Total # of Units	Year built	Bed	HOA/\$ sf or per month	COMMUNITY	PROPERTY ADDRESS	SQ FT	Close of Escrow Date	PURCHASE PRICE	\$/SF	
				2		Edison Midtown	3131 N Central Ave #4022	1,125	7/2/2024	\$527,855	\$469	
				1		Edison Midtown	3131 N Central Ave #3020	822	7/11/2024	\$388,090	\$472	
28	29			3		Edison Midtown	3131 N Central Ave #6003	1,392	8/8/2024	\$619,000	\$445	\$15,902,950 30,914
												\$567,963 1,104
		49	2017		\$0.36	enHance Condominiums	1130 N 2nd Street, Phoenix, AZ 85004	490-1720				
1	4					enHance Condominiums	1130 N 2nd St Unit 315	1,032	9/3/2024	\$450,000	\$436	\$450,000 1,032
												\$450,000 1,032
		145	2008		\$0.52	One Lexington	1 E Lexington Ave, Phoenix, AZ	734-1933				
				1		One Lexington	1 E Lexington Unit 608	753	3/7/2024	\$380,000	\$505	
				1		One Lexington	1 E Lexington Unit 1108	777	3/28/2024	\$390,000	\$502	
				2		One Lexington	1 E Lexington Unit 1203	1,169	4/5/2024	\$660,000	\$565	
				2		One Lexington	1 E Lexington Unit 311	1,169	4/9/2024	\$420,000	\$359	
				1		One Lexington	1 E Lexington Unit 1108	753	6/14/2024	\$390,000	\$518	
6	8			2		One Lexington	1 E Lexington Unit 910	1,169	7/23/2024	\$520,000	\$445	\$2,760,000 5,790
												\$460,000 965
		90	2005		\$0.60	Orpheum Lofts	114 W Adams Street, Phoenix, AZ 85003	712-2301				
1	5			1		Orpheum Lofts	114 W Adams St Unit 704	751	6/12/2024	\$328,500	\$437	\$328,500 751
												\$328,500 751
		149	2016		\$0.38	Portland on the Park	100 and 200 W Portland Street, Phoenix, AZ	745-2198				
				2		Portland on the Park	200 W Portland St Unit 1311	2,185	5/17/2024	\$1,550,000	\$709	
				1		Portland on the Park	100 W Portland St Unit 302	745	5/31/2024	\$440,000	\$591	
				2		Portland on the Park	200 W Portland St Unit 416	1,193	6/20/2024	\$680,000	\$570	
4	3			1		Portland on the Park	100 W Portland St Unit 307	918	6/26/2024	\$500,000	\$545	\$3,170,000 5,041
												\$792,500 1,260
		165	2007		\$0.63	Summit at Copper Square	310 S 4th Street, Phoenix, AZ 85004	898-1950				
				2		Summit at Copper Square	310 S 4th St Unit 1710	1,520	3/27/2024	\$675,000	\$444	
				2		Summit at Copper Square	310 S 4th St Unit 2106	1,533	3/22/204	\$640,000	\$417	
				2		Summit at Copper Square	310 S 4th St Unit 705	1,463	4/2/2024	\$542,500	\$371	
				1		Summit at Copper Square	310 S 4th St Unit 1904	996	4/26/2024	\$380,000	\$382	
				3		Summit at Copper Square	310 S 4th St Unit 2101	1,981	6/3/2024	\$937,000	\$473	
				1		Summit at Copper Square	310 S 4th St Unit 1507	1,074	6/18/2024	\$405,000	\$377	

Over \$500

**Metro Phoenix Urban and Resort Comps All \$/SF**  
**Trailing 6 months --9/1/2024**

[illegible]





CAMBRIDGE  
PROPERTIES

Metro Phoenix Urban and Resort Comps All \$/SF  
Trailing 6 months --9/1/2024

Total	# Active for Sale on MLS	Total # of Units	Year built	Bed	HOA/\$ sf or per month	COMMUNITY	PROPERTY ADDRESS	SQ FT	Close of Escrow Date	PURCHASE PRICE	\$/SF	
		134	2008		\$450.00	Northshore	945 E Playa Del Norte Dr, Tempe, 85281	1147-2168				
				2		Northshore	945 E Playa Del Norte Unit 4009	1,208	3/11/2024	\$479,000	\$397	
				2		Northshore	945 E Playa Del Norte Unit 3021	1,071	5/23/2024	\$415,000	\$387	
				3		Northshore	945 E Playa Del Norte Unit 1013	1,848	5/31/2024	\$655,000	\$354	
				3		Northshore	945 E Playa Del Norte Unit 2013	1,848	6/14/2024	\$739,000	\$400	
				2		Northshore	945 E Playa Del Norte Unit 3018	1,208	7/1/2024	\$485,000	\$401	
				2		Northshore	945 E Playa Del Norte Unit 3024	1,208	7/2/2024	\$480,000	\$397	
				2		Northshore	945 E Playa Del Norte Unit 4010	1,208	7/25/2024	\$537,500	\$445	
8	7			2		Northshore	945 E Playa Del Norte Unit 5019	1,208	9/9/2024	\$535,000	\$443	\$4,325,50010,807
268						268 Total Units	320,796		\$218,530,228	\$681		\$540,6881,351
						Average	1,197		\$815,411			

Over \$500



2014-2024

Property Address	Land Area A	Land Area SF	Sale Price	Sale Date	Price Per AC Land	Price Per SF Land	Property Name	Secondary Type	Proposed Use	Zoning	
114 E Portland St	0.64	28,000	\$8,820,000	2/6/2023	\$	13,721,400	\$	315	Commercial	Apartment Units	C
701 N Central Ave	0.93	40,508	\$11,700,000	12/20/2021	\$	12,581,515	\$	289	Parking Lot	Commercial	DTC-GTWY
601 N Central Ave	1.83	79,835	\$22,000,000	3/2/2022	\$	12,003,758	\$	276	Central & Fillmore Parking Lot	Commercial	DTC-GTWY
840 N Central Ave (Office)	1.11	48,197	\$10,500,000	12/8/2023	\$	9,489,802	\$	218		Commercial, Mixed Use, MultiFamily, Office	C-3 HRI, Phoenix
343 E Lincoln St	1.00	43,560	\$8,643,000	10/2/2023	\$	8,643,000	\$	198		Commercial	DTC/Warehouse District
602 S 3rd St	1.09	47,480	\$8,400,000	10/2/2023	\$	7,706,487	\$	177		Commercial	DTC/Warehouse District
950 N 7th St	0.71	31,115		10/2/2019	\$	7,349,831	\$	169		Commercial	
401 E Fillmore St	0.91	39,428	\$6,100,600	1/31/2023	\$	6,739,934	\$	155	Arizona Center	Commercial	DTC-BCORE
372-386 N 1st Ave	0.80	34,798	\$4,650,000	4/12/2016	\$	5,820,852	\$	134	ASU redevelopment site	Commercial	DTC-WARE
322-324 N 3rd Ave	0.80	35,000	\$4,600,000	10/29/2021	\$	5,725,029	\$	131		Commercial	C-2
725 S 2nd St (Part of a 3 Property Sale)	0.81	35,284	\$4,596,162	5/2/2022	\$	5,674,210	\$	130	Multi-Property Sale	Industrial	DTC-WARE
1202 S 7th Ave (Part of a 3 Property Portfolio) (Industrial)	0.60	26,000	\$3,319,587	9/14/2021	\$	5,561,585	\$	128	Phoenix Memorial Center Overflow Parking	Commercial	P-1
722 N 7th St	1.03	45,002	\$5,700,000	7/20/2017	\$	5,517,355	\$	127		Commercial	R-5
Pierce St & 3rd St	1.30	56,628	\$6,620,000	3/31/2017	\$	5,092,308	\$	117	Pierce 3rd Streets	Commercial	C-DT
326-338 N 4th Ave	0.20	8,712	\$1,000,000	5/25/2018	\$	5,000,000	\$	115		Commercial	C-3 HRI
NE 1st & Portland St	1.67	72,745	\$7,750,000	6/7/2021	\$	4,640,731	\$	107		Residential	DTC
440 E Van Buren St	0.90	39,204	\$4,027,000	4/2/2018	\$	4,474,444	\$	103	Arizona Center	Commercial	C-DT
322-324 N 3rd Ave	0.32	14,000	\$1,250,000	10/29/2021	\$	3,889,286	\$	89		Commercial	C-2
326-338 N 4th Ave	0.62	26,842	\$2,310,000	7/10/2019	\$	3,748,737	\$	86		Commercial	C-3 HRI
218 W Monroe St	2.07	90,169	\$7,500,000	5/30/2018	\$	3,623,196	\$	83	Vacant Land	Commercial	DC
414 N 5th St	1.13	49,223	\$3,800,000	12/14/2017	\$	3,362,818	\$	77	Arizona Center	Commercial	C-DT
353-361 N 4th Ave (Part of a 2 Property Sale)	0.52	22,564	\$1,668,068	5/17/2018	\$	3,220,220	\$	74	OPP ZONE HIGH RISE DEVELOPMENT	Commercial	DTC-VANB
1109 N 2nd St	0.73	31,725	\$2,189,025	9/6/2017	\$	3,005,640	\$	69		Commercial	R-5, HRI
602 N 2nd Ave	1.21	52,499	\$3,500,000	12/22/2017	\$	2,904,055	\$	67		Commercial	C-2
E Buckeye (Part of a 7 Property Portfolio)	0.84	36,590	\$1,870,976	6/25/2019	\$	2,227,377	\$	51		Commercial	C-3
366 N 2nd Ave (Part of a 4 Property Sale) (Industrial)	1.12	48,909	\$2,473,694	8/19/2019	\$	2,203,155	\$	51	Multi-Property Sale	Manufacturing	C-DT
NE 1st & Portland St	1.67	72,745	\$3,525,670	12/4/2014	\$	2,111,185	\$	48		Residential	DTC
E Moreland St & N 2nd St	0.88	38,135	\$1,718,271	9/30/2019	\$	1,962,708	\$	45		Commercial	DTC-W-EV
514 E Buchanan St	0.65	28,105	\$1,250,000	10/15/2014	\$	1,937,378	\$	44	NRG	Commercial	C-DT
353-361 N 4th Ave	0.52	22,499	\$750,000	8/14/2015	\$	1,452,065	\$	33	OPP ZONE HIGH RISE DEVELOPMENT	Commercial	DTC-VANB
377 N 3rd Ave (Part of a 4 Property Sale) (Office)	0.63	27,608	\$880,646	8/19/2019	\$	1,389,486	\$	32	Multi-Property Sale		DC, Phoenix
NW Portland St & Central Ave (Part of a 1 Property Sale)	1.82	79,279	\$2,384,610	10/10/2014	\$	1,310,229	\$	30	170 Unit Multifamily Site	Residential	UR, Phoenix
322-324 N 3rd Ave	0.32	14,000	\$400,000	6/8/2015	\$	1,244,571	\$	29		Commercial	C-2
802 N 4th Ave	0.72	31,363	\$889,500	9/30/2015	\$	1,235,425	\$	28	Vacant Land	Residential	R-5, Phoenix
2132 S 5th Ave (Part of a 3 Property Portfolio)	0.51	22,210	\$602,562	4/30/2015	\$	1,181,792	\$	27		Industrial	I-1
345 N 7th Ave	0.94	40,946	\$1,110,500	11/25/2014	\$	1,181,395	\$	27		Commercial	C-G
7th Ave & Fillmore St	3.14	136,778	\$3,685,000	11/25/2014	\$	1,173,570	\$	27	Multi-Family Redevelopment Site	Commercial	C-DT
E Buckeye	0.84	36,590	\$960,829	10/6/2022	\$	1,143,857	\$	26		Commercial	C-3
325-341 N 6th Ave (Industrial)	1.66	72,500	\$1,800,000	8/24/2017	\$	1,081,490	\$	25		Warehouse	C-3
W Watkins St	37.24	1,622,087	\$25,000,000	6/30/2022	\$	671,357	\$	15		Industrial	A-2
1755 S Central Ave	1.29	56,192	\$650,000	1/6/2021	\$	503,880	\$	12		Commercial	C-3
150 W Grant St	1.03	45,000	\$500,000	12/30/2015	\$	484,000	\$	11		Commercial	DTC / WARE
W Grant St	14.64	637,718	\$6,080,000	4/19/2019	\$	415,301	\$	10	7th Avenue and Lincoln Drive	Industrial	C-DT
1835 S Central Ave	0.76	33,106	\$220,000	6/4/2018	\$	289,470	\$	7	1835 S Central Ave	Commercial	
1835 S Central Ave	0.76	33,106	\$220,000	6/4/2018	\$	289,470	\$	7	1835 S Central Ave	Commercial	
313 W Apache St (Industrial)	4.75	206,910	\$1,260,000	10/25/2021	\$	265,263	\$	6		Showroom	C-2
1202 S 7th Ave (Part of a 3 Property Portfolio)	0.60	26,000	\$102,652	9/13/2021	\$	171,982	\$	4	Phoenix Memorial Center Overflow Parking	Commercial	P-1
W Watkins St	36.40	1,585,584	\$1,950,000	1/28/2022	\$	53,571	\$	1		Industrial	A-2
530 W Lower Buckeye Rd	18.73	815,661	\$145,000	2/11/2021	\$	7,744	\$	0		Residential	R43
1802 S 7th St (Part of a 2 Property Sale)	1.18	51,401		2/22/2024					Multi-Property Sale	Commercial	I-1
SEC 7th Ave & Roosevelt St	1.60	69,718		4/4/2022					Commercial	Industrial, Retail	DTC-COMM-1
701 N Central Ave (Part of a 8 Property Sale)	0.93	40,506		11/8/2021					Parking Lot	Commercial	DTC-GTWY
101 N 7th Ave	0.80	34,791		6/10/2019					Downtown Phoenix Development Site	Commercial	DCVB
S Central Ave & W Buckeye Rd	0.79	34,501		12/18/2018					Commercial	Commercial	C-2
S Central Ave & W Buckeye Rd	0.79	34,501		12/18/2018					Commercial	Commercial	C-2
325-341 N 6th Ave (Part of a 2 Property Sale)	0.83	36,251		5/29/2018					Multi-Property Sale	Commercial	DTC-VANB
S Central Ave & W Buckeye Rd	0.69	30,193		8/21/2017					Commercial	Commercial	C-2
625-629 N 2nd Ave	0.64	27,878		7/31/2017					Downtown Redevelopment Site	Residential	DTC-E-ROO
S Central Ave & W Buckeye Rd	0.69	30,193		6/12/2017					Commercial	Commercial	C-2
S Central Ave & W Buckeye Rd	0.69	30,193		6/12/2017					Commercial	Commercial	C-2
S Central Ave & W Buckeye Rd	0.69	30,193		6/12/2017					Commercial	Commercial	C-2
S Central Ave & W Buckeye Rd	0.69	30,193		6/12/2017					Commercial	Commercial	C-2
517 W Gibson Ln (Part of a 2 Property Sale)	0.53	23,166		11/28/2016					Vacant Land	Commercial, Industrial	A-1
NE 3rd & Roosevelt St (Part of a 3 Property Sale)	2.44	106,400		11/12/2015					Mixed-Use Development Site	Residential	DTC-E-EV
1011 N 3rd St (Part of a 3 Property Sale) (Retail)	0.80	35,053		11/12/2015					Multi-Property Sale	Restaurant	DTC-E-EV