

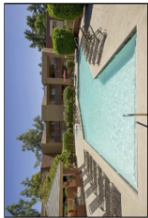




Market Comparable Report

ABI Multifamily



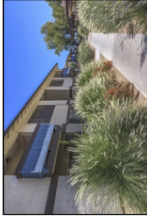
Property	Unit Mix	Status	Price	Price/Unit	Price/SF
1410 South Country Club Drive Mesa, AZ 85210 Hot Water: Boiler	34 0/1 74 1/1 12 2/2	In Escrow 8/21 120 Units 56,735 SF Built in 1985	\$13,200,000	\$110,000	\$232.66
					
10Ten on Main 1006 West Main Street Mesa, AZ 85201 Electric: Individual Property Water: Master A/C: Individual Heat: Individual Hot Water: Individual - Electric	24 1/1 60 2/2	Closed 5/21 84 Units 63,780 SF Built in 1986	\$13,150,000	\$156,548	\$206.18
					
Tierra del Sol 1711 South Extension Road Mesa, AZ 85210 Electric: Individual Property Water: Master A/C: Individual Heat: Individual Hot Water: Individual	92 1/1 184 2/2	Closed 3/21 276 Units 259,898 SF Built in 1985	\$65,800,000	\$238,406	\$253.18
					
Sunnybrook 123 North Robson Street Mesa, AZ 85201 Electric: Individual Property Water: Master A/C: Individual Heat: Individual Hot Water: Individual	10 0/1 73 1/1 20 2/1	Closed 3/21 103 Units 65,210 SF Built in 1968	\$16,500,000	\$160,194	\$253.03
					
Indigo Springs 1464 South Stapley Drive Mesa, AZ 85204 Electric: Individual Property Water: Individual A/C: Individual Heat: Individual	90 1/1 120 2/2 30 3/2	Closed 1/21 240 Units 216,242 SF Built in 2000	\$56,400,000	\$235,000	\$260.82
					

6/24/2021

ABI Multifamily

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Property	Unit Mix	Status	Price	Price/Unit	Price/SF
5)  Urban Trails at the District 1620 West Southern Avenue Mesa, AZ 85202 Electric: Individual Property Water: Master A/C: Individual Heat: Individual Hot Water: Individual	32 0/1 76 1/1 48 2/1	Closed 9/20 156 Units 110,960 SF Built in 1974	\$24,000,000	\$153,846	\$216.29
Averages:					
		172 Units 219,495 SF Built in 1983	\$35,170,000	\$204,715	\$245.57
Subject:					
		120 Units 56,735 SF Built in 1985	\$13,200,000	\$110,000	\$232.66

