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MULTI-FAMILY TRANSACTIONS

Phoenix - [Clear Sky Capital Airmont LLC](#) in Phoenix (**Marcus Kurschat**, principal) paid \$1.65 million (\$68,750 per unit) to buy the 24-unit [Bonfire at Midtown](#) apartments at 529-[530 E. Mariposa Street](#) in Phoenix. The seller was **5th & Camelback LLC** in Scottsdale (**Ryan Hartman**, principal). The cash sale was brokered through [Brian Smuckler](#) and [Jeff Seaman](#) of [CBRE](#) in Phoenix. Public records show the buyer acquired the Phoenix multi-family property with a \$1.237 + million loan from [Bank 1440](#). In January 2013, BREW reported Hartman's entity paying \$800,000 (\$33,333 per unit) to acquire Bonfire at Midtown (at that time called **Mariposa Park**). The complex was built in 1964. Clear Sky Capital now owns 1,616 apartment units in 14 projects in Arizona. **The company is looking to purchase additional multi-family communities.**

Tempe - **Aho LLC** in Phoenix (**Mark Egerman, Lee Egerman**, principals) paid \$1.530 + million (\$69,656 per unit) to purchase 22 units of the 54-unit [Rialto](#) condominiums at [1125 E. Broadway Road](#) in Tempe. The seller was **Tamaron Investments Inc.** in Scottsdale (**Juliana Vaughn**, director). Public record shows the buyer paid cash for the units in the broken condominium project, which is located south of [Arizona State University](#). The buyer was represented by [Eddie Chang](#), [John Kobierowski](#), [Alon Shnitzer](#), [Rue Bax](#) and [Doug Lazovick](#) of [ABI Multifamily](#) in Phoenix. The seller was represented by [Tyler Anderson](#), [Sean Cunningham](#), [Asher Gunter](#) and [Matt Pesch](#) of [CBRE](#) in Phoenix. Rialto was originally developed in 1985 as apartment rentals and the property was upgraded and converted to individual condos in 2006.

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