



Phoenix Apartment Complex Trades for Nearly Three Times Prior Sale Price

San Diego-Based Tower 16 Sells Loramount on Thomas in Maryvale, Plans To Reinvest in Phoenix Market



The Loramount on Thomas apartments, about 8 miles northwest of downtown Phoenix, were built in 1977. (Tower 16 Capital Partners)

By [Randyl Drummer](#)
CoStar News

June 23, 2022 | 6:08 P.M.

A Southern California real estate firm has sold a Phoenix apartment complex for almost three times the price that it paid less than three years ago as bullish multifamily investors snap up apartment properties at elevated prices across Sun Valley.

Tower 16 Capital Partners, based in Encinitas near San Diego, sold the 180-unit, 14-building Loramont on Thomas at [4903 W. Thomas Road](#) in Maryvale to Los Angeles-based apartment investment firm Clear Capital for \$32.1 million, or \$178,333 per unit, according to public sale and loan documents.

Constructed in the late 1970s, the complex offers studio and one-bedroom units as well as three pools, a playground and a dog park on the 4-acre property.

Tower 16 spent \$2.5 million on upgrades over the past 2 1/2 years, the company said in a statement.

The company, launched in 2017 by principals Mike Farley and Tyler Pruett, bought the property for \$65,000 a unit in its first Arizona acquisition in December 2019. Tower 16 has since bought nine more apartment complexes in greater Phoenix and Tucson, including [six](#) acquired last year, CoStar data shows.

The sale of the Loramont on Thomas doesn't mean that Tower is cashing out in Phoenix.

"Despite this sale, we plan on re-investing in multifamily properties throughout the Phoenix market over the next several years," Farley said in the company's statement. "We continue to see a positive supply-demand relationship in the region."

Investors in Phoenix have spent more than \$2 billion over the past year, pushing up the average price per unit 60% to \$342,187, according to [CoStar Market Analytics](#).

Clear Capital has recently bought apartments in another fast-expanding multifamily market. [The company paid \\$82 million to buy Foothill Ridge](#), a 232-unit apartment asset in Upland in Southern California's Inland Empire.

For the Record

Real estate brokers Ric Holway and Dan Cheyne of Berkadia's Phoenix office represented Tower 16. No brokers were reported as representing the buyer.

RELATED RESULTS

Prolific Local Buyer Snaps Up 12th Greater Phoenix Apartment Complex of 2022

Developers of High-Rise Transit Hub in Downtown Phoenix Get \$204 Million Construction Loan

Apartment Complex in Phoenix's Surprise Suburb Sells for \$85 Million

Rental Housing Set To Rise on 30 Acres West of Phoenix

Chicago Multifamily Firm Enters Arizona, Looks To Expand Portfolio to Other Big Cities

Apartments in Phoenix's Mesa Trade for \$45 Million

Apartments in Phoenix's Deer Valley Trade for \$142 Million

Canadian Investor Adds Three More Greater Phoenix Apartment Complexes to Portfolio

Arizona Student Housing Complex Trades As Part of KKR's Reported \$725 Million Portfolio Sale

Vertical Street Ventures Pays \$21.1 Million for Tucson Apartment Complex
