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Chandler – Two companies formed by **The Duff Family Revocable Trust** in Scottsdale (**Charles Duff, Dorie Duff**, trustees) paid \$47.802 million (\$186,000 per unit) to acquire the 257-unit **Avilla San Marcos** apartments at 900 S. Alma School Road in Chandler. The seller in two transactions were companies formed by **Aerie Development LLC** in Tucson (**Roger Karber**, principal). The deal was brokered by **Art Wadlund** and **Clint Wadlund** of **Berkadia** in Tucson and **Mark Forrester, Ric Holway, Dan Cheyne** and **Tom Wolff** of **Berkadia** in Phoenix. The Duffs, who operate as **Farnham Realty Inc.**, acquired the two-phased Avilla San Marcos community by assuming \$32.9 million in **Fannie Mae** loans. In the first acquisition, public records show **EQ San Marcos One LLC** (Duff trust) paid \$20.832 million (\$186,000 per unit) to acquire 112 units at Avilla San Marcos. **Alta Vista Communities ASNE LLC** (Karber's entity) was the seller. The buyer acquired the phase one units by assuming a \$14.595 million loan owed to Fannie Mae. In a second sale, **EQ San Marcos Two LLC** paid \$26.97 million (\$186,000 per unit) to purchase 145 apartment units in phase two of Avilla San Marcos. The seller was **Alta Vista Communities ASNW LLC** (Karber's entity). Maricopa County records show the buyer acquired those

units by assuming a \$18.305 million loan owed to Fannie Mae. The title work for both escrows was handled by **Vicki Etherton** of **Landmark Title Assurance Agency** in Phoenix. Karber's company developed the Avilla San Marcos community in 2015. Over the past 15 years, *BREW* has reported the Duffs and Farnham Realty buying and selling numerous multi-family properties in the Phoenix and Tucson areas . . . the deals have been all over the board, ranging from \$1 million for 30 units to \$47 + million for 300 + units. Sources say **the Duffs are looking for additional apartment projects in the Phoenix area**. The contact for the company is **Chuckie Duff** . . . call him at (480) 390-0863. Reach Karber at (520) 977-5456. Call the Wadlunds at (520) 299-7200. Talk to the Berkadia agents at (602) 955-1122.

