

3Y Report™

114 E Mohave Rd, Tucson, AZ 85705

\$1.73M • 20 units • \$86.3K / unit



The map highlights the property plus nearby cities of 50,000+ residents within 25 miles, if any, showing 1, 3, 5, and 25 mile radii.

POTENTIAL FLOOD RISK NOTE

Flood-prone area (A Zone). Flood insurance is typically required for most financed properties.

[VERIFY YOUR FEMA FLOOD MAP](#)

[LEARN ABOUT FLOOD ZONES](#)

[CHECK FLOOD INSURANCE REQUIREMENTS](#)

Pricing

See the target price that achieves your goal and how the asking price compares.

YOUR GOAL
Cash-on-cash
return

6.7%

3Y PRICE™

\$1.4M

Goal-convergent price

CAPITALIZED VALUE

LOW

\$1.38M

MID

\$1.52M

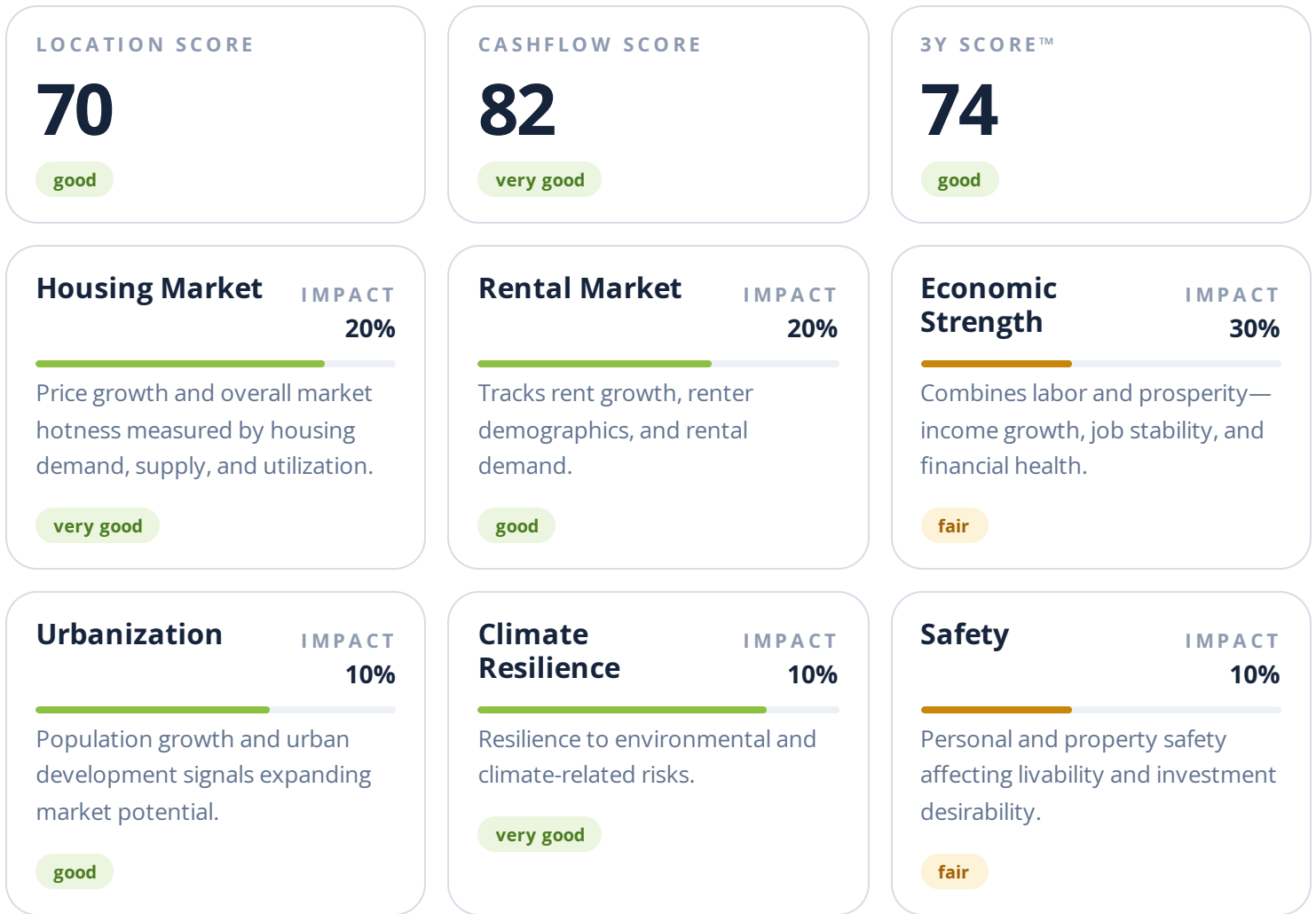
HIGH

\$1.69M

The difference between the asking price and goal price is 19.0%. Beyond 15%, the gap is likely too large to bridge through negotiation.

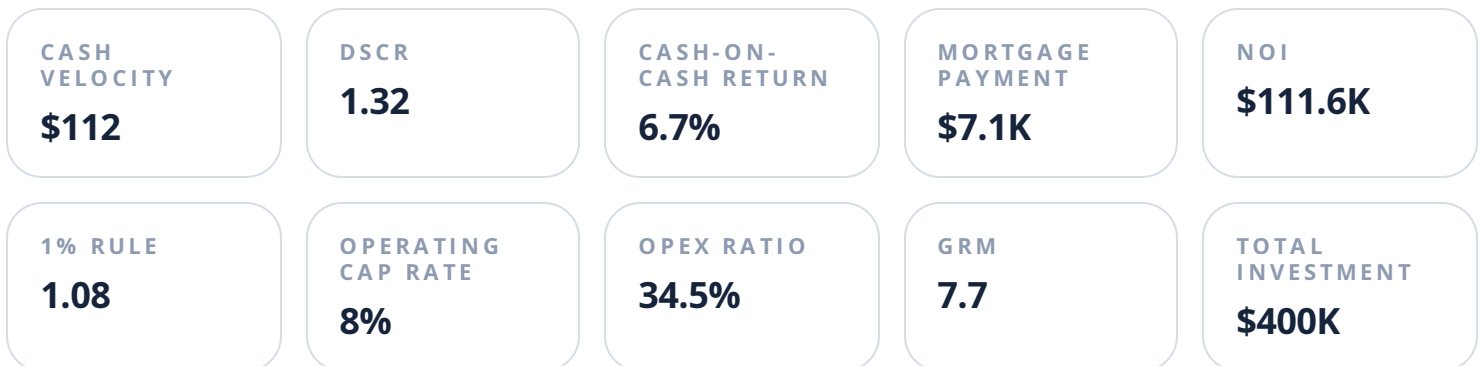
Scores

See the headline take first, then the factors driving it.



Core metrics

The operating picture behind the analysis.



Market pulse

Recent market context that may not show up in historical stats alone.

The Tucson and Pima County real estate market is experiencing a cooling trend with prices falling and inventory rising. Home prices are down roughly 7-8% since the July 2022 peak, and analysts believe the market may have finally bottomed out. This shift presents an opportunity for buyers, but also increases the risk of rising escrow payments and decreased affordability.

[FOX10PHOENIX.COM](https://www.fox10phoenix.com)

[FOX10PHOENIX.COM](https://www.fox10phoenix.com)

[FOX10PHOENIX.COM](https://www.fox10phoenix.com)

Neighborhood analytics

A quick snapshot across 1-, 3-, and 5-mile radii where available.

METRIC	1 MILE	3 MILE	5 MILE
Population	35,055	135,042	256,453
Households	17,212	59,508	113,173
Median household income	\$33,172	\$39,788	\$48,656
Renter occupied ratio	0.7%	0.7%	0.6%
Vacant ratio	0.1%	0.1%	0.1%
Most likely to rent	0.4%	0.4%	0.4%

Location benchmarks

How this local market compares to state and national baselines.

OUTPERFORMS BOTH

UNDERPERFORMS BOTH

MIXED / INCOMPLETE

METRIC	LOCATION (3 MI)	STATE	US
ASSOCIATE DEGREE OR HIGHER	0.42%	0.42%	0.44%
MEDIAN HOUSEHOLD INCOME	\$39,788	\$76,872	\$78,538
RENT TO INCOME RATIO	34.4%	30.2%	30.2%
POVERTY RATE	0.25%	0.12%	0.12%
VACANT RATIO	0.11%	0.11%	0.1%
POPULATION GROWTH	0%	0.01%	0%
RENT GROWTH	0.04%	0.06%	0.05%
HOME PRICE GROWTH	0.08%	0.08%	0.06%

Location scan

Nearby structures and facilities that may influence desirability or context.

BASELINE

EXPANDED

EXTENDED

Airports 4 MI RADIUS	None detected
Rail tracks 1 MI RADIUS	None detected
Colleges 1 MI RADIUS	None detected
Correctional facilities 0.5 MI RADIUS	None detected
Cemeteries 0.2 MI RADIUS	None detected
EPA monitored facilities 1 MI RADIUS	None detected

Data & assumptions

The inputs driving your estimates.

GOAL

Cash-on-cash return

6.7%

MARKET

Rent / revenue	\$752
Rent growth	2.8%
Price growth	9.52%
Cap rate	7.08%

FINANCING

Interest rate	7.12%
Term	30 yr
Down payment	25%
Closing costs	3.6%

OPERATIONS

Vacancy	5.5%
Management	8%
Repair & capex	15%
Make-ready	\$0
Other monthly	\$0

INSURANCE & TAX

Property ins.	0.42%
Flood ins.	0.47%
Wind ins.	0%
Property tax	0.36%