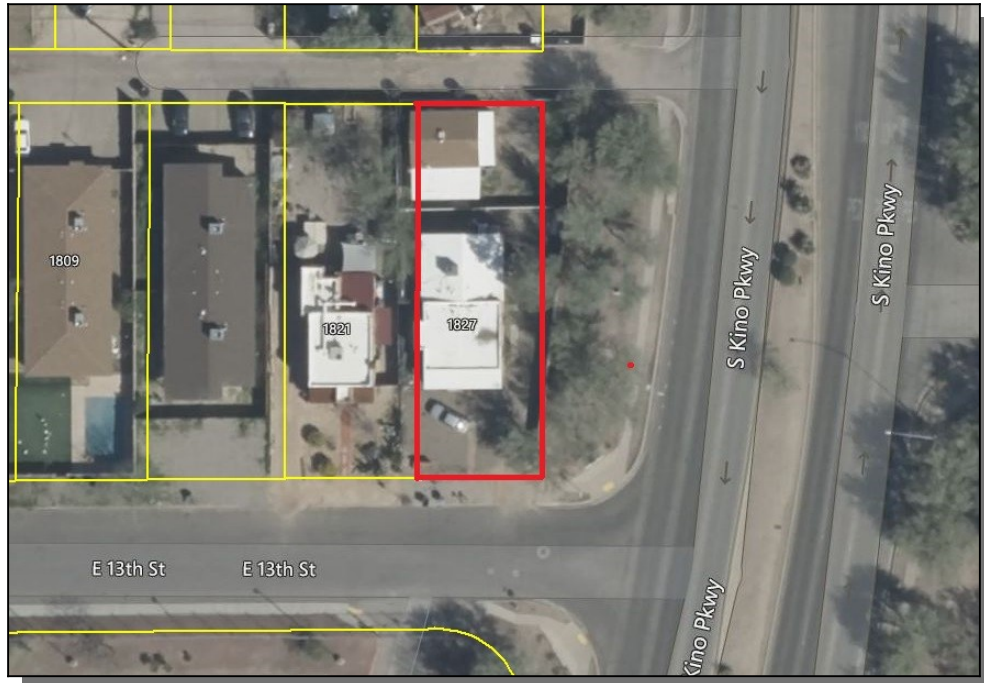


Real Estate Investment Analysis

August 14, 2025



1827 E 13th St
Tucson AZ 85719
Duplex



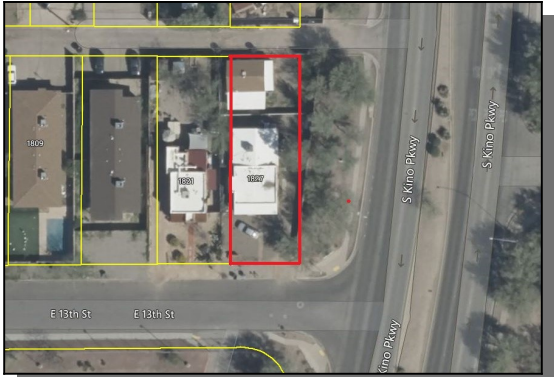
Where the Experts Are

Realty Executives
1661 N Swan Road #122
Tucson AZ 85712

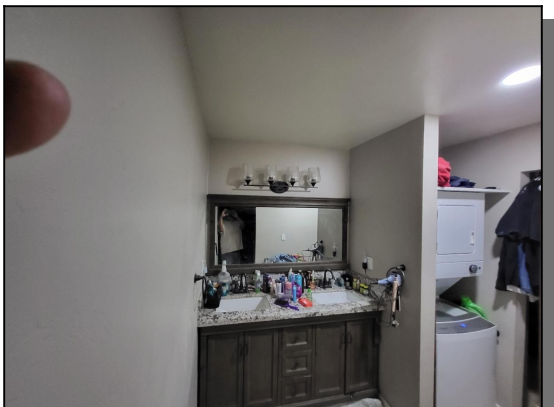
David Walsh
520-591-1736
dw.realtyex@gmail.com

Property Photos

Duplex, 1827 E 13th St



Main Property Photo



Property Photos

Duplex, 1827 E 13th St



Property Summary

1827 E 13th St
Tucson AZ 85719
Duplex



Operating Statement

Gross Scheduled Income	\$45,600.00
- Vacancy Loss	\$2,280.00
= Gross Effective Income	\$43,320.00
+ Other Income	\$0.00
= Gross Operating Income	\$43,320.00
- Total Operating Expenses	\$7,568.00
= Net Operating Income (NOI)	\$35,752.00

Financial Statistics

Occupancy Percent	95.0%
Vacancy Percent	5.0%
Monthly Income Per Unit	\$1,900.00
Monthly Income Per Sq Ft	\$1.77
Annual Expenses Per Unit	\$3,784.00
Annual Expenses per Sq Ft	\$3.52
Gross Rent Multiplier	11.51
Cap Rate	6.81%

Property Data

Purchase Price	\$525,000.00
Number of Units	2
Number Occupied	2
Number Vacant	
Price Per Unit	\$262,500.00
Rentable Sq Ft	2,148
Price Per Sq Ft	\$244.41
Taxes	\$2,368.00
Insurance	\$1,350.00

Year Built	1955
Land Area	.16 acre
Buildings	2
Stories	1
Electric Meters	2
Gas Meters	2
Parking Spaces	8
Roof	combo
Zoning	R2

Amenities and Features

Two houses on one lot located at the NW corner of Campbell Ave and 13th St. The front house has had a complete renovation. The back house has a new roof, exterior paint and mini splits installed. The subject property is two houses on one lot with each house having its own private entrance and drive way. Both tenants are long term on month to month lease.

Prepared By

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Annual Property Operating Data Year 1

1827 E 13th St
Tucson AZ 85719
Duplex



Annual Income

Gross Scheduled Income	\$45,600.00
- Vacancy	\$2,280.00
= Effective Rental Income	\$43,320.00
+ Other Income	\$0.00
= Gross Operating Income	\$43,320.00

Annual Operating Expenses

Taxes	\$2,368.00
+ Insurance	\$1,350.00
+ Property Management	\$0.00
+ Maintenance & Repair	\$2,400.00
+ Utilities	\$1,450.00
+ Services	\$0.00
+ Other Expenses	\$0.00
= Annual Operating Expenses	\$7,568.00

Net Operating Income

Gross Operating Income	\$43,320.00
- Annual Operating Expenses	\$7,568.00
= Net Operating Income	\$35,752.00

Annual Debt Service

1st Mortgage Principal and Interest	\$0.00
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Annual Cash Flow Before Tax

Net Operating Income	\$35,752.00
- Annual Debt Service	\$0.00
- Capital Additions	\$0.00
= Cash Flow Before Tax	\$35,752.00

Initial Investment

Purchase Price	\$525,000.00
Down Payment	\$0.00
+ Closing Costs	\$0.00
+ Loan Points	\$0.00
+ Other Costs	\$0.00
= Total Investment	\$0.00

Proposed Financing

Purchase Price	\$525,000.00
1st Mortgage	\$0.00
Points	0.0
Interest Rate	0.000%
Amortized Over	0.0 years
Term (Due Date)	0.0 years

Indicators

Cap Rate	6.81%
Gross Rent Multiplier	11.51
Cash on Cash	0.00%
Debt Coverage Ratio	0.00
Modified DCR	0.00
Default Ratio (Break Even)	17.47
Return on Gross Equity	6.81%

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Rent Roll at Month 1 Showing Monthly Numbers

1827 E 13th St
Tucson AZ 85719
Duplex



Rent Roll Summary

Total Units	2	Possible Rent	\$45,600.00	Occupied	95.0%
Vacant Units		- Vacancy Rent	\$2,280.00	Vacant	5.0%
Occupied Units	2	= Occupied Rent	\$43,320.00		

Row	Unit #	Unit Type	# of Type	Beds	Baths	Sq Ft	Rent/Unit	Rent/SqFt
1		House	1	3	2.00	1,533	\$2,400.00	\$1.57
2		House	1	2	1.00	615	\$1,400.00	\$2.28

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