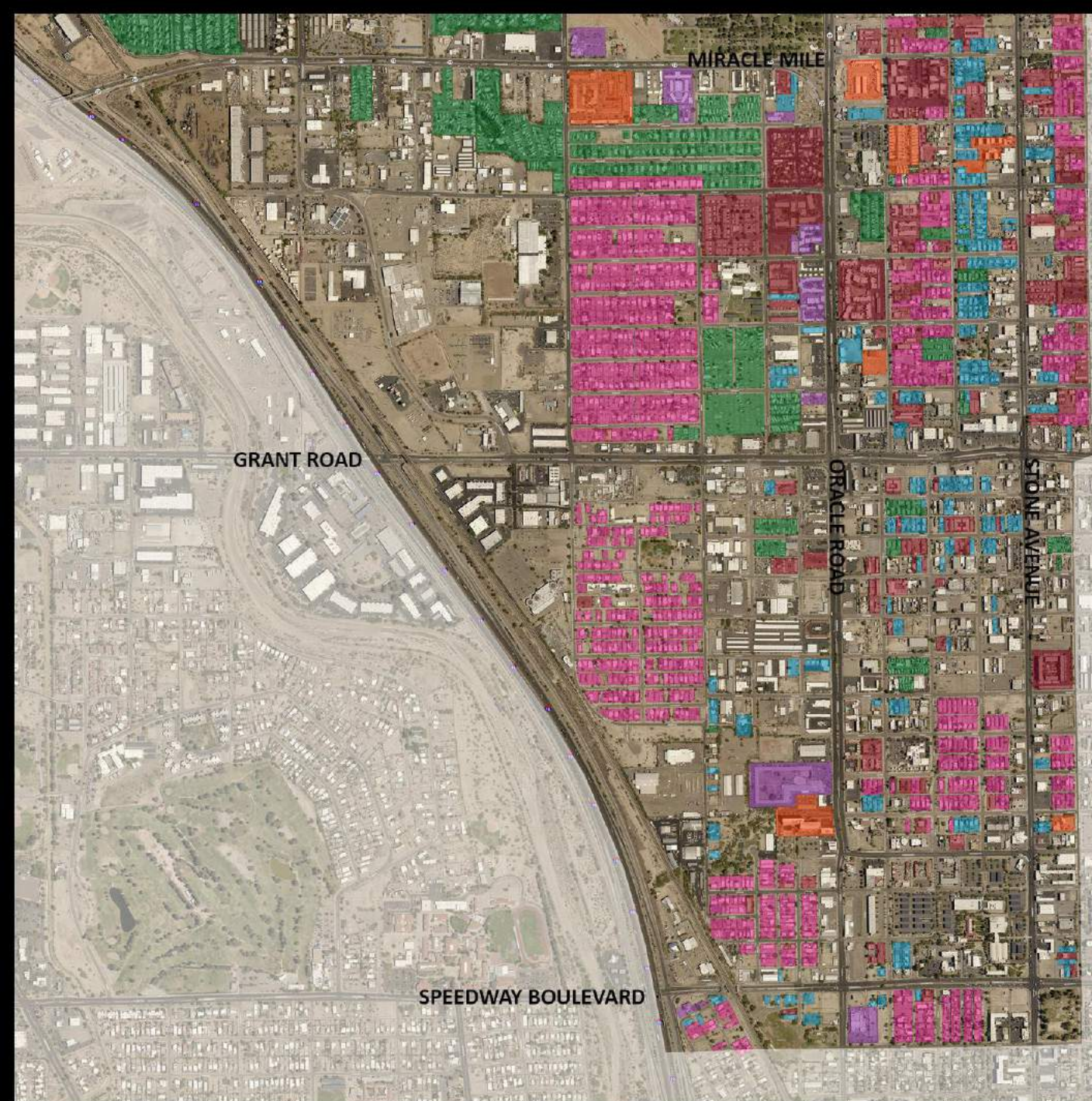




Oracle Choice Neighborhoods Housing Assessment Phase I Housing Typology Map

Legend

-  Single Family & Duplexes (within "R" Zoning)
-  Single Family & Duplexes (outside "R" Zoning)
-  Mobile Homes & RV Parks
-  Shelters & Assisted Living
-  Low-Income/Subsidized Housing
-  Multi-Family Housing (3-plex & Up)





Oracle Choice Neighborhoods

Housing Assessment Phase I

Figure/Ground Map



Oracle Choice Neighborhoods Housing Assessment Phase I Figure/Ground Overlay

Legend

- Single Family & Duplexes (within "R" Zoning)
- Single Family & Duplexes (outside "R" Zoning)
- Mobile Homes & RV Parks
- Shelters & Assisted Living
- Low-Income/Subsidized Housing
- Multi-Family Housing (3-plex & Up)



Oracle Choice Neighborhoods Housing Assessment Phase I Vacant Land

Legend



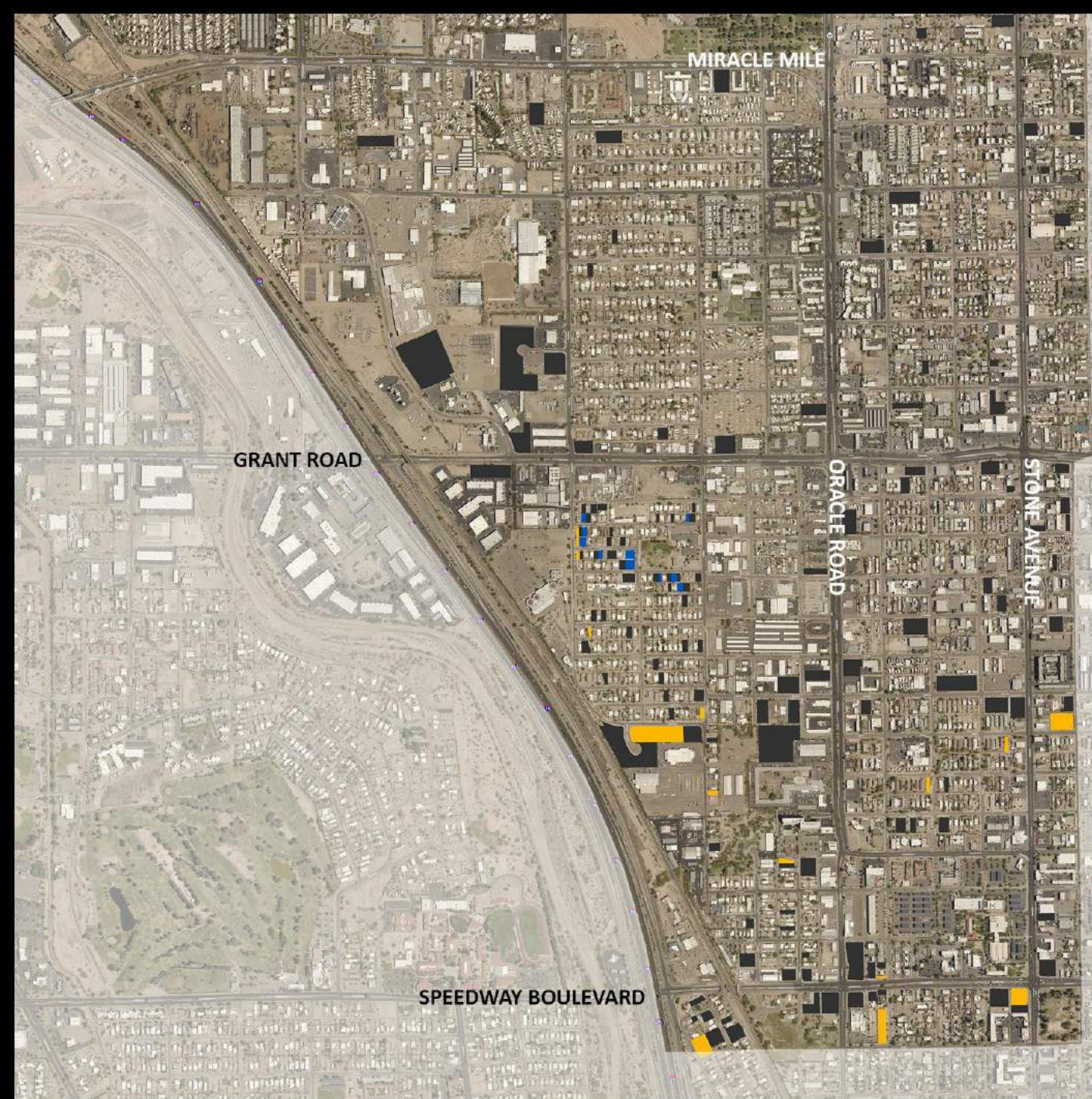
Privately Owned Land



City of Tucson Owned Land



Pacua Yaqui Tribe Owned Land





Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Overview:

Neighborhood:

- Flowing Wells

Overall Density:

- Low Density

Overall “Look and Feel”:

- Higher Density RV Parks floating amidst Industrial Land

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Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Mobile Homes & RV Parks

1) Desert Shores Estates

- **Owner:** Desert Shores Estates LLC
- **Use:** Manufactured Home & RV Park
- **Lot Size:** 10.19 Acres or 444,051 SF
- **Assessed Value:** \$1,312,500
- **App. # Housing Units:** 125

2) El Torito Mobile Home & RV Park

- **Owner:** Rio Hondo LLC
- **Use:** Manufactured Home & RV Park
- **Lot Size:** 2.58 Acres or 112,320 SF
- **Assessed Value:** \$510,850
- **App. # Housing Units:** 30

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Oracle Choice Neighborhoods Housing Assessment Phase I Vacant Land Detail Map

Property Ownership

1) Tucson Collision Inc., Fairview Grant LLC,
Beglaryan Tigran & Beglaryan Ruben &
Beglaryan

- Total Lot Sizes: 5.27 Acres or 229,398 SF
- Total Assessed Value: \$532,573

2) Unisource Energy Corp

- Lot Size: 4.62 Acres or 201,207 SF
- Assessed Value: \$586,752

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Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Overview:

Neighborhood:

- Miracle Manor

Overall Density:

- Low Density at Core and Higher Density facing Arterials

Overall “Look and Feel”:

- Well Connected, Heavily Utilized Land, Few Opportunities for Infill, Varied Housing Typologies

ORACLE ROAD

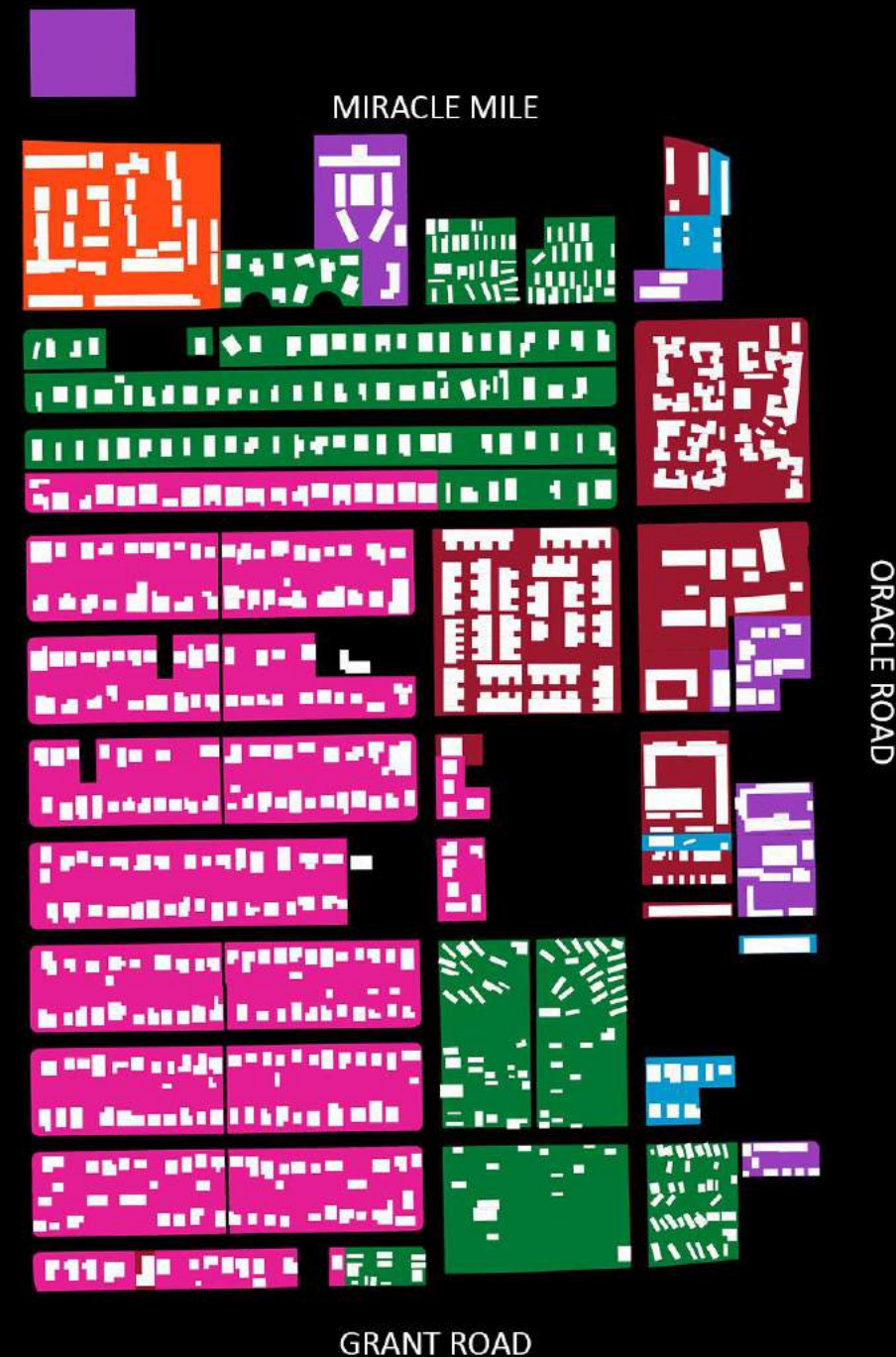
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Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Legend

- Single Family & Duplexes (within "R" Zoning)
- Single Family & Duplexes (outside "R" Zoning)
- Mobile Homes & RV Parks
- Shelters & Assisted Living
- Low-Income/Subsidized Housing
- Multi-Family Housing (3-plex & Up)





Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Single Family Housing (within "R" Zoning)

- Neighborhood: Miracle Manor
- Typical Architectural Style: Single-Story Suburban Ranch Houses, Sonoran Casitas
- Average Lot Size: 0.29 Acres or 25,112 SF
- Average Assessed Value: \$100,500
- App. # Housing Units: 420



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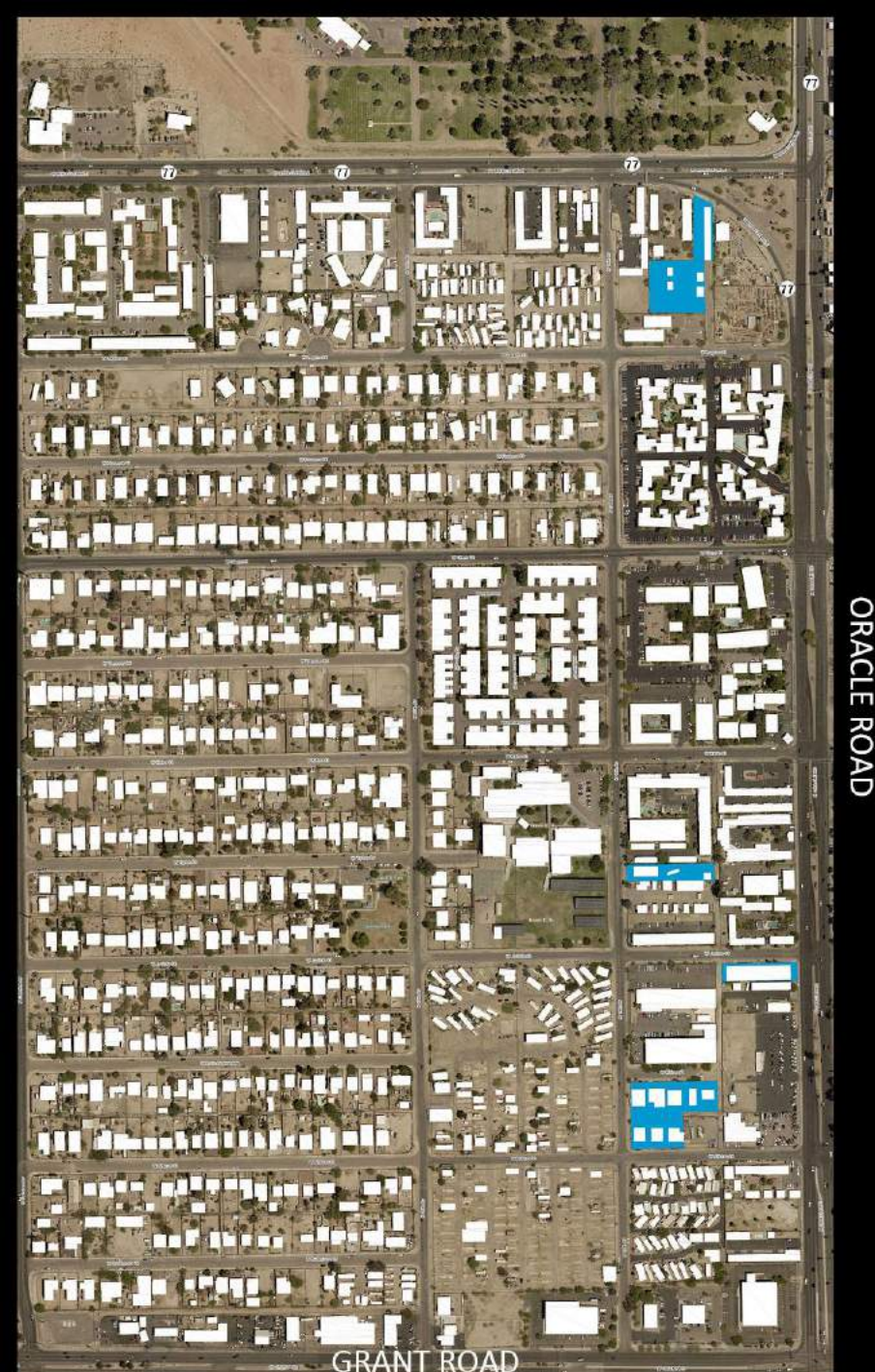
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Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Single Family Housing (outside "R" Zoning)

- Neighborhood: Miracle Manor
- Typical Architectural Style: Single-Story Suburban Ranch Houses, Sonoran Casitas
- Average Lot Size: 0.42 Acres or 18,460 SF
- Average Assessed Value: \$150,000
- App. # Housing Units: 16





Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Mobile Homes & RV Parks

- **Neighborhood:** Miracle Manor
- **Range of Typologies:** Integrated, Stand-Alone Manufactured Homes and Scattered RV Homes
- **Average Lot Size:** 2.85 Acres or 125,000 SF
- **Average Assessed Value:** \$49,400
- **App. # Housing Units:** 260



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Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Shelters & Assisted Living

1) Gospel Rescue Mission: Women and Children's Center

- **Owner:** Gospel Rescue Mission of Tucson
- **Use:** Women & Children's Shelter
- **Lot Size:** 2.47 Acres or 107,416 SF
- **Assessed Value:** \$1,782,353
- **App. # Housing Units/Beds:** 101

2) The Oasis

- **Owner:** Oasis Assisted Living Center LLC
- **Use:** Assisted Living Facility
- **Lot Size:** 1.45 Acres or 63,079 SF
- **Assessed Value:** \$1,045,572
- **App. # Housing Units:** 42



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Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Low Income/Subsidized Housing

1) Ghost Ranch Lodge

- **Owner:** Miracle Mile Senior Housing LP & GRL Apartments LP
- **Use:** Subsidized Low Income Apartments
- **Lot Size:** 7.01 Acres or 305,201 SF
- **Assessed Value:** \$1,312,500
- **App. # Housing Units:** 112



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Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Multi-Family Housing (3-Plex & Up)

1) Sunpointe Gardens Apartments

- Owner: G & M Lee Capital Investments LLC
- Use: Apartments
- Lot Size: 2.17 Acres or 444,051 SF
- Assessed Value: \$2,392,375
- App. # Housing Units: 164

2) Sierra Madre Condominiums

- Owner: Varies
- Use: Condominiums
- Lot Size: 1.54 Acres or 94,443 SF
- Avg. Assessed Value/Unit: \$22,300
- App. # Housing Units: 82



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Oracle Choice Neighborhoods Housing Assessment Phase I Vacant Land Detail Map

Property Ownership

1) Harris News Inc.

- Total Lot Sizes: 0.78 Acres or 33,896 SF
- Total Assessed Value: \$172,977

2) Corecivic Inc.

- Lot Size: 0.60 Acres or 26,285 SF
- Assessed Value: \$162,312



ORACLE ROAD

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Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Overview:

Neighborhoods:

- Coronado Heights/Balboa Heights/Keeling

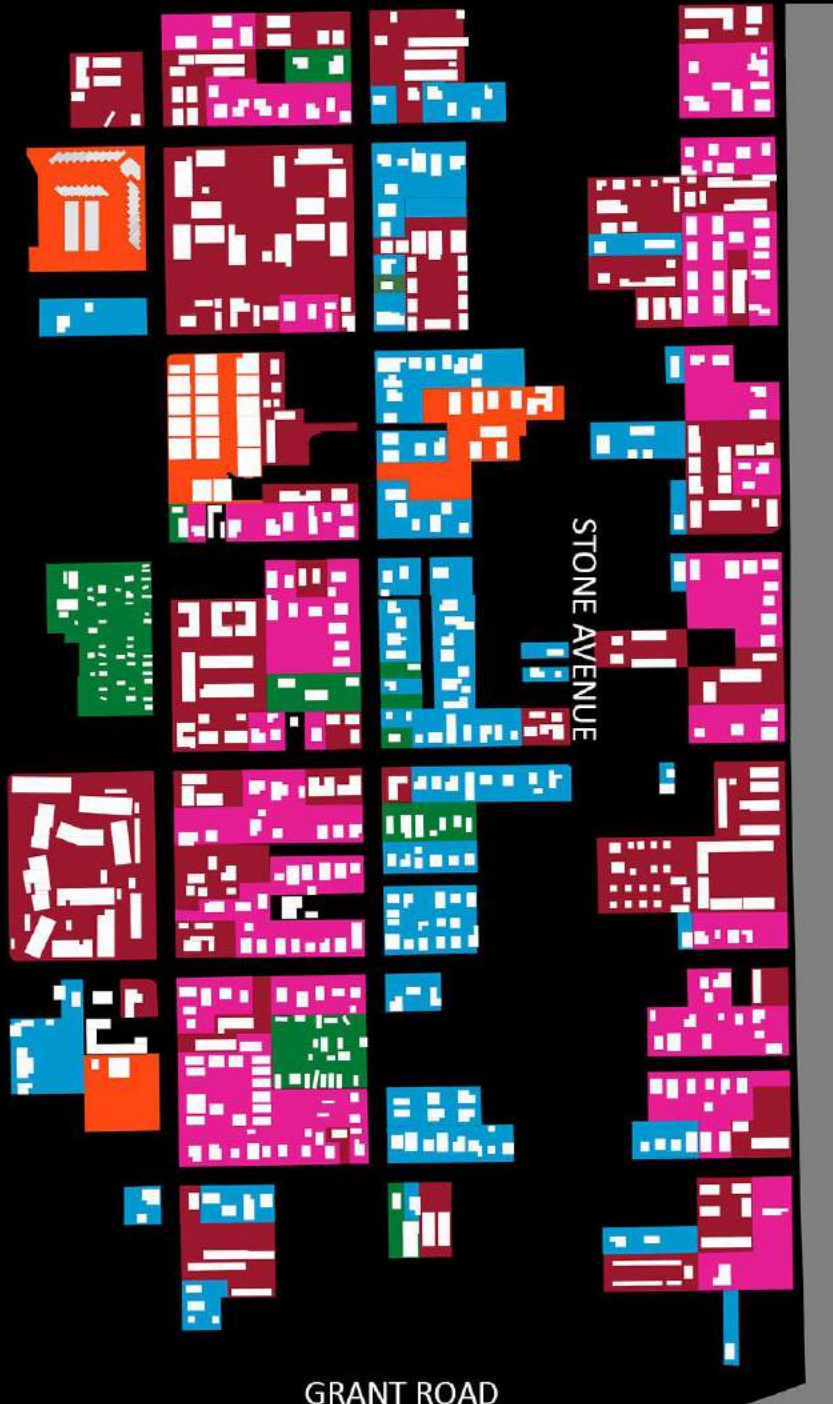
Overall Density:

- Mix of Low and High Density Housing

Overall “Look and Feel”:

- Mostly Developed Land, More Commercial in Character, Scattered Housing Development, Varied Housing Typologies





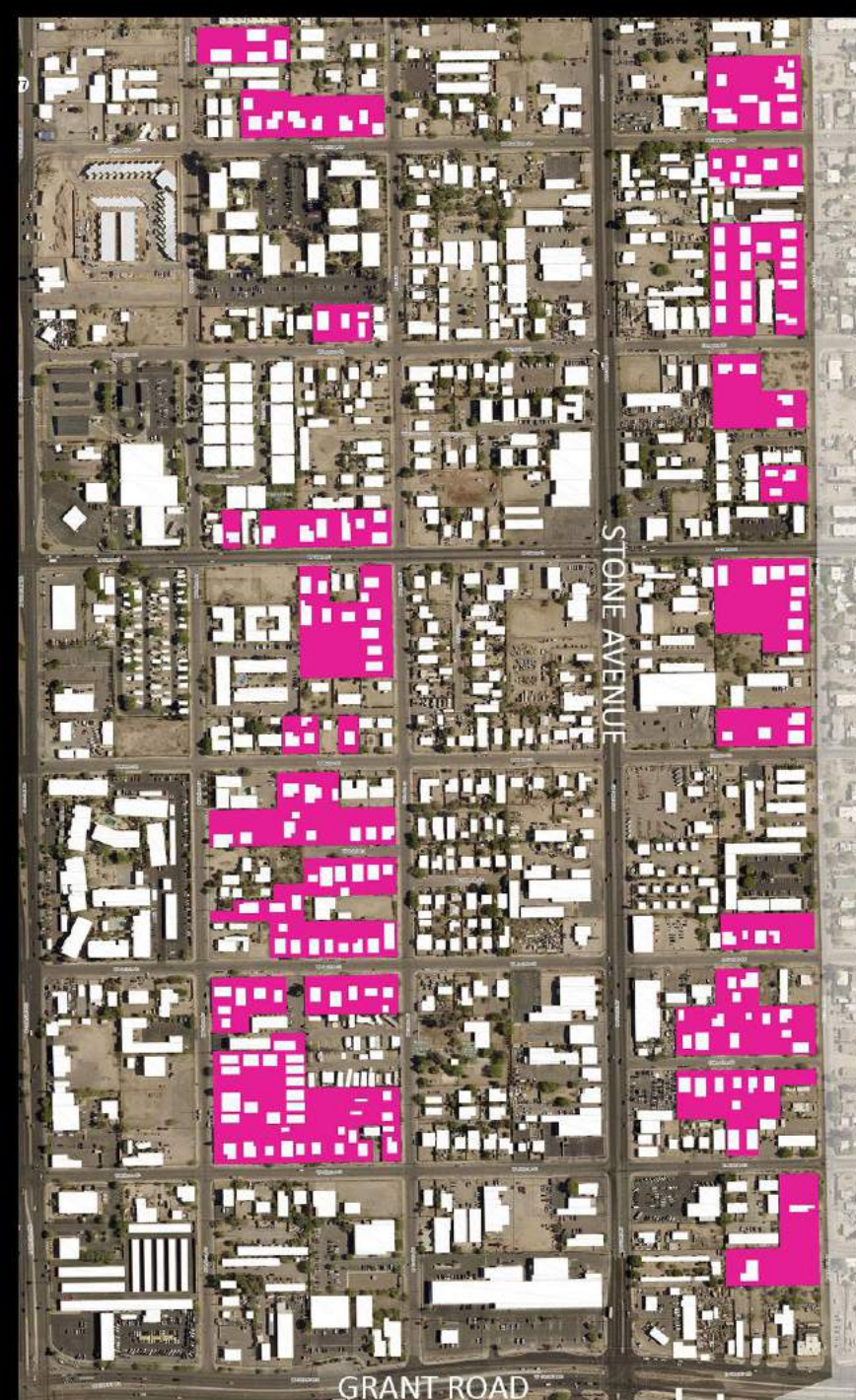
Oracle Choice Neighborhoods

Housing Assessment Phase I

Housing Detail Map

Legend

-  Single Family & Duplexes (within "R" Zoning)
-  Single Family & Duplexes (outside "R" Zoning)
-  Mobile Homes & RV Parks
-  Shelters & Assisted Living
-  Low-Income/Subsidized Housing
-  Multi-Family Housing (3-plex & Up)



Oracle Choice Neighborhoods

Housing Assessment Phase I

Housing Detail Map

Single Family Housing (within "R" Zoning)

- **Neighborhoods:** Coronado Heights/Balboa Heights/Keeling
- **Typical Architectural Styles:** Single-Story Suburban Ranch Houses, Casitas, Bungalows
- **Average Lot Size:** 0.385 Acres or 16,850 SF
- **Average Assessed Value:** \$83,500
- **App. # Housing Units:** 180





Oracle Choice Neighborhoods

Housing Assessment Phase I

Housing Detail Map

Single Family Housing (outside "R" Zoning)

- **Neighborhoods:** Coronado Heights/Balboa Heights/Keeling
- **Typical Architectural Styles:** Single-Story Suburban Ranch Houses, Casitas, Bungalows
- **Average Lot Size:** 0.685 Acres or 30,000 SF
- **Average Assessed Value:** \$83,900
- **App. # Housing Units:** 150



Oracle Choice Neighborhoods

Housing Assessment Phase I

Housing Detail Map

Mobile Homes & RV Parks

- **Neighborhoods:** Coronado Heights/Balboa Heights/Keeling
- **Typical Architectural Style:** Stand-Alone Manufactured Homes and Scattered RV Homes
- **Average Lot Size:** 2.07 Acres or 70,400 SF
- **Average Assessed Value:** \$335,500
- **App. # Housing Units:** 80



Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Shelters & Assisted Living

- Neighborhoods: Coronado Heights/Balboa Heights/Keeling
- Average Lot Size: NA
- Average Assessed Value: NA
- App. # Housing Units: 0





Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Low Income/Subsidized Housing

1) Miracle Point Apartments

- **Owner:** Miracle Point Apartments LP
- **Use:** Subsidized Low Income Apartments
- **Lot Size:** 3.21 Acres or 139,648 SF
- **Assessed Value:** \$1,556,100
- **App. # Housing Units:** 38

2) Glenstone Village

- **Owner:** Vida Serena Apartments LLC
- **Use:** Subsidized Low Income Apartments
- **Lot Size:** 1.80 Acres or 78,322 SF
- **Assessed Value:** \$2,381,400
- **App. # Housing Units:** 72



Oracle Choice Neighborhoods Housing Assessment Phase I Vacant Land Detail Map

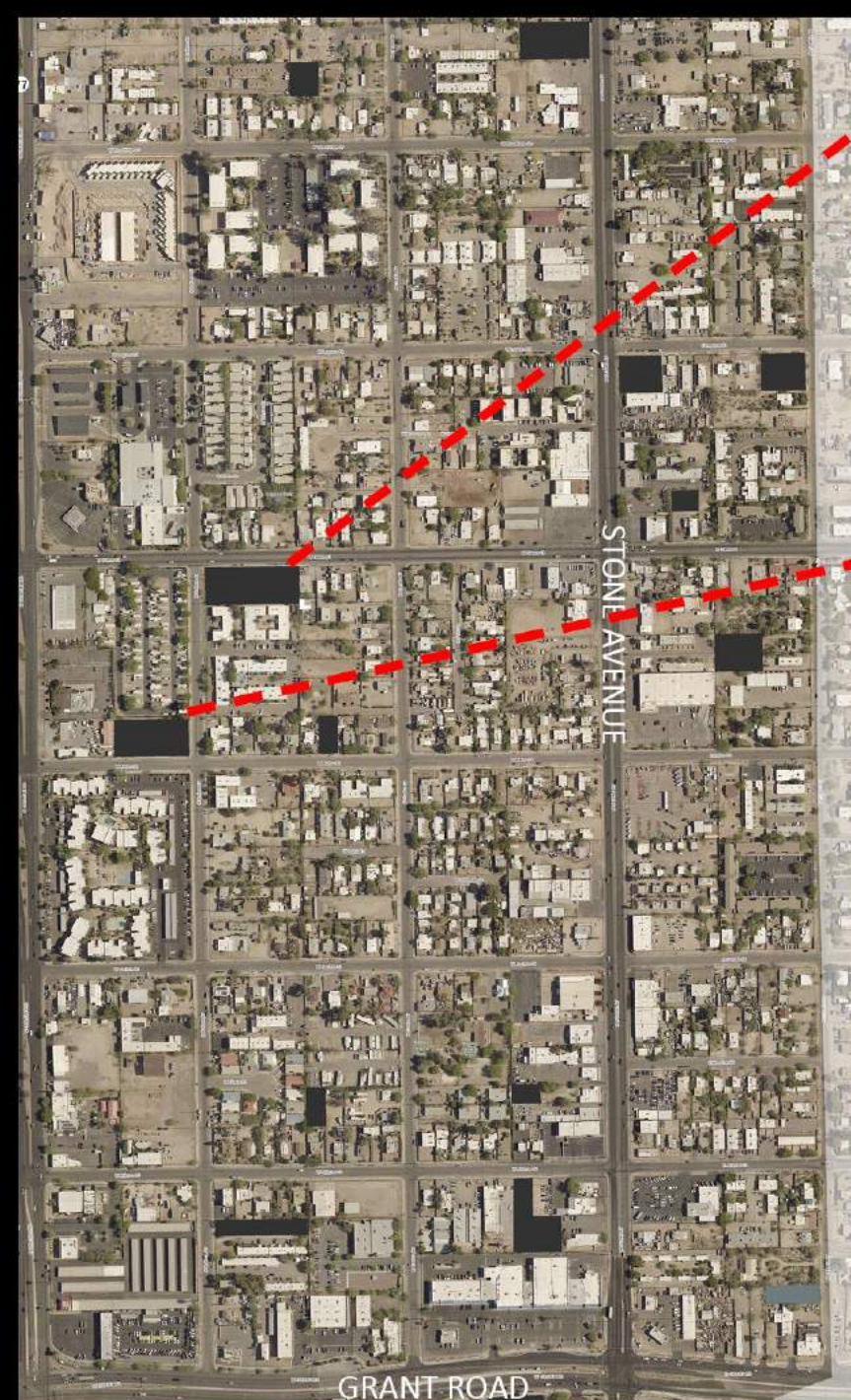
Property Ownership

1) Paulson Glenn D & Belknap Alice K

- Lot Size: 0.84 Acres or 36,637 SF
- Assessed Value: \$59,232

2) RFK Tr

- Lot Size: 0.65 Acres or 28,201 SF
- Assessed Value: \$92,235





Oracle Choice Neighborhoods

Housing Assessment Phase I

Housing Detail Map

Overview:

Neighborhoods:

- Ocotillo-Oracle/Northwest/Feldman's/Dunbar Spring

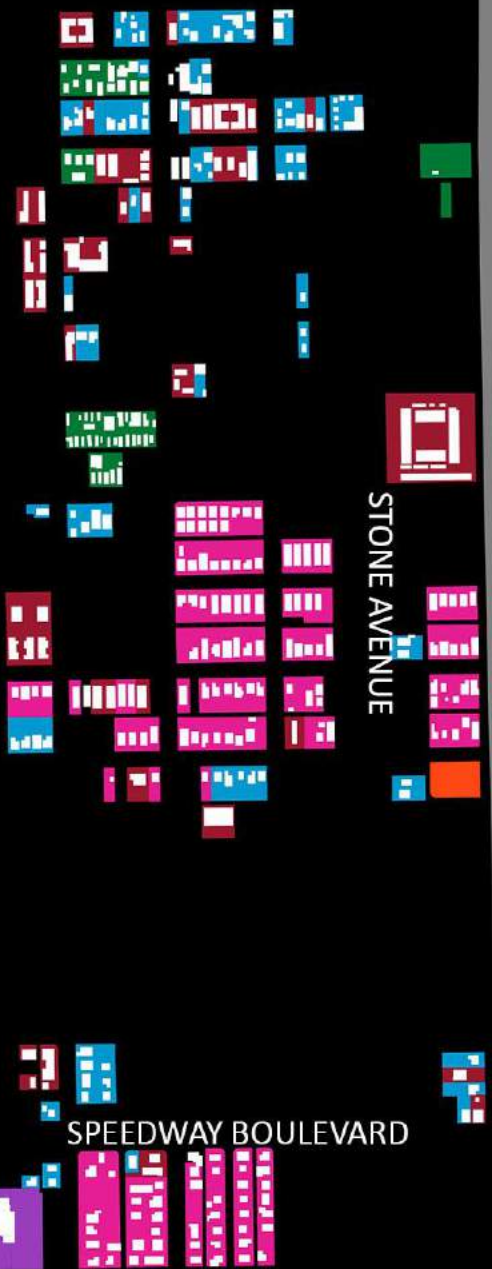
Overall Density:

- Primarily Low Density Single Story Structures

Overall "Look and Feel":

- Disconnected, Underdeveloped Land, Extremely Varied Uses, Primarily Industrial in Character

GRANT ROAD



STONE AVENUE

SPEEDWAY BOULEVARD



Oracle Choice Neighborhoods

Housing Assessment Phase I

Housing Detail Map

Legend

-  Single Family & Duplexes (within "R" Zoning)
-  Single Family & Duplexes (outside "R" Zoning)
-  Mobile Homes & RV Parks
-  Shelters & Assisted Living
-  Low-Income/Subsidized Housing
-  Multi-Family Housing (3-plex & Up)



Oracle Choice Neighborhoods

Housing Assessment Phase I

Housing Detail Map

Single Family Housing (within "R" Zoning)

- **Neighborhoods:** Ocotillo-Oracle/Sugar Hill/Feldman's/Dunbar Spring
- **Typical Architectural Style:** Single-Story Suburban Ranch Houses, Casitas, Bungalows
- **Average Lot Size:** 0.225 Acres or 9,936 SF
- **Average Assessed Value:** \$95,200
- **App. # Housing Units:** 165



Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Single Family Housing (outside "R" Zoning)

- **Neighborhoods:** Ocotillo-Oracle/Sugar Hill/Feldman's/Dunbar Spring
- **Typical Architectural Style:** Single-Story Suburban Ranch Houses, Casitas, Bungalows
- **Average Lot Size:** 0.325 Acres or 14,164 SF
- **Average Assessed Value:** \$183,500
- **App. # Housing Units:** 95



Oracle Choice Neighborhoods

Housing Assessment Phase I

Housing Detail Map

Mobile Homes & RV Parks

- **Neighborhoods:** Ocotillo-Oracle/Sugar Hill/Feldman's/Dunbar Spring
- **Typical Architectural Style:** Stand-Alone Manufactured Homes and Scattered RV Homes
- **Average Lot Size:** 1.19 Acres or 34,259 SF
- **Average Assessed Value:** \$192,200
- **App. # Housing Units:** 80



Oracle Choice Neighborhoods

Housing Assessment Phase I

Housing Detail Map

Shelters & Assisted Living

1) The Salvation Army Hospitality House

- **Owner:** Salvation Army
- **Use:** Dormitory/Commercial
- **Lot Size:** 1.27 Acres or 55,162 SF
- **Assessed Value:** \$4,146,081
- **App. # Housing Units/Beds:** Unknown

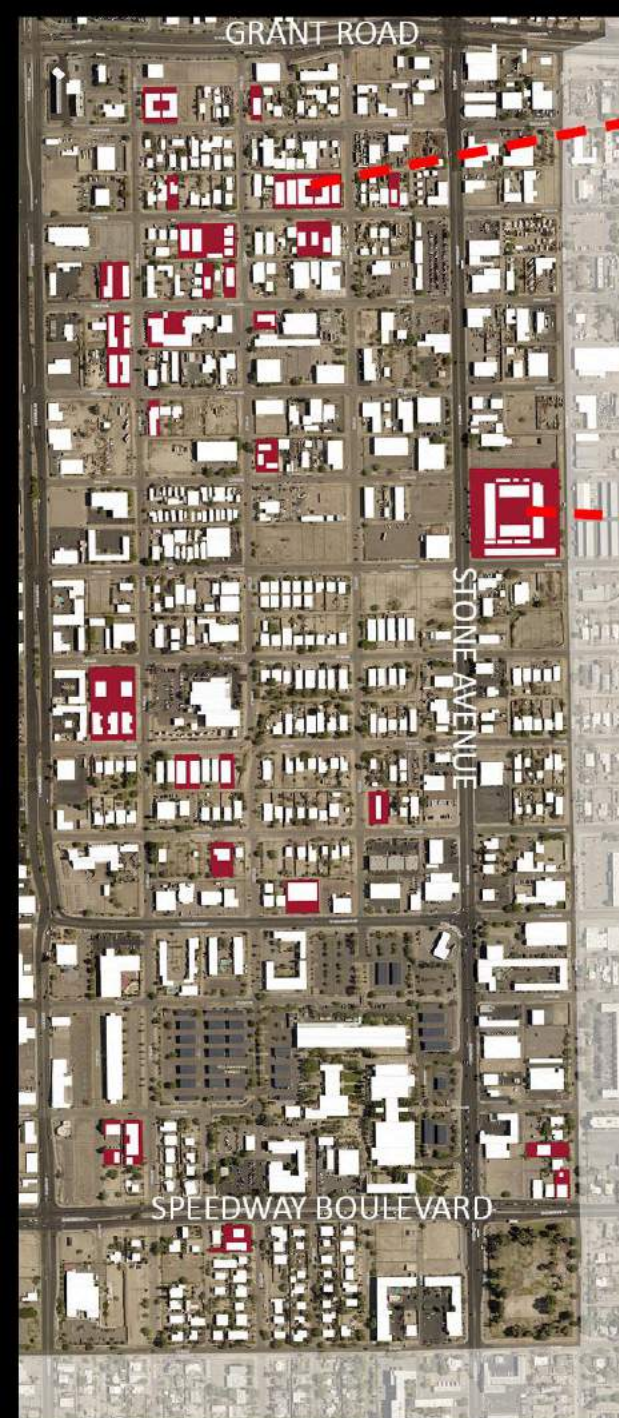


Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Low Income/Subsidized Housing

1) Storacle Point Apartments

- **Owner:** Storacle Point Apartments LP/La Frontera
- **Use:** Subsidized Low Income Apartments
- **Lot Size:** 0.80 Acres or 34,637 SF
- **Assessed Value:** \$149,770
- **App. # Housing Units:** 21



Oracle Choice Neighborhoods

Housing Assessment Phase I

Housing Detail Map

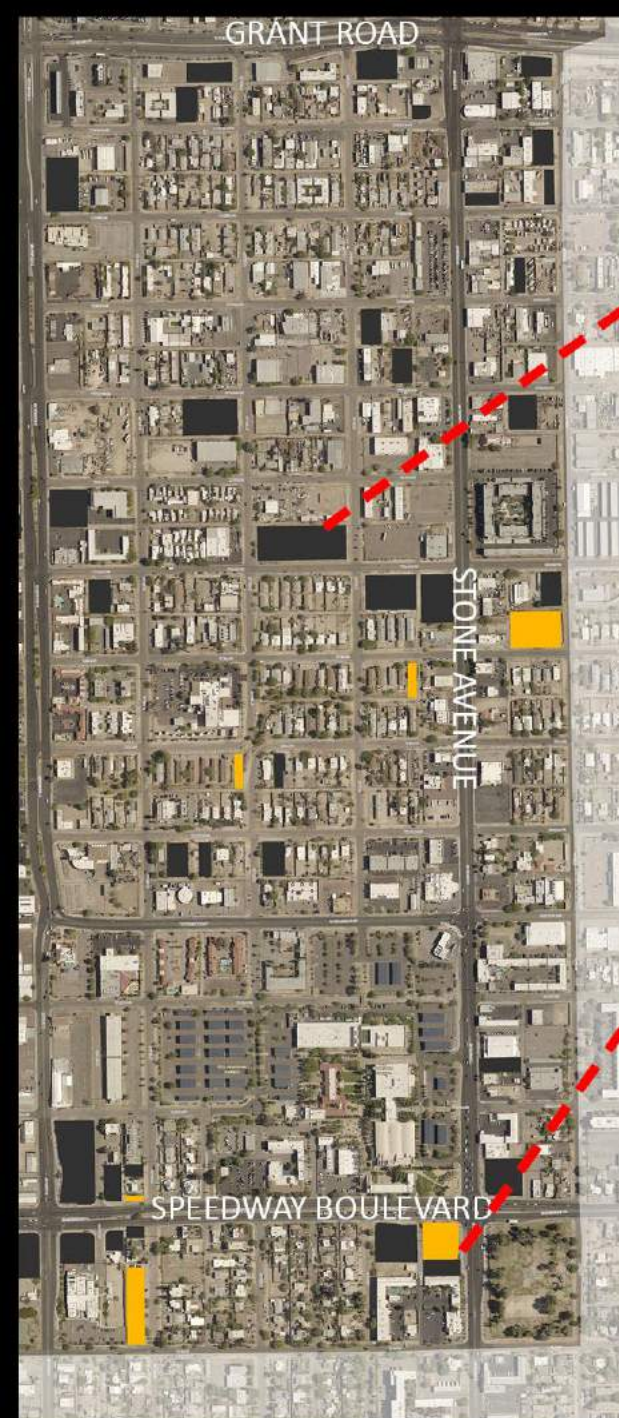
Multi-Family Housing (3-Plex & Up)

1) Rob's Hideaway

- **Owner:** Southern AZ AIDS Foundation
- **Use:** Apartments
- **Lot Size:** 0.53 Acres or 22,977 SF
- **Assessed Value:** \$283,667
- **App. # Housing Units:** 20

2) The Stone Avenue Standard

- **Owner:** North Stone LLC
- **Use:** Apartments
- **Lot Size:** 3.62 Acres or 157,600 SF
- **Assessed Value:** \$6,273,798
- **App. # Housing Units:** Unknown



Oracle Choice Neighborhoods

Housing Assessment Phase I

Vacant Land Detail Map

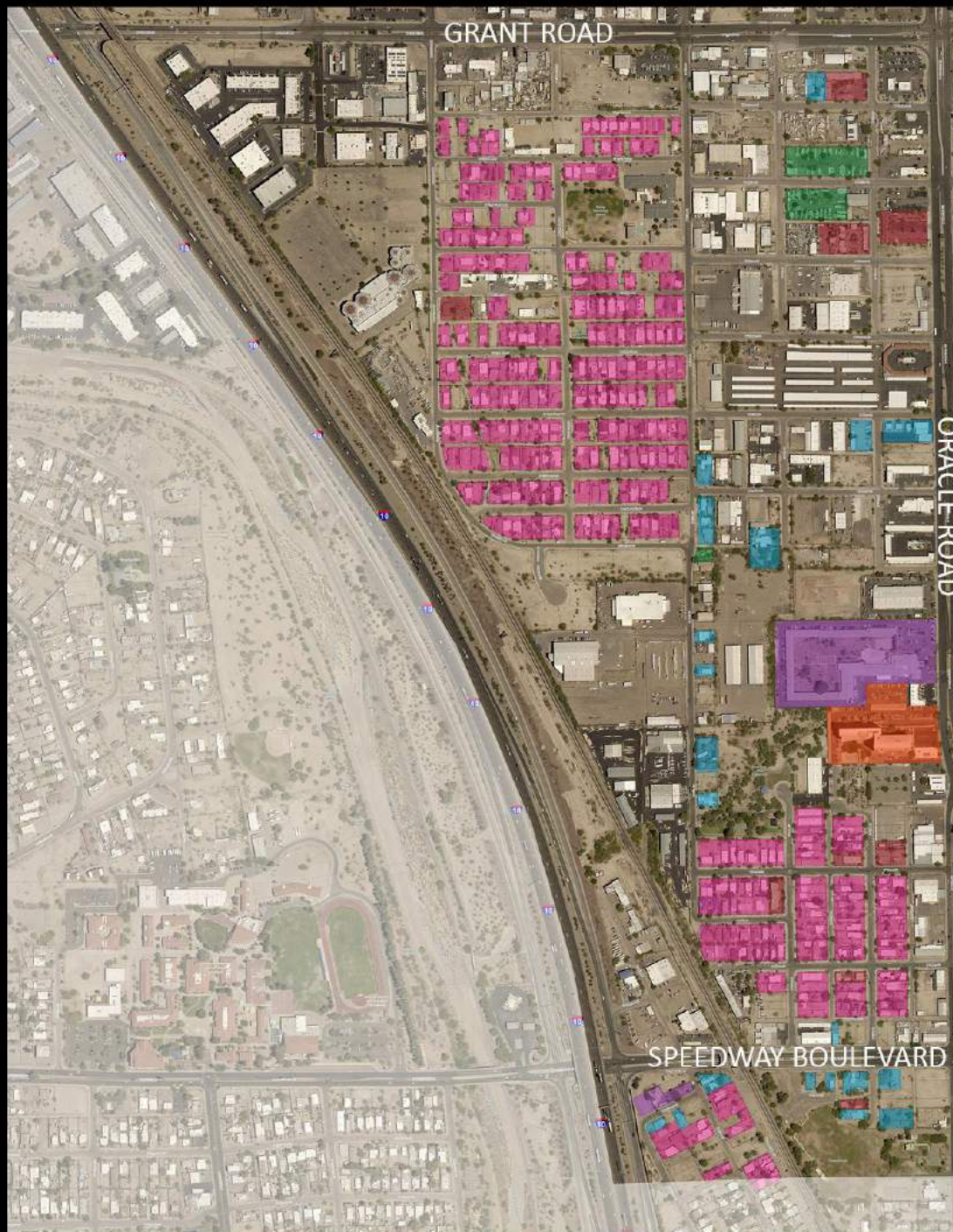
Property Ownership

1) 10th Street & Lester LLC

- Total Lot Sizes: 1.38 Acres or 60,654 SF
- Total Assessed Value: \$76,635

2) City of Tucson

- Lot Size: 0.63 Acres or 27,501 SF
- Assessed Value: \$424,987



Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Overview:

Neighborhoods:

- Old Pascua/Barrio Blue Moon/Barrio Anita

Overall Density:

Primarily Low Density Single Story Structures
(with the exception of the Tucson House)

Overall “Look and Feel”:

Rural, Underdeveloped Land, Isolated
Neighborhoods floating in Industrial Areas

GRANT ROAD



Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Legend

- Single Family & Duplexes (within "R" Zoning)
- Single Family & Duplexes (outside "R" Zoning)
- Mobile Homes & RV Parks
- Shelters & Assisted Living
- Low-Income/Subsidized Housing
- Multi-Family Housing (3-plex & Up)





Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Single Family Housing (within "R" Zoning)

- **Neighborhoods:** Old Pascua/Barrio Blue
Moon/Barrio Anita
- **Typical Architectural Style:** Single-Story
Suburban Ranch Houses & Historic Adobe
Casitas
- **Average Lot Size:** 0.245 Acres or 10,800 SF
- **Average Assessed Value:** \$69,500
- **App. # Housing Units:** 320



Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Single Family Housing (outside "R" Zoning)

- **Neighborhoods:** Old Pascua/Barrio Blue
Moon/Barrio Anita
- **Typical Architectural Style:** Single-Story
Suburban Ranch Houses & Historic Adobe
Casitas
- **Average Lot Size:** 0.405 Acres or 17,630 SF
- **Average Assessed Value:** \$236,750
- **App. # Housing Units:** 35



Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Mobile Homes & RV Parks

- **Neighborhoods:** Old Pascua/Barrio Blue
Moon/Barrio Anita
- **Typical Architectural Style:** Stand-Alone
Manufactured Homes and Scattered RV
Homes
- **Average Lot Size:** 0.805 Acres or 35,000 SF
- **Average Assessed Value:** \$131,590
- **App. # Housing Units:** 40



Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Shelters & Assisted Living

1) Southwest Key

- **Owner:** Jefferson Capital Property Holdings LLC
- **Use:** Shelter Care Facility
- **Lot Size:** 7.41 Acres or 322,836 SF
- **Assessed Value:** \$3,540,576
- **App. # Housing Units/Beds:** 196

1) Casa Paloma

- **Owner:** Primavera Foundation
- **Use:** Women's Shelter
- **Lot Size:** 0.36 Acres or 15,767 SF
- **Assessed Value:** \$187,135
- **App. # Housing Beds/Units:** Unknown



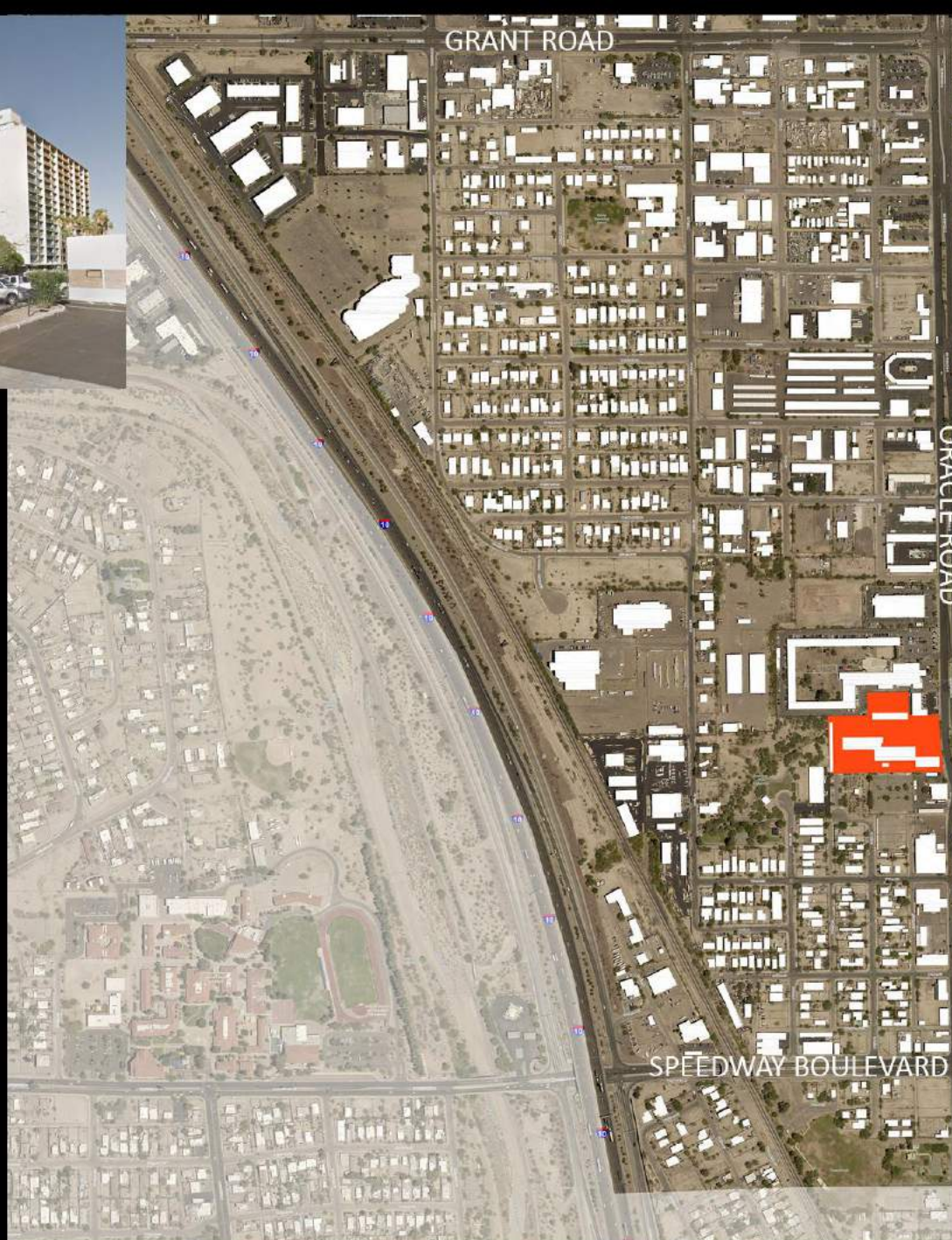


Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Low Income/Subsidized Housing

1) Tucson House

- **Owner:** Tucson House Apartments LP
- **Use:** Subsidized Low Income Apartments
- **Lot Size:** 4.43 Acres or 193,082 SF
- **Assessed Value:** \$4,245,082
- **App. # Housing Units:** 411





Oracle Choice Neighborhoods Housing Assessment Phase I Housing Detail Map

Multi-Family Housing (3-Plex & Up)

1) El Sol Apartments

- Owner: GAP El Sol Apartments LLC
- Use: Apartments
- Lot Size: 0.93 Acres or 40,477 SF
- Assessed Value: \$387,353
- App. # Housing Units: 16

2) Casa Rey Apartments

- Owner: Pehrson Ruby Marie Tr
- Use: Apartments
- Lot Size: 0.91 Acres or 39,494 SF
- Assessed Value: \$407,065
- App. # Housing Units: 15





Oracle Choice Neighborhoods Housing Assessment Phase I Vacant Land Detail Map

Property Ownership

1) Elm Street LLC, Hayes, Kevin

- Total Lot Sizes: 3.09 Acres or 134,883 SF
- Total Assessed Value: \$287,226

2) City of Tucson and Fairview Property LLC

- Lot Size: 5.42 Acres or 236,243 SF
- Assessed Value: \$735,969



Oracle Choice Neighborhoods

Windshield Survey Map

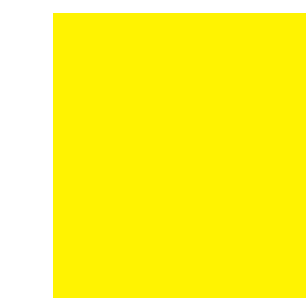
Legend



Excellent = no additional investment needed at this time



Good = \$0-\$5000 required to make it excellent.



Fair = \$5,000-\$25,000 required to make it excellent



Poor = \$25,000-\$50,000 required to make it excellent



Very Poor = \$50,000 or greater required.

