



\$279,900

104 E ELM ST, TUCSON, AZ 85705, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Investment opportunity!! Centrally located duplex with one vacant unit and one unit fully leased. This duplex is sitting on a corner lot with plenty of parking and endless potential. Each unit features tile throughout, separate fenced yards, in door laundry rooms and covered parking. This one wont last long so act fast!!



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 149.60

List Number Main: 22322669

Municipality/Zoning: Tucson - R2

View: Rural

Type: 2 Plex

Year built: 1980

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: 46X152X27X152

Attached/Detached: Attached





Description

Legal Description: 001010010 /Bronx Park Lot 1 Blk 48



Rooms

Sauna Level: TUSD

Dining Areas: Eat-In Kitchen

Extra Room: None

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: Corner Lot

Roof: Shingle

Style: Ranch

Construction Status: Existing

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

Fence: Chain Link



Miscellaneous



Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Special Listing Conditions: None

Subdivision Name: Bronx Park Addition

Unit 2 Details: Rent: 750

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 115-07-152B

Property Disclosures: None

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,Submit,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$2,318.52

Analysis: Gross Rent Multi: 13.33

Analysis: Exp/SqFt: 1.24 sq ft

UnBranded Virtual Tour: [Owner, Single](#)

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 1

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Telephone

Income: Gross Scheduled Rent: 21000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.67, 13.33

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 11.04

Listing Office

Listing Office ShortId: 5791

Listing Office Phone: (520) 275-4077

Listing Office Url:
<http://omnihomesinternational.com>

ListingOfficeName: OMNI Homes International

Listing Office Address: 1050 E River Rd No. 302, Tucson, AZ 85718

Listing Member Phone: (520) 664-6603, 55918

Units Information



Unit 1 Details: Rent: 1000
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 935
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 935
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: No
Unit 1 Details: # Bedrooms: 2
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: No
Sewer: Connected
Neighborhood Feature: None
Laundry: Laundry Room
Main Heating: Forced Air
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: Level
RV Parking: Other: none
Main Cooling: Central Air
Patio/Deck: Covered,Patio
Security: None
Water: City Water
Window Covering: None
Total Parking: 4

Nearby Schools

High School: Tucson

Elementary School: Cragin

Middle School: Doolen

Fees and Taxes



Tax Year: 2023	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$1,569.53
Expenses: Management: \$0	Expenses: Water/Sewer: \$160
Expenses: Contract Services: \$0	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$589	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0	Taxes: \$1,561.95

