



\$600,000

4650 E 1ST ST, TUCSON, AZ 85711, USA

<https://rehomes.us>

Newly built in 2018, this single level duplex has two units, each with 3 BR, 2 BA, 2 car garage, and 1,518 SQ Ft. Individual metered, all appliances, including washer/dryer, private yard with covered patios, and contemporary finishes. Fully occupied with in place long term leases and solid rental income. Great investment property opportunity with [...]

- 2 Plex
- Multifamily
- Active



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 197.63

List Number Main: 22325626

Municipality/Zoning: Tucson - C2

View: Mountain(s), Sunrise, Sunset

Type: 2 Plex

Year built: 2018

County: Pima

Lot Acres: 0.23 acres

Lot Dimensions: 81x126x83x123

Attached/Detached: Attached





Description

Legal Description: Old Pueblo Heights S2 Lot 1 Blk 3



Rooms

Sauna Level: TUSD

Kitchen Features: **Countertops:** Granite

Kitchen Features: **Appliance Color:** Stainless **Breakfast:** Bar

Dining Areas: Breakfast Bar,Dining in LR/GR **Dining Room:** Area,L-Shape

Extra Room: None



Building Details

Lot Features: East/West Exposure,Subdivided

Roof: Built-Up - Reflect, Metal

Construction: Frame - Stucco

Fence: Block

Floor covering: Ceramic Tile

Floor Covering: **Other:** Laminate

Style: Contemporary,Ranch,Territorial

Construction Status: Existing



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: Old Pueblo Heights

Unit 2 Details: Rent: 1999

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Breakfast Bar,Dishwasher,Electric Range,Garbage Disposal,Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet,Telephone

Income: Gross Scheduled Rent: 49128.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.76, 12.21

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 17.50

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel,Low Care,Trees

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Low Care,Trees

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 10

Attribution Contact: (520) 977-6311

Tax Code: 126-02-041B

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,Submit

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$8,597.18

Analysis: Gross Rent Multi: 12.21

Analysis: Exp/SqFt: 2.83 sq ft

Listing Office

Listing Office ShortId: 16706

Listing Office Phone: (520) 299-2201

Listing Office Url:
<http://www.LongRealty.com>

ListingOfficeName: Long Realty Company

Listing Office Address: 4051 E. Sunrise Dr
No. 101, Tucson, AZ 85718

Listing Member Phone: (520) 977-6311,
27624



Units Information

Unit 1 Details: Rent: 2095
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1518
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: SqFt: 1450
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Garage

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
Unit 1 Details: # Bedrooms: 3
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 2
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

| | |
|---|--|
| Interior Features: Ceiling Fan(s),Dual Pane Windows,Smoke Detector,Walk In Closets, No | Exterior Features: None |
| Sewer: Connected | Accessibility Features: None |
| Neighborhood Feature: Paved Street | RV Parking: Other: None |
| Assoc Amenities: None | Laundry: Laundry Room |
| Main Cooling: Ceiling Fan(s),Central Air | Main Heating: Electric,Forced Air |
| Patio/Deck: Covered,Patio | Pool: None |
| Security: None | Spa: None |
| Water: City Water | Water Heater: Electric |
| Window Covering: Stay | Gas: Natural |
| Total Parking: 4 | |

Nearby Schools

| | |
|----------------------------------|----------------------------|
| High School: Rincon | Middle School: Vail |
| Elementary School: Howell | |



Fees and Taxes

| | |
|---------------------------------|------------|
| Tax Year: 2023 | |
| Expenses: Resident Manager: | \$0 |
| Expenses: Management: | \$2,947.68 |
| Expenses: Contract Services: | \$0 |
| Expenses: Admin Expenses: | \$0 |
| Expenses: Insurance: | \$540.50 |
| Expenses: Maintenance Supplies: | \$1,250 |
| Expenses: Other Expenses: | \$0 |
| Expenses: Taxes/Assessments: | \$3,859 |
| Expenses: Water/Sewer: | \$0 |
| Expenses: Figures Presented: | \$0 |
| Expenses: Captial Expenses: | \$0 |
| Expenses: Gas/Electric: | \$0 |
| Taxes: | \$3,457.60 |

