



\$325,000

103 W KELSO ST, TUCSON, AZ 85705, USA

<https://rehomes.us>

Centrally located duplex with many upgrades to include remodeled interiors, new exterior paint, new central AC units (2-3 years) and new roof (1 year). Both units are large 2/1 floor plans almost 900 sqft each with fenced yards. The rear unit has undergone a complete remodel and includes a washer & dryer and a covered [...]

- 2 Plex
- Multifamily
- Active



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 181.77

List Number Main: 22403675

Municipality/Zoning: Tucson - O3

View: None

Type: 2 Plex

Year built: 1958

County: Pima

Lot Acres: 0.14 acres

Lot Dimensions: 39' X 118'

Attached/Detached: Attached





Description

Legal Description: From Parcel:001010010 /Coronado Heights E50' Of Lot 2 Blk 43



Rooms

Sauna Level: Amphitheater

Dining Areas: Eat-In Kitchen

Extra Room: None

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: North/South Exposure

Roof: Built-up

Style: Contemporary

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Frame - Stucco

Fence: Wood



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: Coronado Heights

Unit 2 Details: Rent: 1100

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Gas Range

Home Protection: Offered: No

Fema Flood Zone: No

Section: 36

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 28800.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.34, 11.88

Analysis: Vacancy Rate %: 5.00

Analysis: Exp % of Gross: 24.65

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel

Direction: W

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Tax Code: 107-13-1430

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 1440.00

Income: Total Expenses: \$6,745

Analysis: Gross Rent Multi: 11.88

Analysis: Exp/SqFt: 3.77 sq ft

Listing Office

Listing Office ShortId: 51299

Listing Office Phone: (480) 649-3536

Listing Member Phone: (520)
591-1736, 15346

ListingOfficeName: Better Homes & Gardens Real Estate-SJ Fowler

Listing Office Address: 6360 E Brown Rd Ste 103,
Mesa, AZ 85205

Units Information



Unit 1 Details: Rent: 1300
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 894
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 894
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
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: No, 1st

Amenities & Features

Interior Features: Ceiling Fan(s)
Sewer: Connected
Neighborhood Feature: None
Laundry: Laundry Closet
Main Heating: Gas Pac
Pool: Community,None
Spa: Community,None
Water Heater: Natural Gas
Gas: Natural

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

Nearby Schools

High School: Amphitheater
Elementary School: Nash

Middle School: La Cima

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,100

Expenses: Maintenance Supplies: \$2,400

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,445

Expenses: Water/Sewer: \$1,800

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,440

