



\$600,000

1035 N BENTON AVE, TUCSON, AZ 85711, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

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 [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 197.63

List Number Main: 22325627

Municipality/Zoning: Tucson - C2

View: Mountain(s), Sunrise, Sunset

Type: 2 Plex

Year built: 2018

County: Pima

Lot Acres: 0.22 acres

Lot Dimensions: 97x18x79x123x82

Attached/Detached: Attached





Description

Legal Description: OLD PUEBLO HEIGHTS N2 LOT 1 BLK 3



Rooms

Sauna Level: TUSD

Kitchen Features: **Appliance Color:** Stainless

Dining Areas: Breakfast Bar,Dining in LR/GR

Extra Room: None

Kitchen Features: **Countertops:** Granite

Breakfast: Area,Bar

Dining Room: Area,L-Shape



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: 2095

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: 48540.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.66, 12.36

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 17.64

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

Ownership: Investor

Co-op Fee: \$3

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

Direction: N

Horse Facilities: No

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

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 10

Attribution Contact: (520) 977-6311

Tax Code: 126-02-041A

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,Submit

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$8,561.90

Analysis: Gross Rent Multi: 12.36

Analysis: Exp/SqFt: 2.82 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: 1950
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: 1518
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: No, 1st

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Walk In Closets, No
Sewer: Connected
Neighborhood Feature: Paved Street
Assoc Amenities: None

Main Cooling: Ceiling Fan(s),Central Air
Patio/Deck: Covered,Patio
Security: None
Water: City Water
Window Covering: Stay
Total Parking: 4

Exterior Features: None

Accessibility Features: None
RV Parking: Other: None
Laundry: Dryer Included,Laundry Room,Washer Included
Main Heating: Electric,Forced Air
Pool: None
Spa: None
Water Heater: Electric
Gas: Natural

Nearby Schools

High School: Rincon
Elementary School: Howell

Middle School: Vail



Fees and Taxes

Tax Year: 2023	
Expenses: Resident Manager:	\$0
Expenses: Management:	\$2,912.40
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:	\$3,444.25

