



\$1,095,000

**1061 W ROLLER COASTER RD, TUCSON, AZ
85704, USA**

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active



If you're looking for multi-generational housing or a lucrative investment opportunity, this property has it all. This unique single family home(3plex) is nestled on a spacious 0.91-acre lot, providing ample room for comfortable living and various possibilities. The main house is an expansive 3-bedroom, 2-bathroom residence, boasting generous living spaces and a thoughtfully designed layout. [...]

Basics



Category: Multifamily

Status: Active

List Price/SqFt: 222.43

List Number Main: 22312678

Municipality/Zoning: Pima County - CR1

View: City,Mountain(s),Panoramic

Type: 3 Plex

Year built: 1988

County: Pima

Lot Acres: 0.91 acres

Lot Dimensions: Irregular

Attached/Detached: Attached

Description

Legal Description: IRR PCL CTRL PTN SE4 NW4 LYG S &ADJ ROLLER COASTER RD .90 AC SEC 14-13-13

Rooms

Sauna Level: Amphitheater

Kitchen Features: **Appliance Color:** Stainless

Dining Areas: Formal Dining Room

Extra Room: None

Kitchen Features: **Pantry:** Walk-In

Breakfast: Area

Dining Room: Formal

Kitchen Features: Built in

Building Details

Lot Features: North/South Exposure

Roof: Built-Up - Reflect, Shingle

Style: Contemporary

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Frame - Stucco

Fence: Block

Miscellaneous



Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	UnBranded Virtual Tour: Owner, Single, https://www.zillow.com/view-imx/0b9eed40-af73-4d25-bc4b-4af78d73d354?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard
Special Listing Conditions: None	Ownership: Individual
Subdivision Name: Unsubdivided	Co-op Fee: \$3
Unit 2 Details: Rent: 4686	Landscape - Front: Other: Low Care,Trees
Utilities: Owner, Owner	Direction: W
Horse Property: No	Horse Facilities: No
Electric: Electric Company: TEP	Landscape - Rear: Other: Low Care,Trees
Driveway: Paved: Dishwasher,Electric Range,Refrigerator	Association & Fees: HOA: No
Home Protection: Offered: No	Fema Flood Zone: No
Assessments: \$0	Section: 14
Community: None	Fire Protection: Included in Taxes
Tax Code: 105-06-018D	Range: 13.00
Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure	Road Type: Paved
Road Maintenance: County	Technology: Alarm System
Terms: Cash,Conventional,VA Loan	Income: Gross Scheduled Rent: 124626.00
Income: Vacancy Loss: 0.00	Income: Other Income: 0.00
Income: Total Expenses: \$14,945	Analysis: Cap Rate %: 10.02, 8.79
Analysis: Gross Rent Multi: 8.79	Analysis: Vacancy Rate %: 0.00
Analysis: Exp/SqFt: 3.04 sq ft	Analysis: Exp % of Gross: 11.99

Listing Office

Listing Office ShortId: 478316	ListingOfficeName: Keller Williams Southern Arizona
Listing Office Phone: (520) 955-8088	Listing Office Address: 337 W. Ina Rd Suite #121, Tucson, AZ 85741
Listing Member Phone: (520) 222-6604, 17762	

Units Information



Unit 4 Details: # Full Baths: 1

Unit 3 Information: Furnished: Yes

Gas: None

Middle School: La Cima



Fees and Taxes

Tax Year: 2022

Expenses: Resident Manager: \$0
Expenses: Management: \$0
Expenses: Contract Services: \$14,945
Expenses: Admin Expenses: \$0
Expenses: Insurance: \$0
Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0
Expenses: Taxes/Assessments: \$0
Expenses: Water/Sewer: \$0
Expenses: Figures Presented: \$0
Expenses: Captial Expenses: \$0
Expenses: Gas/Electric: \$0
Taxes: \$4,942.82

