



**\$725,000**

**1104 E WAVERLY ST, TUCSON, AZ 85719, USA**

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

A triplex close to the U of A Campus & downtown Tucson! Total of six bedrooms and four bathrooms with leases already in place through July 2025! This is a property with lots of space! The main house is a 4 bed, 2 bath and a large studio in the back with 1 bed/1 bath [...]



## Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 225.58

**List Number Main:** 22401918

**Municipality/Zoning:** Tucson - NR1

**View:** None

**Type:** 3 Plex

**Year built:** 1946

**County:** Pima

**Lot Acres:** 0.30 acres

**Lot Dimensions:** 120x110

**Attached/Detached:** Detached





# Description

**Legal Description:** Monterey Amended N110' Lots 8 9 & 10 Blk 17



# Rooms

**Sauna Level:** TUSD

**Dining Areas:** Breakfast Bar

**Extra Room:** None

**Breakfast:** Area

**Dining Room:** Area



# Building Details

**Lot Features:** Subdivided

**Roof:** Built-up

**Style:** Contemporary,Territorial

**Construction Status:** Existing

**Floor covering:** Ceramic Tile, Wood

**Construction:** Brick

**Fence:** Wire



# 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:** Monterey Addition

**Unit 2 Details: Rent:** 700

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** tep

**Driveway: Paved:** Dishwasher, Garbage Disposal, Refrigerator

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 6

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV, High Speed Internet, Telephone

**Income: Gross Scheduled Rent:** 54000.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 5.46, 13.43

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 26.72

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

**Ownership:** Investor

**Co-op Fee:** \$3

**Landscape - Front: Other:** Decorative Gravel, Desert Plantings

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel, Desert Plantings

**Association & Fees: HOA:** No

**Driveway:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 123-11-1800

**Property Disclosures:** Lead Based Paint, Leases

**Road Maintenance:** City

**Terms:** Cash, Conventional

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$14,428.56

**Analysis: Gross Rent Multi:** 13.43

**Analysis: Exp/SqFt:** 4.49 sq ft

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## Listing Office

**Listing Office ShortId:** 4438

**Listing Office Phone:** (520) 908-6181

**Listing Office Url:**  
<http://www.tirhomes.com>

**ListingOfficeName:** Tucson Integrity Realty, LLC

**Listing Office Address:** 7526 N La Cholla Blvd, Tucson, AZ 85741

**Listing Member Phone:** (520) 820-6703, 55495



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# Units Information

- Unit 1 Details: Rent:** 2800
- Unit 1 Information: Furnished:** Turnkey
- Unit 1 Details: SqFt:** 2007
- Unit 1 Details: # Full Baths:** 2
- Unit 2 Details: # Bedrooms:** 1
- Unit 2 Details: SqFt:** 664
- Unit 2 Information: Stories:** Single
- Unit 2 Information: Parking:** On Property, On Property
- Unit 3 Details: SqFt:** 696
- Unit 3 Information: Stories:** Single
- Unit 3 Information: Furnished:** Turnkey
- Unit 1 Information: Floor:** 1st
- Unit 1 Information: Occupancy:** Yes
- Unit 1 Details: # Bedrooms:** 4
- Unit 1 Information: Parking:** Single
- Unit 2 Details: # Full Baths:** 1
- Unit 2 Information: Furnished:** Turnkey
- Unit 2 Information: Floor:** Yes, 1st
- Unit 3 Information: Monthly Rent:** 700
- Unit 3 Details: # Bedrooms:** 1
- Unit 3 Information: Occupancy:** Yes
- Unit 4 Details: # Full Baths:** 1

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# Amenities & Features

- Interior Features:** Ceiling Fan(s),Vaulted Ceilings, No
- Sewer:** Connected
- Neighborhood Feature:** None
- Laundry:** Dryer Included,Laundry Room,Washer Included
- Main Heating:** Forced Air,Natural Gas
- Pool:** None
- Spa:** None
- Water Heater:** Natural Gas
- Gas:** Natural
- Exterior Features:** None
- Accessibility Features:** None
- RV Parking: Other:** none
- Main Cooling:** Wall Unit(s)
- Patio/Deck:** None
- Security:** None
- Water:** City Water
- Window Covering:** Some
- Total Parking:** 4

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# Nearby Schools

- High School:** Catalina
- Elementary School:** Blenman
- Middle School:** Doolen



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# Fees and Taxes

Tax Year: 2023	
Expenses: Resident Manager:	\$0
Expenses: Management:	\$5,400
Expenses: Contract Services:	\$0
Expenses: Admin Expenses:	\$0
Expenses: Insurance:	\$0
Expenses: Maintenance Supplies:	\$2,160
Expenses: Other Expenses:	\$0
Expenses: Taxes/Assessments:	\$5,248.56
Expenses: Water/Sewer:	\$0
Expenses: Figures Presented:	\$0
Expenses: Captial Expenses:	\$1,620
Expenses: Gas/Electric:	\$0
Taxes:	\$5,248.56

