

1111 3 N RONQUILLO WAY, NOGALES, AZ 85621, USA

https://rehomes.us

Centalized in the city of Nogales is a Tri-plex that was completly remodeled inside and out. All completely with new kitches, bothrooms, flooring, roof, appliances, etc. 1 unit is 2bedroom, 2 bath. unit 2 is 2 bedroom 1 bath and unit 3 is a studio apartment. All units are completely occupied and great tenants!

- 3 Plex
- Multifamily
- Active



Basics



Category: Multifamily

Status: Active

Days On Market: 3 County: Santa Cruz

Lot Acres: 0.44 acres

Lot Dimensions: TBD

Attached/Detached: Attached

Type: 3 Plex

Year built: 1971

List Price/SqFt: 270.14

List Number Main: 22417833

Municipality/Zoning: SCC - CON

View: City,Residential

Description

Legal Description: SUB PETER ANTHONY LOTS 3, 5 AND 6 OF BLK D

Rooms

Sauna Level: Nogales Unified School District #1

Kitchen Features: Appliance Color: Stainless

Dining Areas: Eat-In Kitchen

Extra Room: None

Kitchen Features: Pantry: Closet

Breakfast: None

Dining Room: None

Building Details

Lot Features: East/West Exposure

Roof: Metal

Style: Bungalow

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Brick

Fence: Slump Block

Miscellaneous



Compensation Disclaimer: The listing broker's offer of UnBranded Virtual Tour: Tenant, compensation is made only to participants of the MLS

where the listing is filed.

Special Listing Conditions: No Insurance Claims

History Report, Property Sold As-Is

Subdivision Name: Other/Unknown

Unit 2 Details: Rent: 1100

Utilities: Tenant. Tenant

Horse Property: No

Electric: Electric Company: Unisource

Driveway: Paved: Double Sink, Gas Range

Home Protection: Offered: No

Assessments: \$0

Fire Protection: Included in Taxes

Property Disclosures: Seller Prop Disclosure

Road Maintenance: Owner Maintenance

Terms: Cash, Conventional, VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$3,400

Analysis: Gross Rent Multi: 171.88

Analysis: Exp/SqFt: 1.67 sq ft

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low

Care

Sinale

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No.

Fema Flood Zone: No

Community: None

Tax Code: 101-26-022

Road Type: Chip/Seal

Technology: Pre-Wired Sat Dish

Income: Gross Scheduled Rent:

3200.00

Income: Other Income: 0.00

Analysis: Cap Rate %: -0.04,

171.88

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 106.25

Listing Office

Listing Office ShortId: 250401 ListingOfficeName: Agave Premier Properties

Listing Office Phone: (520) Listing Office Address: 1821 N Mastick Way Ste3,

Nogales, AZ 85621 281-4888

Listing Office Url: http://www. **Listing Member Phone:** (520) 444-1981, 145067220

Units Information



Unit 1 Details: Rent: 900 Unit 1 Information: Floor: 1st

Unit 1 Information: Furnished: No Unit 1 Information: Occupancy: Yes

Unit 1 Details: SqFt: 900 Unit 1 Details: # Bedrooms: 1

Unit 1 Details: # Full Baths: 1 Unit 1 Information: Parking: Single

Unit 2 Details: # Bedrooms: 2 Unit 2 Details: # Full Baths: 1

Unit 2 Details: SqFt: 1000 Unit 2 Information: Furnished: No

Unit 2 Information: Stories: Single Unit 2 Information: Floor: Yes, 1st

Unit 2 Information: Parking: On Property, On Unit 3 Information: Monthly Rent: 1200

Property

Unit 3 Details: SqFt: 1200 Unit 3 Details: # Bedrooms: 2

Unit 3 Information: Stories: Single Unit 3 Information: Floor: 1st

Unit 3 Information: Occupancy: Yes Unit 3 Information: Furnished: No

Unit 4 Details: # Full Baths: 2

Amenities & Features

Interior Features: Ceiling Fan(s) Exterior Features: BBQ

Sewer: Connected Accessibility Features: None

Neighborhood Feature: Athletic Facilities,Basketball **RV Parking: Other:** none Court,Exercise Facilities,Lighted,Park,Pool,Tennis Court(s)

Laundry: Laundry Closet Main Cooling: Central Air

Main Heating: Forced Air Patio/Deck: Slab

Pool: None Security: Window Bars

Spa: None **Water:** City Water

Water Heater: Natural Gas Window Covering: None

Gas: Natural Total Parking: 6

Nearby Schools

High School: Nogales Middle School: Wade Carpenter

Elementary School: Al Mitchell



Fees and Taxes

Tax Year: 2023 Expenses: Other Expenses: \$0

Expenses: Insurance: \$1,200 **Expenses: Gas/Electric:** \$0

