



12 E UNIVERSITY BLVD, TUCSON, AZ 85705, USA

<https://rehomes.us>

\$1,000,000

- 4 Plex
- Multifamily
- Active

Welcome to a prime investment opportunity in the vibrant heart of Tucson, Arizona. This meticulously renovated fourplex stands as a testament to modern living intertwined with timeless charm. Situated in a sought-after location, this property offers not just a place to call home but also an exceptional long-term investment opportunity in one of Tucson's most [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 397.77

List Number Main: 22407018

Municipality/Zoning: Tucson - C3

View: Residential

Type: 4 Plex

Year built: 1927

County: Pima

Lot Acres: 0.11 acres

Lot Dimensions: TBD

Attached/Detached: Attached





Description

Legal Description: TUCSON E 74.8' OF W 140.8' OF L 2 BLK 38



Rooms

Sauna Level: TUSD

Breakfast: Eat-In

Dining Areas: Breakfast Nook

Dining Room: None

Extra Room: None



Building Details

Lot Features: North/South Exposure

Floor covering: Wood

Roof: Membrane

Construction: Masonry Stucco

Style: Modern,Territorial

Fence: Block

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: Speedway Addition NO. 1

Unit 2 Details: Rent: 1440

Utilities: Owner, Owner

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 117-03-2570

Property Disclosures: Lead Based Paint

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,Owner Carry,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$3,405.57

Analysis: Gross Rent Multi: 44.85

Analysis: Exp/SqFt: 1.35 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Desert Plantings,Graded,Low Care,Trees

Direction: E

Horse Facilities: No

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

Association & Fees: HOA: No

Fema Flood Zone: TBD

Section: 12

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 22299.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 1.89, 44.85

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 15.27

Listing Office

Listing Office ShortId: 70202

Listing Office Phone: (520) 577-7433

Listing Office Url: <http://www.azmoves.com>

ListingOfficeName: Coldwell Banker Realty

Listing Office Address: 2890 E Skyline Dr #250, Tucson, AZ 85718

Listing Member Phone: (520) 780-1910, 65335



Units Information

Unit 1 Details: Rent: 1188	Unit 1 Information: Floor: 1st
Unit 1 Information: Furnished: Yes	Unit 1 Information: Occupancy: Yes
Unit 1 Details: SqFt: 628	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: 754	Unit 2 Information: Furnished: Yes
Unit 2 Information: Stories: Two	Unit 2 Information: Floor: Yes, 2nd
Unit 2 Information: Parking: On Property, On Property	Unit 3 Information: Monthly Rent: 1188
Unit 3 Details: SqFt: 628	Unit 3 Details: # Bedrooms: 1
Unit 3 Information: Stories: Single	Unit 3 Information: Occupancy: Yes
Unit 3 Information: Furnished: Yes	Unit 4 Details: Rent: 1440
Unit 4 Details: SqFt: 754	Unit 4 Details: # Full Baths: 1, 1
Unit 4 Details: # Bedrooms: 2	Unit 4 Information: Occupancy: Yes
Unit 4 Information: Stories: Two	Unit 4 Information: Floor: 2nd
Unit 4 Information: Furnished: Yes	Unit 4 Information: Parking: On Property

Amenities & Features

Interior Features: Ceiling Fan(s),Storage	Exterior Features: None
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: Paved Street,Street Lights	RV Parking: Other: None
Laundry: Storage	Main Cooling: Ceiling Fan(s),Central Air
Main Heating: Electric,Forced Air	Patio/Deck: Balcony
Pool: None	Security: None
Spa: None	Water: City Water
Water Heater: Natural Gas	Window Covering: None
Gas: Natural	Total Parking: 4



Nearby Schools

High School: Tucson
Middle School: Roskruge Bilingual Magnet
Elementary School: Davis Bilingual Magnet

Fees and Taxes

Tax Year: 2023	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$2,872.57
Expenses: Management: \$0	Expenses: Water/Sewer: \$100
Expenses: Contract Services: \$0	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$333	Expenses: Gas/Electric: \$100
Expenses: Maintenance Supplies: \$0	Taxes: \$2,872.57

