



**\$325,000**

## **1311 N ROOK AVE, TUCSON, AZ 85712, USA**

<https://rehomes.us>

Excellent investment opportunity!! Duplex in prime Eastside location. Each unit features: 2 bed/2 bath, carport, storage room, storage shed, spacious enclosed backyard, laundry, brick masonry construction, and plenty of parking for each unit. Newer HVAC units and hot water heaters. Separate electric meters. Close to shopping, restaurants, hospitals, DM, and Park Place Mall. Live in [...]

- 2 Plex
- Multifamily
- Active



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### **Basics**



**Category:** Multifamily

**Status:** Active

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** 48\*122\*47\*122

**Attached/Detached:** Detached

**Type:** 2 Plex

**Year built:** 1981

**List Price/SqFt:** 192.99

**List Number Main:** 22415421

**Municipality/Zoning:** Tucson - R2

**View:** Residential

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## Description

**Legal Description:** Catalina Heights Annex N50' S158' Lot 10 Blk 3

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## Rooms

**Sauna Level:** TUSD

**Dining Areas:** Dining in LR/GR

**Extra Room:** Storage

**Breakfast:** Area

**Dining Room:** Area

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## Building Details

**Lot Features:** Subdivided

**Roof:** Built-Up - Reflect

**Style:** Ranch

**Construction Status:** Existing

**Floor covering:** Ceramic Tile

**Construction:** Brick,Concrete Block

**Fence:** Wood

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## 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:** Catalina Heights Annex

**Unit 2 Details: Rent:** 900

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Double Sink, Electric Range, Refrigerator

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 121-08-043K

**Property Disclosures:** Insurance Claims History Report, Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash, Conventional, FHA Loan, VA Loan

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$5,983.79

**Analysis: Gross Rent Multi:** 15.48

**Analysis: Exp/SqFt:** 3.55 sq ft

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Low Care

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 1

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV

**Income: Gross Scheduled Rent:** 21000.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 4.62, 15.48

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 28.49

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## Listing Office

**Listing Office ShortId:** 2866

**Listing Office Phone:** (520) 544-2335

**Listing Member Phone:** (520) 269-0147, 29547

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 1650 E River Rd., Suite 202, Tucson, AZ 85718



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## Units Information

**Unit 1 Details: Rent:** 850  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 842  
**Unit 1 Details: # Full Baths:** 2  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 842  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** Carport

**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** Yes  
**Unit 1 Details: # Bedrooms:** 2  
**Unit 1 Information: Parking:** Single  
**Unit 2 Details: # Full Baths:** 2  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** Yes, 1st

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## Amenities & Features

**Interior Features:** Dual Pane  
Windows,Storage,Vaulted Ceilings, No  
**Sewer:** Connected  
**Neighborhood Feature:** None,Paved Street  
  
**Main Cooling:** Central Air  
**Patio/Deck:** Covered,Enclosed,Patio  
**RV Parking:** Space Available  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** None

**Exterior Features:** Shed  
  
**Accessibility Features:** None  
**Laundry:** Dryer Included,Laundry  
Closet,Washer Included  
**Main Heating:** Forced Air  
**Pool:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** None  
**Total Parking:** 10

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## Nearby Schools

**High School:** Catalina  
**Elementary School:** Hudlow

**Middle School:** Dodge Traditional Magnet



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# Fees and Taxes

Tax Year: 2023	
Expenses: Resident Manager: \$0	Expenses: Other Expenses: \$0
Expenses: Management: \$2,100	Expenses: Taxes/Assessments: \$1,353.79
Expenses: Contract Services: \$0	Expenses: Water/Sewer: \$1,900
Expenses: Admin Expenses: \$0	Expenses: Figures Presented: \$0
Expenses: Insurance: \$630	Expenses: Captial Expenses: \$0
Expenses: Maintenance Supplies: \$0	Expenses: Gas/Electric: \$0
	Taxes: \$1,353.79

