



\$625,000

- 4 Plex
- Multifamily
- Active

138 W DISTRICT ST, TUCSON, AZ 85714, USA

<https://rehomes.us>

Two 2/1 units, one 2/2 and on1 3/1This property has been meticulously maintained. Roofs recently recoated, all units include gas range, microwave, refrigerator, washer and gas dryer. Leases run thru 8/31/2024



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 167.25

List Number Main: 22316810

Municipality/Zoning: Tucson - R2

View: Residential

Type: 4 Plex

Year built: 1952

County: Pima

Lot Acres: 0.32 acres

Lot Dimensions: 100x138x101x137

Attached/Detached: Attached





Description

Legal Description: National City Lots 16 & 17 Blk 15



Rooms

Sauna Level: TUSD	Kitchen Features: Countertops: formica
Kitchen Features: Pantry: Cabinet	Kitchen Features: Appliance Color: White
Breakfast: Eat-In	Dining Areas: Eat-In Kitchen
Dining Room: None	Extra Room: None



Building Details

Lot Features: North/South Exposure,Subdivided	Floor covering: Ceramic Tile
Roof: Built-up	Construction: Concrete Block
Style: Ranch	Fence: Chain Link
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: National City

Unit 2 Details: Rent: 1025

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Low Care,Natural Desert

Association & Fees: HOA: No

Driveway: Car(s) Pad

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV,High Speed Internet,Telephone

Income: Gross Scheduled Rent: 48060.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.43, 13.01

Analysis: Vacancy Rate %: 0.01

Analysis: Exp % of Gross: 16.43

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care,Natural Desert

Direction: W

Horse Facilities: No

Security: Other: CO2 detector

Driveway: Paved: Double Sink,Garbage Disposal,Gas Range,Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 36

Attribution Contact: rosemarylacy@gmail.com

Tax Code: 120-07-207A

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,VA Loan

Income: Vacancy Loss: 3.00

Income: Total Expenses: \$7,897.16

Analysis: Gross Rent Multi: 13.01

Analysis: Exp/SqFt: 2.11 sq ft

Listing Office

Listing Office ShortId: 52896

Listing Office Phone: (520) 918-2400

Listing Member Phone: (520) 272-8483, 11919

ListingOfficeName: Long Realty Company

Listing Office Address: 1880 E River Road, Suite 120, Tucson, AZ 85718



Units Information

Unit 1 Details: Rent: 980	Unit 1 Information: Floor: 1st
Unit 1 Information: Furnished: No	Unit 1 Information: Occupancy: Yes
Unit 1 Details: SqFt: 1203	Unit 1 Details: # Bedrooms: 3
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: 709	Unit 2 Information: Furnished: No
Unit 2 Information: Stories: Single	Unit 2 Information: Floor: Yes, 1st
Unit 2 Information: Parking: On Property, On Property	Unit 3 Information: Monthly Rent: 1000
Unit 3 Details: SqFt: 1024	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: Rent: 1000	Unit 4 Details: SqFt: 1000
Unit 4 Details: # Full Baths: 1, 2	Unit 4 Details: # Bedrooms: 2
Unit 4 Information: Occupancy: Yes	Unit 4 Information: Stories: Single
Unit 4 Information: Floor: 1st	Unit 4 Information: Furnished: No
Unit 4 Information: Parking: On Property	

Amenities & Features

Interior Features: Smoke Detector, No	Exterior Features: Courtyard
Sewer: Connected	Accessibility Features: Other Bath Modification,Wide Doorways
Neighborhood Feature: Paved Street	Laundry: Dryer Included,Laundry Room,Washer Included
Main Cooling: Central Air	Main Heating: Natural Gas
Patio/Deck: Slab	Pool: None
RV Parking: Space Available	Spa: None
Water: City Water	Water Heater: Natural Gas
Window Covering: Stay	Gas: Natural
Total Parking: 6	



Nearby Schools

High School: Pueblo
Elementary School: Hollinger

Middle School: Hollinger K-8

Fees and Taxes

Tax Year: 2022	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$2,197.16
Expenses: Management: \$0	Expenses: Water/Sewer: \$0
Expenses: Contract Services: \$1,000	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$3,500	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$1,200	Taxes: \$2,197.16

