



**\$299,000**

## **1402 W FRESNO ST, TUCSON, AZ 85745, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

This charming duplex is a great investment opportunity! Both units are 2 bedrooms with 1 bathroom and have fresh tile flooring throughout. One unit is rented and the other is move in ready! The location is convenient, with easy access to local amenities such as Downtown Tucson, 4th Ave, Tumamoc Hill, and A Mountain. Don't [...]



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### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 254.90

**List Number Main:** 22314973

**Municipality/Zoning:** Tucson - R2

**View:** City

**Type:** 2 Plex

**Year built:** 1987

**County:** Pima

**Lot Acres:** 0.16 acres

**Lot Dimensions:** 49x139

**Attached/Detached:** Attached





# Description

**Legal Description:** HILL SIDE VIEW LOT 2



# Rooms

**Sauna Level:** TUSD  
**Dining Areas:** Dining in LR/GR  
**Extra Room:** None

**Breakfast:** Area  
**Dining Room:** Area



# Building Details

**Lot Features:** Subdivided  
**Roof:** Shingle  
**Style:** Contemporary  
**Construction Status:** Existing

**Floor covering:** Ceramic Tile  
**Construction:** Brick  
**Fence:** Chain Link



# 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:** No Insurance Claims History Report

**Subdivision Name:** Hill Side View Add

**Unit 2 Details: Rent:** 1195

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

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

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 10

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

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

**Income: Gross Scheduled Rent:** 28680.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 6.84, 10.97

**Analysis: Vacancy Rate %:** 5.00

**Analysis: Exp % of Gross:** 24.95

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

**Ownership:** Investor

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

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

**Direction:** W

**Horse Facilities:** No

**Security: Other:** Security Door

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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 116-15-0600

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

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

**Income: Vacancy Loss:** 1434.00

**Income: Total Expenses:** \$6,798.95

**Analysis: Gross Rent Multi:** 10.97

**Analysis: Exp/SqFt: 5.80** sq ft

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## Listing Office

**Listing Office ShortId:** 478306

**Listing Office Phone:** (520) 615-8400

**Listing Member Phone:** (520) 306-6000, 38748

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Address:** 1745 E River Rd Ste 245, Tucson, AZ 85718



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## Units Information

**Unit 1 Details: Rent:** 1195  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 586  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 587  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

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

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## Amenities & Features

**Interior Features:** Ceiling Fan(s), No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Laundry:** Laundry Room,Outside  
**Main Heating:** Forced Air  
**Pool:** None  
**Water:** City Water  
**Window Covering:** None  
**Total Parking:** 4

**Exterior Features:** None  
**Accessibility Features:** None  
**RV Parking: Other:** N/A  
**Main Cooling:** Central Air  
**Patio/Deck:** Covered,Patio  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** None

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## Nearby Schools

**High School:** Cholla  
**Elementary School:** Maxwell K-8

**Middle School:** Maxwell K-8

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## Fees and Taxes



<b>Tax Year: 2022</b>		<b>Expenses: Other Expenses:</b> \$0
<b>Expenses: Resident Manager:</b> \$0		<b>Expenses: Taxes/Assessments:</b> \$1,030.95
<b>Expenses: Management:</b> \$2,868		<b>Expenses: Water/Sewer:</b> \$1,400
<b>Expenses: Contract Services:</b> \$0		<b>Expenses: Figures Presented:</b> \$0
<b>Expenses: Admin Expenses:</b> \$0		<b>Expenses: Captial Expenses:</b> \$0
<b>Expenses: Insurance:</b> \$1,500		<b>Expenses: Gas/Electric:</b> \$0
<b>Expenses: Maintenance Supplies:</b> \$0		<b>Taxes:</b> \$1,030.95

