



**\$299,000**

## **1404 W FRESNO ST, TUCSON, AZ 85745, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

This duplex is a great investment opportunity! Both units are 2 bedrooms with 1 bathroom and have tile flooring throughout. One unit is currently leased, and the other is move-in ready! Outside, the property offers a low-maintenance yard with plenty of space for tenants to park. The location is convenient, with easy access to local [...]



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### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 254.90

**List Number Main:** 22314977

**Municipality/Zoning:** Tucson - R2

**View:** City

**Type:** 2 Plex

**Year built:** 1987

**County:** Pima

**Lot Acres:** 0.19 acres

**Lot Dimensions:** 152x54

**Attached/Detached:** Attached





# Description

**Legal Description:** HILL SIDE VIEW LOT 1



# 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:** Block,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:** 1115

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 116-15-0590

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

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

**Income: Vacancy Loss:** 1386.00

**Income: Total Expenses:** \$6,702.95

**Analysis: Gross Rent Multi:** 11.35

**Analysis: Exp/SqFt:** 5.71 sq ft

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

**Ownership:** Investor

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

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

**Direction:** W

**Horse Facilities:** No

**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:** 27720.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 6.57, 11.35

**Analysis: Vacancy Rate %:** 5.00

**Analysis: Exp % of Gross:** 25.45

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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  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** None

**Exterior Features:** None  
**Accessibility Features:** None  
**RV Parking: Other:** N/A  
**Main Cooling:** Central Air  
**Patio/Deck:** Covered,Patio  
**Security:** None  
**Water:** City Water  
**Window Covering:** None  
**Total Parking:** 4

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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:</b> 2022	<b>Expenses: Other Expenses:</b> \$0
<b>Expenses: Resident Manager:</b> \$0	<b>Expenses: Taxes/Assessments:</b> \$1,030.95
<b>Expenses: Management:</b> \$2,772	<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

