



**\$299,000**

## **141 E MOHAVE RD, TUCSON, AZ 85705, USA**

<https://rehomes.us>

Great Opportunity for an Investment property. Property sold As Is. Residential Income, NEWER AC Units in each unit. New shingles. Separate meters for individual billing. Duplex. (2) 2 bedroom 1 bath units. Unit A has Carport and electric heat. Unit B, fresh paint, with large living area, open floor plan and gas heat. Large yard. [...]

- 2 Plex
- Multifamily
- Active



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### **Basics**



**Category:** Multifamily

**Status:** Active

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.25 acres

**Lot Dimensions:** 123.16x88.42

**Attached/Detached:** Attached

**Type:** 2 Plex

**Year built:** 1955

**List Price/SqFt:** 168.17

**List Number Main:** 22322424

**Municipality/Zoning:** Tucson - R3

**View:** Mountain(s)

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## Description

**Legal Description:** Sawtelle Place S90' Lot 12 BLK 2

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## Rooms

**Sauna Level:** Amphitheater

**Dining Areas:** Formal Dining Room

**Extra Room:** None

**Breakfast:** Area

**Dining Room:** Area

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## Building Details

**Lot Features:** Adjacent to Alley

**Roof:** Built-up

**Style:** Territorial

**Construction Status:** Existing

**Floor covering:** Carpet, Vinyl

**Construction:** Brick

**Fence:** None

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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:** Sawtelle Place

**Unit 2 Details: Rent:** 900

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Breakfast Bar

**Home Protection: Offered:** No

**Fema Flood Zone:** Yes

**Section:** 25

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** High Speed Internet, Telephone

**Income: Gross Scheduled Rent:** 21600.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 6.00, 13.84

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 16.90

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Grass, Natural Desert

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel

**Association & Fees: HOA:** No

**Driveway:** Car(s) Pad

**Assessments:** \$20,300

**Community:** None

**Tax Code:** 106-03-037A

**Property Disclosures:** Lead Based Paint, Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash, Conventional, FHA Loan, Seller Concessions, Submit, VA Loan

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$3,650

**Analysis: Gross Rent Multi:** 13.84

**Analysis: Exp/SqFt:** 2.05 sq ft

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## Listing Office

**Listing Office ShortId:** 53037

**Listing Office Phone:** (480) 967-1333

**Listing Office Url:**

<http://https://www.barettre.com>

**ListingOfficeName:** Barrett Real Estate

**Listing Office Address:** 2212 E Williams Field Rd # 210, Gilbert, AZ 85295

**Listing Member Phone:** (520) 406-2201, 37614



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## Units Information

**Unit 1 Details: Rent:** 900  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 735  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 1  
**Unit 2 Details: SqFt:** 815  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** Carport

**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** Yes  
**Unit 1 Details: # Bedrooms:** 1  
**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:** Smoke Detector, No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Main Cooling:** Central Air  
**Patio/Deck:** None  
**RV Parking:** Space Available  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** Natural

**Exterior Features:** None  
**Accessibility Features:** None  
**Laundry:** Outside  
**Main Heating:** Electric  
**Pool:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** Stay  
**Total Parking:** 6

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## Nearby Schools

**High School:** Amphitheater  
**Elementary School:** Prince

**Middle School:** Amphitheater

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## Fees and Taxes



**Tax Year:** 2022

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$0

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$0

**Expenses: Insurance:** \$650

**Expenses: Maintenance Supplies:** \$0

**Expenses: Other Expenses:** \$0

**Expenses: Taxes/Assessments:** \$1,500

**Expenses: Water/Sewer:** \$1,500

**Expenses: Figures Presented:** \$0

**Expenses: Captial Expenses:** \$0

**Expenses: Gas/Electric:** \$0

**Taxes:** \$1,709.39

