



**\$450,000**

**1420 E BRISTOL DR, NOGALES, AZ 85621, USA**

<https://rehomes.us>

- 4 Plex
- Multifamily
- Active

Pride of ownership shows throughout this multi-family property! Do not miss this opportunity if you are interested in excellent property rental income! Enjoy the country atmosphere with beautiful spacious grounds located on the outskirts of Nogales with the convenience to local markets and downtown. Property is comprised of nice size clean living space of 2 [...]



## Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 170.45

**List Number Main:** 22319929

**Municipality/Zoning:** Nogales - SFR4

**View:** Mountain(s),Residential,Rural,Wooded

**Type:** 4 Plex

**Year built:** 1978

**County:** Santa Cruz

**Lot Acres:** 0.88 acres

**Lot Dimensions:** 123 x 310 x 122 x 306

**Attached/Detached:** Attached





# Description

**Legal Description:** Sub Oakridge Lot 3



# Rooms

**Sauna Level:** Santa Cruz Elementary District #28

**Breakfast:** Area,Bar,Eat-In

**Dining Areas:** Breakfast Bar,Eat-In Kitchen

**Dining Room:** None

**Extra Room:** None



# Building Details

**Lot Features:** East/West Exposure

**Floor covering:** Carpet, Ceramic Tile, Vinyl

**Roof:** Built-up

**Construction:** Brick

**Style:** Southwestern

**Fence:** Chain Link,Slump Block

**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:** Oakridge

**Unit 2 Details: Rent:** 800

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** Unisource

**Driveway: Paved:** Breakfast Bar,Electric Range,Refrigerator

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 10

**Tax Code:** 103-12-025B

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

**Road Maintenance:** City

**Terms:** Cash,Conventional

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$9,186.27

**Analysis: Gross Rent Multi:** 10.61

**Analysis: Exp/SqFt:** 3.48 sq ft

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

**Ownership:** Individual

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

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Grass,Low Care,Shrubs,Trees

**Association & Fees: HOA:** No

**Driveway:** To Property Line

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

**Income: Gross Scheduled Rent:** 41400.00

**Income: Other Income:** 1012.00

**Analysis: Cap Rate %:** 7.38, 10.61

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 21.66

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## Listing Office

**Listing Office ShortId:** 53306

**Listing Office Phone:** (520) 216-4444

**Listing Office Url:**  
<http://www.pottingerrealty.com>

**ListingOfficeName:** Pottinger Realty

**Listing Office Address:** 2921 N. Grand Avenue, Suite# 1, Nogales, AZ 85621

**Listing Member Phone:** (520) 312-8566, 59172



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# Units Information

<b>Unit 1 Details: Rent:</b> 800	<b>Unit 1 Information: Floor:</b> 1st
<b>Unit 1 Information: Furnished:</b> No	<b>Unit 1 Information: Occupancy:</b> Yes
<b>Unit 1 Details: SqFt:</b> 480	<b>Unit 1 Details: # Bedrooms:</b> 1
<b>Unit 1 Details: # Full Baths:</b> 1	<b>Unit 1 Information: Parking:</b> Single
<b>Unit 2 Details: # Bedrooms:</b> 1	<b>Unit 2 Details: # Full Baths:</b> 1
<b>Unit 2 Details: SqFt:</b> 480	<b>Unit 2 Information: Furnished:</b> No
<b>Unit 2 Information: Stories:</b> Single	<b>Unit 2 Information: Floor:</b> Yes, 1st
<b>Unit 2 Information: Parking:</b> Carport, Carport	<b>Unit 3 Information: Monthly Rent:</b> 950
<b>Unit 3 Details: SqFt:</b> 840	<b>Unit 3 Details: # Bedrooms:</b> 2
<b>Unit 3 Information: Stories:</b> Single	<b>Unit 3 Information: Floor:</b> 1st
<b>Unit 3 Information: Occupancy:</b> Yes	<b>Unit 3 Information: Furnished:</b> No
<b>Unit 4 Details: Rent:</b> 900	<b>Unit 4 Details: SqFt:</b> 840
<b>Unit 4 Details: # Full Baths:</b> 1, 1	<b>Unit 4 Details: # Bedrooms:</b> 2
<b>Unit 4 Information: Occupancy:</b> Yes	<b>Unit 4 Information: Stories:</b> Single
<b>Unit 4 Information: Floor:</b> 1st	<b>Unit 4 Information: Furnished:</b> No
<b>Unit 4 Information: Parking:</b> Carport	

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# Amenities & Features

<b>Interior Features:</b> Dual Pane Windows,Smoke Detector, No	<b>Exterior Features:</b> None
<b>Sewer:</b> Septic	<b>Accessibility Features:</b> None
<b>Neighborhood Feature:</b> Paved Street	<b>Main Cooling: Other:</b> Split Units
<b>Laundry:</b> Dryer Included,Facility,Laundry Room,Washer Included	<b>Main Cooling:</b> Central Air
<b>Main Heating:</b> Electric,Forced Air	<b>Patio/Deck:</b> Patio,Slab
<b>Pool:</b> None	<b>RV Parking:</b> Space Available
<b>Security:</b> None	<b>Spa:</b> None
<b>Water:</b> City Water	<b>Water Heater:</b> Electric
<b>Window Covering:</b> Stay	<b>Gas:</b> None
<b>Total Parking:</b> 4	



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## Nearby Schools

**High School:** None

**Middle School:** None

**Elementary School:** Little Red School

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## Fees and Taxes

**Tax Year:** 2022

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

**Expenses: Management:** \$2,580

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

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

**Expenses: Insurance:** \$1,504

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

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

**Expenses: Taxes/Assessments:** \$1,479.76

**Expenses: Water/Sewer:** \$1,838.89

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

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

**Expenses: Gas/Electric:** \$1,783.62

**Taxes:** \$1,479.76

