



\$372,750

1432 S CURTIS AVE, TUCSON, AZ 85713, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

REO listing, Two single family 2 bedroom, 2 bath homes with office or den area. Both are identical floor plans. Both are in need of repairs and updating. This is a great location for rental units. No SPD's and No CLUE. ALL OFFERS MUST BE SUBMITTED BY THE BUYERS AGENT VIA OFFERSUBMISSION.COM ID# [1777607].
BUYER PAYS [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 172.09

List Number Main: 22325250

Municipality/Zoning: Tucson - R2

View: Residential

Type: 2 Plex

Year built: 2007

County: Pima

Lot Acres: 0.15 acres

Lot Dimensions: 117' by 51'

Attached/Detached: Detached



Description

Legal Description: Kings Highway Amended Lot 8 Blk 32

Rooms

| | |
|-----------------------------------|--|
| Sauna Level: TUSD | Kitchen Features: Countertops: Formica |
| Breakfast: Bar | Dining Areas: Breakfast Bar,Dining in LR/GR |
| Dining Room: Area | Extra Room: Den,Office,Studio |
| Kitchen Features: electric | Bathroom Features: Countertops/Hall: formica, formica |

Building Details

| | |
|--|-------------------------------------|
| Lot Features: East/West Exposure,Subdivided | Floor covering: Ceramic Tile |
| Roof: Shingle | Construction: Frame - Stucco |
| Style: Ranch | Fence: None,Shared Fence |
| 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: Fix Up,No Insurance Claims History Report,No SPDS

Subdivision Name: Kings Highway Amd

Unit 2 Details: Rent: 1200

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Breakfast Bar,Double Sink,Electric Range

Home Protection: Offered: No

Fema Flood Zone: No

Section: 19

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Chip/Seal

Technology: Cable TV

Income: Gross Scheduled Rent: 2400.00

Income: Other Income: 0.00

Analysis: Cap Rate %: -5.47, 207.08

Analysis: Vacancy Rate %: 25.00

Analysis: Exp % of Gross: 1233.00

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

Ownership: REO/Bank

Co-op Fee: \$3

Landscape - Front: Other: None

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Trees

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 129-10-1190

Property Disclosures: None

Road Maintenance: City

Terms: Cash,Conventional,Submit

Income: Vacancy Loss: 600.00

Income: Total Expenses: \$22,194

Analysis: Gross Rent Multi: 207.08

Analysis: Exp/SqFt: 10.25 sq ft

Listing Office

Listing Office ShortId: 5155

Listing Office Phone: (520) 429-2428

Listing Office Url: <http://www.terrywintz.com>

ListingOfficeName: Wintz Realty LLC

Listing Office Address: 2128 W Ephesus Ct,
Tucson, AZ 85742

Listing Member Phone: (520) 429-2428,
13250

Units Information



Unit 1 Details: Rent: 1200
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1083
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 1083
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: 2
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: No, 1st

Amenities & Features

Interior Features: Dual Pane Windows, No
Sewer: Connected
Neighborhood Feature: Paved Street
Laundry: Laundry Closet
Main Heating: Heat Pump
Pool: None
Spa: None
Water Heater: Electric
Gas: None

Exterior Features: None
Accessibility Features: None
RV Parking: Other: none
Main Cooling: Heat Pump
Patio/Deck: None
Security: Window Bars
Water: City Water
Window Covering: Some
Total Parking: 3

Nearby Schools

High School: Tucson
Elementary School: Borton

Middle School: Safford K-8 Magnet

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$0

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$2,194

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$20,000

Expenses: Gas/Electric: \$0

Taxes: \$2,196.84

