



\$370,000

144 W LINCOLN ST, TUCSON, AZ 85714, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Well maintained duplex, each unit is 2br, 1ba. Solid block construction, block wall divides units for added privacy, dual pane windows, security wrought-iron, newer seer 14 HVAC systems, all electric with separate meters, metal covered parking, and spacious yard with block patio wall. Roof has been maintained and resealed every 5yrs, Units are currently section [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 4

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: 51'x139'x50'x139'

Attached/Detached: Attached

Type: 2 Plex

Year built: 1985

List Price/SqFt: 248.66

List Number Main: 22326500

Municipality/Zoning: Tucson - R2

View: Residential

Description

Legal Description: National City Lot 15 Blk 7

Rooms

Sauna Level: TUSD

Kitchen Features: Pantry: Cabinet

Breakfast: Area

Dining Room: Area

Kitchen Features: Electric

Kitchen Features: Countertops: Formica

Kitchen Features: Appliance Color: Other

Dining Areas: Eat-In Kitchen

Extra Room: None

Bathroom Features: Countertops/Hall: Formica

Building Details

Lot Features: East/West Exposure,Subdivided

Roof: Rolled

Style: Territorial

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Concrete Block

Fence: Block

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: National City

Unit 2 Details: Rent: 800

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 36

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV, High Speed Internet, Telephone

Income: Gross Scheduled Rent: 1600.00

Income: Other Income: 0.00

Analysis: Cap Rate %: -0.13, 231.25

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 129.86

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

Ownership: Individual

Co-op Fee: \$2

Landscape - Front: Other: None

Direction: W

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 120-07-0980

Property Disclosures: Insurance Claims History Report, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$2,077.81

Analysis: Gross Rent Multi: 231.25

Analysis: Exp/SqFt: 1.40 sq ft

Listing Office

Listing Office ShortId: 5169

Listing Office Phone: (520) 505-3000

Listing Member Phone: (520) 471-3389, 6899

ListingOfficeName: Homesmart Advantage Group

Listing Office Address: 5425 N. Oracle Road, Suite 135, Tucson, AZ 85704

Units Information



Unit 1 Details: Rent: 800
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 744
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 744
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport

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: No, 1st

Amenities & Features

Interior Features: Dual Pane Windows,Skylights,Smoke Detector
Sewer: Connected
Neighborhood Feature: Paved Street
Laundry: Storage
Main Heating: Forced Air
Pool: None
Spa: None
Water Heater: Electric
Gas: None

Exterior Features: Shed
Accessibility Features: None
RV Parking: Other: None
Main Cooling: Central Air
Patio/Deck: None
Security: Window Bars
Water: City Water
Window Covering: None
Total Parking: 4

Nearby Schools

High School: Pueblo
Elementary School: Hollinger

Middle School: Hollinger K-8

Fees and Taxes



Tax Year: 2023		Expenses: Other Expenses: \$0	
Expenses: Resident Manager: \$0		Expenses: Taxes/Assessments: \$1,160.81	
Expenses: Management: \$0		Expenses: Water/Sewer: \$0	
Expenses: Contract Services: \$0		Expenses: Figures Presented: \$0	
Expenses: Admin Expenses: \$0		Expenses: Captial Expenses: \$0	
Expenses: Insurance: \$417		Expenses: Gas/Electric: \$0	
Expenses: Maintenance Supplies: \$500		Taxes: \$1,155.14	

