



\$850,000

1630 E ADELAIDE DR, TUCSON, AZ 85719, USA

<https://rehomes.us>

- 4 Plex
- Multifamily
- Active

Multi-family STR or LTR investment! Own a fully remodeled, meticulously maintained, highly sought after 4 plex (8 units - 2 listings) near everything! Close proximity to UMC and The University of Arizona and a plethora of infrastructure. These units are 2 bed 2 bath and are approximately 1000 sq ft each ,with fire place, newer [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 230.41

List Number Main: 22319270

Municipality/Zoning: Tucson - R2

View: Residential

Type: 4 Plex

Year built: 1998

County: Pima

Lot Acres: 0.08 acres

Lot Dimensions: Irregular

Attached/Detached: Attached





Description

Legal Description: From Parcel:11307032A /Hedrick Acreage Tract No 2 S150' Lot 15 Blk A



Rooms

Sauna Level: Amphitheater	Kitchen Features: Countertops: Granite
Kitchen Features: Appliance Color: Stainless	Breakfast: Eat-In
Dining Areas: Breakfast Bar,Eat-In Kitchen	Dining Room: Area
Extra Room: None	Bathroom Features: Countertops/Hall: Granite, Granite



Building Details

Lot Features: Subdivided	Floor covering: Ceramic Tile
Roof: Built-Up - Reflect	Construction: Frame - Stucco
Style: Contemporary	Fence: Wood
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: Hedrick Acreage NO 2

Unit 2 Details: Rent: 3100

Utilities: Owner, Owner

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Breakfast Bar,Dishwasher,Garbage Disposal,Gas Range

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 113-07-032C

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: Owner Maintenance

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$58,438.50

Analysis: Gross Rent Multi: 5.16

Analysis: Exp/SqFt: 15.84 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 31

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet,Smart Panel

Income: Gross Scheduled Rent: 164811.24

Income: Other Income: 0.00

Analysis: Cap Rate %: 12.51, 5.16

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 35.46

Listing Office

Listing Office ShortId: 4983

Listing Office Phone: (520) 877-4940

Listing Office Url: www.RealtyExAz.com

ListingOfficeName: Realty Executives Arizona Territory

Listing Office Address: 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

Listing Member Phone: 17578



Units Information

Unit 1 Details: Rent: 3500
Unit 1 Information: Furnished: Turnkey
Unit 1 Details: SqFt: 1120
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 1120
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property, On Property
Unit 3 Details: # Bedrooms: 2
Unit 3 Information: Floor: 1st
Unit 3 Information: Furnished: Turnkey
Unit 4 Details: # Full Baths: 2, 2
Unit 4 Information: Occupancy: Yes
Unit 4 Information: Floor: 1st
Unit 4 Information: Parking: On Property

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
Unit 1 Details: # Bedrooms: 2
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 2
Unit 2 Information: Furnished: Turnkey
Unit 2 Information: Floor: Yes, 1st
Unit 3 Information: Monthly Rent: 3721
Unit 3 Information: Stories: Single
Unit 3 Information: Occupancy: Yes
Unit 4 Details: Rent: 3400
Unit 4 Details: # Bedrooms: 2
Unit 4 Information: Stories: Single
Unit 4 Information: Furnished: Turnkey

Amenities & Features

Interior Features: Bay Window,Ceiling Fan(s),Dual Pane Windows,Smoke Detector, No
Sewer: Connected
Neighborhood Feature: None
Laundry: Laundry Closet
Main Heating: Forced Air
Pool: None
Spa: None
Water Heater: Electric
Gas: Natural

Exterior Features: None
Accessibility Features: None
RV Parking: Other: None
Main Cooling: Central Air
Patio/Deck: Covered
Security: None
Water: City Water
Window Covering: None
Total Parking: 6



Nearby Schools

High School: Amphitheater
Elementary School: Holaway

Middle School: Amphitheater

Fees and Taxes

Tax Year: 2022
Expenses: Resident Manager: \$0
Expenses: Management: \$16,000
Expenses: Contract Services: \$15,775
Expenses: Admin Expenses: \$10,251.50
Expenses: Insurance: \$2,248
Expenses: Maintenance Supplies: \$2,400

Expenses: Other Expenses: \$0
Expenses: Taxes/Assessments: \$2,248
Expenses: Water/Sewer: \$3,280
Expenses: Figures Presented: \$0
Expenses: Captial Expenses: \$0
Expenses: Gas/Electric: \$6,236
Taxes: \$3,215.05

