



\$550,000

- 2 Plex
- Multifamily
- Active

1654 N ROSEMONT BLVD, TUCSON, AZ 85712, USA

<https://rehomes.us>

Fully upgraded Duplex. West unit 3 BR, 2 BA, approximately 1,000 SF, leased through November 2024. East Unit #2 vacant, 3 BR, 2 1/2 BA, approx. 1,450 SF. All new appliances in each unit. Proforma available upon request. Check out vacant unit #2 to see the rental friendly upgrades. Designed to reduce extra maintenance. expenses; [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 226.24

List Number Main: 22403940

Municipality/Zoning: Tucson - C1

View: None

Type: 2 Plex

Year built: 1975

County: Pima

Lot Acres: 0.22 acres

Lot Dimensions: 125 X 75

Attached/Detached: Attached





Description

Legal Description: Avondale N70' S80' Lot 6 Blk 13



Rooms

Sauna Level: TUSD

Kitchen Features: **Appliance Color:** Stainless

Dining Areas: Eat-In Kitchen

Extra Room: None

Kitchen Features: **Countertops:** Quartz

Breakfast: Eat-In

Dining Room: None

Kitchen Features: Electric



Building Details

Lot Features: Adjacent to Alley,Corner Lot,East/West Exposure,North/South Exposure

Roof: Shingle

Construction: Concrete Block

Fence: Chain Link,Shared Fence

Floor covering: Ceramic Tile, Vinyl

Fence: **Other:** Metal

Style: Contemporary

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: No Insurance Claims History Report

Subdivision Name: Avondale

Unit 2 Details: Rent: 2100

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: Tucson Electric

Driveway: Paved: Dishwasher, Electric Range, Freezer, Garbage Disposal, Island, Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 121-12-3540

Property Disclosures: Lead Based Paint

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$6,075

Analysis: Gross Rent Multi: 12.06

Analysis: Exp/SqFt: 2.50 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Desert Plantings

Direction: N

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 2

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: High Speed Internet

Income: Gross Scheduled Rent: 45600.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.19, 12.06

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 13.32

Listing Office

Listing Office ShortId: 2650

Listing Office Phone: (520) 271-1936

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

ListingOfficeName: Spring Mill Properties, Inc.

Listing Office Address: 3741 N Fox Avenue, Tucson, AZ 85716

Listing Member Phone: (520) 271-1936, 6145



Units Information

Unit 1 Details: Rent: 1700	Unit 1 Information: Floor: 1st
Unit 1 Information: Furnished: No	Unit 1 Information: Occupancy: Yes
Unit 1 Details: SqFt: 1000	Unit 1 Details: # Bedrooms: 3
Unit 1 Details: # Full Baths: 2	Unit 1 Information: Parking: Single
Unit 2 Details: # Bedrooms: 3	Unit 2 Details: # Full Baths: 2
Unit 2 Details: # Half Baths: 1	Unit 2 Details: SqFt: 1450
Unit 2 Information: Furnished: No	Unit 2 Information: Stories: Single
Unit 2 Information: Floor: No, 1st	Unit 2 Information: Parking: On Property

Amenities & Features

Interior Features: Ceiling Fan(s),Skylights,Smoke Detector,Split Bedroom Plan,Split Plan, No	Exterior Features: BBQ
Sewer: Connected	Accessibility Features: Door Levers
Neighborhood Feature: Paved Street	Laundry: Dryer Included,Laundry Closet
Green Features: Bath Exhaust Out,Dual-Flush Toilets	Main Cooling: Ceiling Fan(s),Central Air
Main Heating: Gas Pac	Patio/Deck: Screened
Pool: None	RV Parking: Space Available
Security: Security Lights	Spa: None
Water: City Water	Water Heater: Electric
Window Covering: Stay	Gas: Natural
Total Parking: 8	

Nearby Schools

High School: Catalina	Middle School: Doolen
Elementary School: Whitmore	





Fees and Taxes

Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$2,000

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$500

Expenses: Taxes/Assessments: \$3,575

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$0

