



\$289,000

- 2 Plex
- Multifamily
- Active

1656 N JERRIE BLVD, TUCSON, AZ 85712, USA

<https://rehomes.us>

Gorgeous Fully Rented Duplex on culdesac Street. First time on the market for 45 years. Each unit has a carport and ample parking. Large fully fenced backyards. Both units are easy to maintain with tile flooring. Have excellent kitchens and bathrooms and spacious bedrooms. Conveniently located near many shops, restaurants, and other amenities. You do [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 180.63

List Number Main: 22407049

Municipality/Zoning: Tucson - R2

View: None

Type: 2 Plex

Year built: 1978

County: Pima

Lot Acres: 0.15 acres

Lot Dimensions: 63X83X63X84

Attached/Detached: Attached





Description

Legal Description: Speedway Addition Book 3 Page 88 Block 13 Lot 8



Rooms

Sauna Level: TUSD

Breakfast: Nook

Dining Room: None

Kitchen Features: **Countertops:** Formica

Dining Areas: Breakfast Nook

Extra Room: None



Building Details

Lot Features: Subdivided

Roof: Built-Up - Reflect

Style: Contemporary

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Frame - Stucco

Fence: Wood



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: N/A

Unit 2 Details: Rent: 1195

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: tep

Driveway: Paved:
Dishwasher, Electric
Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 3

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Dirt

Technology: Cable TV

Income: Gross Scheduled Rent:
25740.00

Income: Other Income: 1200.00

Analysis: Cap Rate %: 8.06, 10.73

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 13.56

UnBranded Virtual Tour: [Owner, Single, https://www.tourfactory.com/idxr2971893](https://www.tourfactory.com/idxr2971893)

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: Car(s) Pad

Assessments: \$0

Community: None

Tax Code: 122-12-285B

Property Disclosures: Leases, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$3,653

Analysis: Gross Rent Multi: 10.73

Analysis: Exp/SqFt: 2.28 sq ft

Listing Office

Listing Office ShortId: 1859

Listing Office Phone: (520) 760-1600

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

ListingOfficeName: Rich Realty, Inc.

Listing Office Address: 8230 E. Broadway Blvd
Ste W-3, Tucson, AZ 85710

Listing Member Phone: (520) 760-1600,
17428



Units Information

Unit 1 Details: Rent: 950
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 800
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 800
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport

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: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: Smoke Detector,Storage, No
Sewer: Connected
Neighborhood Feature: None
Laundry: Laundry Room
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: Central Air,Heat Pump
Patio/Deck: None
Security: None
Water: City Water
Window Covering: Stay
Total Parking: 4

Nearby Schools

High School: Catalina
Elementary School: Wright

Middle School: Doolen

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$600

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,853

Expenses: Water/Sewer: \$1,200

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,853

