



**\$600,000**

- 4 Plex
- Multifamily
- Active

## **1702 N TYNDALL AVE, TUCSON, AZ 85719, USA**

<https://rehomes.us>

Two adjacent separately parceled duplexes (123-15-0010 & 123-15-0020), one water meter for each duplex. Located in the Jefferson park area a few blocks north of the U of A. Three of the four tenants are month to month. All 1/1 floor plans with private fenced yards, central heating/AC and off street parking. Please make offer [...]



### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 283.82

**List Number Main:** 22411509

**Municipality/Zoning:** Tucson - R2

**View:** None

**Type:** 4 Plex

**Year built:** 1948

**County:** Pima

**Lot Acres:** 0.17 acres

**Lot Dimensions:** 163' x 50'

**Attached/Detached:** Detached





# Description

**Legal Description:** Lengthy supplied in escrow



# Rooms

**Sauna Level:** TUSD

**Dining Areas:** Breakfast Nook

**Extra Room:** None

**Breakfast:** Area

**Dining Room:** None



# Building Details

**Lot Features:** East/West Exposure

**Roof:** Built-up

**Style:** Ranch

**Construction Status:** Existing

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Brick

**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:** University Home Addition

**Unit 2 Details: Rent:** 725

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gas Range

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 6

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV

**Income: Gross Scheduled Rent:** 34200.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 4.26, 17.90

**Analysis: Vacancy Rate %:** 2.00

**Analysis: Exp % of Gross:** 23.74

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

**Ownership:** Investor

**Co-op Fee:** \$3

**Landscape - Front: Other:** Desert Plantings

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Association & Fees: HOA:** No

**Driveway:** To Property Line

**Assessments:** \$0

**Community:** None

**Tax Code:** 123-15-0010

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash, Conventional

**Income: Vacancy Loss:** 684.00

**Income: Total Expenses:** \$7,956

**Analysis: Gross Rent Multi:** 17.90

**Analysis: Exp/SqFt:** 3.76 sq ft

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## Listing Office

**Listing Office ShortId:** 51299

**Listing Office Phone:** (480) 649-3536

**Listing Member Phone:** (520)  
591-1736, 15346

**ListingOfficeName:** Better Homes & Gardens Real Estate-SJ Fowler

**Listing Office Address:** 6360 E Brown Rd Ste 103, Mesa, AZ 85205

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## Units Information



**Unit 1 Details: Rent:** 725  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 530  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 1  
**Unit 2 Details: SqFt:** 530  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property, On Property  
**Unit 3 Details: SqFt:** 530  
**Unit 3 Information: Floor:** 1st  
**Unit 4 Details: Rent:** 675  
**Unit 4 Details: # Full Baths:** 1, 1  
**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:** 1  
**Unit 1 Information: Parking:** Single  
**Unit 2 Details: # Full Baths:** 1  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** Yes, 1st  
**Unit 3 Information: Monthly Rent:** 725  
  
**Unit 3 Details: # Bedrooms:** 1  
**Unit 3 Information: Occupancy:** Yes  
**Unit 4 Details: SqFt:** 530  
**Unit 4 Details: # Bedrooms:** 1  
**Unit 4 Information: Stories:** Single  
**Unit 4 Information: Furnished:** No

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## Amenities & Features

**Interior Features:** Smoke Detector  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Laundry:** Outside  
**Main Heating:** Natural Gas  
**Pool:** None  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

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

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## Nearby Schools



**High School:** Catalina  
**Elementary School:** Blenman

**Middle School:** Doolen

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## Fees and Taxes

**Tax Year:** 2023  
**Expenses: Resident Manager:** \$0  
**Expenses: Management:** \$0  
**Expenses: Contract Services:** \$0  
**Expenses: Admin Expenses:** \$0  
**Expenses: Insurance:** \$1,400  
**Expenses: Maintenance Supplies:** \$2,000

**Expenses: Other Expenses:** \$0  
**Expenses: Taxes/Assessments:** \$2,156  
**Expenses: Water/Sewer:** \$2,400  
**Expenses: Figures Presented:** \$0  
**Expenses: Captial Expenses:** \$0  
**Expenses: Gas/Electric:** \$0  
**Taxes:** \$2,156

