



**\$299,000**

**1810 S SAHUARA AVE, TUCSON, AZ 85711, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

The Sahuara Duplex consists of two large 2 bedroom 1 bath units located in the South Central section of Tucson. The property is located miles away from numerous employment opportunities. These opportunities include: Davis Monthan Air Force Base, Park Place Mall, Williams Center office park, Tucson Medical Center (4 Miles). The Sahuara Duplex is also [...]



## Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 118.18

**List Number Main:** 22407369

**Municipality/Zoning:** Tucson - R2

**View:** City

**Type:** 2 Plex

**Year built:** 1980

**County:** Pima

**Lot Acres:** 0.16 acres

**Lot Dimensions:** IRR x IRR

**Attached/Detached:** Attached





# Description

**Legal Description:** From Parcel:001010010 /Geobelle's Estates Lot 3



# Rooms

<b>Sauna Level:</b> TUSD	<b>Kitchen Features:</b> <b>Pantry:</b> Cabinet
<b>Kitchen Features:</b> <b>Appliance Color:</b> White	<b>Breakfast:</b> None
<b>Dining Areas:</b> Dining in LR/GR	<b>Dining Room:</b> None
<b>Extra Room:</b> None	<b>Kitchen Features:</b> 1



# Building Details

<b>Lot Features:</b> East/West Exposure	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Roof:</b> Shingle	<b>Style:</b> <b>Other:</b> BTV
<b>Construction:</b> Masonry Stucco	<b>Fence:</b> Block
<b>Construction Status:</b> 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:** N/A

**Unit 2 Details: Rent:** 765

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gas Range

**Home Protection: Offered:** No

**Fema Flood Zone:** Yes

**Section:** 24

**Fire Protection:** None

**Range:** 14.00

**Road Type:** Paved

**Technology:** High Speed Internet

**Income: Gross Scheduled Rent:** 21300.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 6.03, 14.04

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 15.38

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

**Ownership:** Investor

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

**Landscape - Front: Other:** None

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Association & Fees: HOA:** No

**Driveway:** Car(s) Pad

**Assessments:** \$0

**Community:** None

**Tax Code:** 131-09-2410

**Property Disclosures:** None

**Road Maintenance:** City

**Terms:** Cash, Conventional

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$3,275

**Analysis: Gross Rent Multi:** 14.04

**Analysis: Exp/SqFt:** 1.29 sq ft

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## Listing Office

**Listing Office ShortId:** 3096

**Listing Office Phone:** (888) 881-4118

**Listing Office Url:**  
<http://www.congressrealty.co>

**ListingOfficeName:** Congress Realty

**Listing Office Address:** 4427 E Angela Dr,  
Phoenix, AZ 85032

**Listing Member Phone:** (888) 881-4118,  
35632

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## Units Information



**Unit 1 Details: Rent:** 1010  
**Unit 1 Information: Furnished:** Partially  
**Unit 1 Details: SqFt:** 1500  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 1030  
**Unit 2 Information: Stories:** Single  
**Unit 2 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:** 1  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** Yes, 1st

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Split Bedroom Plan, No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Main Cooling:** Heat Pump  
**Patio/Deck:** None  
**RV Parking:** Space Available  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** None

**Exterior Features:** None  
**Accessibility Features:** Level  
**Laundry:** Outside  
**Main Heating:** Heat Pump  
**Pool:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** None  
**Total Parking:** 4

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## Nearby Schools

**High School:** Palo Verde  
**Elementary School:** Wheeler

**Middle School:** Roberts (at Naylor)

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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:** \$900

**Expenses: Maintenance Supplies:** \$800

**Expenses: Other Expenses:** \$300

**Expenses: Taxes/Assessments:** \$1,275

**Expenses: Water/Sewer:** \$0

**Expenses: Figures Presented:** \$0

**Expenses: Captial Expenses:** \$0

**Expenses: Gas/Electric:** \$0

**Taxes:** \$1,275.67

