



\$495,000

1932 N MADELYN AVE, TUCSON, AZ 85712, USA

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active



Well maintained triplex with masonry construction. units are comprised of one 3/2 unit and two 1/1 units. large floor plans with covered carport parking, private fenced yards, front and rear entrances, central AC/gas heating, gas appliances and in unit washers & dryers. The 3/2 unit is occupied at \$820 per month, lease expires October 2023. [...]

Basics

Category: Multifamily

Status: Active

List Price/SqFt: 167.00

List Number Main: 22313960

Municipality/Zoning: Tucson - R2

View: None

Type: 3 Plex

Year built: 1975

County: Pima

Lot Acres: 0.22 acres

Lot Dimensions: 53' X 193'

Attached/Detached: Attached





Description

Legal Description: From Parcel:001010010 /Madelyn Park N50' Of Lot 4 Blk 4



Rooms

Sauna Level: TUSD

Breakfast: Eat-In

Dining Areas: Eat-In Kitchen

Dining Room: Area

Extra Room: None



Building Details

Lot Features: North/South Exposure

Floor covering: Carpet, Vinyl

Roof: Built-up

Construction: Concrete Block

Style: Territorial

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: Madelyn Park

Unit 2 Details: Rent: 900

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Gas Range,Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 3

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 39000.00

Income: Other Income: 1800.00

Analysis: Cap Rate %: 6.09, 12.49

Analysis: Vacancy Rate %: 3.00

Analysis: Exp % of Gross: 23.98

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: None

Direction: N

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Tax Code: 122-03-050B

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 1170.00

Income: Total Expenses: \$9,505

Analysis: Gross Rent Multi: 12.49

Analysis: Exp/SqFt: 3.21 sq ft

Listing Office

Listing Office ShortId: 51299

ListingOfficeName: Better Homes & Gardens Real Estate-SJ Fowler

Listing Office Phone: (480) 649-3536

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

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

Units Information



Unit 1 Details: Rent: 1450

Unit 1 Information: Furnished: No

Unit 1 Details: SqFt: 1364

Unit 1 Details: # Full Baths: 2

Unit 2 Details: # Bedrooms: 1

Unit 2 Details: SqFt: 800

Unit 2 Information: Stories: Single

Unit 2 Information: Parking: Carport, Carport

Unit 3 Details: SqFt: 800

Unit 3 Information: Stories: Single

Unit 3 Information: Furnished: No

Unit 1 Information: Floor: 1st

Unit 1 Information: Occupancy: Yes

Unit 1 Details: # Bedrooms: 3

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: 900

Unit 3 Details: # Bedrooms: 1

Unit 3 Information: Occupancy: No

Unit 4 Details: # Full Baths: 1

Amenities & Features

Interior Features: Ceiling Fan(s)

Sewer: Connected

Neighborhood Feature: None

Laundry: Dryer Included,Washer Included

Main Heating: Gas Pac

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: None

Water: City Water

Window Covering: Stay

Total Parking: 6

Nearby Schools

High School: Catalina

Elementary School: Wright

Middle School: Doolen

Fees and Taxes



Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,150

Expenses: Maintenance Supplies: \$2,750

Expenses: Other Expenses: \$800

Expenses: Taxes/Assessments: \$2,405

Expenses: Water/Sewer: \$2,400

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$2,405.75

