



\$310,000

- 2 Plex
- Multifamily
- Active

1938 N DODGE BLVD, TUCSON, AZ 85716, USA

<https://rehomes.us>

Needs a little TLC, but tons of potential. Income opportunity! Use one, rent one for income! Or investment opportunity if you want to rent both! Unit A is 781 sq. ft. built in 1945. Unit B is 804 sq. ft built in 1978. Both have huge fenced back yards, storage sheds, off-street parking. Front house [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 195.58

List Number Main: 22413843

Municipality/Zoning: Tucson - R2

View: Residential

Type: 2 Plex

Year built: 1978

County: Pima

Lot Acres: 0.29 acres

Lot Dimensions: 85'x150'x85'x150'

Attached/Detached: Detached





Description

Legal Description: PALO VERDE NO 2 AMENDED N85' S310' W150'LOT 1 BLK 2



Rooms

Sauna Level: TUSD	Kitchen Features: Countertops: Laminat
Breakfast: None	Dining Areas: Eat-In Kitchen
Dining Room: None	Extra Room: None
Bathroom Features: Countertops/Hall: Laminat	



Building Details

Lot Features: East/West Exposure,Subdivided	Floor covering: Carpet, Mexican Tile, Vinyl
Roof: Rolled	Construction: Frame - Stucco
Style: Bungalow	Fence: Chain Link,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: Palo Verde Add 2 Amd

Unit 2 Details: Rent: 700

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher, Gas Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 4

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 19200.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.19, 16.15

Analysis: Vacancy Rate %: 0.00

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care, Trees

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 122-16-1800

Property Disclosures: Insurance Claims History Report, Lead Based Paint, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$0

Analysis: Gross Rent Multi: 16.15

Listing Office

Listing Office ShortId: 52218

Listing Office Phone: (520) 336-9565

Listing Office Url:
<https://macsprorealestate.com/>

ListingOfficeName: Mac's Pro Real Estate

Listing Office Address: 2143 N Country Club, Suite B, Tucson, AZ 85716

Listing Member Phone: (520) 336-9565, 57865



Units Information

Unit 1 Details: Rent: 900
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 781
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: SqFt: 804
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: No
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: No, 1st

Amenities & Features

Interior Features: No
Sewer: Connected
Neighborhood Feature: Paved Street
Assoc Amenities: None
Main Cooling: Evaporative Cooling
Patio/Deck: Covered,Patio
Security: None
Water: City Water
Window Covering: Stay
Total Parking: 4

Exterior Features: Shed
Accessibility Features: None
RV Parking: Other: None
Laundry: Outside,Storage
Main Heating: Forced Air
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

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: \$0

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$0

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,222.42

