



\$760,000

1980 N TYNDALL AVE, TUCSON, AZ 85719, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

2 homes for the price of 1 within walking distance to the UofA! Front home features 5 bedrooms, 3 bathrooms, Enclosed private yard, and 1,820 sq.ft. . Kitchen features tons of cabinet & tile counter space & Island. Tile floors, updated bathrooms & so much more finish off this great property. Guest house features 3 [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 16

County: Pima

Lot Acres: 0.17 acres

Lot Dimensions: 148x50

Attached/Detached: Detached

Type: 2 Plex

Year built: 1981

List Price/SqFt: 262.43

List Number Main: 22312757

Municipality/Zoning: Tucson - NR2

View: Residential

Description

Legal Description: Biltmore Lot 4 Blk 6

Rooms

Sauna Level: TUSD

Breakfast: Bar

Dining Room: Area

Kitchen Features: electric

Kitchen Features: Countertops: tile

Dining Areas: Breakfast Bar

Extra Room: None

Building Details

Lot Features: North/South Exposure

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: No SPDS,None

Subdivision Name: Biltmore Addition

Unit 2 Details: Rent: 2060

Utilities: Owner, Owner

Horse Property: No

Electric: Electric Company: tep

Driveway: Paved: Breakfast Bar,Dishwasher,Electric Range,Garbage Disposal,Island,Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 6

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Alarm System

Income: Gross Scheduled Rent: 56158.27

Income: Other Income: 0.00

Analysis: Cap Rate %: 4.84, 13.53

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 34.46

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel,Low Care

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Low Care

Association & Fees: HOA: No

Driveway: Car(s) Pad

Assessments: \$0

Community: None

Tax Code: 123-14-0170

Property Disclosures: Insurance Claims History Report

Road Maintenance: City

Terms: Cash,Conventional,Submit

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$19,350.88

Analysis: Gross Rent Multi: 13.53

Analysis: Exp/SqFt: 6.68 sq ft

Listing Office

Listing Office ShortId: 51134

Listing Office Phone: (520) 312-1367

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

ListingOfficeName: A-Level Up Realty, LLC

Listing Office Address: 1690 N Stone Ave,
Unit 210, Tucson, AZ 85705

Listing Member Phone: (520) 312-1367,
29849



Units Information

Unit 1 Details: Rent: 3090
Unit 1 Information: Furnished: Partially
Unit 1 Details: SqFt: 1820
Unit 1 Details: # Full Baths: 3
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: SqFt: 1078
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: 5
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 2
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Skylights,Smoke Detector,Vaulted Ceilings,Walk In Closets, No

Sewer: Connected

Neighborhood Feature: None

Main Cooling: Ceiling Fan(s),Central Air

Patio/Deck: Deck

RV Parking: Space Available

Spa: None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: None

Accessibility Features: Ramped Main Level

Laundry: Dryer Included,Laundry Closet,Laundry Room,Washer Included

Main Heating: Forced Air,Natural Gas

Pool: None

Security: Alarm Installed

Water: City Water

Window Covering: Stay

Total Parking: 7

Nearby Schools

High School: Catalina

Elementary School: Blenman

Middle School: Doolen



Fees and Taxes

Tax Year: 2022		Expenses: Other Expenses: \$0
Expenses: Resident Manager:	\$5,615.82	Expenses: Taxes/Assessments: \$5,247.06
Expenses: Management:	\$0	Expenses: Water/Sewer: \$3,360
Expenses: Contract Services:	\$1,428	Expenses: Figures Presented: \$0
Expenses: Admin Expenses:	\$0	Expenses: Captial Expenses: \$0
Expenses: Insurance:	\$2,400	Expenses: Gas/Electric: \$800
Expenses: Maintenance Supplies:	\$500	Taxes: \$5,247.06

