



**\$1,100,000**

## 2005 E 2ND ST, TUCSON, AZ 85719, USA

<https://rehomes.us>

Beautiful, spacious 1940s 4-plex in Sam Hughes. Features include a wrap-around porch, hardwood floors, Arizona rooms, and two oversized bedrooms in each 2-bedroom, 1-bathroom unit. Unit sizes range from 945 sq ft to 967 sq ft. HVAC units were updated between 2016 and 2018, and the roof has been replaced. Conveniently located just one block [...]

- 4 Plex
- Multifamily
- Active



### Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 285.34

**List Number Main:** 22402825

**Municipality/Zoning:** Tucson - R2

**View:** Mountain(s),Residential,Sunset

**Type:** 4 Plex

**Year built:** 1940

**County:** Pima

**Lot Acres:** 0.36 acres

**Lot Dimensions:** 152 x 100

**Attached/Detached:** Attached





# Description

**Legal Description:** SPEEDWAY HEIGHTS LOT 9 BLK 8



# Rooms

**Sauna Level:** TUSD

**Dining Areas:** Dining in LR/GR

**Extra Room:** Arizona Room

**Breakfast:** Area

**Dining Room:** Area

**Kitchen Features:** Yes



# Building Details

**Lot Features:** Subdivided

**Roof:** Shingle

**Style:** Bungalow

**Construction Status:** Existing

**Floor covering:** Ceramic Tile, Wood

**Construction:** Brick

**Fence:** None



# 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:** Speedway Heights

**Unit 2 Details: Rent:** 1950

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Dishwasher, Gas Range, Refrigerator

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 8

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV, High Speed Internet

**Income: Gross Scheduled Rent:** 93600.00

**Income: Other Income:** 3720.00

**Analysis: Cap Rate %:** 6.96, 11.30

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 21.33

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

**Ownership:** Investor

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

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Desert Plantings

**Association & Fees: HOA:** No

**Driveway:** None

**Assessments:** \$0

**Community:** Sam Hughes

**Tax Code:** 125-04-1130

**Property Disclosures:** Unknown

**Road Maintenance:** City

**Terms:** Cash, Conventional

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$20,755

**Analysis: Gross Rent Multi:** 11.30

**Analysis: Exp/SqFt:** 5.38 sq ft

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## Listing Office

**Listing Office ShortId:** 4983

**Listing Office Phone:** (520) 877-4940

**Listing Office Url:**  
[www.RealtyExAz.com](http://www.RealtyExAz.com)

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Address:** 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

**Listing Member Phone:** (520) 247-7480, 37161



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## Units Information

<b>Unit 1 Details: Rent:</b> 1950	<b>Unit 1 Information: Floor:</b> 1st
<b>Unit 1 Information: Furnished:</b> No	<b>Unit 1 Information: Occupancy:</b> Yes
<b>Unit 1 Details: SqFt:</b> 949	<b>Unit 1 Details: # Bedrooms:</b> 2
<b>Unit 1 Details: # Full Baths:</b> 1	<b>Unit 1 Information: Parking:</b> Single
<b>Unit 2 Details: # Bedrooms:</b> 2	<b>Unit 2 Details: # Full Baths:</b> 1
<b>Unit 2 Details: SqFt:</b> 967	<b>Unit 2 Information: Furnished:</b> No
<b>Unit 2 Information: Stories:</b> Single	<b>Unit 2 Information: Floor:</b> Yes, 1st
<b>Unit 2 Information: Parking:</b> Garage, Garage	<b>Unit 3 Information: Monthly Rent:</b> 1950
<b>Unit 3 Details: SqFt:</b> 945	<b>Unit 3 Details: # Bedrooms:</b> 2
<b>Unit 3 Information: Stories:</b> Single	<b>Unit 3 Information: Floor:</b> 1st
<b>Unit 3 Information: Occupancy:</b> Yes	<b>Unit 3 Information: Furnished:</b> No
<b>Unit 4 Details: Rent:</b> 1950	<b>Unit 4 Details: SqFt:</b> 954
<b>Unit 4 Details: # Full Baths:</b> 1, 1	<b>Unit 4 Details: # Bedrooms:</b> 2
<b>Unit 4 Information: Occupancy:</b> Yes	<b>Unit 4 Information: Stories:</b> Single
<b>Unit 4 Information: Floor:</b> 1st	<b>Unit 4 Information: Furnished:</b> No
<b>Unit 4 Information: Parking:</b> On Street	

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## Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s),Smoke Detector, No	<b>Exterior Features:</b> None
<b>Sewer:</b> Connected	<b>Accessibility Features:</b> None
<b>Neighborhood Feature:</b> None	<b>RV Parking: Other:</b> None
<b>Assoc Amenities:</b> None	<b>Laundry:</b> Laundry Room
<b>Main Cooling:</b> Central Air	<b>Main Heating:</b> Forced Air
<b>Patio/Deck:</b> Covered	<b>Pool:</b> None
<b>Security:</b> None	<b>Spa:</b> None
<b>Water:</b> City Water	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Total Parking:</b> 6	



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## Nearby Schools

**High School:** Tucson

**Middle School:** Mansfeld

**Elementary School:** Sam Hughes

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## Fees and Taxes

**Tax Year:** 2022

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$7,488

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$0

**Expenses: Insurance:** \$1,590

**Expenses: Maintenance Supplies:** \$2,400

**Expenses: Other Expenses:** \$0

**Expenses: Taxes/Assessments:** \$5,557

**Expenses: Water/Sewer:** \$3,720

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

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

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

**Taxes:** \$5,557

