



\$439,900

2005 N SWAN RD, TUCSON, AZ 85712, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Turnkey duplex with fantastic cap rate. Remodeled 2 bedroom and 1 bath units offer AC, polished concrete floors, updated bathrooms, in-unit laundry rooms, and mountain views. Modern accents & lighting, an expansive front porch, and metal perimeter fence make this a stylish addition to any investment portfolio. Additional spacious room with separate entrance provides storage [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 6

County: Pima

Lot Acres: 0.31 acres

Lot Dimensions: 89*152*89*151

Attached/Detached: Attached

Type: 2 Plex

Year built: 1975

List Price/SqFt: 197.09

List Number Main: 22411999

Municipality/Zoning: Tucson - R2

View: None

Description

Legal Description: From Parcel:001010010 /S90' Of N300' Of W148' Of E188' Of N2 Of Se4 Of Ne4 .41 Ac Sec 3-14-14

Rooms

Sauna Level: TUSD

Dining Areas: Dining in LR/GR

Extra Room: Storage

Breakfast: Area

Dining Room: Area

Building Details

Lot Features: North/South Exposure,Subdivided

Roof: Built-Up - Reflect

Construction: Slump Block

Construction Status: Existing

Floor covering: Concrete

Fence: Other: metal

Style: Ranch

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: 1450

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 122-01-043B

Property Disclosures: Lead Based Paint,Military Airport Vct

Road Maintenance: City

Terms: Cash,Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$5,131.68

Analysis: Gross Rent Multi: 12.43

Analysis: Exp/SqFt: 2.30 sq ft

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 3

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: High Speed Internet

Income: Gross Scheduled Rent: 35400.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.88, 12.43

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 14.50

Listing Office

Listing Office ShortId: 53957

Listing Office Phone: (520) 990-6485

Listing Member Phone: (520) 990-6485, 37458

ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 2900 N Country Club, Tucson, AZ 85711

Units Information



Unit 1 Details: Rent: 1500
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1000
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 1000
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: No, 1st

Amenities & Features

Interior Features: Dual Pane Windows,Smoke Detector,Storage, No
Sewer: Connected
Neighborhood Feature: Paved Street,Sidewalks
Main Cooling: Central Air
Patio/Deck: Covered
RV Parking: Space Available
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
Laundry: Dryer Included,Laundry Room,Storage,Washer Included
Main Heating: Forced Air
Pool: None
Security: None
Water: City Water
Window Covering: None
Total Parking: 6

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: \$1,387.71

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,949

Expenses: Water/Sewer: \$1,794.97

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,949.47

