



\$650,000

203 E 2ND ST, TUCSON, AZ 85705, USA

<https://rehomes.us>

- 4 Plex
- Multifamily
- Active

Close to the UofA & located in the West University Historic District! The main house is a super cute red brick home with historic charm including wood floors throughout and footed bathtub. AC cooling. Kitchen includes refrigerator and gas stove. Washer and dryer included (as-is). All ground floor units have private yards. The three units behind [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 214.59

List Number Main: 22324356

Municipality/Zoning: Tucson - HR3

View: Residential

Type: 4 Plex

Year built: 1980

County: Pima

Lot Acres: 0.21 acres

Lot Dimensions: 72x149x71x148

Attached/Detached: Detached





Description

Legal Description: From Parcel:001010010 /Tucson W61.6' Lots 10 & 11 & S14' W 61.6' Lot 7 Blk 18



Rooms

Sauna Level: TUSD	Kitchen Features: Appliance Color: White
Laundry: Other: AS IS	Breakfast: Bar,Eat-In
Dining Areas: Breakfast Bar,Eat-In Kitchen	Dining Room: None
Extra Room: Behind kitchen, Bonus Room	



Building Details

Lot Features: Corner Lot,North/South Exposure	Floor covering: Carpet, Ceramic Tile, Vinyl, Wood
Roof: Shingle	Style: Other: Historic
Construction: Brick,Frame - Stucco,Other	Style: Bungalow
Fence: Shared Fence,Stucco Finish,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: No SPDS

Subdivision Name: C.O.T. Resub

Unit 2 Details: Rent: 900

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Gas Range,Island,Refrigerator

Association & Fees: HOA Name: None

Driveway: None

Assessments: \$0

Community: None

Tax Code: 117-02-2400

Property Disclosures: Insurance Claims History Report,Lead Based Paint,Leases,Military Airport Vct

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$7,065

Analysis: Gross Rent Multi: 12.90

Analysis: Exp/SqFt: 2.33 sq ft

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Desert Plantings,Low Care

Direction: E

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Home Protection: Offered: No

Fema Flood Zone: No

Section: 12

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 50400.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.67, 12.90

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 14.02

Listing Office

Listing Office ShortId: 1546

Listing Office Phone: (520) 325-1574

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

ListingOfficeName: Grijalva Realty Corp.

Listing Office Address: 4937 E. 5th St No. 115, Tucson, AZ 85711

Listing Member Phone: (520) 325-1574, 25632



Units Information

Unit 1 Details: Rent: 1500

Unit 1 Information: Furnished: No

Unit 1 Details: SqFt: 1019

Unit 1 Details: # Full Baths: 1

Unit 2 Details: # Bedrooms: 1

Unit 2 Details: SqFt: 693

Unit 2 Information: Stories: Single

Unit 2 Information: Parking: On Property, On Property

Unit 3 Details: SqFt: 693

Unit 3 Information: Stories: Single

Unit 3 Information: Occupancy: No

Unit 4 Details: Rent: 900

Unit 4 Details: # Full Baths: 1, 1

Unit 4 Information: Stories: Single

Unit 4 Information: Furnished: No

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, 2nd

Unit 3 Information: Monthly Rent: 900

Unit 3 Details: # Bedrooms: 1

Unit 3 Information: Floor: 1st

Unit 3 Information: Furnished: No

Unit 4 Details: SqFt: 625

Unit 4 Information: Occupancy: No

Unit 4 Information: Floor: 2nd

Unit 4 Information: Parking: On Property

Amenities & Features

Interior Features: Ceiling Fan(s),Plant Shelves,Skylights,Smoke Detector,Storage

Sewer: Connected

Neighborhood Feature: Historic,Sidewalks,Street Lights

Laundry: Dryer Included,Outside,Washer Included

Main Heating: Electric,Forced Air

Pool: None

Spa: None

Water Heater: Electric,Natural Gas

Gas: Natural

Exterior Features: None

Accessibility Features: None

RV Parking: Other: On street w/permit

Main Cooling: Ceiling Fan(s),Central Air

Patio/Deck: Covered,Deck,Patio

Security: None

Water: City Water

Window Covering: Stay

Total Parking: 4



Nearby Schools

High School: Tucson **Middle School:** Roskruge Bilingual Magnet
Elementary School: Roskruge

Fees and Taxes

Tax Year: 2023	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$3,625
Expenses: Management: \$0	Expenses: Water/Sewer: \$140
Expenses: Contract Services: \$0	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$3,300	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0	Taxes: \$3,624.27

