



\$399,000

2031 S SAHUARA AVE, TUCSON, AZ 85711, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active



Your next investment opportunity awaits in the vibrant heart of Tucson. You inherit great tenants in both units. Their leases are through Oct & Nov 2024. Rents are lower than market average. The duplex comes updated with all new roof February 2022 | Laundry closet in both units | outdoor fenced yard | new blinds [...]

Basics

Category: Multifamily

Status: Active

List Price/SqFt: 225.68

List Number Main: 22403407

Municipality/Zoning: Tucson - R1

View: None

Type: 2 Plex

Year built: 1997

County: Pima

Lot Acres: 0.23 acres

Lot Dimensions: Irregular

Attached/Detached: Attached



Description

Legal Description: CRAYCROFT ANNEX NWLY PTN OF LOT 10 BLK 2

Rooms

Sauna Level: TUSD

Laundry: Other: W/D not included

Breakfast: Bar,Eat-In

Dining Areas: Breakfast Bar,Eat-In Kitchen

Dining Room: Area

Extra Room: None

Building Details

Lot Features: East/West Exposure

Floor covering: Ceramic Tile

Roof: Shingle

Construction: Frame - Stucco

Style: Patio Home

Fence: 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: Craycroft Annex Addition

Unit 2 Details: Rent: 1495

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

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

Home Protection: Offered: No

Fema Flood Zone: No

Section: 24

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: High Speed Internet

Income: Gross Scheduled Rent: 2670.00

Income: Other Income: 0.00

Analysis: Cap Rate %: -0.14, 149.44

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 120.96

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Natural Desert

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Natural Desert

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 131-12-041C

Property Disclosures: Addendum,Insurance Claims History Report,None,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,Exchange

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$3,229.73

Analysis: Gross Rent Multi: 149.44

Analysis: Exp/SqFt: 1.83 sq ft

Listing Office

Listing Office ShortId: 495212

Listing Office Phone: (480) 245-3341

Listing Office Url:
<http://https://www.vdthomes.com>

ListingOfficeName: EXP REALTY, LLC

Listing Office Address: 8665 E Hartford Dr 125, Scottsdale, AZ 85255

Listing Member Phone: (480) 270-2889, 60188



Units Information

Unit 1 Details: Rent: 1150

Unit 1 Information: Furnished: No

Unit 1 Details: SqFt: 768

Unit 1 Details: # Full Baths: 1

Unit 2 Details: # Bedrooms: 3

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: Yes, 1st

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Smoke Detector

Sewer: Connected

Neighborhood Feature: None

Laundry: Laundry Closet

Main Heating: Electric,Forced Air

Pool: None

Spa: None

Water Heater: Electric

Gas: None

Exterior Features: None

Accessibility Features: None

RV Parking: Other: none

Main Cooling: Ceiling Fan(s),Central Air

Patio/Deck: Covered,Enclosed

Security: None

Water: City Water

Window Covering: Stay

Total Parking: 4

Nearby Schools

High School: Palo Verde

Elementary School: Dietz

Middle School: Roberts (at Naylor)

Fees and Taxes



Tax Year: 2023	Expenses: Other Expenses: \$240
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$1,560.73
Expenses: Management: \$0	Expenses: Water/Sewer: \$0
Expenses: Contract Services: \$0	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$1,429	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0	Taxes: \$1,560.73

