



**\$250,000**

**2040 W RUTHRAUFF RD, TUCSON, AZ 85705, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active



Ruthrauff Rd, a growing corridor has many small businesses, mixed in with residential. A 3bdrm 1 bath manufactured home is affixed. The property has sewer and there are two electrical hook ups. Property being sold "As is" Zoning allows for many uses. There were previously 2 additional trailers that were being rented for income. Trailers [...]

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## Basics



**Category:** Multifamily

**Status:** Active

**Days On Market:** 99

**County:** Pima

**Lot Acres:** 0.32 acres

**Lot Dimensions:** 90' x 152'

**Attached/Detached:** Attached

**Type:** 2 Plex

**Year built:** 1970

**List Price/SqFt:** 208.33

**List Number Main:** 22306082

**Municipality/Zoning:** Pima County - MU

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

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## Description

**Legal Description:** CHOLLA MANOR LOT 4 EXC N120'

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## Rooms

**Sauna Level:** Flowing Wells

**Breakfast:** Area

**Dining Room:** None

**Kitchen Features:** **Countertops:** formica

**Dining Areas:** Eat-In Kitchen

**Extra Room:** None

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## Building Details

**Lot Features:** North/South Exposure

**Roof:** Built-Up - Reflect

**Construction:** Other

**Fence:** Chain Link

**Floor covering:** Vinyl

**Style: Other:** 3 travel trailers

**Style:** Affixed Mobile Home

**Construction Status:** Existing

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## 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:** Cholla Manor (1-86)

**Landscape - Front: Other:** Decorative Gravel

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Association & Fees: HOA:** No

**Driveway:** Car(s) Pad

**Assessments:** \$0

**Community:** None

**Tax Code:** 10412004B

**Property Disclosures:** Unknown

**Road Maintenance:** County

**Terms:** Cash,Conventional,Exchange,Owner Carry,Submit

**Income: Vacancy Loss:** 5.00

**Income: Total Expenses:** \$3,800

**Analysis: Gross Rent Multi:** 15.44

**Analysis: Exp/SqFt:** 3.17 sq ft

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

**Ownership:** Individual

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

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:**  
TEP

**Driveway: Paved:** Gas Range

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 15

**Fire Protection:** Included in  
Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Telephone

**Income: Gross Scheduled  
Rent:** 16200.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 4.96,  
15.44

**Analysis: Vacancy Rate %:**  
0.03

**Analysis: Exp % of Gross:**  
23.46

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## Listing Office

**Listing Office ShortId:** 51651

**Listing Office Phone:** (520) 954-2323

**Listing Office Url:**  
<http://www.samoorerealtyservices.com>

**ListingOfficeName:** S A Moore Realty  
Services, LLC

**Listing Office Address:** 1846 E  
Innovation Park Dr, Tucson, AZ 85739

**Listing Member Phone:** (520)  
954-2323, 31146



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## Units Information

<b>Unit 1 Details: Rent:</b> 1350	<b>Unit 1 Information: Floor:</b> 1st
<b>Unit 1 Information: Furnished:</b> No	<b>Unit 1 Information: Occupancy:</b> No
<b>Unit 1 Details: SqFt:</b> 850	<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 Information: Furnished:</b> No	<b>Unit 2 Information: Stories:</b> Single
<b>Unit 2 Information: Floor:</b> No, 1st	<b>Unit 2 Information: Parking:</b> On Property

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## Amenities & Features

<b>Interior Features:</b> No	<b>Exterior Features:</b> None
<b>Sewer:</b> Connected	<b>Accessibility Features:</b> None
<b>Neighborhood Feature:</b> Paved Street	<b>Main Cooling: Other:</b> mini
<b>Laundry:</b> Laundry Closet	<b>Main Cooling:</b> Evaporative Cooling,Window Unit(s)
<b>Main Heating:</b> Forced Air	<b>Patio/Deck:</b> None
<b>Pool:</b> None	<b>RV Parking:</b> Space Available
<b>Security:</b> None	<b>Spa:</b> None
<b>Water Heater:</b> Electric	<b>Window Covering:</b> Some
<b>Gas:</b> Natural	<b>Total Parking:</b> 6

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## Nearby Schools

<b>High School:</b> Flowing Wells	<b>Middle School:</b> Flowing Wells
<b>Elementary School:</b> Centennial	

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## Fees and Taxes



**Tax Year: 2021**

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

**Expenses: Management: \$0**

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

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

**Expenses: Insurance: \$1,400**

**Expenses: Maintenance Supplies: \$50**

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

**Expenses: Taxes/Assessments: \$650**

**Expenses: Water/Sewer: \$500**

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

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

**Expenses: Gas/Electric: \$1,200**

**Taxes: \$946.13**

