



\$425,000

2044 E 18TH ST, TUCSON, AZ 85719, USA

<https://rehomes.us>

Triplex, 2 Bedrooms each unit, close to UofA, long term tenants, parking for 6 to 7 cars and 3 street parking, 2 units are metered together for electric, the other is metered separately, owner pays water. Live in one, rent the other 2, ceramic tiled and other has vinyl flooring. Close to business and shopping

- 3 Plex
- Multifamily
- Active



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 168.12

List Number Main: 22326704

Municipality/Zoning: Tucson - R2

View: Residential

Type: 3 Plex

Year built: 1992

County: Pima

Lot Acres: 0.20 acres

Lot Dimensions: 66x125x65x125

Attached/Detached: Attached



Description

Legal Description: Country Club Manor Lot 1 & Aband Rd Lyg Adj Thereof Blk 23

Rooms

Sauna Level: TUSD	Kitchen Features: Countertops: Formica
Kitchen Features: Appliance Color: White	Laundry: Other: hookup
Breakfast: None	Dining Areas: Formal Dining Room
Dining Room: Area	Extra Room: None
Bathroom Features: Countertops/Hall: Formaica	

Building Details

Lot Features: East/West Exposure,Subdivided	Floor covering: Ceramic Tile, Vinyl
Roof: Rolled	Construction: Brick
Style: Contemporary	Fence: Block,Chain Link
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: Property Sold As-Is

Subdivision Name: Country Club Manor

Unit 2 Details: Rent: 1100

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: Tep

Driveway: Paved: Double Sink, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 17

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 30000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.04, 14.17

Analysis: Vacancy Rate %: 0.03

Analysis: Exp % of Gross: 14.42

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel, Low Care, Trees

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Low Care, Trees

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Tax Code: 129-05-3380

Property Disclosures: Leases, Public Airport Vcty, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan

Income: Vacancy Loss: 10.00

Income: Total Expenses: \$4,326

Analysis: Gross Rent Multi: 14.17

Analysis: Exp/SqFt: 1.71 sq ft

Listing Office

Listing Office ShortId: 5733

Listing Office Phone: (520) 808-4663

Listing Member Phone: (520) 808-4663, 5642

ListingOfficeName: Alcoverde Realty & Investments

Listing Office Address: 2930 W Mexico St, Tucson, AZ 85746



Units Information

- Unit 1 Details: Rent:** 1000
- Unit 1 Information: Furnished:** No
- Unit 1 Details: SqFt:** 842
- Unit 1 Details: # Full Baths:** 1
- Unit 2 Details: # Bedrooms:** 2
- Unit 2 Details: SqFt:** 900
- Unit 2 Information: Stories:** Single
- Unit 2 Information: Parking:** On Property, On Property
- Unit 3 Details: # Bedrooms:** 2
- Unit 3 Information: Occupancy:** Yes
- Unit 4 Details: # Full Baths:** 1
- 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
- Unit 3 Information: Monthly Rent:** 1000
- Unit 3 Information: Stories:** Single
- Unit 3 Information: Furnished:** No

Amenities & Features

- Interior Features:** Ceiling Fan(s),Smoke Detector, No
- Sewer:** Connected
- Neighborhood Feature:** Paved Street
- RV Parking: Other:** none
- Main Cooling:** Central Air,Heat Pump
- Patio/Deck:** Covered
- Security:** None
- Water:** City Water
- Window Covering:** Some
- Total Parking:** 6
- Exterior Features:** Courtyard
- Accessibility Features:** None
- Patio/Deck: Other:** yard in front
- Assoc Amenities:** None
- Main Heating:** Gas Pac
- Pool:** None
- Spa:** None
- Water Heater:** Natural Gas
- Gas:** Natural

Nearby Schools



Fees and Taxes

Tax Year: 2022	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$2,396
Expenses: Management: \$300	Expenses: Water/Sewer: \$150
Expenses: Contract Services: \$90	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$1,100	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$290	Taxes: \$2,396

