



\$810,000

- 4 Plex
- Multifamily
- Active

22 3 BURRUEL ST, TUMACACORI-CARMEN, AZ 85640, USA

<https://rehomes.us>

Welcome to Casitas San Rafael !! A truly remarkable gem, on over 1/2 acre, located in the heart of Tubac !! This well maintained, renovated property encompasses three buildingsa 1600 sq. ft. duplex, a 2400 sq.ft. triplex, and a stand alone 1214 sq. ft. casita ~ Total of six rental units~ !! All units [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 155.35

List Number Main: 22405817

Municipality/Zoning: SCC - MFR

View: Mountain(s),Rural

Type: 4 Plex

Year built: 1978

County: Santa Cruz

Lot Acres: 0.55 acres

Lot Dimensions: Rectangular

Attached/Detached: Detached





Description

Legal Description: Sub Tubac Terrace Lot 10 of Blk A



Rooms

Sauna Level: Santa Cruz Valley United School District #35

Dining Areas: Dining in LR/GR

Extra Room: Outside storage shed

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: East/West Exposure

Roof: Built-up, Built-Up - Reflect

Construction: Burnt Adobe,Stucco Finish,Wood Frame

Fence: Wood,Wrought Iron

Floor covering: Mexican Tile

Floor Covering: Other: Saltillo/all 6 units

Style: Southwestern

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: Tubac Terrace

Unit 2 Details: Rent: 1250

Utilities: Owner, Tenant

Horse Facilities: No

Landscape - Rear: Other: Desert Plantings,Low Care,Natural Desert,Shrubs

Association & Fees: HOA: No

Fema Flood Zone: No

Fire Protection: Included in Taxes

Property Disclosures: Insurance Claims History Report

Road Maintenance: County

Terms: Cash,Submit

Income: Vacancy Loss: 1000.00

Income: Total Expenses: \$19,733

Analysis: Gross Rent Multi: 162.00

Analysis: Exp/SqFt: 3.78 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Desert Plantings,Low Care,Shrubs,Trees

Horse Property: No

Electric: Electric Company: Unisource

Driveway: Paved: Dishwasher,Electric Range,Refrigerator

Home Protection: Offered: No

Assessments: \$0

Tax Code: 112-15-012

Road Type: Dirt,Gravel,Paved

Technology: Cable TV,High Speed Internet

Income: Gross Scheduled Rent: 6000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: -1.82, 162.00

Analysis: Vacancy Rate %: 16.67

Analysis: Exp % of Gross: 394.66

Listing Office

Listing Office ShortId: 145002921

Listing Office Phone: (520) 281-1277

Listing Member Phone: (520) 839-5040, 145001277

ListingOfficeName: NOGINAN REAL ESTATE

Listing Office Address: 2921 N. GRAND AVE., No. 1, NOGALES, AZ 85621

Units Information



Unit 1 Details: Rent: 2600
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 2400
Unit 1 Details: # Full Baths: 3
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: # Half Baths: 1
Unit 2 Information: Furnished: Yes
Unit 2 Information: Floor: Yes, 1st

Unit 3 Information: Monthly Rent: 2150
Unit 3 Details: # Bedrooms: 2
Unit 3 Information: Floor: 1st
Unit 3 Information: Furnished: Yes

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
Unit 1 Details: # Bedrooms: 3
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Details: SqFt: 1214
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport, On Property

Unit 3 Details: SqFt: 1600
Unit 3 Information: Stories: Single
Unit 3 Information: Occupancy: Yes
Unit 4 Details: # Full Baths: 2

Amenities & Features

Interior Features: Bay Window,Ceiling Fan(s),Columns,Exposed Beams,Furnished,Garden Window,Plant Shelves,Skylights,Storage,Vaulted Ceilings,Walk In Closets,Water Softener

Sewer: Septic

Neighborhood Feature: Athletic Facilities,Exercise Facilities,Golf,Historic,Paved Street,Tennis Court(s),Walking Trail

RV Parking: Other: none

Main Cooling: Ceiling Fan(s),Heat Pump

Patio/Deck: Covered,Patio,Paver

Security: Security Lights

Water Heater: Electric

Gas: None

Exterior Features: Courtyard,Shed

Accessibility Features: Level,Other Bath Modification

Patio/Deck: Other: upstairs deck casita

Laundry: Dryer Included,Laundry Closet,Outside,Washer Included

Main Heating: Electric,Heat Pump

Pool: None

Spa: None

Window Covering: Stay

Total Parking: 8

Nearby Schools



High School: Rio Rico High School

Middle School: Coatimundi Middle School

Elementary School: San Cayetano Elementary

Fees and Taxes

Tax Year: 2023	Expenses: Other Expenses: \$2,400
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$4,046
Expenses: Management: \$0	Expenses: Water/Sewer: \$2,500
Expenses: Contract Services: \$6,300	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$4,487	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0	Taxes: \$4,046.10

