



**\$279,000**

## **2205 N RALPH AVE, TUCSON, AZ 85712, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Gorgeous Fully Rented Duplex on Corner Lot. First time on the market in 43 years. There is off street parking. Large fully fenced backyards. Both units are easy to maintain with tile flooring. Have excellent kitchens and bathrooms and spacious bedrooms. Conveniently located near many shops, restaurants, and other amenities. You do not want to [...]



### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 161.46

**List Number Main:** 22407041

**Municipality/Zoning:** Tucson - R2

**View:** None

**Type:** 2 Plex

**Year built:** 1979

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 103 X 56 X 103 X 58

**Attached/Detached:** Attached



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# Description

**Legal Description:** Towner Addition Plat Book 7 Page 40 Block 20

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# Rooms

**Sauna Level:** TUSD

**Breakfast:** Nook

**Dining Room:** None

**Kitchen Features:** **Pantry:** Closet

**Dining Areas:** Breakfast Nook

**Extra Room:** None

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# Building Details

**Lot Features:** Subdivided

**Roof:** Built-Up - Reflect

**Style:** Southwestern

**Construction Status:** Existing

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**Fence:** Wood

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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:** N/A

**Unit 2 Details: Rent:** 995

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:**  
Dishwasher, Electric Range, Garbage Disposal, Refrigerator

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 3

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV

**Income: Gross Scheduled Rent:**  
23340.00

**Income: Other Income:** 1800.00

**Analysis: Cap Rate %:** 7.55, 11.10

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 16.24

**UnBranded Virtual Tour:** [Tenant, Single, https://www.tourfactory.com/idxr3093889](https://www.tourfactory.com/idxr3093889)

**Ownership:** Investor

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

**Landscape - Front: Other:** Low Care

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Association & Fees: HOA:** No

**Driveway:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 122-05-022g

**Property Disclosures:** Leases, Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash, Conventional, Exchange

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$4,082

**Analysis: Gross Rent Multi:** 11.10

**Analysis: Exp/SqFt:** 2.36 sq ft

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## Listing Office

**Listing Office ShortId:** 1859

**Listing Office Phone:** (520) 760-1600

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

**ListingOfficeName:** Rich Realty, Inc.

**Listing Office Address:** 8230 E. Broadway Blvd  
Ste W-3, Tucson, AZ 85710

**Listing Member Phone:** (520) 760-1600,  
17428



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# Units Information

**Unit 1 Details: Rent:** 950  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 864  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 864  
**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

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# Amenities & Features

**Interior Features:** Smoke Detector  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Laundry:** Laundry Room,Outside  
**Main Heating:** Heat Pump  
**Pool:** None  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** None

**Exterior Features:** None  
**Accessibility Features:** None  
**RV Parking: Other:** NONE  
**Main Cooling:** Heat Pump  
**Patio/Deck:** Covered  
**Security:** None  
**Water:** City Water  
**Window Covering:** Stay  
**Total Parking:** 2

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# Nearby Schools

**High School:** Catalina  
**Elementary School:** Wright

**Middle School:** Doolen

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# Fees and Taxes



**Tax Year:** 2023

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

**Expenses: Management:** \$0

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

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

**Expenses: Insurance:** \$600

**Expenses: Maintenance Supplies:** \$0

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

**Expenses: Taxes/Assessments:** \$1,682

**Expenses: Water/Sewer:** \$1,800

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

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

**Expenses: Gas/Electric:** \$0

**Taxes:** \$1,682

