



\$1,995,000

222 W ROGER RD, TUCSON, AZ 85705, USA

<https://rehomes.us>

FULLY OCCUPIED!! NO HOA!! Four parcels, each with a 4-plex (16 units). 236 is zoned O-3, 222, 228, and 230 are R-2. Great Rental Units only 1/2 Block from Oracle. Bus Lines, Shopping, Employment. Tucson Mall Easy Walking Distance. 8 Units have new A/C!! Tenants Pay: Electric, Water, Sewer Value add opportunity! See attachments;

- 4 Plex
- Multifamily
- Active



Basics



Category: Multifamily

Status: Active

Days On Market: 57

County: Pima

Lot Acres: 1.01 acres

Lot Dimensions: Irreg long legal

Attached/Detached: Attached

Type: 4 Plex

Year built: 2000

List Price/SqFt: 548.38

List Number Main: 22309317

Municipality/Zoning: Tucson - R2

View: None

Description

Legal Description: 10512036J,10512035G.10512035H,10512034H

Rooms

Sauna Level: Pima Unified

Breakfast: None

Dining Room: Area

Laundry: Other: Hook-ups

Dining Areas: Dining in LR/GR

Extra Room: None

Building Details

Lot Features: East/West Exposure

Roof: Shingle

Style: Ranch

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Frame - Stucco

Fence: None

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: Unsubdivided

Unit 2 Details: Rent: 3610

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: Tucson Electric Powe

Driveway: Paved: Dishwasher, Garbage Disposal, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 24

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 155748.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.03, 12.81

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 35.59

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: W

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 105-12-036J

Property Disclosures: Seller Prop Disclosure

Road Maintenance: None

Terms: Cash, Conventional, Exchange

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$55,434

Analysis: Gross Rent Multi: 12.81

Analysis: Exp/SqFt: 15.24 sq ft

Listing Office

Listing Office ShortId: 11001

Listing Office Phone: (602) 441-3492

Listing Office Url: <http://flrphx.com>

ListingOfficeName: Fort Lowell Realty & Prop Mgmt

Listing Office Address: 3020 E Camelback Rd, Suite 255, Phoenix, AZ 85016

Listing Member Phone: (480) 773-0685, 35714

Units Information



Unit 1 Details: Rent: 3169

Unit 1 Information: Furnished: No

Unit 1 Details: SqFt: 3800

Unit 1 Details: # Full Baths: 8

Unit 2 Details: # Bedrooms: 10

Unit 2 Details: SqFt: 3300

Unit 2 Information: Stories: Single

Unit 2 Information: Parking: On Property, On Property

Unit 3 Details: # Bedrooms: 10

Unit 3 Information: Occupancy: Yes

Unit 4 Details: Rent: 3000

Unit 4 Details: # Bedrooms: 10

Unit 4 Information: Stories: Single

Unit 4 Information: Furnished: No

Unit 1 Information: Floor: 1st

Unit 1 Information: Occupancy: Yes

Unit 1 Details: # Bedrooms: 10

Unit 1 Information: Parking: Single

Unit 2 Details: # Full Baths: 8

Unit 2 Information: Furnished: No

Unit 2 Information: Floor: Yes, 1st

Unit 3 Information: Monthly Rent: 3200

Unit 3 Information: Stories: Single

Unit 3 Information: Furnished: No

Unit 4 Details: # Full Baths: 8, 8

Unit 4 Information: Occupancy: Yes

Unit 4 Information: Floor: 1st

Unit 4 Information: Parking: On Property

Amenities & Features

Interior Features: Ceiling Fan(s),Smoke Detector

Sewer: Connected

Neighborhood Feature: None

Main Cooling: Heat Pump

Patio/Deck: None

Security: None

Water: City Water

Window Covering: Some

Total Parking: 16

Exterior Features: None

Accessibility Features: None

RV Parking: Other: none

Main Heating: Electric

Pool: None

Spa: None

Water Heater: Electric

Gas: None

Nearby Schools

High School: Pima High School

Elementary School: Pima

Middle School: Pima Junior High



Fees and Taxes

Tax Year: 2022	
Expenses: Resident Manager:	\$0
Expenses: Management:	\$11,236
Expenses: Contract Services:	\$420
Expenses: Admin Expenses:	\$0
Expenses: Insurance:	\$2,210
Expenses: Maintenance Supplies:	\$4,490
Expenses: Other Expenses:	\$0
Expenses: Taxes/Assessments:	\$1,132
Expenses: Water/Sewer:	\$324
Expenses: Figures Presented:	\$0
Expenses: Captial Expenses:	\$35,095
Expenses: Gas/Electric:	\$527
Taxes:	\$12,000

