

224 W ROGER RD, TUCSON, AZ 85705, USA

<https://rehomes.us>

Great midtown 4-plex! Air conditioners and small yards for each unit! Two 2/2 units and two 3/2 units! Don't miss out on this terrific deal!

\$534,700

- 4 Plex
- Multifamily
- Active



Basics

Category: Multifamily

Status: Active

Days On Market: 3

County: Pima

Lot Acres: 0.28 acres

Lot Dimensions: Irregular

Attached/Detached: Attached

Type: 4 Plex

Year built: 1999

List Price/SqFt: 146.98

List Number Main: 22321529

Municipality/Zoning: Tucson - R2

View: Mountain(s)





Description

Legal Description: Lot 2 Rs 24/68 Aka Ptn Sw4 ..27 Ac Sec 24-13-13



Rooms

Sauna Level: TUSD

Breakfast: None

Dining Areas: Dining in LR/GR

Dining Room: Area

Extra Room: None



Building Details

Lot Features: Subdivided

Floor covering: Carpet, Ceramic Tile

Roof: Shingle

Construction: Frame - Stucco

Style: Contemporary

Fence: Wood

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: No SPDS

Subdivision Name: Unsubdivided

Unit 2 Details: Rent: 850

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher, Electric Range, 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, High Speed Internet

Income: Gross Scheduled Rent: 40344.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.90, 13.95

Analysis: Vacancy Rate %: 5.00

Analysis: Exp % of Gross: 17.71

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: None

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 105-12-035J

Property Disclosures: Unknown

Road Maintenance: None

Terms: Cash, Conventional

Income: Vacancy Loss: 2017.00

Income: Total Expenses: \$6,786.13

Analysis: Gross Rent Multi: 13.95

Analysis: Exp/SqFt: 1.87 sq ft

Listing Office

Listing Office ShortId: 249

Listing Office Phone: (520) 881-4884

Listing Office Url: <http://www.ebancroft.biz>

ListingOfficeName: Bancroft & Associates

Listing Office Address: 4884 E Broadway, Tucson, AZ 85711

Listing Member Phone: (520) 881-4884, 22085

Units Information





High School: Catalina
Elementary School: Wright

Middle School: Doolen

Fees and Taxes

Tax Year: 2022
Expenses: Resident Manager: \$0
Expenses: Management: \$4,034.40
Expenses: Contract Services: \$0
Expenses: Admin Expenses: \$0
Expenses: Insurance: \$0
Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0
Expenses: Taxes/Assessments: \$2,751.73
Expenses: Water/Sewer: \$0
Expenses: Figures Presented: \$0
Expenses: Captial Expenses: \$0
Expenses: Gas/Electric: \$0
Taxes: \$2,751.73

