



\$234,900

2241 E SUNLAND VISTA, TUCSON, AZ 85713, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Investor Opportunity to immediately increase rents. Perfect for an investor looking to add to their existing portfolio or fix and flip. Duplex consisting of a 3 bed 1 bath and 2 bed 1 bath unit. New roof in 2022. Owner occupied. Access by appointment only!



Basics

Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.55 acres

Lot Dimensions: 82.71 x 216.63

Attached/Detached: Attached

Type: 2 Plex

Year built: 1952

List Price/SqFt: 134.69

List Number Main: 22408339

Municipality/Zoning: Tucson - R2

View: None





Description

Legal Description: SUNLAND GARDENS AMENDED LOT 64



Rooms

Sauna Level: TUSD

Dining Areas: Breakfast Nook

Extra Room: None

Breakfast: Nook

Dining Room: None



Building Details

Lot Features: Corner Lot

Roof: Shingle

Style: Contemporary

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Slump Block

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: No Insurance Claims History Report, No SPDS

Subdivision Name: Sunland Gardens

Unit 2 Details: Rent: 1250

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range

Home Protection: Offered: No

Fema Flood Zone: TBD

Section: 29

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Dirt, Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 32940.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.64, 7.35

Analysis: Vacancy Rate %: 3.04

Analysis: Exp % of Gross: 43.83

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care, None

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Low Care, None

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 132-11-0720

Property Disclosures: None

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 1000.00

Income: Total Expenses: \$14,000

Analysis: Gross Rent Multi: 7.35

Analysis: Exp/SqFt: 8.03 sq ft

Listing Office

Listing Office ShortId: 3524

Listing Office Phone: (602) 230-7600

Listing Office Url:
<http://www.homesmart.com>

ListingOfficeName: HomeSmart

Listing Office Address: 8388 E Hartford Dr #
100, Scottsdale, AZ 85255

Listing Member Phone: (949) 630-8385,
619613

Units Information



Unit 1 Details: Rent: 1495
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 995
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 749
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: 3
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: Storage, No
Sewer: Connected
Neighborhood Feature: Sidewalks, Street Lights
Main Cooling: Evaporative Cooling
Patio/Deck: None
RV Parking: Space Available
Spa: None
Water Heater: Electric
Gas: Natural

Exterior Features: None
Accessibility Features: None
Laundry: Laundry Closet
Main Heating: Forced Air
Pool: None
Security: None
Water: City Water
Window Covering: Some
Total Parking: 8

Nearby Schools

High School: Catalina
Elementary School: Cavett
Middle School: Utterback-Magnet

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$2,500

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$1,200

Expenses: Insurance: \$2,000

Expenses: Maintenance Supplies: \$600

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,700

Expenses: Water/Sewer: \$3,000

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$1,200

Expenses: Gas/Electric: \$1,800

Taxes: \$777.92

