



Photographed 02/2022

\$649,000

2308 S 4TH AVE, TUCSON, AZ 85713, USA

<https://rehomes.us>

- 4 Plex
- Multifamily
- Active

A fully-rented, fully-renovated 5 Unit apartment building on historic 4th Ave that will bring you residual income, tax advantages. Property is located in an IRS Opportunity Zone and within the future Tucson Norte-Sur plan, see additional information in attachments. Seller uses Property Management app that generates leases, collects your rents, advertises your vacancies and manages [...]



Basics



Category: Multifamily

Status: Active

List Price/SqFt: 307.29

List Number Main: 22315723

Municipality/Zoning: South Tucson - SB1

View: None

Type: 4 Plex

Year built: 1949

County: Pima

Lot Acres: 0.30 acres

Lot Dimensions: 49'x'180'x147'x45'x99'x135

Attached/Detached: Attached

Description

Legal Description: HOME NO 2 LOTS 6 & 7 BLK 15

Rooms

Sauna Level: TUSD

Kitchen Features: **Appliance Color:** White

Dining Areas: Eat-In Kitchen

Extra Room: None

Kitchen Features: **Countertops:** Granite

Breakfast: None

Dining Room: None

Building Details

Lot Features: Corner Lot,North/South Exposure

Roof: Rolled

Style: Bungalow

Construction Status: Existing

Floor covering: Vinyl

Construction: Concrete Block

Fence: Wood

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,Property Sold As-Is

Subdivision Name: Home

Unit 2 Details: Rent: 900

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range

Home Protection: Offered: No

Fema Flood Zone: No

Section: 24

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: High Speed Internet

Income: Gross Scheduled Rent: 43200.00

Income: Other Income: 13800.00

Analysis: Cap Rate %: 8.18, 11.39

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 6.89

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care,Natural Desert

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Low Care,Natural Desert

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Tax Code: 118-25-2170

Property Disclosures: Lead Based Paint

Road Maintenance: City

Terms: Cash,Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$3,930

Analysis: Gross Rent Multi: 11.39

Analysis: Exp/SqFt: 1.86 sq ft

Listing Office

Listing Office ShortId: 5169

Listing Office Phone: (520) 505-3000

Listing Member Phone: (520)
433-0311, 35899

ListingOfficeName: Homesmart Advantage Group

Listing Office Address: 5425 N. Oracle Road, Suite
135, Tucson, AZ 85704



Units Information

Unit 1 Details: Rent: 900
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 400
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: SqFt: 400
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property
Unit 3 Details: # Bedrooms: 1
Unit 4 Details: # Full Baths: 1, 1

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
Unit 1 Details: # Bedrooms: 1
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st
Unit 3 Information: Monthly Rent: 700
Unit 4 Details: Rent: 650
Unit 4 Details: # Bedrooms: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Smoke Detector,Split Bedroom Plan
Sewer: Connected
Neighborhood Feature: Sidewalks
Main Heating: Other: Minisplits
Patio/Deck: Slab
RV Parking: Space Available
Spa: None
Water Heater: Electric
Gas: None

Exterior Features: Shed
Accessibility Features: Other Bath Modification
Main Cooling: Other: Minisplits
Laundry: None
Pool: None
Security: None
Water: City Water
Window Covering: Some
Total Parking: 10

Nearby Schools

High School: Pueblo
Elementary School: Mission View

Middle School: Hollinger K-8



Fees and Taxes

Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$300

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,200

Expenses: Maintenance Supplies: \$500

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,090

Expenses: Water/Sewer: \$840

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,089.89

