



\$220,000

2319 S CAMPBELL AVE, TUCSON, AZ 85713, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Price to MOVE! Affordable and economical 2br duplex! Fenced yard and carport for each unit! Units need repairs to be made habitable. Property to sell AS-IS. This bargain won't last long! Call today!(photos shown are of 2317)



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 129.72

List Number Main: 22315869

Municipality/Zoning: Tucson - R2

View: Mountain(s)

Type: 2 Plex

Year built: 1948

County: Pima

Lot Acres: 0.04 acres

Lot Dimensions: 112x151

Attached/Detached: Attached





Description

Legal Description: Pueblo Gardens Lot 2 Blk 12



Rooms

Sauna Level: TUSD

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: None

Dining Room: Area



Building Details

Lot Features: Subdivided

Roof: Built-up

Fence: Chain Link

Construction Status: Existing

Floor covering: Ceramic Tile, Vinyl

Style: Contemporary

Construction: **Siding:** Yes



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: Property Sold As-Is

Subdivision Name: Pueblo Gardens

Unit 2 Details: Rent: 895

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Gas Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 20

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 21480.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.97, 11.38

Analysis: Vacancy Rate %: 10.00

Analysis: Exp % of Gross: 20.69

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 130-05-2520

Property Disclosures: Unknown

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 2148.00

Income: Total Expenses: \$3,999.60

Analysis: Gross Rent Multi: 11.38

Analysis: Exp/SqFt: 2.36 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



Unit 1 Details: Rent: 895
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 848
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 848
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: No
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: No, 1st

Amenities & Features

Interior Features: No
Sewer: Connected
Neighborhood Feature: None
RV Parking: Other: Not allowed
Main Heating: Forced Air
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
Main Cooling: Other: AC's Nonfunctional
Laundry: Outside
Patio/Deck: None
Security: None
Water: City Water
Window Covering: Stay
Total Parking: 2

Nearby Schools

High School: Catalina

Elementary School: Blenman

Middle School: Doolen

Fees and Taxes



Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$1,933.20

Expenses: Contract Services: \$295

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$0

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$875

Expenses: Taxes/Assessments: \$896.40

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$896.40

