



**\$450,000**

- 2 Plex
- Multifamily
- Active

## 232 E 23RD ST, TUCSON, AZ 85713, USA

<https://rehomes.us>

Large Duplex with one unit rented. Rental income of 1\$1,490. Construction completed on May 2023, Total SqFt of 1,932 (966 StFt 2-bedroom, 1-bathroom each unit) . 10-Ft ceiling and recess lighting throughout. Ceramic tile with tiled walk in shower. Alder wood cabinet, stainless steel appliances, quartz countertops, tankless water heater, two security camaras per unit, [...]



### Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 232.92

**List Number Main:** 22413514

**Municipality/Zoning:** Tucson - C1

**View:** City

**Type:** 2 Plex

**Year built:** 2023

**County:** Pima

**Lot Acres:** 0.17 acres

**Lot Dimensions:** 150 X 50

**Attached/Detached:** Attached



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# Description

**Legal Description:** 001010010 /South Park Lot 2 Blk 9

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# Rooms

|  |   |
|--|---|
| <b>Sauna Level:</b> TUSD                           | <b>Kitchen Features: Countertops:</b> Quartz        |
| <b>Kitchen Features: Pantry:</b> Cabinet           | <b>Kitchen Features: Appliance Color:</b> Stainless |
| <b>Breakfast:</b> None                             | <b>Dining Areas:</b> Breakfast Nook                 |
| <b>Dining Room:</b> Area                           | <b>Extra Room:</b> None                             |
| <b>Bathroom Features: Countertops/Hall:</b> Quartz |   |

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# Building Details

|                                 |   |
|---------------------------------|---|
| <b>Lot Features:</b> Subdivided | <b>Floor covering:</b> Ceramic Tile           |
| <b>Roof:</b> Tile               | <b>Window Covering: Other:</b> Blinds         |
| <b>Fence: Other:</b> Metal      | <b>Construction:</b> Stucco Finish,Wood Frame |
| <b>Style:</b> Contemporary      | <b>Construction Status:</b> Existing          |

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# 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:** South Park Addition

**Unit 2 Details: Rent:** 1490

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Dishwasher,Electric Range,Garbage Disposal

**Home Protection: Offered:** Yes

**Fema Flood Zone:** No

**Section:** 24

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Cable TV

**Income: Gross Scheduled Rent:** 35760.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 7.31, 12.58

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 8.05

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

**Ownership:** Investor

**Co-op Fee:** \$3

**Landscape - Front: Other:** Gravel

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Association & Fees: HOA:** No

**Driveway:** To Property Line

**Assessments:** \$0

**Community:** None

**Tax Code:** 118-12-1130

**Property Disclosures:** None

**Road Maintenance:** City

**Terms:** Cash,Conventional,FHA Loan,Submit,VA Loan

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$2,879

**Analysis: Gross Rent Multi:** 12.58

**Analysis: Exp/SqFt: 1.49** sq ft

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## Listing Office

**Listing Office ShortId:** 51588

**Listing Office Phone:** (619) 609-4100

**Listing Member Phone:** (619) 609-4100, 53622

**ListingOfficeName:** Carlos Felipe Hernandez

**Listing Office Address:** 11838 E. Irvington Rd, Tucson 85747

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## Units Information



**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:** Yes, 1st

**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 966  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 966  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Smoke Detector,Vaulted Ceilings,Walk In Closets  
**Sewer:** Connected  
**Neighborhood Feature:** Sidewalks,Street Lights  
**RV Parking: Other:** None  
**Main Cooling:** Ceiling Fan(s),Central Air  
**Patio/Deck:** Patio  
**Security:** Cameras  
**Water:** City Water  
**Total Parking:** 4

**Exterior Features:** None  
**Accessibility Features:** None  
**Water Heater: None:** Tankless  
**Laundry:** Laundry Room  
**Main Heating:** Heat Pump  
**Pool:** None  
**Spa:** None  
**Gas:** None

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## Nearby Schools

**High School:** Tucson  
**Elementary School:** Borton  
**Middle School:** Safford K-8 Magnet

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## Fees and Taxes



**Tax Year:** 2023

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$0

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$100

**Expenses: Insurance:** \$600

**Expenses: Maintenance Supplies:** \$500

**Expenses: Other Expenses:** \$0

**Expenses: Taxes/Assessments:** \$599

**Expenses: Water/Sewer:** \$1,080

**Expenses: Figures Presented:** \$0

**Expenses: Captial Expenses:** \$0

**Expenses: Gas/Electric:** \$0

**Taxes:** \$559.54

