



\$305,000

2329 E MONTEREY VISTA, TUCSON, AZ 85713, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Investor Special! Don't miss out on the chance to own one of the biggest lots in the Sunland Gardens community! Think of all the opportunities the extra land on this property could bring you. There is room for expansion of the units, rv parking, an additional unit and much more! The owners have made [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 174.89

List Number Main: 22405100

Municipality/Zoning: Tucson - R2

View: Residential

Type: 2 Plex

Year built: 1952

County: Pima

Lot Acres: 0.34 acres

Lot Dimensions: Irregular

Attached/Detached: Attached





Description

Legal Description: From Parcel:001010010 /Sunland Gardens Amended Lot 31



Rooms

Sauna Level: TUSD	Kitchen Features: Countertops: Formica
Kitchen Features: Pantry: Cabinet	Laundry: Other: By back door
Breakfast: Area	Dining Areas: Dining in LR/GR
Dining Room: None	Extra Room: None



Building Details

Lot Features: Corner Lot	Floor covering: Vinyl
Roof: Built-Up - Reflect	Construction: Concrete Block
Style: Ranch	Fence: Chain Link
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: Property Sold As-Is

Subdivision Name: Sunland Gardens

Unit 2 Details: Rent: 1010

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$13,118

Community: None

Tax Code: 132-11-0390

Property Disclosures: Addendum,Lead Based Paint,Leases,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$1,889.42

Analysis: Gross Rent Multi: 11.50

Analysis: Exp/SqFt: 1.08 sq ft

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Low Care

Home Protection: Offered: No

Fema Flood Zone: No

Section: 29

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet

Income: Gross Scheduled Rent: 26520.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 8.08, 11.50

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 7.12

Listing Office

Listing Office ShortId: 51880

Listing Office Phone: (520) 312-3540

Listing Member Phone: (520) 904-1569,
62628

ListingOfficeName: Serrano Realty

Listing Office Address: 2643 W Sandecker Pl,
Tucson, AZ 85745



Units Information

Unit 1 Details: Rent: 1200
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 940
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 804
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: Smoke Detector,Storage
Sewer: Connected
Neighborhood Feature: Park
Main Cooling: Evaporative Cooling
Patio/Deck: Covered
RV Parking: Space Available
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: Shed
Accessibility Features: None
Laundry: In Kitchen
Main Heating: Forced Air,Natural Gas
Pool: None
Security: None
Water: City Water
Window Covering: None
Total Parking: 20

Nearby Schools

High School: Catalina
Elementary School: Cavett

Middle School: Utterback-Magnet

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$0

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$1,000

Expenses: Taxes/Assessments: \$889.43

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$889.43

