



\$1,650,000

- 4 Plex
- Multifamily
- Active

249 W ROGER RD, TUCSON, AZ 85705, USA

<https://rehomes.us>

Connestoga Apartments is a 13 unit centrally located community in one of the top rental markets in the nation. Units breakdown are as follows: (6) two bed one bath units, (3) one bed one bath, (1) three bed two bath (1) 3 bed two bath stand alone sfr, (2) two bed two bath & a [...]



Basics

Category: Multifamily

Status: Active

Days On Market: 110

County: Pima

Lot Acres: 1.72 acres

Lot Dimensions: irregular

Attached/Detached: Attached

Type: 4 Plex

Year built: 1957

List Price/SqFt: 172.77

List Number Main: 22305488

Municipality/Zoning: Tucson - R2

View: City





Description

Legal Description: From Parcel:106020140 /Amphitheater Acres N175' Of Lot 4



Rooms

Sauna Level: Amphitheater

Dining Areas: Dining in LR/GR

Extra Room: some

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: North/South Exposure

Roof: Membrane, Rolled

Style: Southwestern

Construction Status: Existing

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

Fence: Block



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: Pastime Estates

Unit 2 Details: Rent: 1075

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 25

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Gravel

Technology: Cable TV

Income: Gross Scheduled Rent: 135847.00

Income: Other Income: 1450.00

Analysis: Cap Rate %: 6.31, 12.02

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 24.22

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care,Natural Desert

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: Car(s) Pad

Assessments: \$0

Community: None

Tax Code: 106-02-014A

Property Disclosures: Insurance Claims History Report,Lead Based Paint,Leases

Road Maintenance: Owner Maintenance

Terms: Cash,Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$33,258.49

Analysis: Gross Rent Multi: 12.02

Analysis: Exp/SqFt: 3.48 sq ft

Listing Office

Listing Office ShortId: 51134

Listing Office Phone: (520) 312-1367

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

ListingOfficeName: A-Level Up Realty, LLC

Listing Office Address: 1690 N Stone Ave,
Unit 210, Tucson, AZ 85705

Listing Member Phone: (520) 332-4114,
53536

Units Information



Unit 1 Details: Rent: 825
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 700
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 1000
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
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

Amenities & Features

Interior Features: Ceiling Fan(s)
Sewer: Connected
Neighborhood Feature: None
Main Cooling: Central Air,Heat Pump,Zoned
Patio/Deck: None
RV Parking: Space Available
Spa: None
Water Heater: Electric,Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
Laundry: Dryer Included,Washer Included
Main Heating: Electric,Forced Air,Zoned
Pool: None
Security: None
Water: City Water
Window Covering: Some
Total Parking: 20

Nearby Schools

High School: Amphitheater
Elementary School: Rio Vista

Middle School: Amphitheater

Fees and Taxes



Tax Year: 2022		Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0		Expenses: Taxes/Assessments: \$8,211.46
Expenses: Management: \$14,031.26		Expenses: Water/Sewer: \$6,215.77
Expenses: Contract Services: \$0		Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0		Expenses: Captial Expenses: \$0
Expenses: Insurance: \$4,800		Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0		Taxes: \$8,211.46

