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\$445,000

2431 N EDITH BLVD, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 4 Plex
- Multifamily
- Active

Location, location, Location. Take advantage of this Incredible opportunity to purchase this charming 4 plex close to the UofA. Each house has one bedroom, a family room, one bathroom and a kitchen. Enjoy the central air conditioning and heat. There is a communal laundry building on the property with a washer and dryer. The lot [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.40 acres

Lot Dimensions: 69x249x69x249

Attached/Detached: Detached

Type: 4 Plex

Year built: 1936

List Price/SqFt: 199.19

List Number Main: 22415466

Municipality/Zoning: Tucson - O3

View: None

Description

Legal Description: N65' S378' W246.5' E276.5'SW4 .37 AC SEC 33-13-14

Rooms

Sauna Level: TUSD

Breakfast: Eat-In,None

Dining Room: Area

Kitchen Features: Appliance Color: White

Dining Areas: Eat-In Kitchen

Extra Room: None

Building Details

Lot Features: Subdivided

Roof: Built-up

Style: Bungalow

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Slump 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: None

Subdivision Name: N/A

Unit 2 Details: Rent: 775

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 33

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV, Pre-Wired Tele Lines

Income: Gross Scheduled Rent: 39000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.73, 11.41

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 34.59

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: N

Horse Facilities: No

Security: Other: Gate

Driveway: Paved: Double Sink, Gas Range

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 111-07-3640

Property Disclosures: Lead Based
Paint, Military Airport Vct

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$13,491

Analysis: Gross Rent Multi: 11.41

Analysis: Exp/SqFt: 6.04 sq ft

Listing Office

Listing Office ShortId: 5791

Listing Office Phone: (520) 275-4077

Listing Office Url:
<http://omnihomesinternational.com>

ListingOfficeName: OMNI Homes
International

Listing Office Address: 7445 N Oracle
Rd Suite 201, Tucson, AZ 85704

Listing Member Phone: (520) 490-4000,
6204



Units Information

Unit 1 Details: Rent: 800	Unit 1 Information: Floor: 1st
Unit 1 Information: Furnished: No	Unit 1 Information: Occupancy: Yes
Unit 1 Details: SqFt: 614	Unit 1 Details: # Bedrooms: 1
Unit 1 Details: # Full Baths: 1	Unit 1 Information: Parking: Single
Unit 2 Details: # Bedrooms: 1	Unit 2 Details: # Full Baths: 1
Unit 2 Details: SqFt: 400	Unit 2 Information: Furnished: No
Unit 2 Information: Stories: Single	Unit 2 Information: Floor: Yes, 1st
Unit 2 Information: Parking: On Property, On Property	Unit 3 Information: Monthly Rent: 775
Unit 3 Details: SqFt: 610	Unit 3 Details: # Bedrooms: 1
Unit 3 Information: Stories: Single	Unit 3 Information: Floor: 1st
Unit 3 Information: Occupancy: Yes	Unit 3 Information: Furnished: No
Unit 4 Details: Rent: 900	Unit 4 Details: SqFt: 610
Unit 4 Details: # Full Baths: 1, 1	Unit 4 Details: # Bedrooms: 1
Unit 4 Information: Occupancy: No	Unit 4 Information: Stories: Single
Unit 4 Information: Floor: 1st	Unit 4 Information: Furnished: No
Unit 4 Information: Parking: On Property	

Amenities & Features

Interior Features: No	Exterior Features: None
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: None	Laundry: Dryer Included,Storage,Washer Included
Main Cooling: Ceiling Fan(s),Central Air	Main Heating: Forced Air,Natural Gas
Patio/Deck: Covered,Patio	Pool: None
RV Parking: Space Available	Spa: None
Water: City Water	Water Heater: Natural Gas
Window Covering: None	Gas: Natural
Total Parking: 20	



Nearby Schools

High School: Catalina

Elementary School: Blenman

Middle School: Doolen

Fees and Taxes

Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$3,200

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$2,500

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$3,000

Expenses: Taxes/Assessments: \$2,391

Expenses: Water/Sewer: \$2,400

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$2,391.05

