



\$230,000

- 3 Plex
- Multifamily
- Active

2475 N ALVERNON WAY, TUCSON, AZ 85712, USA

<https://rehomes.us>

This property features a duplex and 1 casita, each with its own backyard. Duplex is made up of a 2 bed and a 1 bed and the casita is a 1 bed as well. With O-3 zoning, it provides a versatile opportunity for immediate rental income and long-term development. Located in an Opportunity Zone, the [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.30 acres

Lot Dimensions: See New Assesors Map

Attached/Detached: Detached

Type: 3 Plex

Year built: 1948

List Price/SqFt: 115.81

List Number Main: 22414577

Municipality/Zoning: Tucson - O3

View: Mountain(s)

Description

Legal Description: CATALINA FARMS ANNEX N100' E146.2' LOT 1 BLK 1 EXC ROW

Rooms

Sauna Level: TUSD

Kitchen Features: **Appliance Color:** Stainless

Dining Areas: Eat-In Kitchen

Extra Room: None

Kitchen Features: **Countertops:** tile

Breakfast: None

Dining Room: None

Building Details

Lot Features: East/West Exposure

Roof: Built-up, Shingle

Style: Bungalow,Southwestern

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Brick

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: Catalina Farms Annex

Unit 2 Details: Rent: 825

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: tep

Driveway: Paved: Gas Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 33

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: High Speed Internet

Income: Gross Scheduled Rent: 28440.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.67, 8.51

Analysis: Vacancy Rate %: 5.00

Analysis: Exp % of Gross: 34.67

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel, Low Care

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: Circular

Assessments: \$0

Community: None

Tax Code: 111-08-158A

Property Disclosures: Insurance Claims History Report, Lead Based Paint, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 1422.00

Income: Total Expenses: \$9,368.30

Analysis: Gross Rent Multi: 8.51

Analysis: Exp/SqFt: 4.72 sq ft

Listing Office

Listing Office ShortId: 4983

Listing Office Phone: (520) 877-4940

Listing Office Url: www.RealtyExAz.com

ListingOfficeName: Realty Executives Arizona Territory

Listing Office Address: 3300 E Sunrise Dr. #50, Tucson, AZ 85718

Listing Member Phone: (520) 505-1015, 35746



Units Information

- Unit 1 Details: Rent:** 695
- Unit 1 Information: Furnished:** No
- Unit 1 Details: SqFt:** 663
- Unit 1 Details: # Full Baths:** 1
- Unit 2 Details: # Bedrooms:** 2
- Unit 2 Details: SqFt:** 663
- Unit 2 Information: Stories:** Single
- Unit 2 Information: Parking:** On Property, On Property
- Unit 3 Details: SqFt:** 660
- Unit 3 Information: Stories:** Single
- Unit 3 Information: Occupancy:** Yes
- Unit 4 Details: # Full Baths:** 1
- Unit 1 Information: Floor:** 1st
- Unit 1 Information: Occupancy:** Yes
- Unit 1 Details: # Bedrooms:** 1
- Unit 1 Information: Parking:** Single
- Unit 2 Details: # Full Baths:** 1
- Unit 2 Information: Furnished:** No
- Unit 2 Information: Floor:** Yes, 1st
- Unit 3 Information: Monthly Rent:** 850
- Unit 3 Details: # Bedrooms:** 1
- Unit 3 Information: Floor:** 1st
- Unit 3 Information: Furnished:** No

Amenities & Features

- Interior Features:** Ceiling Fan(s)
- Sewer:** Connected
- Neighborhood Feature:** None
- Main Cooling:** Ceiling Fan(s),Evaporative Cooling
- Patio/Deck:** Covered
- RV Parking:** Space Available
- Spa:** None
- Water Heater:** Natural Gas
- Gas:** Natural
- Exterior Features:** Dog Run
- Accessibility Features:** None
- Laundry:** Outside
- Main Heating:** Wall
- Pool:** None
- Security:** None
- Water:** City Water
- Window Covering:** Stay
- Total Parking:** 8

Nearby Schools



High School: Catalina
Elementary School: Wright

Middle School: Doolen

Fees and Taxes

Tax Year: 2023
Expenses: Resident Manager: \$0
Expenses: Management: \$2,700
Expenses: Contract Services: \$0
Expenses: Admin Expenses: \$0
Expenses: Insurance: \$1,482
Expenses: Maintenance Supplies: \$538

Expenses: Other Expenses: \$0
Expenses: Taxes/Assessments: \$2,661.10
Expenses: Water/Sewer: \$1,987.20
Expenses: Figures Presented: \$0
Expenses: Captial Expenses: \$0
Expenses: Gas/Electric: \$0
Taxes: \$2,661.10

