



\$265,000

2529 E CAMERON VISTA, TUCSON, AZ 85713, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Investor special! This charming duplex located in an excellent location close to shopping, restaurants and I10 freeway is now available! Owner has made repairs as needed to keep up the property. Both units have EVAP coolers, are 2 bedrooms/1 bath and have long term tenants that have rented 5 plus years and both are on [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 178.45

List Number Main: 22404241

Municipality/Zoning: Tucson - R2

Attached/Detached: Attached

Type: 2 Plex

Year built: 1952

County: Pima

Lot Acres: 0.17 acres

View: Residential



Description

Legal Description: From Parcel:001010010 /Sunland Gardens Amended Lot 92

Rooms

Sauna Level: TUSD

Kitchen Features: Pantry: Cabinet

Laundry: Other: Area by backdoor

Dining Areas: Dining in LR/GR

Extra Room: None

Bathroom Features: Countertops/Hall: Formica

Kitchen Features: Countertops: Formica

Kitchen Features: Appliance Color:
White

Breakfast: None

Dining Room: None

Kitchen Features: Stove Oven

Building Details

Lot Features: Subdivided

Roof: Shingle

Style: Ranch

Construction Status: Existing

Floor covering: Ceramic Tile, Vinyl

Construction: Concrete Block

Fence: Chain Link

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: 1100

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$11,936

Community: None

Tax Code: 132-11-1000

Property Disclosures: Addendum,Leases

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$11,936

Analysis: Gross Rent Multi: 132.50

Analysis: Exp/SqFt: 8.04 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: 2000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: -3.75, 132.50

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 596.80

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: 900

Unit 1 Information: Furnished: No

Unit 1 Details: SqFt: 742

Unit 1 Details: # Full Baths: 1

Unit 2 Details: # Bedrooms: 2

Unit 2 Details: SqFt: 743

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: 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: Laundry Closet

Main Heating: Natural Gas

Pool: None

Security: None

Water: City Water

Window Covering: None

Total Parking: 6

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: \$0

Expenses: Taxes/Assessments: \$11,936

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$623.04

