



\$450,000

- 3 Plex
- Multifamily
- Active

2526 N COLUMBUS BLVD, TUCSON, AZ 85712, USA

<https://rehomes.us>

Fully Rented, two-bedroom Duplex's and unattached one bedroom casita.



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 152.54

List Number Main: 22414272

Municipality/Zoning: Tucson - R2

View: Residential

Type: 3 Plex

Year built: 1972

County: Pima

Lot Acres: 0.22 acres

Lot Dimensions: 70 x 137

Attached/Detached: Attached

Description



Legal Description: From Parcel:001010010/Vista Del Monte Tract Amended/Lot 7 Blk C/

Rooms

Sauna Level: TUSD	Breakfast: None
Dining Areas: Dining in LR/GR	Dining Room: Area
Extra Room: Bedroom 2 unit 1	

Building Details

Lot Features: East/West Exposure	Floor covering: Ceramic Tile, Vinyl, Wood
Roof: Built-up	Construction: Frame - Stucco
Style: Contemporary	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: None

Subdivision Name: Vista Del Monte Tract Amended

Unit 2 Details: Rent: 1125

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: Tucson Electric Powe

Driveway: Paved: Double Sink,Gas Range,Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 110-08-0810

Property Disclosures: Lead Based Paint

Road Maintenance: City

Terms: Cash,Conventional,Submit

Income: Vacancy Loss: 1560.00

Income: Total Expenses: \$5,931.23

Analysis: Gross Rent Multi: 12.54

Analysis: Exp/SqFt: 2.01 sq ft

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care,Natural Desert

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 34

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet

Income: Gross Scheduled Rent: 37440.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.66, 12.54

Analysis: Vacancy Rate %: 4.17

Analysis: Exp % of Gross: 16.53

Listing Office

Listing Office ShortId: 51234

ListingOfficeName: Lease-N-Buy With Ease

Listing Office Phone: (520) 808-6011

Listing Office Address: 695 S. Main Avenue Suite A, Tucson, AZ 85701

Listing Member Phone: 15948

Units Information



Unit 1 Details: Rent: 1100	Unit 1 Information: Floor: 1st
Unit 1 Information: Furnished: No	Unit 1 Information: Occupancy: Yes
Unit 1 Details: SqFt: 1100	Unit 1 Details: # Bedrooms: 2
Unit 1 Details: # Full Baths: 1	Unit 1 Information: Parking: Single
Unit 2 Details: # Bedrooms: 2	Unit 2 Details: # Full Baths: 1
Unit 2 Details: # Half Baths: 1	Unit 2 Details: SqFt: 1150
Unit 2 Information: Furnished: No	Unit 2 Information: Stories: Two
Unit 2 Information: Floor: Yes, 2nd	Unit 2 Information: Parking: On Property, On Property
Unit 3 Information: Monthly Rent: 895	Unit 3 Details: SqFt: 700
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: # Full Baths: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Smoke Detector,Walk In Closets	Exterior Features: None
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: None	Main Cooling: Other: Mini Splits
Main Heating: Other: Mini Splits	RV Parking: Other: none
Assoc Amenities: None	Laundry: Laundry Room
Main Cooling: Wall Unit(s)	Patio/Deck: Covered
Pool: None	Security: None
Spa: None	Water: City Water
Water Heater: Natural Gas	Window Covering: Stay
Gas: Natural	Total Parking: 5

Nearby Schools

High School: Catalina	Middle School: Doolen
Elementary School: Whitmore	



Fees and Taxes

Tax Year: 2023	
Expenses: Resident Manager: \$0	Expenses: Other Expenses: \$0
Expenses: Management: \$3,744	Expenses: Taxes/Assessments: \$2,187.23
Expenses: Contract Services: \$0	Expenses: Water/Sewer: \$0
Expenses: Admin Expenses: \$0	Expenses: Figures Presented: \$0
Expenses: Insurance: \$0	Expenses: Captial Expenses: \$0
Expenses: Maintenance Supplies: \$0	Expenses: Gas/Electric: \$0
	Taxes: \$2,187.23

