



\$750,000

2528 N FAIR OAKS AVE, TUCSON, AZ 85712, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Discover an exceptional real estate opportunity with not one, but two single family homes thoughtfully positioned on a serene and private lot. Nestled away from the street, this property offers a unique living experience that's perfect for homeowners and investors alike. Inside each residence, you'll find generous walk-in closets, dual vanities in the master bathrooms for [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 288.91

List Number Main: 22323711

Municipality/Zoning: Tucson - R2

View: None

Type: 2 Plex

Year built: 2023

County: Pima

Lot Acres: 0.20 acres

Lot Dimensions: 100x88x101x89

Attached/Detached: Detached



Description

Legal Description: El Pasadena Tract S96' E92.49' Lot 26

Rooms

Sauna Level: TUSD	Kitchen Features: Countertops: butcher block/ other
Kitchen Features: Appliance Color: Stainless	Laundry: Other: hook ups in hallway
Breakfast: Bar	Dining Areas: Eat-In Kitchen
Dining Room: Area	Extra Room: None
Kitchen Features: electric	

Building Details

Lot Features: Subdivided	Roof: Shingle
Floor Covering: Other: stained concrete	Construction: Frame - Stucco
Style: Contemporary	Fence: Chain Link,Wood
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: El Pasadena Tract

Unit 2 Details: Rent: 2000

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Breakfast Bar,Dishwasher,Electric Range,Garbage Disposal,Island,Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 110-07-390C

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,Exchange,FHA Loan,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$10,600

Analysis: Gross Rent Multi: 187.50

Analysis: Exp/SqFt: 4.08 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other:
Low Care

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: High Speed Internet

Income: Gross Scheduled Rent: 4000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: -0.88, 187.50

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 265.00

Listing Office



ListingOfficeName: Keller Williams Southern Arizona

Listing Office Address: 1730 E River Rd Ste 200,
Tucson, AZ 85718

Units Information

Amenities & Features

Total Parking: 4

Nearby Schools



High School: Catalina
Elementary School: Wright

Middle School: Doolen

Fees and Taxes

Tax Year: 2023
Expenses: Resident Manager: \$0
Expenses: Management: \$0
Expenses: Contract Services: \$0
Expenses: Admin Expenses: \$0
Expenses: Insurance: \$2,100
Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0
Expenses: Taxes/Assessments: \$8,500
Expenses: Water/Sewer: \$0
Expenses: Figures Presented: \$0
Expenses: Captial Expenses: \$0
Expenses: Gas/Electric: \$0
Taxes: \$818.29

