



**\$499,000**

## **255 N SILVERBELL RD, TUCSON, AZ 85745, USA**

<https://rehomes.us>

- 4 Plex
- Multifamily
- Active

Remodeled and well maintained 4-plex located in West Tucson! All units are 750 sq ft and have 2 bedrooms with 1 bathroom. 3 of the units are currently rented, while the 4th is move in ready! The property is close to local shops, attractions, and Downtown Tucson, and has easy access to I-10. Don't miss [...]



### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 166.33

**List Number Main:** 22314970

**Municipality/Zoning:** Tucson - R2

**View:** City

**Type:** 4 Plex

**Year built:** 1979

**County:** Pima

**Lot Acres:** 0.27 acres

**Lot Dimensions:** 95x117x99x107

**Attached/Detached:** Detached





# Description

**Legal Description:** TUCSON TERRACE LOTS 1 & 2 BLK 3 EXC N20' & EXC SPANDREL IN NE COR THEREOF



# Rooms

**Sauna Level:** TUSD

**Dining Areas:** Dining in LR/GR

**Extra Room:** None

**Breakfast:** Area

**Dining Room:** Area



# Building Details

**Lot Features:** Subdivided

**Roof:** Shingle

**Style:** Contemporary

**Construction Status:** Existing

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**Fence:** Wood,Wrought Iron



# 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:** Tucson Terrace

**Unit 2 Details: Rent:** 995

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Trees

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 10

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Cable TV,High Speed Internet,Telephone

**Income: Gross Scheduled Rent:** 47760.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 6.96, 11.00

**Analysis: Vacancy Rate %:** 5.00

**Analysis: Exp % of Gross:** 23.45

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

**Ownership:** Investor

**Co-op Fee:** \$3

**Landscape - Front: Other:** Low Care

**Direction:** N

**Horse Facilities:** No

**Security: Other:** Security Doors

**Driveway: Paved:** Garbage Disposal,Refrigerator

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 116-15-018B

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

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

**Income: Vacancy Loss:** 2388.00

**Income: Total Expenses:** \$10,640.66

**Analysis: Gross Rent Multi:** 11.00

**Analysis: Exp/SqFt:** 3.55 sq ft

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## Listing Office

**Listing Office ShortId:** 478306

**Listing Office Phone:** (520) 615-8400

**Listing Member Phone:** (520)  
306-6000, 38748

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Address:** 1745 E River Rd Ste 245,  
Tucson, AZ 85718



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## Units Information

<b>Unit 1 Details: Rent:</b> 945	<b>Unit 1 Information: Floor:</b> 1st
<b>Unit 1 Information: Furnished:</b> No	<b>Unit 1 Information: Occupancy:</b> Yes
<b>Unit 1 Details: SqFt:</b> 750	<b>Unit 1 Details: # Bedrooms:</b> 2
<b>Unit 1 Details: # Full Baths:</b> 1	<b>Unit 1 Information: Parking:</b> Single
<b>Unit 2 Details: # Bedrooms:</b> 2	<b>Unit 2 Details: # Full Baths:</b> 1
<b>Unit 2 Details: SqFt:</b> 750	<b>Unit 2 Information: Furnished:</b> No
<b>Unit 2 Information: Stories:</b> Single	<b>Unit 2 Information: Floor:</b> No, 1st
<b>Unit 2 Information: Parking:</b> On Property, On Property	<b>Unit 3 Information: Monthly Rent:</b> 995
<b>Unit 3 Details: SqFt:</b> 750	<b>Unit 3 Details: # Bedrooms:</b> 2
<b>Unit 3 Information: Stories:</b> Single	<b>Unit 3 Information: Floor:</b> 1st
<b>Unit 3 Information: Occupancy:</b> Yes	<b>Unit 3 Information: Furnished:</b> No
<b>Unit 4 Details: Rent:</b> 1045	<b>Unit 4 Details: SqFt:</b> 750
<b>Unit 4 Details: # Full Baths:</b> 1, 1	<b>Unit 4 Details: # Bedrooms:</b> 2
<b>Unit 4 Information: Occupancy:</b> Yes	<b>Unit 4 Information: Stories:</b> Single
<b>Unit 4 Information: Floor:</b> 1st	<b>Unit 4 Information: Furnished:</b> No
<b>Unit 4 Information: Parking:</b> On Property	

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## Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s), No	<b>Exterior Features:</b> None
<b>Sewer:</b> None	<b>Accessibility Features:</b> None
<b>Neighborhood Feature:</b> None	<b>RV Parking: Other:</b> N/A
<b>Laundry:</b> Laundry Closet	<b>Main Cooling:</b> Central Air
<b>Main Heating:</b> Forced Air	<b>Patio/Deck:</b> Patio
<b>Pool:</b> None	<b>Spa:</b> None
<b>Water:</b> City Water	<b>Water Heater:</b> Electric
<b>Window Covering:</b> Some	<b>Gas:</b> None
<b>Total Parking:</b> 6	



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# Nearby Schools

**High School:** Cholla

**Elementary School:** Maxwell K-8

**Middle School:** Maxwell K-8

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# Fees and Taxes

**Tax Year:** 2022

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$4,776

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$0

**Expenses: Insurance:** \$2,000

**Expenses: Maintenance Supplies:** \$0

**Expenses: Other Expenses:** \$0

**Expenses: Taxes/Assessments:** \$2,364.66

**Expenses: Water/Sewer:** \$1,500

**Expenses: Figures Presented:** \$0

**Expenses: Captial Expenses:** \$0

**Expenses: Gas/Electric:** \$0

**Taxes:** \$2,364.66

