



\$415,000

- 4 Plex
- Multifamily
- Active

2638 N COLUMBUS BLVD, TUCSON, AZ 85712, USA

<https://rehomes.us>

GREAT INCOME OPPORTUNITY! Fully rented 4-plex in central location. All 5 bathrooms newly renovated since Oct 2016, new roofs under 10 yr warranty since then. All underground plumbing was replaced & extensive electrical work done to bring everything up to code. Owner pays water & trash only- averages \$300/month for the whole property. Tenants pay [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 170.71

List Number Main: 22322436

Municipality/Zoning: Tucson - R2

View: None

Type: 4 Plex

Year built: 1952

County: Pima

Lot Acres: 0.26 acres

Lot Dimensions: 170x70x170x70

Attached/Detached: Attached





Description

Legal Description: VISTA DEL MONTE TRACT AMENDED LOT 25 & N10'LOT 26 BLK B



Rooms

Sauna Level: TUSD

Dining Areas: Eat-In Kitchen

Extra Room: None

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: Subdivided

Roof: Built-up

Style: Ranch

Construction Status: Existing

Floor covering: Ceramic Tile, Vinyl

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: Vista Del Monte Tract

Unit 2 Details: Rent: 700

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 110-08-0610

Property Disclosures: Military Airport Vct,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$4,640

Analysis: Gross Rent Multi: 10.56

Analysis: Exp/SqFt: 1.91 sq ft

UnBranded Virtual Tour: [Owner, 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: Cable TV,Pre-Wired Tele Lines

Income: Gross Scheduled Rent: 39300.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 8.35, 10.56

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 11.81

Listing Office

Listing Office ShortId: 5791

Listing Office Phone: (520) 275-4077

Listing Office Url:
<http://omnihomesinternational.com>

ListingOfficeName: OMNI Homes International

Listing Office Address: 1050 E River Rd No. 302, Tucson, AZ 85718

Listing Member Phone: (520) 490-4000, 6204



Units Information

Unit 1 Details: Rent: 1000	Unit 1 Information: Floor: 1st
Unit 1 Information: Furnished: No	Unit 1 Information: Occupancy: Yes
Unit 1 Details: SqFt: 1127	Unit 1 Details: # Bedrooms: 2
Unit 1 Details: # Full Baths: 2	Unit 1 Information: Parking: Single
Unit 2 Details: # Bedrooms: 1	Unit 2 Details: # Full Baths: 1
Unit 2 Details: SqFt: 386	Unit 2 Information: Furnished: No
Unit 2 Information: Stories: Single	Unit 2 Information: Floor: Yes, 1st
Unit 2 Information: Parking: On Property, On Property	Unit 3 Information: Monthly Rent: 875
Unit 3 Details: SqFt: 453	Unit 3 Details: # Bedrooms: 1
Unit 3 Information: Stories: Single	Unit 3 Information: Occupancy: Yes
Unit 3 Information: Furnished: No	Unit 4 Details: Rent: 700
Unit 4 Details: SqFt: 453	Unit 4 Details: # Full Baths: 1, 1
Unit 4 Details: # Bedrooms: 2	Unit 4 Information: Occupancy: Yes
Unit 4 Information: Stories: Single	Unit 4 Information: Floor: 1st
Unit 4 Information: Furnished: No	Unit 4 Information: Parking: On Property

Amenities & Features

Interior Features: No	Exterior Features: None
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: None	Laundry: Storage
Main Cooling: None	Main Heating: Forced Air,Natural Gas
Patio/Deck: Patio	Pool: None
RV Parking: Space Available	Security: None
Spa: None	Water: City Water
Water Heater: Natural Gas	Window Covering: Some
Gas: Natural	Total Parking: 10



Nearby Schools

High School: Catalina

Elementary School: Whitmore

Middle School: Doolen

Fees and Taxes

Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$600

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,500

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$2,240

Expenses: Water/Sewer: \$300

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$2,229.18

