



\$445,000

- 3 Plex
- Multifamily
- Active

2649 N PALO VERDE AVE, TUCSON, AZ 85716, USA

<https://rehomes.us>

Take advantage of this fantastic investment opportunity! 2647 is used as an Air B&B and averages about \$1500 a month, this unit is vacant and all furniture conveys. This charming multi-family residence has stunning mountain views! Each unit boasts a perfectly sized living room with a soothing palette, durable tile flooring, and plush carpeting. Enjoy [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 186.11

List Number Main: 22413450

Municipality/Zoning: Tucson - R2

View: Mountain(s),Residential

Type: 3 Plex

Year built: 1971

County: Pima

Lot Acres: 0.23 acres

Lot Dimensions: 85-119-84-120

Attached/Detached: Attached





Description

Legal Description: Fruitvale S85' Of N235' Of Lot 10 Blk 5



Rooms

Sauna Level: TUSD	Kitchen Features: Countertops: Laminate
Kitchen Features: Pantry: Cabinet	Kitchen Features: Appliance Color: Other
Breakfast: Area	Dining Areas: Eat-In Kitchen
Dining Room: Area	Extra Room: None



Building Details

Lot Features: East/West Exposure,Subdivided	Floor covering: Carpet, Ceramic Tile
Roof: Built-up	Construction: Slump Block
Style: Ranch	Fence: Block
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: Fruitvale Addition

Unit 2 Details: Rent: 1100

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher,Electric Range

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 111-07-110B

Property Disclosures: Insurance Claims History Report,Lead Based Paint,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 5.00

Income: Total Expenses: \$200

Analysis: Gross Rent Multi: 137.13

Analysis: Exp/SqFt: 0.08 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel,Desert Plantings

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 33

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet,Telephone

Income: Gross Scheduled Rent: 1750.00

Income: Other Income: 1500.00

Analysis: Cap Rate %: 0.68, 137.13

Analysis: Vacancy Rate %: 0.29

Analysis: Exp % of Gross: 6.16

Listing Office

Listing Office ShortId: 5947

Listing Office Phone: (520) 612-7422

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

ListingOfficeName: United Real Estate Specialists

Listing Office Address: 7430 N. La Cholla Blvd., Tucson, AZ 85741

Listing Member Phone: (520) 488-8363, 17918



Units Information

- Unit 1 Details: Rent:** 1500
- Unit 1 Information: Furnished:** Yes
- Unit 1 Details: SqFt:** 800
- Unit 1 Details: # Full Baths:** 1
- Unit 2 Details: # Bedrooms:** 2
- Unit 2 Details: SqFt:** 800
- Unit 2 Information: Stories:** Single
- Unit 2 Information: Parking:** Carport, Carport
- Unit 3 Details: SqFt:** 790
- Unit 3 Information: Stories:** Single
- Unit 3 Information: Furnished:** No
- 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
- Unit 3 Information: Monthly Rent:** 650
- Unit 3 Details: # Bedrooms:** 2
- Unit 3 Information: Occupancy:** Yes
- Unit 4 Details: # Full Baths:** 1

Amenities & Features

- Interior Features:** No
- Sewer:** Connected
- Neighborhood Feature:** None
- Laundry:** Laundry Closet
- Main Heating:** Electric, Forced Air
- Pool:** None
- Security:** None
- Water:** City Water
- Window Covering:** Stay
- Total Parking:** 12
- Exterior Features:** None
- Accessibility Features:** None
- Assoc Amenities:** None
- Main Cooling:** Central Air
- Patio/Deck:** Covered, Patio
- RV Parking:** Space Available
- Spa:** None
- Water Heater:** Electric
- Gas:** Natural

Nearby Schools

- High School:** Catalina
- Elementary School:** Blenman
- 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: \$0

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$0

Expenses: Water/Sewer: \$200

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$2,619.23

