



**\$489,900**

**2649 N ESTRELLA AVE, TUCSON, AZ 85705, USA**

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active



An exciting investment opportunity awaits with this recently-remodeled, well-maintained tri-plex property! Two of the units are currently occupied by reliable tenants, providing immediate and stable cash flow. The third unit, now vacant, is freshly prepared for new occupancy with its fresh paint & fully equipped kitchen. Ample living spaces, functional layouts, and maintained fixtures add [...]

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## Basics



**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 213.00

**List Number Main:** 22324174

**Municipality/Zoning:** Tucson - R2

**View:** None

**Type:** 3 Plex

**Year built:** 1971

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** 150x59x150x58

**Attached/Detached:** Attached

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## Description

**Legal Description:** Coronado Heights N2 Of E2 Lot 4 Blk 44

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## Rooms

**Sauna Level:** Amphitheater

**Kitchen Features:** **Pantry:** Cabinet

**Breakfast:** None

**Dining Room:** Area

**Kitchen Features:** 1

**Kitchen Features:** **Countertops:** Quartz

**Kitchen Features:** **Appliance Color:** Black

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

**Extra Room:** None

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## Building Details

**Lot Features:** East/West Exposure,Subdivided

**Roof:** Built-Up - Reflect

**Style:** Ranch

**Construction Status:** Existing

**Floor covering:** Ceramic Tile

**Construction:** Brick

**Fence:** None

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## 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:** Coronado Heights

**Unit 2 Details: Rent:** 1350

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Dishwasher, Garbage Disposal, Gas Range, Refrigerator

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 107-13-188B

**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:** 0.00

**Income: Total Expenses:** \$12,845

**Analysis: Gross Rent Multi:** 10.89

**Analysis: Exp/SqFt:** 5.58 sq ft

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Decorative Gravel

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 36

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

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

**Income: Gross Scheduled Rent:** 45000.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 6.56, 10.89

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 28.54

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## Listing Office

**Listing Office ShortId:** 478313

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

**Listing Member Phone:** (602) 635-1953, 16214

**ListingOfficeName:** Keller Williams Southern Arizona

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



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# Units Information

<b>Unit 1 Details: Rent:</b> 1350	<b>Unit 1 Information: Floor:</b> 1st
<b>Unit 1 Information: Furnished:</b> No	<b>Unit 1 Information: Occupancy:</b> No
<b>Unit 1 Details: SqFt:</b> 819	<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> 819	<b>Unit 2 Information: Furnished:</b> No
<b>Unit 2 Information: Stories:</b> Single	<b>Unit 2 Information: Floor:</b> Yes, 1st
<b>Unit 2 Information: Parking:</b> On Property, On Property	<b>Unit 3 Information: Monthly Rent:</b> 1050
<b>Unit 3 Details: SqFt:</b> 668	<b>Unit 3 Details: # Bedrooms:</b> 1
<b>Unit 3 Information: Stories:</b> Single	<b>Unit 3 Information: Occupancy:</b> Yes
<b>Unit 3 Information: Furnished:</b> No	<b>Unit 4 Details: # Full Baths:</b> 1

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# Amenities & Features

<b>Interior Features:</b> Vaulted Ceilings, No	<b>Exterior Features:</b> None
<b>Sewer:</b> Connected	<b>Accessibility Features:</b> None
<b>Neighborhood Feature:</b> None	<b>RV Parking: Other:</b> n/a
<b>Assoc Amenities:</b> None	<b>Laundry:</b> In Kitchen
<b>Main Cooling:</b> Central Air	<b>Main Heating:</b> Forced Air,Natural Gas
<b>Patio/Deck:</b> None	<b>Pool:</b> None
<b>Security:</b> None	<b>Spa:</b> None
<b>Water:</b> City Water	<b>Water Heater:</b> Electric
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural

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# Nearby Schools

<b>High School:</b> Amphitheater	<b>Middle School:</b> Amphitheater
<b>Elementary School:</b> Keeling	



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# Fees and Taxes

**Tax Year:** 2023

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

**Expenses: Management:** \$2,500

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

**Expenses: Admin Expenses:** \$5,000

**Expenses: Insurance:** \$800

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

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

**Expenses: Taxes/Assessments:** \$1,545

**Expenses: Water/Sewer:** \$3,000

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

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

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

**Taxes:** \$1,545.45

