



\$295,000

- 2 Plex
- Multifamily
- Active

2714 E MONTEREY VISTA, TUCSON, AZ 85713, USA

<https://rehomes.us>

This corner lot duplex (2712 and 2714) offers a great investment opportunity or live in one and rent the other. 2712 is fully remodeled including: new water line, new HVAC and water heater, electrical panel, dual pane windows, updated flooring, duct work, and perimeter fence. Each unit has it's electric and gas meter, yard and [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 169.15

List Number Main: 22324087

Municipality/Zoning: Tucson - R2

View: None

Type: 2 Plex

Year built: 1952

County: Pima

Lot Acres: 0.22 acres

Lot Dimensions: irregular

Attached/Detached: Attached





Description

Legal Description: Sunland Gardens Amended Lot 19



Rooms

Sauna Level: TUSD

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: Corner Lot

Roof: Shingle

Style: Ranch

Construction Status: Existing

Floor covering: Concrete, Vinyl

Construction: Concrete Block

Fence: Chain Link



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: Sunland Gardens

Unit 2 Details: Rent: 860

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Gas Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: TBD

Section: 29

Attribution Contact: 520-310-0122

Tax Code: 132-11-0270

Property Disclosures: Lead Based Paint

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$889.93

Analysis: Gross Rent Multi: 11.93

Analysis: Exp/SqFt: 0.51 sq ft

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel, Low Care, Trees

Direction: S

Horse Facilities: No

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

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: High Speed Internet

Income: Gross Scheduled Rent: 24720.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 8.08, 11.93

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 3.60

Listing Office

Listing Office ShortId: 16706

Listing Office Phone: (520) 299-2201

Listing Office Url:
<http://www.LongRealty.com>

ListingOfficeName: Long Realty Company

Listing Office Address: 4051 E. Sunrise Dr
No. 101, Tucson, AZ 85718

Listing Member Phone: (520) 310-0122,
37759



Units Information

Unit 1 Information: Floor: 1st	Unit 1 Information: Furnished: No
Unit 1 Information: Occupancy: No	Unit 1 Details: SqFt: 744
Unit 1 Details: # Bedrooms: 2	Unit 1 Details: # Full Baths: 1
Unit 1 Information: Parking: Single	Unit 2 Details: # Bedrooms: 3
Unit 2 Details: # Full Baths: 1	Unit 2 Details: SqFt: 1000
Unit 2 Information: Furnished: No	Unit 2 Information: Stories: Single
Unit 2 Information: Floor: Yes, 1st	Unit 2 Information: Parking: On Property

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows, No	Exterior Features: None
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: Sidewalks,Street Lights	Laundry: In Kitchen
Main Cooling: Central Air,Evaporative Cooling	Main Heating: Forced Air
Patio/Deck: None	Pool: None
RV Parking: Space Available	Security: None
Spa: None	Water: City Water
Water Heater: Natural Gas	Window Covering: None
Gas: Natural	Total Parking: 6

Nearby Schools

High School: Catalina	Middle School: Utterback-Magnet
Elementary School: Cavett	

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: \$889.93

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$889.43

