



\$545,000

2723 E WATER ST, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 4 Plex
- Multifamily
- Active

4 Casitas on large R-2 Lot in the heart of Tucson within 2 miles of UofA! Close to Campbell corridor of shopping & restaurants, half a mile to La Madera Park. Each home has full kitchen and bath, private yard, and are separately metered for gas and electric. Built in 1937-1949 of Adobe and/or Block [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 237.99

List Number Main: 22320998

Municipality/Zoning: Tucson - R2

View: Mountain(s)

Type: 4 Plex

Year built: 1948

County: Pima

Lot Acres: 0.28 acres

Lot Dimensions: 100' x125'

Attached/Detached: Detached





Description

Legal Description: GRANT ROAD PARK E85' S125' LOT 10 & W15' LOT 9 BLK3



Rooms

Sauna Level: TUSD

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: Bar

Dining Room: Area



Building Details

Lot Features: North/South Exposure,Subdivided

Roof: Built-Up - Reflect

Style: Bungalow

Construction Status: Existing

Floor covering: Carpet, Ceramic Tile, Vinyl

Construction: Concrete Block,Masonry Stucco,Mud Adobe

Fence: Block



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: Grant Road Park

Unit 2 Details: Rent: 800

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Breakfast Bar, Gas Range, Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 112-07-1090

Property Disclosures: Lead Based Paint, Military Airport Vct, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$8,944

Analysis: Gross Rent Multi: 14.19

Analysis: Exp/SqFt: 3.91 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Desert Plantings, Low Care, Shrubs, Trees

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 32

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 38400.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.40, 14.19

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 23.29

Listing Office

Listing Office ShortId: 53

Listing Office Phone: (520) 795-7031

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

ListingOfficeName: Pima Valley Realty and Property Management

Listing Office Address: 4641 E. Pima, Tucson, AZ 85712

Listing Member Phone: (520) 795-7031, 108



Units Information

Unit 1 Details: Rent: 900

Unit 1 Information: Furnished: No

Unit 1 Details: SqFt: 798

Unit 1 Details: # Full Baths: 1

Unit 2 Details: # Bedrooms: 1

Unit 2 Details: SqFt: 655

Unit 2 Information: Stories: Single

Unit 2 Information: Parking: On Property, On Property

Unit 3 Details: SqFt: 528

Unit 3 Information: Stories: Single

Unit 3 Information: Occupancy: Yes

Unit 4 Details: Rent: 700

Unit 4 Details: # Full Baths: 1, 1

Unit 4 Information: Stories: Single

Unit 4 Information: Parking: On Property

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: 800

Unit 3 Details: # Bedrooms: 1

Unit 3 Information: Floor: 1st

Unit 3 Information: Furnished: No

Unit 4 Details: SqFt: 310

Unit 4 Information: Occupancy: No

Unit 4 Information: Furnished: No

Amenities & Features

Interior Features: Ceiling Fan(s),Smoke Detector

Sewer: Connected

Neighborhood Feature: Paved Street

Main Cooling: Evaporative Cooling,Window Unit(s)

Patio/Deck: Covered

RV Parking: Space Available

Spa: None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: None

Accessibility Features: Level

Laundry: Outside

Main Heating: Natural Gas

Pool: None

Security: None

Water: City Water

Window Covering: Stay

Total Parking: 4





Nearby Schools

High School: Catalina
Elementary School: Cragin

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: \$1,500
Expenses: Maintenance Supplies: \$3,000

Expenses: Other Expenses: \$0
Expenses: Taxes/Assessments: \$2,144
Expenses: Water/Sewer: \$2,300
Expenses: Figures Presented: \$0
Expenses: Captial Expenses: \$0
Expenses: Gas/Electric: \$0
Taxes: \$2,145

