



\$399,369

2720 N FRITZ DR, TUCSON, AZ 85705, USA

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

Calling all investors for an excellent investment opportunity in Central Tucson. . This property offers three units with 2 bedrooms, 1 bathroom each with a yard. Kitchen appliances are in place. Storage sheds on property. This property is rented easily but all tenants are out for a new owner. A mixture of tile, Saltillo and [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 139

County: Pima

Lot Acres: 0.15 acres

Lot Dimensions: Irregular

Attached/Detached: Attached

Type: 3 Plex

Year built: 1948

List Price/SqFt: 208.77

List Number Main: 22302984

Municipality/Zoning: Tucson - 03

View: Residential

Description

Legal Description: Coronado Heights S50' N70' E130' Lot 7 Blk 38

Rooms

Sauna Level: Amphitheater

Kitchen Features: **Appliance Color:** White

Dining Areas: Eat-In Kitchen

Extra Room: None

Kitchen Features: **Countertops:** Formica

Breakfast: Area

Dining Room: Area

Kitchen Features: 3

Building Details

Lot Features: Subdivided

Roof: Rolled

Style: Ranch

Construction Status: Existing

Floor covering: Ceramic Tile, Concrete, Mexican Tile

Construction: Brick,Concrete Block,Masonry Stucco

Fence: Block,Chain Link,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: Coronado Heights

Unit 2 Details: Rent: 1200

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 36

Attribution Contact: (520)449-0982

Tax Code: 107-13-0610

Property Disclosures: Lead Based Paint

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 2300.00

Income: Total Expenses: \$2,295

Analysis: Gross Rent Multi: 10.06

Analysis: Exp/SqFt: 1.20 sq ft

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care, Trees

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: Car(s) Pad

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Dirt, Gravel, Paved

Technology: High Speed Internet

Income: Gross Scheduled Rent: 42000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 9.37, 10.06

Analysis: Vacancy Rate %: 5.48

Analysis: Exp % of Gross: 5.78

Listings Office

Listing Office ShortId: 702

Listing Office Phone: (520) 745-4545

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

ListingOfficeName: Coldwell Banker Realty

Listing Office Address: 5460 E. Broadway
#350, Tucson, AZ 85711

Listing Member Phone: (520) 449-0982, 52001

Units Information



Unit 1 Details: Rent: 1200

Unit 1 Information: Furnished: No

Unit 1 Details: SqFt: 700

Unit 1 Details: # Full Baths: 1

Unit 2 Details: # Bedrooms: 2

Unit 2 Details: SqFt: 613

Unit 2 Information: Stories: Single

Unit 2 Information: Parking: On Property, On Street

Unit 3 Details: # Bedrooms: 2

Unit 3 Information: Occupancy: Yes

Unit 4 Details: # Full Baths: 1

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: 1100

Unit 3 Information: Stories: Single

Unit 3 Information: Furnished: No

Amenities & Features

Interior Features: No

Sewer: Connected

Neighborhood Feature: Paved Street,Street Lights

Assoc Amenities: None

Main Cooling: Evaporative Cooling

Patio/Deck: Patio

Security: None

Water: City Water

Window Covering: Some

Total Parking: 3

Exterior Features: Shed

Accessibility Features: None

RV Parking: Other: None

Laundry: None

Main Heating: Forced Air

Pool: None

Spa: None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Amphitheater

Elementary School: Nash

Middle School: La Cima



Fees and Taxes

Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,000

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,295

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,295.32

