



\$330,000

2743 LA VERNE AVE N, TUCSON, AZ 85712, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

This charming ranch-style duplex is perfect for investors or house hackers who want to subsidize their mortgage by living in one unit and renting out the other. Each unit has 2 bedrooms and 1 bathroom, as well as its own private fenced yard and laundry hookups. Each unit is separately metered for gas and electric. There [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 222.67

List Number Main: 22315114

Municipality/Zoning: Tucson - R2

View: None

Type: 2 Plex

Year built: 1960

County: Pima

Lot Acres: 0.18 acres

Lot Dimensions: 57.5 X 136.3

Attached/Detached: Attached





Description

Legal Description: CATALINA FARMS S57.5' N177.5' W136.3' LOT 6



Rooms

Sauna Level: TUSD

Dining Areas: Eat-In Kitchen

Extra Room: Arizona Room

Breakfast: Eat-In

Dining Room: None



Building Details

Lot Features: North/South Exposure

Roof: Built-up

Style: Ranch

Construction Status: Existing

Floor covering: Carpet, Ceramic Tile

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: Catalina Farms

Unit 2 Details: Rent: 1050

Utilities: Owner, Tenant

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: Circular

Assessments: \$0

Community: None

Tax Code: 110-07-0670

Property Disclosures: Lead Based Paint

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 1260.00

Income: Total Expenses: \$0

Analysis: Gross Rent Multi: 13.78

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Gas
Range,Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 34

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed
Internet

Income: Gross Scheduled Rent:
25200.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.25, 13.78

Analysis: Vacancy Rate %: 5.00

Listing Office

Listing Office ShortId: 495204

Listing Office Phone: (888) 897-7821

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

ListingOfficeName: eXp Realty

Listing Office Address: 16165 N 83rd Ave,Ste
200, Peoria, AZ 85382

Listing Member Phone: (520) 349-8766,
11565

Units Information



Unit 1 Details: Rent: 1050

Unit 1 Information: Furnished: Partially

Unit 1 Details: SqFt: 786

Unit 1 Details: # Full Baths: 1

Unit 2 Details: # Bedrooms: 2

Unit 2 Details: SqFt: 696

Unit 2 Information: Stories: Single

Unit 2 Information: Parking: On Property

Unit 1 Information: Floor: 1st

Unit 1 Information: Occupancy: No

Unit 1 Details: # Bedrooms: 2

Unit 1 Information: Parking: Single

Unit 2 Details: # Full Baths: 1

Unit 2 Information: Furnished: Turnkey

Unit 2 Information: Floor: No, 1st

Amenities & Features

Interior Features: Furnished, No

Sewer: Connected

Neighborhood Feature: Paved Street

Laundry: Outside

Main Heating: Forced Air,Natural Gas

Pool: None

Spa: None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: Shed

Accessibility Features: None

RV Parking: Other: No

Main Cooling: Central Air,Evaporative Cooling

Patio/Deck: Enclosed,Slab

Security: None

Water: City Water

Window Covering: Stay

Total Parking: 4

Nearby Schools

High School: Catalina

Elementary School: Wright

Middle School: Doolen

Fees and Taxes



Tax Year: 2022

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: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,473.82

