



\$349,000

- 2 Plex
- Multifamily
- Active

2804 N EASTGATE DR, TUCSON, AZ 85712, USA

<https://rehomes.us>

This duplex is a fantastic investment opportunity! One unit is a 3-bedroom 2-bath that is currently leased and the other is a 3-bedroom 1-bath unit that is currently vacant but rent ready! The location is convenient, with easy access to local amenities. Don't miss out on this great opportunity to own a duplex in a [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 155.80

List Number Main: 22316664

Municipality/Zoning: Tucson - R2

View: City

Type: 2 Plex

Year built: 1976

County: Pima

Lot Acres: 0.18 acres

Lot Dimensions: Irregular

Attached/Detached: Attached



Description

Legal Description: WRIGHT LOT 17

Rooms

Sauna Level: TUSD
Dining Areas: Dining in LR/GR
Extra Room: None

Breakfast: Area
Dining Room: Area

Building Details

Lot Features: Subdivided
Roof: Built-up
Style: Contemporary
Construction Status: Existing

Floor covering: Ceramic Tile, Vinyl
Construction: Brick
Fence: Wood,Wrought Iron

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: No Insurance Claims History Report

Subdivision Name: Wright Addition

Unit 2 Details: Rent: 1495

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Decorative Gravel,Low Care

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 34

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet,Telephone

Income: Gross Scheduled Rent: 35520.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.28, 10.34

Analysis: Vacancy Rate %: 5.00

Analysis: Exp % of Gross: 24.72

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

Ownership: Investor

Co-op Fee: \$3

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

Direction: N

Horse Facilities: No

Security: Other: Security Doors

Driveway: Paved: Garbage Disposal,Gas Range,Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 110-06-1850

Property Disclosures: Lead Based Paint,Leases,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 1776.00

Income: Total Expenses: \$8,342.60

Analysis: Gross Rent Multi: 10.34

Analysis: Exp/SqFt: 3.72 sq ft

Listing Office

Listing Office ShortId: 478306

Listing Office Phone: (520) 615-8400

Listing Member Phone: (520) 306-6000, 38748

ListingOfficeName: Keller Williams Southern Arizona

Listing Office Address: 1745 E River Rd Ste 245, Tucson, AZ 85718



Units Information

Unit 1 Details: Rent: 1465
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1120
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: SqFt: 1120
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
Unit 1 Details: # Bedrooms: 3
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: No, 1st

Amenities & Features

Interior Features: Ceiling Fan(s), No
Sewer: Connected
Neighborhood Feature: None
Laundry: Laundry Closet
Main Heating: Forced Air
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
RV Parking: Other: N/A
Main Cooling: Central Air
Patio/Deck: Patio
Security: Window Bars
Water: City Water
Window Covering: Some
Total Parking: 4

Nearby Schools

High School: Catalina
Elementary School: Davidson
Middle School: Doolen

Fees and Taxes



Tax Year: 2022		Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0		Expenses: Taxes/Assessments: \$2,390.60
Expenses: Management: \$3,552		Expenses: Water/Sewer: \$1,200
Expenses: Contract Services: \$0		Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0		Expenses: Captial Expenses: \$0
Expenses: Insurance: \$1,200		Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0		Taxes: \$2,390.60

