



\$599,000

3022 N EDITH BLVD, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 4 Plex
- Multifamily
- Active

Owner managed fourplex in excellent condition with no deferred maintenance. Two 2/1 units and two 1/1 units. Both 2/1 units are on lease with both 1/1 units on month to month. All four AC units new, all appliances and water heaters new with the last few years. All electric with no gas. All four units [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 207.63

List Number Main: 22416990

Municipality/Zoning: Tucson - R2

View: None

Type: 4 Plex

Year built: 1978

County: Pima

Lot Acres: 0.28 acres

Lot Dimensions: 103' x 120'

Attached/Detached: Attached





Description

Legal Description: From Parcel:001010010 /Farmington S100' N110' Lot 6 Blk 8



Rooms

Sauna Level: TUSD

Dining Areas: Eat-In Kitchen

Extra Room: None

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: East/West Exposure

Roof: Built-up

Style: Ranch

Construction Status: Existing

Floor covering: Vinyl

Construction: Brick

Fence: 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: Farmington Addition

Unit 2 Details: Rent: 1000

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 33

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 41700.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.28, 15.12

Analysis: Vacancy Rate %: 5.00

Analysis: Exp % of Gross: 20.18

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Tax Code: 111-05-144D

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, VA Loan

Income: Vacancy Loss: 2085.00

Income: Total Expenses: \$7,996

Analysis: Gross Rent Multi: 15.12

Analysis: Exp/SqFt: 2.77 sq ft

Listing Office

Listing Office ShortId: 51299

ListingOfficeName: Better Homes & Gardens Real Estate-SJ Fowler

Listing Office Phone: (480) 649-3536

Listing Office Address: 6360 E Brown Rd Ste 103, Mesa, AZ 85205

Listing Member Phone: (520) 591-1736, 15346

Units Information





High School: Catalina
Elementary School: Davidson

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: \$1,473
Expenses: Maintenance Supplies: \$2,000

Expenses: Other Expenses: \$0
Expenses: Taxes/Assessments: \$2,586
Expenses: Water/Sewer: \$1,796
Expenses: Figures Presented: \$0
Expenses: Captial Expenses: \$0
Expenses: Gas/Electric: \$141
Taxes: \$2,588.40

