



\$695,000

3073 N DALE AVE, TUCSON, AZ 85712, USA

<https://rehomes.us>

Four Units offered in Two Duplexes on two separate tax parcels. Pride of ownership maintenance. Long term tenants. Owner self-managed. Opportunity for upside as rents are Seriously below market. Do Not Disturb Tenants. Call Listing Broker for latest Financial Information and Rent Roll. Offering also includes APN 110-06-033C

- 4 Plex
- Multifamily
- Active



Basics



Category: Multifamily

Status: Active

Days On Market: 3

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: 64'X 125' X 64X 123 + 75X 127'X74X 125

Attached/Detached: Detached

Type: 4 Plex

Year built: 1993

List Price/SqFt: 221.62

List Number Main: 22415189

Municipality/Zoning: Tucson - R2

View: None

Description

Legal Description: Fron Parcel 11006033A/s65'N790'E121.5'W330'+S65'N725'E121.5'W330'
NW4 NW4Sec 34-13-14

Rooms

Sauna Level: TUSD

Breakfast: Area

Dining Room: Area

Laundry: Other: laundromat on Ft. Lo

Dining Areas: Dining in LR/GR

Extra Room: None

Building Details

Lot Features: East/West Exposure,Subdivided

Roof: Built-up, Built-Up - Reflect

Style: Santa Fe

Construction Status: Existing

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

Fence: Block,Stucco Finish

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: N/A

Unit 2 Details: Rent: 800

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range, Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 110-06-033B

Property Disclosures: Inventory List, Marketing Package Available, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Submit

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$12,044.95

Analysis: Gross Rent Multi: 200.00

Analysis: Exp/SqFt: 3.84 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: N

Horse Facilities: No

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

Income: Gross Scheduled Rent: 3475.00

Income: Other Income: 0.00

Analysis: Cap Rate %: -1.23, 200.00

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 346.62

Listing Office

Listing Office ShortId: 1697

Listing Office Phone: (520) 400-2732

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

ListingOfficeName: Arizona First Properties, LLC

Listing Office Address: 6700 N. Oracle Rd Ste 235, Tucson, AZ 85704

Listing Member Phone: (520) 219-1204, 1001



Units Information

Unit 1 Details: Rent: 900

Unit 1 Information: Furnished: No

Unit 1 Details: SqFt: 750

Unit 1 Details: # Full Baths: 1

Unit 2 Details: # Bedrooms: 2

Unit 2 Details: SqFt: 750

Unit 2 Information: Stories: Single

Unit 2 Information: Parking: On Property,
Garage

Unit 3 Details: SqFt: 750

Unit 3 Information: Stories: Single

Unit 3 Information: Occupancy: Yes

Unit 4 Details: Rent: 800

Unit 4 Details: # Bedrooms: 2

Unit 4 Information: Stories: Single

Unit 4 Information: Furnished: No

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: 975

Unit 3 Details: # Bedrooms: 2

Unit 3 Information: Floor: 1st

Unit 3 Information: Furnished: No

Unit 4 Details: # Full Baths: 1, 1

Unit 4 Information: Occupancy: Yes

Unit 4 Information: Floor: 1st

Unit 4 Information: Parking: On Property

Amenities & Features

Interior Features: Ceiling Fan(s),Smoke Detector

Sewer: Connected

Neighborhood Feature: Paved Street

Green Features: Only Native Plants

Main Heating: Heat Pump

Pool: None

Spa: None

Water Heater: Electric

Gas: None

Exterior Features: None

Accessibility Features: Level

RV Parking: Other: None

Main Cooling: Heat Pump

Patio/Deck: Patio,Slab

Security: None

Water: City Water

Window Covering: Stay

Total Parking: 10



Nearby Schools

High School: Catalina

Middle School: Doolen

Elementary School: Davidson

Fees and Taxes

Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$77

Expenses: Insurance: \$773.32

Expenses: Maintenance Supplies: \$2,000

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$3,645

Expenses: Water/Sewer: \$2,538.78

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$2,710

Expenses: Gas/Electric: \$300.85

Taxes: \$3,636.60

