



**\$395,000**

**3074 N ALVERNON WAY, TUCSON, AZ 85712, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Welcome to this block built single-level Duplex with a large pool and pool house! Come discover a great floor plan showcasing spacious living, family, & dining rooms. Beamed ceilings, tile flooring, fresh paint, ceiling fans, & tons of natural light. The kitchen boasts built-in appliances, plenty of wood cabinetry, & tile counters. Make the sizable [...]



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## Basics



**Category:** Multifamily

**Status:** Active

**Days On Market:** 12

**County:** Pima

**Lot Acres:** 0.29 acres

**Lot Dimensions:** 62x240

**Attached/Detached:** Attached

**Type:** 2 Plex

**Year built:** 1958

**List Price/SqFt:** 173.17

**List Number Main:** 22319202

**Municipality/Zoning:** Tucson - R3

**View:** Residential

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## Description

**Legal Description:** N52.125' W208.5' Sw4 Nw4 Nw4 & N52.125' Ptn Se4 Ne4 Ne4 Sec 33 Lyg E Of Alvernon Way .29 Ac Sec 34-13-14

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## Rooms

**Sauna Level:** TUSD

**Breakfast:** Nook

**Dining Room:** Area

**Kitchen Features:** Appliance Color: Stainless

**Dining Areas:** Breakfast Nook,Dining in LR/GR

**Extra Room:** Bonus Room,Den,Rec Room,Storage,Studio,Workshop

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## Building Details

**Lot Features:** East/West Exposure

**Roof:** Built-up

**Style:** Ranch

**Construction Status:** Existing

**Floor covering:** Ceramic Tile, Vinyl

**Construction:** Brick

**Fence:** Chain Link

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## 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:** Unsubdivided

**Unit 2 Details: Rent:** 900

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** Low Care

**Association & Fees: HOA:** No

**Driveway:** To Property Line

**Assessments:** \$0

**Community:** None

**Tax Code:** 110-06-025A

**Property Disclosures:** Insurance Claims History Report,Lead Based Paint

**Road Maintenance:** City

**Terms:** Cash,Conventional,FHA Loan,Submit,VA Loan

**Income: Vacancy Loss:** 1860.00

**Income: Total Expenses:** \$4,403

**Analysis: Gross Rent Multi:** 11.18

**Analysis: Exp/SqFt:** 1.93 sq ft

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

**Ownership:** Investor

**Co-op Fee:** \$3

**Landscape - Front: Other:** Low Care

**Direction:** N

**Horse Facilities:** No

**Security: Other:** fence

**Driveway: Paved:** Dishwasher,Garbage Disposal,Gas Range,Refrigerator

**Home Protection: Offered:** No

**Fema Flood Zone:** Yes

**Section:** 34

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV,High Speed Internet

**Income: Gross Scheduled Rent:** 37200.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 7.83, 11.18

**Analysis: Vacancy Rate %:** 5.00

**Analysis: Exp % of Gross:** 12.46

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## Listing Office

**Listing Office ShortId:** 4983

**Listing Office Phone:** (520) 877-4940

**Listing Office Url:**  
[www.RealtyExAz.com](http://www.RealtyExAz.com)

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Address:** 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

**Listing Member Phone:** (520) 237-5607, 31442



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## Units Information

**Unit 1 Details: Rent:** 2500  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 1881  
**Unit 1 Details: # Full Baths:** 2  
**Unit 2 Details: # Bedrooms:** 1  
**Unit 2 Details: SqFt:** 600  
**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:** 3  
**Unit 1 Information: Parking:** Single  
**Unit 2 Details: # Full Baths:** 1  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** No, 1st

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## Amenities & Features

**Interior Features:** No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Main Cooling:** Ceiling Fan(s),Central Air,Heat Pump,Zoned  
**Patio/Deck:** None  
**RV Parking:** Space Available  
**Water:** City Water  
**Window Covering:** Stay  
**Total Parking:** 6

**Exterior Features:** None  
**Accessibility Features:** Level  
**Laundry:** Laundry Closet  
**Main Heating:** Heat Pump  
**Pool:** Community  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

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## Nearby Schools

**High School:** Catalina  
**Elementary School:** Davidson

**Middle School:** Doolen

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## Fees and Taxes



**Tax Year:** 2022

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$0

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$0

**Expenses: Insurance:** \$1,100

**Expenses: Maintenance Supplies:** \$0

**Expenses: Other Expenses:** \$0

**Expenses: Taxes/Assessments:** \$2,803

**Expenses: Water/Sewer:** \$500

**Expenses: Figures Presented:** \$0

**Expenses: Captial Expenses:** \$0

**Expenses: Gas/Electric:** \$0

**Taxes:** \$2,803.56

