



\$650,000

**3319 E PRESIDIO RD, TUCSON, AZ 85716,
USA**

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

This unique, cash-flowing investment comprises of (3) detached 2 bed/2 bath units that were built in the 1990s. With each unit having no shared walls, AC units, updated roofs, in-suite laundry facilities, fireplaces, and private backyards, the tenants are able to live in a very quiet, private environment. All units are currently leased, enabling you [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 2

County: Pima

Lot Acres: 0.19 acres

Lot Dimensions: 75.52' x 114.22'

Attached/Detached: Detached

Type: 3 Plex

Year built: 1993

List Price/SqFt: 233.90

List Number Main: 22409994

Municipality/Zoning: Tucson - R2

View: None

Description

Legal Description: E76.31' W1615.5' N118.44' S264' N650' N2 NW4 .21 AC SEC 33-13-14 NULL NULL NULL

Rooms

Sauna Level: TUSD

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: Area

Dining Room: Area

Building Details

Lot Features: Cul-De-Sac

Roof: Foam

Style: Pueblo

Construction Status: Existing

Floor covering: Concrete, Vinyl

Construction: Frame - Stucco

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: Las Cabanas

Unit 2 Details: Rent: 1450

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: City

Driveway: Paved: Freezer, Refrigerator

Home Protection: Offered: No

Assessments: \$0

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 48600.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.77, 13.37

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 9.51

UnBranded Virtual Tour: [Tenant, Two](#)

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Natural Desert

Direction: E

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 33

Tax Code: 111-05-035B

Property Disclosures: Seller Prop Disclosure

Road Maintenance: Owner Maintenance

Terms: Cash, Conventional

Income: Vacancy Loss: 0.03

Income: Total Expenses: \$4,620.05

Analysis: Gross Rent Multi: 13.37

Analysis: Exp/SqFt: 1.66 sq ft

Listing Office

Listing Office ShortId: 5730

Listing Office Phone: (602) 714-1400

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

ListingOfficeName: ABI Multifamily

Listing Office Address: 5227 N 7th St,
Phoenix, AZ 85014

Listing Member Phone: (602) 714-1384,
35495

Units Information



Unit 3 Information: Furnished: No

Unit 4 Details: # Full Baths: 2

Total Parking: 6

Middle School: Doolen



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0.06

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,500

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$3,120

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$3,120

