



\$450,000

340 E 22ND ST, TUCSON, AZ 85713, USA

<https://rehomes.us>

Great investment opportunity! This new construction duplex has been built to maximize profits for an investor by separately metering ALL OF THE UTILITIES! Water, gas, trash and sewer! Tenants pay all! With the idea that the units could be sold independently as condos for a much higher resale price in the future. With a cap rate [...]

- 2 Plex
- Multifamily
- Active



Basics



Category: Multifamily

Status: Active

Days On Market: 16

County: Pima

Lot Acres: 0.18 acres

Lot Dimensions: 153x47x153x47

Attached/Detached: Attached

Type: 2 Plex

Year built: 2022

List Price/SqFt: 209.30

List Number Main: 22312630

Municipality/Zoning: Tucson - R2

View: City

Description

Legal Description: 001010010 /South Park Lot 2 Blk 3

Rooms

Sauna Level: TUSD

Kitchen Features: **Appliance Color:** Stainless

Dining Areas: Eat-In Kitchen

Extra Room: None

Kitchen Features: **Countertops:** granite

Breakfast: Area

Dining Room: Area

Kitchen Features: 1

Building Details

Lot Features: Adjacent to Alley

Roof: Built-up

Construction: Stucco Finish,Wood Frame

Construction Status: Existing

Floor covering: Ceramic Tile

Fence: **Other:** metal sheets

Style: Modern

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, None

Subdivision Name: South Park Addition

Unit 2 Details: Rent: 1500

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Decorative Gravel, Low Care

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 24

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Dirt, Paved

Technology: High Speed Internet

Income: Gross Scheduled Rent: 36000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.52, 12.50

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 6.02

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel, Low Care

Direction: E

Horse Facilities: No

Security: Other: privacy fence

Driveway: Paved: Dishwasher, Garbage Disposal, Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 118-12-0340

Property Disclosures: None

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$2,168.52

Analysis: Gross Rent Multi: 12.50

Analysis: Exp/SqFt: 1.01 sq ft

Listing Office

Listing Office ShortId: 498306

Listing Office Phone: (520) 207-0903

Listing Office Url: www.RealtyExAz.com

ListingOfficeName: Realty Executives Arizona Terr

Listing Office Address: 6444 E Tanque Verde Rd, Tucson, AZ 85715

Listing Member Phone: (520) 705-7201, 53963



Units Information

Unit 1 Details: Rent: 1500
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1075
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 1075
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: 2
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 2
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: Smoke Detector,Split Bedroom Plan, No
Sewer: Connected
Neighborhood Feature: Park,Paved Street,Sidewalks
Laundry: Laundry Closet
Main Heating: Forced Air
Pool: None
Water: City Water
Window Covering: Some
Total Parking: 4

Exterior Features: None
Accessibility Features: None
RV Parking: Other: no
Main Cooling: Central Air
Patio/Deck: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Nearby Schools

High School: Tucson
Elementary School: Borton

Middle School: Safford K-8 Magnet

Fees and Taxes



Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,800

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$368.52

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$368.52

