



3412 E GLENN ST, TUCSON, AZ 85716, USA

<https://rehomes.us>

Awesome 4-Plex! Red-brick 4-plex features four 2 bd/2bath units. All units have central air conditioning, carports, private fenced yards and laundry hookups. RENTS ARE WAY BELOW MARKET, SIMILAR UNITS RENT FOR \$1,000 TO \$1,100 PER UNIT. This property has the potential for significant upside, without significant cash outlay. This property has been well maintained and [...]

\$562,000

- 4 Plex
- Multifamily
- Active



Basics



Category: Multifamily

Status: Active

List Price/SqFt: 201.15

List Number Main: 22402876

Municipality/Zoning: Tucson - R2

View: Mountain(s),Residential

Type: 4 Plex

Year built: 1960

County: Pima

Lot Acres: 0.32 acres

Lot Dimensions: 56'x233'x56'231

Attached/Detached: Attached

Description

Legal Description: From Parcel 001010010/Fruitvale W2 of N234' of Lot 7 Blk 8

Rooms

Sauna Level: TUSD

Breakfast: None

Dining Room: Area

Kitchen Features: Appliance Color: White

Dining Areas: Dining in LR/GR

Extra Room: None

Building Details

Lot Features: North/South Exposure

Roof: Built-Up - Reflect

Fence: Other: Combination

Style: Bungalow

Construction Status: Existing

Floor covering: Carpet, Ceramic Tile

Floor Covering: Other: Vinyl Plank

Construction: Brick

Fence: Slump Block,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: Fruitvale Addition

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: 111-07-1780

Property Disclosures: Easements, Insurance Claims History Report, Lead Based Paint, Military Airport Vct, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, VA Loan

Income: Vacancy Loss: 2640.00

Income: Total Expenses: \$15,065

Analysis: Gross Rent Multi: 11.20

Analysis: Exp/SqFt: 5.39 sq ft

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel, Low Care

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 33

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Telephone

Income: Gross Scheduled Rent: 52800.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.24, 11.20

Analysis: Vacancy Rate %: 5.00

Analysis: Exp % of Gross: 30.03

Listing Office

Listing Office ShortId: 286607

Listing Office Phone: (520) 318-5290

Listing Office Url:
<https://www.tierraantigua.com/>

ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 7380 N. La Cholla Blvd, Tucson, AZ 85741

Listing Member Phone: (520) 797-6900, 9222



Units Information

| | |
|--|--|
| Unit 1 Details: Rent: 850 | Unit 1 Information: Floor: 1st |
| Unit 1 Information: Furnished: No | Unit 1 Information: Occupancy: Yes |
| Unit 1 Details: SqFt: 700 | Unit 1 Details: # Bedrooms: 2 |
| Unit 1 Details: # Full Baths: 1 | Unit 1 Information: Parking: Single |
| Unit 2 Details: # Bedrooms: 2 | Unit 2 Details: # Full Baths: 1 |
| Unit 2 Details: SqFt: 700 | Unit 2 Information: Furnished: No |
| Unit 2 Information: Stories: Single | Unit 2 Information: Floor: Yes, 1st |
| Unit 2 Information: Parking: Carport, Carport | Unit 3 Information: Monthly Rent: 750 |
| Unit 3 Details: # Bedrooms: 2 | Unit 3 Information: Stories: Single |
| Unit 3 Information: Occupancy: Yes | Unit 3 Information: Furnished: No |
| Unit 4 Details: Rent: 700 | Unit 4 Details: # Full Baths: 1, 1 |
| Unit 4 Details: # Bedrooms: 2 | Unit 4 Information: Occupancy: Yes |
| Unit 4 Information: Stories: Single | Unit 4 Information: Floor: 1st |
| Unit 4 Information: Furnished: No | Unit 4 Information: Parking: Carport |

Amenities & Features

| | |
|---|---|
| Interior Features: No | Exterior Features: None |
| Sewer: Connected | Accessibility Features: None |
| Neighborhood Feature: Paved Street,Sidewalks | Laundry: Outside |
| Main Cooling: Central Air | Main Heating: Forced Air,Heat Pump |
| Patio/Deck: Enclosed | Pool: None |
| RV Parking: Space Available | Security: None |
| Spa: None | Water: City Water |
| Water Heater: Electric,Natural Gas | Window Covering: Some |
| Gas: Natural | Total Parking: 8 |

Nearby Schools



High School: Catalina
Elementary School: Blenman

Middle School: Doolen

Fees and Taxes

Tax Year: 2023
Expenses: Resident Manager: \$0
Expenses: Management: \$0
Expenses: Contract Services: \$705
Expenses: Admin Expenses: \$600
Expenses: Insurance: \$1,344
Expenses: Maintenance Supplies: \$4,000

Expenses: Other Expenses: \$530
Expenses: Taxes/Assessments: \$2,406
Expenses: Water/Sewer: \$3,280
Expenses: Figures Presented: \$0
Expenses: Captial Expenses: \$2,000
Expenses: Gas/Electric: \$200
Taxes: \$2,405.81

