



This Property is Managed by the R Group - R

\$260,000

3423 E LIND RD, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Welcome to your remarkable investment opportunity! This duplex offers the perfect chance to live in one unit and rent out the other. The occupied unit was updated and improved in 2022 with fresh paint and a new Water Heater. With a solid construction and simple 2 Bedroom 1 Bathroom layout, the units are a dream! [...]



Basics

Category: Multifamily

Status: Active

Days On Market: 2

County: Pima

Lot Acres: 0.13 acres

View: City

Type: 2 Plex

Year built: 1960

List Price/SqFt: 168.83

List Number Main: 22418965

Municipality/Zoning: Tucson - R3

Attached/Detached: Attached





Description

Legal Description: Mccall E39.3' S70' Lot 5 & W41.4' S70' Lot 6 Blk 2



Rooms

Sauna Level: TUSD

Dining Areas: Eat-In Kitchen

Extra Room: None

Breakfast: Area

Dining Room: None

Kitchen Features: 1



Building Details

Lot Features: North/South Exposure

Roof: Built-up

Style: Ranch

Construction Status: Existing

Floor covering: Carpet, Ceramic Tile

Construction: Slump Block

Fence: 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: McCall Addition

Unit 2 Details: Rent: 1125

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Gas Range

Home Protection: Offered: No

Fema Flood Zone: No

Section: 28

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Gravel,Paved

Technology: Cable TV,Telephone

Income: Gross Scheduled Rent: 13500.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 4.50, 19.26

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 13.28

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

Ownership: Individual

Co-op Fee: \$2

Landscape - Front: Other: Low Care

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Tax Code: 11104166B

Property Disclosures: Lead Based Paint

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$1,793

Analysis: Gross Rent Multi: 19.26

Analysis: Exp/SqFt: 1.16 sq ft

Listing Office

Listing Office ShortId: 53969

Listing Office Phone: (520) 618-7331

Listing Office Url:

<http://www.https://rgroupaz.com>

ListingOfficeName: RGroup Realty

Listing Office Address: 8230 E Broadway
Blvd Ste W8, Tucson, AZ 85710

Listing Member Phone: (520) 979-2839,
53931

Units Information



Unit 1 Details: Rent: 1100
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 770
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 770
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: 2
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: Ceiling Fan(s),Split Bedroom Plan
Sewer: Connected
Neighborhood Feature: None
Laundry: Outside
Main Heating: Heat Pump
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
RV Parking: Other: None
Main Cooling: Central Air
Patio/Deck: None
Security: None
Water: City Water
Window Covering: Some
Total Parking: 4

Nearby Schools

High School: Catalina
Elementary School: Davidson

Middle School: Doolen

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$0

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,793

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,793

