



\$1,025,000

35 E UNIVERSITY BLVD, TUCSON, AZ 85705, USA

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

Rare opportunity to own a piece of Tucson history. Built in 1905 by Ethel and Mose Drachman, early life in this Tucson home was recounted in "Chicken Every Sunday, written in 1943 by the Drachman's daughter, Rosemary Drachman Taylor. The book found great success and was turned into a Broadway play and later a motion [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 274.14

List Number Main: 22407315

Municipality/Zoning: Tucson - H03

View: Sunset

Type: 3 Plex

Year built: 1905

County: Pima

Lot Acres: 0.19 acres

Lot Dimensions: 74 x 134

Attached/Detached: Detached



Description

Legal Description: Tucson Lot 16 Blk 29 Exc Spndl

Rooms

Sauna Level: TUSD	Breakfast: Area
Dining Areas: Breakfast Nook	Dining Room: Area,Formal
Extra Room: None	

Building Details

Lot Features: Adjacent to Alley	Floor covering: Ceramic Tile, Wood
Roof: Built-Up - Reflect, Shingle	Fence: Other: Corrogated
Construction: Frame - Stucco,Masonry Stucco	Style: Bungalow,Southwestern,Spanish Mission
Fence: Wood,Wrought Iron	Construction Status: Existing

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: N/A

Unit 2 Details: Rent: 1700

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Gas Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 12

Attribution Contact: deniceo@longrealty.com

Tax Code: 117-03-111A

Property Disclosures: Insurance Claims History Report, Lead Based Paint, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, Owner Carry

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$8,663

Analysis: Gross Rent Multi: 14.64

Analysis: Exp/SqFt: 2.32 sq ft

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

https://www.floorplansfirst.com/plan_details.php?ID=13668&bk=qcsz&siteid=2

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Grass, Trees

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Shrubs, Sprinkler/Drip, Trees

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 70000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.98, 14.64

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 12.38



Listing Office

Listing Office ShortId: 52896
Listing Office Phone: (520) 918-2400
Listing Member Phone: (520) 909-6592,
10387

ListingOfficeName: Long Realty Company
Listing Office Address: 1880 E River Rd Ste 120,
Tucson, AZ 85718

Units Information

Unit 1 Details: Rent: 1400
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 470
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: SqFt: 689
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Street, On Street
Unit 3 Details: SqFt: 2300
Unit 3 Information: Stories: Single
Unit 3 Information: Furnished: No

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
Unit 1 Details: # Bedrooms: 1
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st
Unit 3 Information: Monthly Rent: 2800
Unit 3 Details: # Bedrooms: 3
Unit 3 Information: Occupancy: Yes
Unit 4 Details: # Full Baths: 2

Amenities & Features



Interior Features: Ceiling Fan(s),Exposed Beams,Smoke Detector

Sewer: Connected

Neighborhood Feature: Historic,Paved Street,Sidewalks,Street Lights

RV Parking: Other: None

Laundry: Dryer Included,Laundry Room,Washer Included

Main Cooling: Zoned

Patio/Deck: Covered,Patio

Security: None

Water: City Water

Window Covering: Stay

Exterior Features: None

Accessibility Features: None

Main Cooling: Other: Gas Pac

Assoc Amenities: None

Green Features: Bath Exhaust Out,Kit Exhaust Out

Main Heating: Gas Pac,Zoned

Pool: None

Spa: None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Tucson **Middle School:** Roskruge Bilingual Magnet

Elementary School: Roskruge

Fees and Taxes

Tax Year: 2023	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$2,695
Expenses: Management: \$0	Expenses: Water/Sewer: \$4,200
Expenses: Contract Services: \$0	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$1,768	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0	Taxes: \$2,695.93

