



**\$418,000**

**3529 N GERONIMO AVE, TUCSON, AZ 85705, USA**

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active



Centrally located income property convenient to schools, shopping and public transportation. Large lot with central enclosed and gated common area for tenant use. Includes two attached 2-bed/1 bath units with shared laundry room and one detached 1 bed/1 bath unit with enclosed rear yard. Storage shed on property. Current rents add up to a total [...]

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## Basics



**Category:** Multifamily

**Status:** Active

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** 71x124x72x123

**Attached/Detached:** Attached

**Type:** 3 Plex

**Year built:** 1947

**List Price/SqFt:** 180.25

**List Number Main:** 22318166

**Municipality/Zoning:** Tucson - R3

**View:** None

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## Description

**Legal Description:** Garden Homes N75' Of Lot 10 Blk 3

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## Rooms

**Sauna Level:** Amphitheater

**Laundry:** **Other:** Shared Laundry

**Dining Areas:** Eat-In Kitchen

**Extra Room:** Storage shed

**Kitchen Features:** **Countertops:** Granite

**Breakfast:** Eat-In

**Dining Room:** None

**Bathroom Features:** **Countertops/Hall:** Cultured Marble

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## Building Details

**Lot Features:** East/West Exposure

**Roof:** Built-up, Shingle

**Style:** Southwestern

**Construction Status:** Existing

**Floor covering:** Concrete, Mexican Tile

**Construction:** Masonry Stucco

**Fence:** Block,Chain Link

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## 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:** Garden Homes

**Unit 2 Details: Rent:** 934

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gas Range, Refrigerator

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 106-04-0650

**Property Disclosures:** Insurance Claims History Report, Lead Based Paint, Military Airport Vct, Public Airport Vcty

**Road Maintenance:** City

**Terms:** Cash, Conventional, FHA Loan, VA Loan

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$6,606

**Analysis: Gross Rent Multi:** 13.48

**Analysis: Exp/SqFt:** 2.85 sq ft

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

**Ownership:** Investor

**Co-op Fee:** \$3

**Landscape - Front: Other:** Decorative Gravel

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 25

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Cable TV, High Speed Internet, Telephone

**Income: Gross Scheduled Rent:** 31008.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 5.84, 13.48

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 21.30

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## Listing Office

**Listing Office ShortId:** 52225

**Listing Office Phone:** (520) 600-3434

**Listing Office Url:**  
<http://https://www.tangiblewealth.com>

**ListingOfficeName:** Tangible Wealth A Luxury Real Estate Company

**Listing Office Address:** 5425 N Kolb Rd #113, Tucson, AZ 85750

**Listing Member Phone:** (520) 603-4023, 12957



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## Units Information

**Unit 1 Details: Rent:** 950

**Unit 1 Information: Furnished:** No

**Unit 1 Details: SqFt:** 808

**Unit 1 Details: # Full Baths:** 1

**Unit 2 Details: # Bedrooms:** 2

**Unit 2 Details: SqFt:** 808

**Unit 2 Information: Stories:** Single

**Unit 2 Information: Parking:** On Property, On Property

**Unit 3 Details: SqFt:** 505

**Unit 3 Details: # Half Baths:** 1

**Unit 3 Information: Occupancy:** Yes

**Unit 4 Details: # Full Baths:** 1

**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:** 1

**Unit 2 Information: Furnished:** No

**Unit 2 Information: Floor:** Yes, 1st

**Unit 3 Information: Monthly Rent:** 700

**Unit 3 Details: # Bedrooms:** 1

**Unit 3 Information: Stories:** Single

**Unit 3 Information: Furnished:** No

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Skylights,Smoke Detector,Walk In Closets, No

**Sewer:** Connected

**Neighborhood Feature:** Paved Street

**Main Heating:** Heat Pump

**Pool:** None

**Security:** None

**Water:** City Water

**Window Covering:** Stay

**Total Parking:** 3

**Exterior Features:** Courtyard,Shed

**Accessibility Features:** None

**Main Cooling:** Ceiling Fan(s),Central Air,Heat Pump

**Patio/Deck:** Slab

**RV Parking:** Space Available

**Spa:** None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools



**High School:** Amphitheater  
**Elementary School:** Prince

**Middle School:** Amphitheater

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## Fees and Taxes

**Tax Year:** 2022  
**Expenses: Resident Manager:** \$0  
**Expenses: Management:** \$0  
**Expenses: Contract Services:** \$0  
**Expenses: Admin Expenses:** \$0  
**Expenses: Insurance:** \$1,107  
**Expenses: Maintenance Supplies:** \$0

**Expenses: Other Expenses:** \$0  
**Expenses: Taxes/Assessments:** \$2,649  
**Expenses: Water/Sewer:** \$2,850  
**Expenses: Figures Presented:** \$0  
**Expenses: Captial Expenses:** \$0  
**Expenses: Gas/Electric:** \$0  
**Taxes:** \$1,825.82

