



\$360,000

3545 S CLARK AVE, TUCSON, AZ 85713, USA

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

This unique property features three single family homes: a 3 bedroom 1.5 bath that rents for \$1195 and two 2 bedroom 1 bath homes that rent for \$895 and \$900. Each home enjoys the privacy of its own fenced yard. The entire property is gated and each home is individually metered. These homes feature A/C, [...]



Basics

Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.24 acres

Lot Dimensions: 77x134x77x135

Attached/Detached: Detached

Type: 3 Plex

Year built: 1932

List Price/SqFt: 167.68

List Number Main: 22325240

Municipality/Zoning: Tucson - R2

View: Residential





Description

Legal Description: Whitestone Resub Of Lot 10 L 16 & N2 Of L 17



Rooms

Sauna Level: TUSD

Dining Areas: Eat-In Kitchen

Extra Room: None

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: East/West Exposure,Subdivided

Roof: Built-up, Rolled

Construction: Other,Stucco Finish,Wood Frame

Construction Status: Existing

Floor covering: Ceramic Tile

Fence: Other: Combo

Style: Ranch



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 SPDS

Subdivision Name: Whitestone Resub Lot 10

Unit 2 Details: Rent: 895

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 25

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 35880.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 8.92, 10.03

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 10.51

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 119-04-1900

Property Disclosures: Insurance Claims
History Report, Lead Based
Paint, Leases, Public Airport Vcty

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$3,770

Analysis: Gross Rent Multi: 10.03

Analysis: Exp/SqFt: 1.76 sq ft

Listing Office

Listing Office ShortId: 1546

Listing Office Phone: (520) 325-1574

Listing Office Url:
<http://www.grijalvarealty.com>

ListingOfficeName: Grijalva Realty Corp.

Listing Office Address: 4937 E. 5th St No.
115, Tucson, AZ 85711

Listing Member Phone: (520) 325-1574,
25632

Units Information



Unit 1 Information: Floor: 1st

Unit 1 Information: Occupancy: Yes

Unit 1 Details: # Bedrooms: 3

Unit 1 Details: # Half Baths: 1

Unit 2 Details: # Bedrooms: 2

Unit 2 Details: SqFt: 645

Unit 2 Information: Stories: Single

Unit 2 Information: Parking: On Property, On Property

Unit 3 Information: Monthly Rent: 900 Unit 3 Details: SqFt: 411

Unit 3 Details: # Bedrooms: 2

Unit 3 Information: Stories: Single

Unit 3 Information: Furnished: No

Amenities & Features

Interior Features: Smoke Detector,Storage, No

Sewer: Connected

Neighborhood Feature: Paved Street,Sidewalks,Street Lights

Laundry: In Bathroom, Outside

Main Heating: Electric

Pool: None

Spa: None

Water Heater: Electric

Gas: None

Exterior Features: None

Accessibility Features: None

RV Parking: Other: Nove

Main Cooling: Central Air

Patio/Deck: Covered,Patio

Security: None

Water: City Water

Window Covering: Stay

Total Parking: 4

Nearby Schools

High School: Pueblo

Elementary School: Hollinger

Middle School: Hollinger K-8



Fees and Taxes

Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$2,228

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,542

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,542.01

