



\$1,350,000

703 N RICHEY BLVD, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

Completely remodeled tri-plex in the heart of central Tucson. Neutral contemporary black, white and gray color scheme in units. Quartz counters, ceramic tile throughout each unit with SS appliances. Currently 100% rented. Close to UofA, restaurants, shopping, and bus lines. Tri-plex also has a pool that is currently the exclusive use by unit #1 but [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 349.20

List Number Main: 22323701

Municipality/Zoning: Tucson - R2

View: Residential

Type: 3 Plex

Year built: 1958

County: Pima

Lot Acres: 0.28 acres

Lot Dimensions: 86x148x85x148

Attached/Detached: Attached





Description

Legal Description: Conquistador Heights S80' Lot 4 Blk 2



Rooms

Sauna Level: TUSD

Kitchen Features: **Appliance Color:** Stainless

Dining Areas: Eat-In Kitchen

Extra Room: Storage

Kitchen Features: **Countertops:** Quartz

Breakfast: Area

Dining Room: Area

Kitchen Features: Electric



Building Details

Lot Features: Corner Lot

Roof: Rolled

Style: Modern

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Stucco Finish

Fence: Wrought Iron



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: Conquistador Heights Addition

Unit 2 Details: Rent: 2400

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Breakfast Bar,Dishwasher,Double Sink,Electric Range,Garbage Disposal,Island,Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 9

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Alarm System

Income: Gross Scheduled Rent: 105000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.24, 12.86

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 6.93

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Low Care

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Desert Plantings

Association & Fees: HOA: No

Driveway: Car(s) Pad

Assessments: \$0

Community: None

Tax Code: 125-11-0200

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

Road Maintenance: City

Terms: Cash,Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$7,280

Analysis: Gross Rent Multi: 12.86

Analysis: Exp/SqFt: 1.88 sq ft

Listing Office

Listing Office ShortId: 5169

Listing Office Phone: (520) 505-3000

Listing Member Phone: (520)
870-5872, 15147

ListingOfficeName: Homesmart Advantage Group

Listing Office Address: 5425 N. Oracle Road, Suite 135, Tucson, AZ 85704



Units Information

- Unit 1 Details: Rent:** 5000
- Unit 1 Information: Furnished:** Yes
- Unit 1 Details: SqFt:** 1550
- Unit 1 Details: # Full Baths:** 2
- Unit 2 Details: # Bedrooms:** 3
- Unit 2 Details: SqFt:** 1550
- Unit 2 Information: Stories:** Single
- Unit 2 Information: Parking:** Carport, Carport
- Unit 3 Details: SqFt:** 766
- Unit 3 Information: Stories:** Single
- Unit 3 Information: Furnished:** No
- Unit 1 Information: Floor:** 1st
- Unit 1 Information: Occupancy:** Yes
- Unit 1 Details: # Bedrooms:** 3
- Unit 1 Information: Parking:** Single
- Unit 2 Details: # Full Baths:** 2
- Unit 2 Information: Furnished:** No
- Unit 2 Information: Floor:** Yes, 1st
- Unit 3 Information: Monthly Rent:** 1350
- Unit 3 Details: # Bedrooms:** 1
- Unit 3 Information: Occupancy:** Yes
- Unit 4 Details: # Full Baths:** 1

Amenities & Features

- Interior Features:** Ceiling Fan(s),Smoke Detector,Storage
- Sewer:** Connected
- Neighborhood Feature:** Paved Street
- Laundry:** Dryer Included,Outside,Washer Included
- Main Heating:** Forced Air,Natural Gas
- Pool:** Community
- Spa:** None
- Water Heater:** Natural Gas
- Gas:** Natural
- Exterior Features:** Courtyard,Shed
- Accessibility Features:** Door Levers
- RV Parking: Other:** None
- Main Cooling:** Central Air
- Patio/Deck:** Paver
- Security:** Alarm Installed
- Water:** City Water
- Window Covering:** Stay
- Total Parking:** 4

Nearby Schools

- High School:** Tucson
- Elementary School:** Howell
- Middle School:** Mansfeld



Fees and Taxes

Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$4,020

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$2,540

Expenses: Water/Sewer: \$200

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$520

Taxes: \$2,540.07

