



\$500,000

3632 E MONTE VISTA DR, TUCSON, AZ 85716, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Fully renovated duplex close to the UofA. Remodeled in 2017 with new bathrooms in 2021. Unit A has an exceptional private yard with raised garden beds, sail shade cloths, a covered patio, specialty lighting, an updated kitchen complete with modern cabinetry, quartz countertops, open shelving and stainless steel appliances. Stylish modern porcelain tile throughout and [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 347.22

List Number Main: 22410558

Municipality/Zoning: Tucson - R2

View: Mountain(s),Residential

Type: 2 Plex

Year built: 2005

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: 60x116

Attached/Detached: Attached





Description

Legal Description: LINCOLN PARK N120' E2 LOT 3 BLK 6



Rooms

Sauna Level: TUSD	Kitchen Features: Countertops: Quartz
Kitchen Features: Appliance Color: Stainless	Breakfast: None
Dining Areas: Dining in LR/GR	Dining Room: Area
Extra Room: None	



Building Details

Lot Features: Subdivided	Roof: Built-Up - Reflect
Floor Covering: Other: Porcelain Tile	Fence: Other: corrugated steel
Construction: Frame - Stucco	Style: Contemporary,Modern,Ranch
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: Lincoln Park

Unit 2 Details: Rent: 2000

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher,Electric Range,Garbage Disposal,Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 33

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet,Telephone

Income: Gross Scheduled Rent: 48000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 8.82, 10.42

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 8.12

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel,Flower Beds,Low Care,Trees

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Flower Beds,Low Care,Trees

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Tax Code: 111-06-1310

Property Disclosures: Unknown

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$3,898.08

Analysis: Gross Rent Multi: 10.42

Analysis: Exp/SqFt: 2.71 sq ft

Listing Office

Listing Office ShortId: 4983

Listing Office Phone: (520) 877-4940

Listing Office Url: www.RealtyExAz.com

ListingOfficeName: Realty Executives Arizona Territory

Listing Office Address: 3300 E Sunrise Dr. #50, Tucson, AZ 85718

Listing Member Phone: (520) 237-5607, 31442



Units Information

Unit 1 Details: Rent: 2000
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 720
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 720
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: No, 1st

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Smoke Detector,Storage, No
Sewer: Connected
Neighborhood Feature: None
Green Features: Dual-Flush Toilets,Energy Star Appliance,Low E DP Windows
Main Heating: Forced Air
Pool: None
Security: Window Bars
Water: City Water
Window Covering: Stay
Total Parking: 4

Exterior Features: Courtyard
Accessibility Features: Level
Laundry: Laundry Closet
Main Cooling: Ceiling Fan(s),Central Air
Patio/Deck: Covered,Patio,Slab
RV Parking: Space Available
Spa: None
Water Heater: Electric
Gas: None

Nearby Schools

High School: Catalina
Elementary School: Davidson

Middle School: Doolen



Fees and Taxes

Tax Year: 2023	
Expenses: Resident Manager: \$0	Expenses: Other Expenses: \$0
Expenses: Management: \$0	Expenses: Taxes/Assessments: \$1,498.08
Expenses: Contract Services: \$0	Expenses: Water/Sewer: \$1,500
Expenses: Admin Expenses: \$0	Expenses: Figures Presented: \$0
Expenses: Insurance: \$600	Expenses: Captial Expenses: \$0
Expenses: Maintenance Supplies: \$300	Expenses: Gas/Electric: \$0
	Taxes: \$1,498.08

