

## 3777 E HARDY DR, TUCSON, AZ 85716, USA

<https://rehomes.us>

Central Tucson three-unit multifamily property. Main house 1069 SF Two-bedroom one bath, masonry home built in 1953. Studio Home: 612 SF all electric and newer HVAC system, tastefully updated, vaulted ceilings and maintained. Single Wide Mobile: Built in 1973, it has been rewired with copper, air conditioned and sheet rocked walls. Not affixed.

\$380,000

- 3 Plex
- Multifamily
- Active



### Basics

**Category:** Multifamily

**Status:** Active

**Days On Market:** 3

**List Number Main:** 22408166

**Municipality/Zoning:** Tucson - MU

**View:** None

**Type:** 3 Plex

**Year built:** 1953

**County:** Pima

**Lot Acres:** 0.16 acres

**Lot Dimensions:** .

**Attached/Detached:** Detached





# Description

**Legal Description:** Lohrum E62' W77.25' S115' Lot 4 Blk 2



# Rooms

**Sauna Level:** TUSD

**Dining Areas:** Breakfast Bar

**Extra Room:** Arizona Room

**Breakfast:** Area

**Dining Room:** Area



# Building Details

**Lot Features:** North/South Exposure

**Roof:** Built-up

**Style:** Contemporary

**Construction Status:** Existing

**Floor covering:** Ceramic Tile

**Construction:** Burnt Adobe

**Fence:** Shared Fence,Wood



# 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:** Lohrum Subdivision

**Unit 2 Details: Rent:** 890

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Refrigerator

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 111-04-0240

**Property Disclosures:** None

**Road Maintenance:** City

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

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$3,756

**Analysis: Gross Rent Multi:** 9.93

**Analysis: Exp/SqFt:** 1.32 sq ft

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

**Ownership:** Individual

**Co-op Fee:** \$1

**Landscape - Front: Other:** Low Care

**Direction:** E

**Horse Facilities:** No

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

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 28

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Pre-Wired Tele Lines

**Income: Gross Scheduled Rent:** 38280.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 9.09, 9.93

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 9.81

---

## Listing Office

**Listing Office ShortId:** 52446

**Listing Office Phone:** (602) 755-3415

**Listing Member Phone:** (520) 500-4089,  
31132

**ListingOfficeName:** Real Broker

**Listing Office Address:** 3707 E Southern Ave,  
#1074, Mesa, AZ 85206

---

## Units Information



**Unit 1 Details: Rent:** 1500

**Unit 1 Information: Furnished:** No

**Unit 1 Details: SqFt:** 1069

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

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

**Unit 2 Details: SqFt:** 955

**Unit 2 Information: Stories:** Single

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

**Unit 3 Details: SqFt:** 812

**Unit 3 Information: Stories:** Single

**Unit 3 Information: Furnished:** No

**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:** 800

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

**Unit 3 Information: Occupancy:** Yes

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

---

## Amenities & Features

**Interior Features:** Exposed Beams

**Sewer:** Connected

**Neighborhood Feature:** None

**Green Features:** Bath Exhaust Out

**Main Heating:** Natural Gas

**Pool:** None

**Security:** None

**Water:** City Water

**Window Covering:** None

**Total Parking:** 4

**Exterior Features:** None

**Accessibility Features:** None

**Laundry:** Outside

**Main Cooling:** Central Air,Window Unit(s)

**Patio/Deck:** None

**RV Parking:** Space Available

**Spa:** None

**Water Heater:** Natural Gas

**Gas:** Natural

---

## Nearby Schools

**High School:** Catalina

**Elementary School:** Davidson

**Middle School:** Doolen



---

# Fees and Taxes

**Tax Year:** 2023

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$0

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$0

**Expenses: Insurance:** \$1,000

**Expenses: Maintenance Supplies:** \$100

**Expenses: Other Expenses:** \$480

**Expenses: Taxes/Assessments:** \$1,376

**Expenses: Water/Sewer:** \$0

**Expenses: Figures Presented:** \$0

**Expenses: Captial Expenses:** \$800

**Expenses: Gas/Electric:** \$0

**Taxes:** \$1,376.18

