



**\$399,900**

**3920 E KLEINDALE RD, TUCSON, AZ 85712, USA**

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active



Fix up triplex. Come check out this potential money making investment. Unit A needs some fix up. All 2bdrms 1 bath units. Unit B has been rehabbed but still needs some minor finishes. Unit C is a total fixer upper. Nicely located in Central Tucson. Close to many Amenities. Restaurants, schools, groceries and much more. [...]

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## Basics



**Category:** Multifamily

**Status:** Active

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** 75 x 121 x 73 x 121

**Attached/Detached:** Attached

**Type:** 3 Plex

**Year built:** 1964

**List Price/SqFt:** 158.69

**List Number Main:** 22411358

**Municipality/Zoning:** Tucson - R2

**View:** Mountain(s)

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## Description

**Legal Description:** Green Valley E45' Lot 4 & W30' Lot 3

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## Rooms

**Sauna Level:** TUSD

**Breakfast:** None

**Dining Room:** None

**Kitchen Features:** Countertops: Formica

**Dining Areas:** Eat-In Kitchen

**Extra Room:** None

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## Building Details

**Lot Features:** Adjacent to Alley,North/South Exposure

**Roof:** Built-up

**Style:** Ranch

**Construction Status:** Existing

**Floor covering:** Ceramic Tile

**Construction:** Concrete Block

**Fence:** Rock

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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:** Fix Up,No Insurance Claims History Report,No SPDS

**Subdivision Name:** Green Valley Add

**Unit 2 Details: Rent:** 1000

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Association & Fees: HOA:** No

**Driveway:** Car(s) Pad

**Assessments:** \$0

**Community:** None

**Tax Code:** 110-03-0030

**Property Disclosures:** Deed Restrictions,Lead Based Paint,Property Profile,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional

**Income: Vacancy Loss:** 120000.00

**Income: Total Expenses:** \$159,273

**Analysis: Gross Rent Multi:** -4.76

**Analysis: Exp/SqFt:** 63.20 sq ft

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

**Ownership:** REO/Bank

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

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 27

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV

**Income: Gross Scheduled Rent:** 36000.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** -60.83, -4.76

**Analysis: Vacancy Rate %:** 333.33

**Analysis: Exp % of Gross:** -189.61

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## Listing Office

**Listing Office ShortId:** 70202

**Listing Office Phone:** (520) 577-7433

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

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 2890 E Skyline Dr #250, Tucson, AZ 85718

**Listing Member Phone:** (520) 449-2881, 17105



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# Units Information

**Unit 1 Details: Rent:** 1000  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 860  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 860  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property, On Property  
**Unit 3 Details: SqFt:** 860  
**Unit 3 Information: Stories:** Single  
**Unit 3 Information: Furnished:** No

**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  
**Unit 3 Information: Monthly Rent:** 1000  
**Unit 3 Details: # Bedrooms:** 2  
**Unit 3 Information: Occupancy:** No  
**Unit 4 Details: # Full Baths:** 1

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# Amenities & Features

**Interior Features:** Walk In Closets  
**Sewer:** Connected  
**Neighborhood Feature:** Paved Street  
**Laundry:** In Kitchen  
**Main Heating:** Forced Air,Natural Gas  
**Pool:** None  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** Natural

**Exterior Features:** Courtyard  
**Accessibility Features:** None  
**RV Parking: Other:** None  
**Main Cooling:** Central Air  
**Patio/Deck:** Balcony  
**Security:** None  
**Water:** City Water  
**Window Covering:** None  
**Total Parking:** 6

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# 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: \$36,000

Expenses: Insurance: \$1,650

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,623

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$120,000

Expenses: Gas/Electric: \$0

Taxes: \$1,623

