



\$690,000

401 E DRACHMAN ST, TUCSON, AZ 85705, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Amazing opportunity to own property near the UofA. This property has several opportunities to rent one unit and live in the other. A must see for sure. This property was newly built in 1999. Great open floorplan with four very large bedrooms.



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 216.17

List Number Main: 22323702

Municipality/Zoning: Tucson - R2

View: Sunset

Type: 2 Plex

Year built: 1995

County: Pima

Lot Acres: 0.19 acres

Lot Dimensions: 50 X 150

Attached/Detached: Attached





Description

Legal Description: Schumacher Lot 3 Blk 12



Rooms

Sauna Level: TUSD
Dining Areas: Dining in LR/GR
Extra Room: None

Breakfast: Area
Dining Room: Area



Building Details

Lot Features: Subdivided
Roof: Built-up
Style: Contemporary
Construction Status: Existing

Floor covering: Carpet, Concrete
Construction: Frame - Stucco
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: Schumacher Addition

Unit 2 Details: Rent: 1800

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Breakfast Bar,Dishwasher,Garbage Disposal

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 115-02-4770

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$480

Analysis: Gross Rent Multi: 191.67

Analysis: Exp/SqFt: 0.15 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: None

Direction: E

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 1

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV,High Speed Internet

Income: Gross Scheduled Rent: 3600.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 0.45, 191.67

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 13.33

Listing Office

Listing Office ShortId: 478313

Listing Office Phone: (520) 615-8400

Listing Member Phone: (520)
471-2114, 12767

ListingOfficeName: Keller Williams Southern Arizona

Listing Office Address: 1730 E River Rd Ste 200,
Tucson, AZ 85718



Units Information

Unit 1 Details: Rent: 1800
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1620
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 4
Unit 2 Details: SqFt: 1620
Unit 2 Information: Stories: Two
Unit 2 Information: Parking: On Property

Unit 1 Information: Floor: 2nd
Unit 1 Information: Occupancy: Yes
Unit 1 Details: # Bedrooms: 4
Unit 1 Information: Parking: Two
Unit 2 Details: # Full Baths: 2
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 2nd

Amenities & Features

Interior Features: Smoke Detector
Sewer: Connected
Neighborhood Feature: Jogging/Bike Path
Laundry: Laundry Room
Main Heating: Forced Air
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: Wide Doorways
RV Parking: Other: unknown
Main Cooling: Central Air
Patio/Deck: Deck,Patio
Security: None
Water: City Water
Window Covering: Stay
Total Parking: 4

Nearby Schools

High School: Catalina
Elementary School: Blenman
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: \$480

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$0

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$4,875.90

