



**\$365,000**

## **4026 E FAIRMOUNT ST, TUCSON, AZ 85712, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Discover a meticulously cared-for slump block duplex in an ideal central locale! Revel in the expansive interiors adorned with ceramic tile floors, complemented by central air conditioning. Each unit boasts convenient laundry hook-ups, while the charming fenced backyards offer a perfect retreat. Covered parking adds the finishing touch to this well-appointed residence!



### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 183.97

**List Number Main:** 22402886

**Municipality/Zoning:** Tucson - R2

**View:** None

**Type:** 2 Plex

**Year built:** 1971

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** 60 x 150

**Attached/Detached:** Attached





## Description

**Legal Description:** Speedway No 1 N150' E60' Lot 7 Blk 6



## Rooms

**Sauna Level:** TUSD

**Dining Areas:** Breakfast Bar

**Extra Room:** None

**Breakfast:** Area

**Dining Room:** Area



## Building Details

**Lot Features:** East/West Exposure

**Roof:** Built-Up - Reflect

**Style:** Southwestern

**Construction Status:** Existing

**Floor covering:** Ceramic Tile

**Construction:** Slump Block

**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:** Speedway Addition NO. 1

**Unit 2 Details: Rent:** 1050

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Dishwasher

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** High Speed Internet

**Income: Gross Scheduled Rent:** 23260.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 5.07, 15.69

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 20.37

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

**Ownership:** Investor

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

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

**Direction:** E

**Horse Facilities:** No

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

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 3

**Attribution Contact:** 520-329-0979

**Tax Code:** 122-13-098C

**Property Disclosures:** Lead Based Paint

**Road Maintenance:** City

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

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$4,738

**Analysis: Gross Rent Multi:** 15.69

**Analysis: Exp/SqFt:** 2.39 sq ft

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## Listing Office

**Listing Office ShortId:** 16733

**Listing Office Phone:** (520) 918-5277

**Listing Member Phone:** (520) 471-7600,  
6358

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 4802 E Camp Lowell,  
Tucson, AZ 85712

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## Units Information



**Unit 1 Details: Rent:** 930  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 992  
**Unit 1 Details: # Full Baths:** 2  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 992  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** Carport

**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:** 2  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** Yes, 1st

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## Amenities & Features

**Interior Features:** Ceiling Fan(s), No  
**Sewer:** Connected  
**Neighborhood Feature:** Sidewalks  
**Laundry:** Outside  
**Main Heating:** Forced Air  
**Pool:** None  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

**Exterior Features:** None  
**Accessibility Features:** None  
**RV Parking: Other:** none  
**Main Cooling:** Central Air  
**Patio/Deck:** Covered  
**Security:** None  
**Water:** City Water  
**Window Covering:** None  
**Total Parking:** 4

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## Nearby Schools

**High School:** Catalina  
**Elementary School:** Wright

**Middle School:** Doolen

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## 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:** \$0

**Expenses: Other Expenses:** \$0

**Expenses: Taxes/Assessments:** \$2,058

**Expenses: Water/Sewer:** \$1,680

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

**Expenses: Captial Expenses:** \$0

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

**Taxes:** \$2,057.58

