



**\$325,000**

## **4143 E HAYNE ST, TUCSON, AZ 85711, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Amazing opportunity to own this well-maintained, fully occupied duplex in the heart of Central Tucson! Unit 1 (4143) features 630 sq.ft., 1bed/1bath, refrigerator, gas range, microwave, washer and dryer with a monthly rental rate of \$1,050 (new tenant, 1 year lease starting June 15, 2023). Unit 2 (4145) features 830sq.ft., 2bed/1bath, refrigerator, gas range, microwave and [...]



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### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 224.14

**List Number Main:** 22319781

**Municipality/Zoning:** Tucson - R3

**View:** Residential

**Type:** 2 Plex

**Year built:** 1979

**County:** Pima

**Lot Acres:** 0.23 acres

**Lot Dimensions:** 73'x135'x72'x135'

**Attached/Detached:** Attached





# Description

**Legal Description:** San Clemente Park View W73.94' Lot 3 & E1.06' Lot 4



# Rooms

<b>Sauna Level:</b> TUSD	<b>Kitchen Features:</b> <b>Countertops:</b> Laminate
<b>Laundry:</b> <b>Other:</b> Hook-ups in utility	<b>Breakfast:</b> None
<b>Dining Areas:</b> Dining in LR/GR	<b>Dining Room:</b> Area
<b>Extra Room:</b> None	



# Building Details

<b>Lot Features:</b> Subdivided	<b>Floor covering:</b> Ceramic Tile, Vinyl
<b>Roof:</b> Shingle	<b>Construction:</b> Masonry Stucco
<b>Style:</b> Bungalow	<b>Fence:</b> Chain Link
<b>Construction Status:</b> 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:** San Clemente Park View

**Unit 2 Details: Rent:** 1000

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Double Sink, Gas Range, Refrigerator

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 15

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved, Pavers

**Technology:** Cable TV, High Speed Internet

**Income: Gross Scheduled Rent:** 24600.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 5.15, 13.21

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 31.99

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Desert Plantings, Low Care

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Association & Fees: HOA:** No

**Driveway:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 126-16-2390

**Property Disclosures:** Insurance Claims History Report, Military Airport Vct, Public Airport Vcty, Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash, Conventional, Submit

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$7,869

**Analysis: Gross Rent Multi:** 13.21

**Analysis: Exp/SqFt:** 5.43 sq ft

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## Listing Office

**Listing Office ShortId:** 477801

**Listing Office Phone:** (520) 744-6917

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

**ListingOfficeName:** Redfin

**Listing Office Address:** 5285 E William Cir Ste 1065, Tucson, AZ 85711

**Listing Member Phone:** (520) 441-1621, 21792



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# Units Information

**Unit 1 Details: Rent:** 1050  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 630  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 820  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** Yes  
**Unit 1 Details: # Bedrooms:** 1  
**Unit 1 Information: Parking:** Single  
**Unit 2 Details: # Full Baths:** 1  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** Yes, 1st

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# Amenities & Features

**Interior Features:** No  
**Sewer:** Connected  
**Neighborhood Feature:** Park,Paved Street  
**Main Cooling:** Central Air  
**Patio/Deck:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** Stay  
**Total Parking:** 3

**Exterior Features:** None  
**Accessibility Features:** None  
**RV Parking: Other:** NONE  
**Main Heating:** Forced Air,Natural Gas  
**Pool:** None  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

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# Nearby Schools

**High School:** Rincon  
**Elementary School:** Lineweaver  
**Middle School:** Vail

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# Fees and Taxes



**Tax Year:** 2022

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

**Expenses: Management:** \$2,460

**Expenses: Contract Services:** \$1,000

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

**Expenses: Insurance:** \$852

**Expenses: Maintenance Supplies:** \$1,000

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

**Expenses: Taxes/Assessments:** \$1,285

**Expenses: Water/Sewer:** \$1,272

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

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

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

**Taxes:** \$1,285.69

