



\$575,000

4184 W 11TH ST, THATCHER, AZ 85552, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Newly Built Duplex located in Thatcher, Arizona, perfect for a first-time investor or owner occupant wanting extra income. Loan is assumable for an Owner Occupant. Units consist of 3 bedrooms/2 bathrooms and approximately 1,358 square feet EACH! One Unit is receiving \$1,825 Per Month and the other unit is projected to receive \$1,900 Per Month [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Graham

Lot Acres: 0.88 acres

Lot Dimensions: Irregular

Attached/Detached: Attached

Type: 2 Plex

Year built: 2023

List Price/SqFt: 211.71

List Number Main: 22324849

Municipality/Zoning: Graham - R1-43

View: Mountain(s)

Description

Legal Description: COM AT THE N1/4 COR SEC 15, T7S, R25E TH S0D01'46''W 2430.77' TO THE TPOB TH S89D59'17''E 266.44' TH S04D06'09''W 147.72

Rooms

Sauna Level: Thatcher Unified

Dining Areas: Eat-In Kitchen

Extra Room: None

Breakfast: Eat-In

Dining Room: None

Building Details

Lot Features: North/South Exposure

Roof: Shingle

Style: Ranch

Construction Status: Existing

Floor covering: Carpet

Construction: Frame,Wood Frame

Fence: None

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: Unsubdivided

Unit 2 Details: Rent: 1900

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: Town of Thatcher

Driveway: Paved: Dishwasher,Electric Range,Refrigerator

Home Protection: Offered: No

Assessments: \$317

Fire Protection: None

Property Disclosures: Unknown

Road Maintenance: City

Terms: Cash,Conventional,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$0

Analysis: Gross Rent Multi: 154.36

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: None

Direction: W

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Fema Flood Zone: TBD

Community: None

Tax Code: 104-01-197

Road Type: Paved

Technology: High Speed Internet

Income: Gross Scheduled Rent: 3725.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 0.65, 154.36

Analysis: Vacancy Rate %: 0.00

Listing Office

Listing Office ShortId: 5803

Listing Office Phone: (602) 319-1326

Listing Office Url:
<http://www.roiproperties.com>

ListingOfficeName: R.O.I. Properties

Listing Office Address: 5090 N 40th St,
Suite 190, Phoenix, AZ 85018

Listing Member Phone: (602) 319-1326,
35847

Units Information



Unit 1 Details: Rent: 1825
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1358
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: SqFt: 1358
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Garage

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
Unit 1 Details: # Bedrooms: 3
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 2
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: Ceiling Fan(s)
Sewer: Connected
Neighborhood Feature: Sidewalks,Street Lights
Laundry: Storage
Main Heating: Natural Gas
Pool: None
Spa: None
Window Covering: None
Total Parking: 2

Exterior Features: None
Accessibility Features: None
RV Parking: Other: None
Main Cooling: Ceiling Fan(s),Central Air
Patio/Deck: None
Security: None
Water Heater: Natural Gas
Gas: Natural

Nearby Schools

High School: Thatcher High School **Middle School:** Thatcher Middle School
Elementary School: Thatcher

Fees and Taxes



Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$0

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: \$311.08

