



\$580,000

- 4 Plex
- Multifamily
- Active

4268 N POCITO PL, TUCSON, AZ 85705, USA

<https://rehomes.us>

Great investment opportunity in central location with immediate tenants & instant cash flow. Four Units (4262, 4264, 4268, 4270) set up as 2 duplexes located in a private & quiet cul-de-sac area. Solid red brick homes situated on huge lot over 1/4 acre in very convenient location. Charming vaulted wood beamed ceilings with good sized [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 188.80

List Number Main: 22400935

Municipality/Zoning: Pima County - CR3

View: None

Type: 4 Plex

Year built: 1960

County: Pima

Lot Acres: 0.28 acres

Lot Dimensions: 88' X 139' X 87' X 139'

Attached/Detached: Attached





Description

Legal Description: From Parcel:104050150 /N136' S657.35' W93' E236.98' E2 Ne4 Sw4 .29 Ac Fw .29 Ac Sec 22-13-13



Rooms

Sauna Level: Flowing Wells	Breakfast: Eat-In
Dining Areas: Dining in LR/GR,Eat-In Kitchen	Dining Room: In Liv Rm
Extra Room: None	



Building Details

Lot Features: Cul-De-Sac,North/South Exposure	Floor covering: Carpet, Ceramic Tile, Vinyl
Roof: Built-Up - Reflect	Construction: Brick
Style: Patio Home	Fence: Chain Link
Construction: Siding: No	Construction Status: 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: Unsubdivided

Unit 2 Details: Rent: 850

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Double Sink, Garbage Disposal, Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 104-05-015A

Property Disclosures: Insurance Claims History Report, Seller Prop Disclosure

Road Maintenance: County

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$7,045.42

Analysis: Gross Rent Multi: 13.81

Analysis: Exp/SqFt: 2.29 sq ft

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 22

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Gravel

Technology: High Speed Internet

Income: Gross Scheduled Rent: 42000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.03, 13.81

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 16.77

Listing Office

Listing Office ShortId: 286607

Listing Office Phone: (520) 318-5290

Listing Office Url:
<https://www.tierraantigua.com/>

ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 7380 N. La Cholla Blvd, Tucson, AZ 85741

Listing Member Phone: (520) 989-1088, 36001

Units Information



Unit 4 Information: Parking: Carport

Unit 4 Information: Furnished: No

Gas: Natural

High School: Flowing Wells
Elementary School: Homer Davis

Middle School: Flowing Wells

Fees and Taxes

Tax Year: 2023	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$3,139.39
Expenses: Management: \$0	Expenses: Water/Sewer: \$1,167.97
Expenses: Contract Services: \$906.20	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$1,831.86	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0	Taxes: \$3,139.39

