



\$192,500

- 4 Plex
- Multifamily
- Active

429 W ELM ST, NOGALES, AZ 85621, USA

<https://rehomes.us>

Four-plex located in highly desirable area the heart of downtown Nogales! Each unit is separately metered for electricity and gas! Located a few blocks away from Sacred Heart of Jesus Parish, units are walking distance to all the amenities that downtown Nogales has to offer!



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 54.18

List Number Main: 22318470

Municipality/Zoning: SCC - MFR

View: Residential

Type: 4 Plex

Year built: 1910

County: Santa Cruz

Lot Acres: 0.41 acres

Lot Dimensions: Irregular

Attached/Detached: Attached





Description

Legal Description: Sub City Of Nogales Lot 5A Blk 7



Rooms

Sauna Level: Nogales Unified School District #1

Dining Areas: Eat-In Kitchen

Extra Room: None

Breakfast: Eat-In

Dining Room: Eat-In Kitchen



Building Details

Lot Features: North/South Exposure,Subdivided

Roof: Built-Up - Reflect, Rolled

Style: Contemporary

Construction Status: Existing

Floor covering: Vinyl

Construction: Slump Block

Fence: Block,Wood,Wrought Iron



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: Downtown

Unit 2 Details: Rent: 400

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: Unisource

Driveway: Paved: Gas Range

Home Protection: Offered: No

Fema Flood Zone: No

Section: 18

Tax Code: 101-43-124

Property Disclosures: Insurance Claims History Report, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$5,697.91

Analysis: Gross Rent Multi: 9.78

Analysis: Exp/SqFt: 1.60 sq ft

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Flower Beds, Low Care, Shrubs, Trees

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Flower Beds, Low Care, Shrubs, Trees

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 19680.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.26, 9.78

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 28.95

Listing Office

Listing Office ShortId: 498306

Listing Office Phone: (520) 207-0903

Listing Office Url: www.RealtyExAz.com

ListingOfficeName: Realty Executives Arizona Terr

Listing Office Address: 6444 E Tanque Verde Rd, Tucson, AZ 85715

Listing Member Phone: 29458

Units Information



Unit 4 Information: Furnished: No

Unit 4 Information: Parking: On Street

Window Covering: None



Fees and Taxes

Tax Year: 2022	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$1,016.40
Expenses: Management: \$0	Expenses: Water/Sewer: \$3,943.51
Expenses: Contract Services: \$0	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$738	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0	Taxes: \$1,016.40

