



**\$345,000**

## **4360 N JAY AVE, TUCSON, AZ 85705, USA**

<https://rehomes.us>

Great investment opportunity with this centrally located duplex. One 3BR/1BA unit and one 1BR/1BA both currently leased. New Washer/Dryer in both units with 3-bedroom unit having a new A/C, stove and tile floors throughout. Full exterior recently repainted as well as updated landscaping for an inviting curb appeal.

- 2 Plex
- Multifamily
- Active



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### **Basics**



**Category:** Multifamily

**Status:** Active

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.15 acres

**Lot Dimensions:** 69.67' x 97.13' x 26.42' x 101.31'

**Attached/Detached:** Attached

**Type:** 2 Plex

**Year built:** 1964

**List Price/SqFt:** 217.39

**List Number Main:** 22413409

**Municipality/Zoning:** Pima County - MU

**View:** None

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## Description

**Legal Description:** Parkmore Lot 4 Fw .238 ac

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## Rooms

**Sauna Level:** Flowing Wells

**Breakfast:** None

**Dining Room:** Area

**Kitchen Features:** Pantry: Closet

**Dining Areas:** Dining in LR/GR

**Extra Room:** None

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## Building Details

**Lot Features:** East/West Exposure,Subdivided

**Roof:** Built-Up - Reflect

**Style:** Ranch

**Construction Status:** Existing

**Floor covering:** Ceramic Tile

**Construction:** Burnt Adobe

**Fence:** Chain Link

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## 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:** Parkmore Addition (1-20)

**Unit 2 Details: Rent:** 700

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Dishwasher, Garbage Disposal, Refrigerator

**Home Protection: Offered:** Yes

**Fema Flood Zone:** No

**Section:** 22

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

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

**Income: Gross Scheduled Rent:** 24600.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 5.85, 14.02

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 17.97

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

**Ownership:** Investor

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

**Landscape - Front: Other:** Desert Plantings

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Trees

**Association & Fees: HOA:** No

**Driveway:** Car(s) Pad

**Assessments:** \$0

**Community:** None

**Tax Code:** 104-05-1150

**Property Disclosures:** Lead Based Paint, Unknown

**Road Maintenance:** City

**Terms:** Cash, Conventional

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$4,420

**Analysis: Gross Rent Multi:** 14.02

**Analysis: Exp/SqFt:** 2.79 sq ft

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## Listing Office

**Listing Office ShortId:** 5791

**Listing Office Phone:** (520) 275-4077

**Listing Office Url:**  
<http://omnihomesinternational.com>

**ListingOfficeName:** OMNI Homes International

**Listing Office Address:** 7445 N Oracle Rd Suite 201, Tucson, AZ 85704

**Listing Member Phone:** (520) 850-8369, 11157



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## Units Information

**Unit 1 Details: Rent:** 1350  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 795  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 1  
**Unit 2 Details: SqFt:** 792  
**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:** 3  
**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:** Smoke Detector, No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Laundry:** Dryer Included,Outside,Washer Included  
**Main Heating:** Forced Air,Natural Gas  
**Pool:** None  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

**Exterior Features:** None  
**Accessibility Features:** None  
**RV Parking: Other:** None  
**Main Cooling:** Evaporative Cooling,Zoned  
**Patio/Deck:** Patio  
**Security:** None  
**Water:** City Water  
**Window Covering:** None

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## Nearby Schools

**High School:** Flowing Wells  
**Elementary School:** Centennial

**Middle School:** Flowing Wells

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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:** \$1,500

**Expenses: Maintenance Supplies:** \$0

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

**Expenses: Taxes/Assessments:** \$2,500

**Expenses: Water/Sewer:** \$420

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

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

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

**Taxes:** \$1,963.91

