



\$450,000

**450 N FORGEUS AVE, TUCSON, AZ 85716,
USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Located in Sam Hughes neighborhood. Minutes away from the UA Campus. North unit 450 is 1200sqft 2 bdr 1 ba. It has a walled outdoor area on the north side. The covered parking for 450 is on the south side of the duplex. 440 is 815sqft 1bdr 1ba with a small yard on the SE corner [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.15 acres

Lot Dimensions: 45'x137'

Attached/Detached: Attached

Type: 2 Plex

Year built: 1961

List Price/SqFt: 223.33

List Number Main: 22320030

Municipality/Zoning: Tucson - R2

View: None

Description

Legal Description: From Parcel:001010010 /Fairmount Lot 8 Exc N5.4' Blk 26

Rooms

Sauna Level: TUSD

Kitchen Features: **Appliance Color:** Other

Dining Areas: Eat-In Kitchen

Extra Room: Bonus Room

Bathroom Features: **Countertops/Hall:** Granite, Granit

Kitchen Features: **Countertops:** Granite/Formica

Breakfast: Area

Dining Room: Area

Kitchen Features: Wall Oven

Building Details

Lot Features: Adjacent to Alley,East/West Exposure

Roof: Built-up, Built-Up - Reflect

Style: Ranch

Construction Status: Existing

Floor covering: Carpet, Ceramic Tile

Construction: Burnt Adobe

Fence: Block,Chain Link

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: Fairmount Addition

Unit 2 Details: Rent: 995

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Double Sink, Gas Range, Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: Sam Hughes

Tax Code: 125-07-4210

Property Disclosures: Insurance Claims History Report, Lead Based Paint, Public Airport Vcty, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 1.00

Income: Total Expenses: \$4,360

Analysis: Gross Rent Multi: 22.12

Analysis: Exp/SqFt: 2.16 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel, Flower Beds, Shrubs

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 8

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 20340.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 3.55, 22.12

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 21.44

Listing Office

Listing Office ShortId: 3274

Listing Office Phone: (520) 544-9797

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

ListingOfficeName: Arch Real Estate

Listing Office Address: 4550 E. 8th Street, Tucson, AZ 85711

Listing Member Phone: (520) 544-9797, 32778



Units Information

Unit 1 Details: Rent: 700	Unit 1 Information: Floor: 1st
Unit 1 Information: Furnished: No	Unit 1 Information: Occupancy: Yes
Unit 1 Details: SqFt: 815	Unit 1 Details: # Bedrooms: 1
Unit 1 Details: # Full Baths: 1	Unit 1 Information: Parking: Single
Unit 2 Details: # Bedrooms: 2	Unit 2 Details: # Full Baths: 1
Unit 2 Details: SqFt: 1200	Unit 2 Information: Furnished: No
Unit 2 Information: Stories: Single	Unit 2 Information: Floor: Yes, 1st
Unit 2 Information: Parking: Carport, On Street	Unit 3 Information: Stories: Single
Unit 3 Information: Floor: 1st	Unit 3 Information: Occupancy: No
Unit 3 Information: Furnished: No	Unit 4 Information: Occupancy: No
Unit 4 Information: Stories: Single	Unit 4 Information: Floor: 1st
Unit 4 Information: Furnished: No	Unit 4 Information: Parking: On Street

Amenities & Features

Interior Features: Exposed Beams,Vaulted Ceilings	Exterior Features: Courtyard,Shed
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: None	RV Parking: Other: none
Assoc Amenities: None	Laundry: Outside
Main Cooling: Central Air	Main Heating: Forced Air,Natural Gas
Patio/Deck: Enclosed	Pool: None
Security: None	Spa: None
Water: City Water	Water Heater: Natural Gas
Window Covering: Stay	Gas: Natural
Total Parking: 3	

Nearby Schools



Fees and Taxes

Tax Year: 2022	Expenses: Other Expenses: \$132
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$1,518
Expenses: Management: \$0	Expenses: Water/Sewer: \$60
Expenses: Contract Services: \$0	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$2,000
Expenses: Insurance: \$350	Expenses: Gas/Electric: \$300
Expenses: Maintenance Supplies: \$0	Taxes: \$1,518.62

