



**\$199,000**

**4411 W VALENCIA RD, TUCSON, AZ 85746, USA**

<https://rehomes.us>

- 4 Plex
- Multifamily
- Active

Great location and nice mountain views. Needs TLC. 5 space mobile home park. All tenants own their own mobile homes. City water, & city sewer. Seller pays water bill and Trash bill, all other utilities paid by tenants . The rent has not been raised in many years. Rent is \$325.00 per month. Come on [...]



## Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 4.70

**List Number Main:** 22325295

**Municipality/Zoning:** Pima County - GR1

**View:** None

**Type:** 4 Plex

**Year built:** 1965

**County:** Pima

**Lot Acres:** 0.97 acres

**Lot Dimensions:** 152.25 x 277.14 x 154.23 x 278.99

**Attached/Detached:** Detached





# Description

**Legal Description:** From Parcel:001010010 /Pcl 281.28' X 155.56' Of Lot 1 Lyg Adj To E Line & S Of Valencia Rd 1 Ac Sec 18-15-13



# Rooms

**Sauna Level:** TUSD

**Dining Areas:** Eat-In Kitchen

**Extra Room:** NONE

**Breakfast: Other:** NONE

**Dining Room:** NONE



# Building Details

**Lot Features:** Subdivided

**Style: Other:** Tenant Owned MHs

**Fence: Other:** Some Fencing

**Fence:** Barbed Wire

**Roof: Other:** NONE

**Floor Covering: Other:** NONE

**Construction:** Other

**Construction Status:** N/A



# 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:** Fix Up,No Insurance Claims History Report,None,Property Sold As-Is

**Subdivision Name:** Kennedy Park Estates (1-100)

**Unit 2 Details: Rent:** 32500

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** City Electric Tucson

**Driveway: Paved:** Island

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 18

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Dirt

**Technology:** High Speed Internet

**Income: Gross Scheduled Rent:** 325.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** -0.51, 612.31

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 414.15

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

**Ownership:** Individual

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

**Landscape - Front: Other:** None

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Association & Fees: HOA:** No

**Driveway:** None

**Assessments:** \$72,600

**Community:** None

**Tax Code:** 138-33-124

**Property Disclosures:**  
Addendum,None,Unknown

**Road Maintenance:** None

**Terms:** Cash,Conventional,Submit

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$1,346

**Analysis: Gross Rent Multi:** 612.31

**Analysis: Exp/SqFt:** 0.03 sq ft

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## Listing Office

**Listing Office ShortId:** 51783

**Listing Office Phone:** (520) 551-8896

**Listing Member Phone:** (520) 991-4273,  
61554

**ListingOfficeName:** Arizado Realty

**Listing Office Address:** 100 East Fry Blvd., Sierra Vista, AZ 85635



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# Units Information

**Unit 1 Details: Rent:** 32500  
**Unit 1 Information: Furnished:** No  
**Unit 1 Information: Parking:** Single  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** Yes  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** Yes, 1st

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# Amenities & Features

**Interior Features:** No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**RV Parking: Other:** NONE  
**Laundry:** None  
**Main Heating:** None  
**Pool:** None  
**Spa:** None  
**Window Covering:** None  
**Total Parking:** 12

**Exterior Features:** None  
**Accessibility Features:** None  
**Water Heater: None:** Tenant Pays  
**Assoc Amenities:** None  
**Main Cooling:** None  
**Patio/Deck:** None  
**Security:** None  
**Water:** City Water  
**Gas:** None,Propane

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# Nearby Schools

**High School:** Pueblo  
**Elementary School:** Miller

**Middle School:** Valencia

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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:** \$1,096

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

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

**Expenses: Taxes/Assessments:** \$0

**Expenses: Water/Sewer:** \$250

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

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

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

**Taxes:** \$1,109.36

