



\$365,000

- 2 Plex
- Multifamily
- Active

4439 E 3RD ST, TUCSON, AZ 85711, USA

<https://rehomes.us>

Awesome investment in the heart of Central Tucson. Front house is 1,049 sq. ft 2. bd. 1 1/2 bath with authentic Mexican tile floors through out, romantic wood burning bee hive fireplace, stylish remodeled kitchen with very cool cabinets, bathroom with artisan tile tub surround, built-in niches, shelves, & fenced yard ++. It is currently [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 236.71

List Number Main: 22315095

Municipality/Zoning: Tucson - R2

View: Residential

Type: 2 Plex

Year built: 1993

County: Pima

Lot Acres: 0.14 acres

Lot Dimensions: 52' X 129' X 52' X 128"

Attached/Detached: Detached





Description

Legal Description: From Parcel 126040250/Perrine W50' S125' Lot 7 Blk 2



Rooms

Sauna Level: TUSD	Breakfast: Area
Dining Areas: Eat-In Kitchen	Dining Room: Area
Extra Room: None	



Building Details

Lot Features: North/South Exposure	Floor covering: Mexican Tile, Wood
Roof: Built-up	Construction: Brick
Style: Santa Fe	Fence: Wood
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: Perrine Addition

Unit 2 Details: Rent: 650

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher, Electric Range

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 126-04-025B

Property Disclosures: Public Airport Vcty

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, VA Loan

Income: Vacancy Loss: 1290.00

Income: Total Expenses: \$3,763

Analysis: Gross Rent Multi: 14.89

Analysis: Exp/SqFt: 2.44 sq ft

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

Ownership: Individual

Co-op Fee: \$3

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

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Shrubs

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 10

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV, High Speed Internet, Telephone

Income: Gross Scheduled Rent: 25800.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.68, 14.89

Analysis: Vacancy Rate %: 5.00

Analysis: Exp % of Gross: 15.35

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) 797-6900, 9222

Units Information



Unit 1 Details: Rent: 1500
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1049
Unit 1 Details: # Full Baths: 1
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Details: SqFt: 493
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: No
Unit 1 Details: # Bedrooms: 2
Unit 1 Details: # Half Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: # Half Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: Ceiling Fan(s),Plant Shelves,Split Plan
Sewer: Connected
Neighborhood Feature: None,Paved Street
Laundry: Dryer Included,Laundry Room,Washer Included
Main Heating: Electric,Forced Air
Pool: None
Security: None
Water: City Water
Window Covering: Some
Total Parking: 4

Exterior Features: None
Accessibility Features: None
Assoc Amenities: None
Main Cooling: Central Air
Patio/Deck: Patio
RV Parking: Space Available
Spa: None
Water Heater: Electric
Gas: None

Nearby Schools

High School: Rincon
Elementary School: Howell

Middle School: Vail

Fees and Taxes



Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,200

Expenses: Maintenance Supplies: \$800

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,763

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,763.16

