



\$279,000

4525 E 18TH ST, TUCSON, AZ 85711, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Don't miss out on this unique opportunity perfect for investors or those seeking a new income property! With separate entrances and front yards, this appealing duplex consists of a 3 bed/1 bath unit as well as a 2 bed/1 bath unit. The units have been consistently rented for the past year, making it an excellent [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 79.53

List Number Main: 22320097

Municipality/Zoning: Tucson - R1

View: None

Type: 2 Plex

Year built: 1952

County: Pima

Lot Acres: 0.20 acres

Lot Dimensions: 73x122

Attached/Detached: Attached





Description

Legal Description: LINDEN PARK LOT 12 BLK 39



Rooms

Sauna Level: TUSD	Breakfast: Area
Dining Areas: Dining in LR/GR	Dining Room: Area
Extra Room: None	



Building Details

Lot Features: East/West Exposure	Roof: Other: wood, composition
Floor covering: Concrete	Construction: Brick,Concrete Block
Style: Contemporary	Fence: Chain Link
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: Property Sold As-Is

Subdivision Name: Linden Park

Unit 2 Details: Rent: 1500

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: tep

Driveway: Paved: Dishwasher

Home Protection: Offered: No

Fema Flood Zone: No

Section: 15

Fire Protection: None

Range: 14.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 33000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 11.34, 8.45

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 4.17

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: None

Direction: E

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Driveway: Car(s) Pad

Assessments: \$0

Community: None

Tax Code: 126-13-3280

Property Disclosures: Lead Based Paint

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$1,374.68

Analysis: Gross Rent Multi: 8.45

Analysis: Exp/SqFt: 0.39 sq ft

Listing Office

Listing Office ShortId: 51920

Listing Office Phone: (520) 612-1700

Listing Member Phone: (520) 780-2820,
63142

ListingOfficeName: KMS Realty

Listing Office Address: 5225 E Pima St,
Tucson, AZ 85712

Units Information



Unit 1 Details: Rent: 1250
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1754
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: SqFt: 1754
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport

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

Amenities & Features

Interior Features: Ceiling Fan(s)
Sewer: Connected
Neighborhood Feature: None
Laundry: None
Main Heating: Forced Air
Pool: None
Spa: None
Water Heater: Electric
Gas: Natural

Exterior Features: None
Accessibility Features: None
RV Parking: Other: none
Main Cooling: Evaporative Cooling
Patio/Deck: Patio
Security: None
Water: City Water
Window Covering: None
Total Parking: 2

Nearby Schools

High School: University **Middle School:** Bonillas Basic Curriculum Magnet
Elementary School: Bonillas

Fees and Taxes



Tax Year: 2022		Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0		Expenses: Taxes/Assessments: \$1,374.68
Expenses: Management: \$0		Expenses: Water/Sewer: \$0
Expenses: Contract Services: \$0		Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0		Expenses: Captial Expenses: \$0
Expenses: Insurance: \$0		Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0		Taxes: \$1,374.68

