



**\$460,000**

## **4534 E FAIRMOUNT ST, TUCSON, AZ 85712, USA**

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

Located in a highly desirable location for tenants this triplex in central Tucson is close to schools, shops, bus lines and even a public library. Throughout the years any vacancies have been filled quickly. This income producing property is well maintained with quality tenants. This property is turnkey and ready for a new investor owner [...]



### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 183.78

**List Number Main:** 22322031

**Municipality/Zoning:** Tucson - R2

**View:** None

**Type:** 3 Plex

**Year built:** 1961

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** 60' X 150'

**Attached/Detached:** Attached





# Description

**Legal Description:** Speedway S150' E60' Lot 8 Blk 7



# Rooms

**Sauna Level:** TUSD

**Dining Areas:** Eat-In Kitchen

**Extra Room:** None

**Breakfast:** Eat-In

**Dining Room:** Area



# Building Details

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

**Roof:** Shingle

**Style:** Ranch

**Construction Status:** Existing

**Floor covering:** Ceramic Tile, Vinyl

**Construction:** Concrete Block

**Fence:** Block



# 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:** Speedway Addition

**Unit 2 Details: Rent:** 845

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Breakfast Nook, Double Sink

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 3

**Attribution Contact:** 520-288-0028

**Tax Code:** 122-12-098H

**Property Disclosures:** Insurance Claims History Report, Lead Based Paint, Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash, Conventional, FHA Loan

**Income: Vacancy Loss:** 1050.00

**Income: Total Expenses:** \$9,146

**Analysis: Gross Rent Multi:** 13.65

**Analysis: Exp/SqFt:** 3.65 sq ft

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Low Care

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Association & Fees: HOA:** No

**Driveway:** To Property Line

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Gravel

**Technology:** Cable TV, High Speed Internet, Satellite Dish

**Income: Gross Scheduled Rent:** 34740.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 5.34, 13.65

**Analysis: Vacancy Rate %:** 3.02

**Analysis: Exp % of Gross:** 27.15

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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:** 1050 E River Rd No. 302, Tucson, AZ 85718

**Listing Member Phone:** (520) 288-0028, 39491



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## Units Information

**Unit 1 Details: Rent:** 1000  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 939  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 1  
**Unit 2 Details: SqFt:** 625  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** Carport  
**Unit 3 Details: SqFt:** 939  
**Unit 3 Information: Stories:** Single  
**Unit 3 Information: Furnished:** No

**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  
**Unit 3 Information: Monthly Rent:** 1050  
**Unit 3 Details: # Bedrooms:** 2  
**Unit 3 Information: Occupancy:** Yes  
**Unit 4 Details: # Full Baths:** 1

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## Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s),Smoke Detector	<b>Exterior Features:</b> None
<b>Sewer:</b> Connected	<b>Accessibility Features:</b> Entry
<b>Neighborhood Feature:</b> None	<b>RV Parking: Other:</b> None
<b>Laundry:</b> Dryer Included,Outside,Washer Included	<b>Main Cooling:</b> Ceiling Fan(s),Central Air
<b>Main Heating:</b> Forced Air,Gas Pac,Natural Gas	<b>Patio/Deck:</b> Patio
<b>Pool:</b> None	<b>Security:</b> None
<b>Spa:</b> None	<b>Water:</b> City Water
<b>Water Heater:</b> Natural Gas	<b>Window Covering:</b> Stay
<b>Gas:</b> Natural	<b>Total Parking:</b> 6

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## Nearby Schools

<b>High School:</b> Catalina	<b>Middle School:</b> Doolen
<b>Elementary School:</b> Wright	



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# Fees and Taxes

Tax Year: 2022	
Expenses: Resident Manager:	\$0
Expenses: Management:	\$0
Expenses: Contract Services:	\$0
Expenses: Admin Expenses:	\$0
Expenses: Insurance:	\$1,663
Expenses: Maintenance Supplies:	\$4,176
Expenses: Other Expenses:	\$0
Expenses: Taxes/Assessments:	\$1,985
Expenses: Water/Sewer:	\$1,322
Expenses: Figures Presented:	\$0
Expenses: Captial Expenses:	\$0
Expenses: Gas/Electric:	\$0
Taxes:	\$1,981.67

