



**\$285,000**

## **4558 E LESTER ST, TUCSON, AZ 85712, USA**

<https://rehomes.us>

Duplex each unit is a 1 bed 1 bath. They each have their own yard and laundry hook ups. Big lot, may be able to add another unit. Both units are currently occupied. Plenty of parking

- 2 Plex
- Multifamily
- Active



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### **Basics**

**Category:** Multifamily

**Status:** Active

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.22 acres

**Lot Dimensions:** irregular

**Attached/Detached:** Attached

**Type:** 2 Plex

**Year built:** 1956

**List Price/SqFt:** 210.80

**List Number Main:** 22411354

**Municipality/Zoning:** Tucson - R2

**View:** None





# Description

**Legal Description:** Pima E50' Lot 10 Blk 3



# Rooms

**Sauna Level:** TUSD

**Dining Areas:** Eat-In Kitchen

**Extra Room:** None

**Breakfast:** None

**Dining Room:** None



# Building Details

**Lot Features:** Subdivided

**Roof:** Shingle

**Style:** Southwestern

**Construction Status:** Existing

**Floor covering:** Ceramic Tile

**Construction:** Brick

**Fence:** Wood



# 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:** Pima Addition

**Unit 2 Details: Rent:** 795

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gas Range, Refrigerator

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 3

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV

**Income: Gross Scheduled Rent:** 19560.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 5.47, 14.57

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 20.34

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

**Ownership:** Investor

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

**Landscape - Front: Other:** None

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Shrubs, Trees

**Association & Fees: HOA:** No

**Driveway:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 122040300

**Property Disclosures:** None

**Road Maintenance:** City

**Terms:** Cash, Conventional

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$3,978

**Analysis: Gross Rent Multi:** 14.57

**Analysis: Exp/SqFt:** 2.94 sq ft

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## Listing Office

**Listing Office ShortId:** 4651

**Listing Office Phone:** (520) 780-7888

**Listing Office Url:**  
<http://www.BlueFoxProperties.com>

**ListingOfficeName:** Blue Fox Properties, LLC

**Listing Office Address:** 7368 N La Cholla Blvd, Tucson, AZ 85741

**Listing Member Phone:** (520) 850-4189, 15136

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## Units Information



**Unit 1 Details: Rent:** 835  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 676  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 1  
**Unit 2 Details: SqFt:** 676  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

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

**Amenities & Features**

|  |  |
|--|--|
| <b>Interior Features:</b> Ceiling Fan(s), No | <b>Exterior Features:</b> None                                       |
| <b>Sewer:</b> Connected                      | <b>Accessibility Features:</b> None                                  |
| <b>Neighborhood Feature:</b> None            | <b>RV Parking: Other:</b> none                                       |
| <b>Laundry:</b> Outside                      | <b>Main Cooling:</b> Ceiling Fan(s),Evaporative Cooling,Wall Unit(s) |
| <b>Main Heating:</b> Forced Air              | <b>Patio/Deck:</b> None  |
| <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> Some   |
| <b>Gas:</b> Natural                          | <b>Total Parking:</b> 4  |

**Nearby Schools**

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

**Fees and Taxes**



**Tax Year:** 1393

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$1,956

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$0

**Expenses: Insurance:** \$629

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

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

**Expenses: Taxes/Assessments:** \$1,393

**Expenses: Water/Sewer:** \$0

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

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

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

**Taxes:** \$2,023

