



\$290,000

**4225 E CAMINO DE LA COLINA, TUCSON, AZ
85711, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active



This is a duplex, 4634 and 4636 On Eastland St. The outside has had the eaves and fascia boards replaced and the roof coated and repaired in places all work was done in March 2024. The owner is installing a split system for A/c and heating on both units before the close of escrow. The [...]

Basics



Category: Multifamily

Status: Active

Days On Market: 4

County: Pima

Lot Acres: 0.23 acres

Lot Dimensions: 70 x 120 Aprox

Attached/Detached: Detached

Type: 2 Plex

Year built: 1952

List Price/SqFt: 179.01

List Number Main: 22407245

Municipality/Zoning: Tucson - R1

View: None

Description

Legal Description: LINDEN PARK LOT 3 BLK 44

Rooms

Sauna Level: TUSD

Breakfast: None

Dining Room: None

Laundry: hook up

Dining Areas: Dining in LR/GR

Extra Room: None

Building Details

Lot Features: Adjacent to Alley

Roof: Built-up, Rolled

Style: Contemporary

Construction Status: Existing

Floor covering: Vinyl

Construction: Brick

Fence: None

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,Property Sold As-Is

Subdivision Name: N/A

Unit 2 Details: Rent: 800

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range

Home Protection: Offered: No

Fema Flood Zone: No

Section: 15

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 1500.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 0.05, 193.33

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 90.80

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: None

Direction: E

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 126-13-3790

Property Disclosures: Military Airport Vct

Road Maintenance: County

Terms: Cash,Conventional,Submit

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$1,362

Analysis: Gross Rent Multi: 193.33

Analysis: Exp/SqFt: 0.84 sq ft

Listing Office

Listing Office ShortId: 5169

Listing Office Phone: (520) 505-3000

Listing Member Phone: (520)
225-0267, 27952

ListingOfficeName: Homesmart Advantage Group

Listing Office Address: 5425 N. Oracle Road, Suite
135, Tucson, AZ 85704

Units Information



Unit 1 Details: Rent: 700
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 640
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: SqFt: 980
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: Smoke Detector
Sewer: Connected
Main Cooling: Other: Mini Split System
Patio/Deck: None
RV Parking: Space Available
Spa: None
Water Heater: Electric
Gas: Natural

Exterior Features: None
Accessibility Features: None
Main Heating: Other: Mini Split System
Pool: None
Security: None
Water: City Water
Window Covering: None
Total Parking: 2

Nearby Schools

High School: University
Elementary School: Bonillas

Middle School: Vail

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$0

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,362

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,362.34

