



\$310,000

- 2 Plex
- Multifamily
- Active

261 W TENNESSEE ST, TUCSON, AZ 85714, USA

<https://rehomes.us>

Discover the perfect investment with not one, but TWO charming homes nestled on a single lot! Each house boasts its own unique address, offering the convenience. Both have separate electric and gas meters, but share the same water meter. Both properties have new AC units. Both tenants are on month-to-month leases. Great investment opportunity! Buyers [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 231.52

List Number Main: 22409710

Municipality/Zoning: Tucson - R2

View: Residential

Type: 2 Plex

Year built: 1950

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: Irregular

Attached/Detached: Detached





Description

Legal Description: NATIONAL CITY NO 5 LOT 10 EXC S7.5' FOR ALLEYBLK 75



Rooms

Sauna Level: TUSD

Dining Areas: Eat-In Kitchen

Extra Room: None

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: Subdivided

Roof: Built-Up - Reflect, Shingle

Style: Ranch

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Mud Adobe,Stucco Finish

Fence: Chain Link



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: National City NO. 5

Unit 2 Details: Rent: 600

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Gas Range

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 120-08-4320

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$628

Analysis: Gross Rent Multi: 13.60

Analysis: Exp/SqFt: 0.47 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Trees

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 36

Fire Protection: None

Range: 13.00

Road Type: Paved

Technology: High Speed Internet

Income: Gross Scheduled Rent: 22800.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.15, 13.60

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 2.75

Listing Office

Listing Office ShortId: 478310

Listing Office Phone: (520) 225-0020

Listing Member Phone: (520)
225-0020, 28301

ListingOfficeName: Keller Williams Southern Arizona

Listing Office Address: 2102 N Country Club
Building #9, Tucson, AZ 85716

Units Information



Unit 1 Details: Rent: 1300
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 900
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: SqFt: 703
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: 2
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 2
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: No
Sewer: Connected
Neighborhood Feature: Sidewalks
Laundry: Outside
Main Heating: Forced Air
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

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

Nearby Schools

High School: Pueblo
Elementary School: Rose

Middle School: Utterback-Magnet

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: \$628

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$620.30

