



**\$3,250,000**

## **1300 E 10TH ST, TUCSON, AZ 85719, USA**

<https://rehomes.us>

Rare opportunity to purchase newer construction within 3 blocks of UofA around a 8.06% Cap rate (proforma)! This newer building integrates metal roofing with block and stucco finishes for a really neat modern look that the students love. 4-plex, with 8bds/3.5bths per unit. Large units with huge common areas, all tile throughout, hardwood cabinets, corian [...]

- 4 Plex
- Multifamily
- Active



### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 338.61

**List Number Main:** 22410347

**Municipality/Zoning:** Tucson - R3

**View:** Mountain(s)

**Type:** 4 Plex

**Year built:** 2015

**County:** Pima

**Lot Acres:** 0.43 acres

**Lot Dimensions:** 125 X 150 X 125 X 151

**Attached/Detached:** Attached



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# Description

**Legal Description:** DRAKES LOTS 1 2 3 4 & 5 BLK 27

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# Rooms

|  |  |
|--|--|
| <b>Sauna Level:</b> TUSD                 | <b>Kitchen Features: Countertops:</b> Corian                                 |
| <b>Kitchen Features: Pantry:</b> Walk-In | <b>Kitchen Features: Appliance Color:</b> Black                              |
| <b>Breakfast:</b> Bar                    | <b>Dining Areas:</b> Dining in LR/GR   |
| <b>Dining Room:</b> Area                 | <b>Extra Room:</b> None  |
| <b>Kitchen Features:</b> Electric        | <b>Bathroom Features: Countertops/Hall:</b> Cultured Marble, Cultured Marble |

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# Building Details

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|--|--|
| <b>Lot Features:</b> Adjacent to Alley,Corner Lot,North/South Exposure | <b>Floor covering:</b> Ceramic Tile                      |
| <b>Roof:</b> Metal   | <b>Construction:</b> Concrete Block,Masonry Stucco,Metal |
| <b>Style:</b> Modern   | <b>Fence:</b> Block,Wrought Iron                         |
| <b>Construction Status:</b> Existing                                   |  |

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# 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:** Drakes Addition

**Unit 2 Details: Rent:** 6800

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Breakfast Bar,Dishwasher,Double Sink,Electric Range,Garbage Disposal,Refrigerator

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 124-08-2240

**Property Disclosures:** Military Airport Vct,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$71,805

**Analysis: Gross Rent Multi:** 9.74

**Analysis: Exp/SqFt:** 7.48 sq ft

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

**Ownership:** Investor

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

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

**Direction:** N

**Horse Facilities:** No

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

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 7

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

**Income: Gross Scheduled Rent:** 326400.00

**Income: Other Income:** 7228.00

**Analysis: Cap Rate %:** 8.06, 9.74

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 21.52

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## Listing Office

**Listing Office ShortId:** 52063

**ListingOfficeName:** Pinnacle Realty and Investment Advisors LLC

**Listing Office Phone:** (520) 331-8050

**Listing Office Address:** 12419 N Wing Shadow Ln, Marana, AZ 85658

**Listing Member Phone:** (520) 331-8050, 14745



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# Units Information

**Unit 1 Details: Rent:** 6800  
**Unit 1 Information: Furnished:** Partially  
**Unit 1 Details: SqFt:** 2398  
**Unit 1 Details: # Full Baths:** 3  
**Unit 1 Information: Parking:** Single  
**Unit 2 Details: # Full Baths:** 3  
**Unit 2 Details: SqFt:** 2398  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property, On Property  
**Unit 3 Details: SqFt:** 2394  
**Unit 3 Details: # Half Baths:** 1  
**Unit 3 Information: Floor:** 2nd  
**Unit 3 Information: Furnished:** Partially  
**Unit 4 Details: SqFt:** 2394  
**Unit 4 Details: # Bedrooms:** 8  
**Unit 4 Information: Occupancy:** Yes  
**Unit 4 Information: Floor:** 2nd  
**Unit 4 Information: Parking:** On Property

**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** Yes  
**Unit 1 Details: # Bedrooms:** 8  
**Unit 1 Details: # Half Baths:** 1  
**Unit 2 Details: # Bedrooms:** 8  
**Unit 2 Details: # Half Baths:** 1  
**Unit 2 Information: Furnished:** Partially  
**Unit 2 Information: Floor:** Yes, 1st  
**Unit 3 Information: Monthly Rent:** 6800  
**Unit 3 Details: # Bedrooms:** 8  
**Unit 3 Information: Stories:** Two  
**Unit 3 Information: Occupancy:** Yes  
**Unit 4 Details: Rent:** 6800  
**Unit 4 Details: # Full Baths:** 3, 3  
**Unit 4 Details: # Half Baths:** 1  
**Unit 4 Information: Stories:** Two  
**Unit 4 Information: Furnished:** Partially

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# Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Fire Sprinklers,Furnished,Smoke Detector,Vaulted Ceilings, No

**Sewer:** Connected

**Neighborhood Feature:** Sidewalks,Street Lights

**Laundry:** Dryer Included,Laundry Room,Washer Included

**Main Heating:** Zoned

**Pool:** None

**Spa:** None

**Water Heater:** Electric

**Gas:** None

**Exterior Features:** BBQ,Courtyard

**Accessibility Features:** Door Levers,Roll-In Shower,Wide Doorways

**RV Parking: Other:** None

**Main Cooling:** Zoned

**Patio/Deck:** Balcony,Covered

**Security:** Security Lights,Window Bars

**Water:** City Water

**Window Covering:** Stay

**Total Parking:** 14

**Nearby Schools**

**High School:** Tucson

**Elementary School:** Cragin

**Middle School:** Mansfeld

**Fees and Taxes**

**Tax Year:** 2023

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

**Expenses: Management:** \$33,363

**Expenses: Contract Services:** \$400

**Expenses: Admin Expenses:** \$698

**Expenses: Insurance:** \$5,800

**Expenses: Maintenance Supplies:** \$7,500

**Expenses: Other Expenses:** \$250

**Expenses: Taxes/Assessments:** \$15,794

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

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

**Expenses: Captial Expenses:** \$8,000

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

**Taxes:** \$15,795

