



\$375,000

503 W PRESIDENT ST, TUCSON, AZ 85714, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Great Investment Rental Opportunity! Spanish Mission style Duplex. Both units 501 & 503 W President are 3 Bedroom 1 Bath 970 Sq ft each. New HVAC's and Hot Water Heaters in 2022! Roof recoated June 2022 with 2 year roof warranty. Remodeled kitchen counter tops, new toilets and bathroom vanity 2023. New interior paint. Tile [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 196.95

List Number Main: 22314250

Municipality/Zoning: Tucson - R2

View: City

Type: 2 Plex

Year built: 1975

County: Pima

Lot Acres: 0.18 acres

Lot Dimensions: 70 X 106.9

Attached/Detached: Attached



Description

Legal Description: From Parcel 001010010 National City No 3 Lot 5 Exc S7.5' For Blk 50

Rooms

Sauna Level: TUSD	Kitchen Features: Countertops: Laminate
Kitchen Features: Appliance Color: Stainless	Breakfast: None
Dining Areas: Dining in LR/GR	Dining Room: Area
Extra Room: None	Kitchen Features: Stainless & White
Bathroom Features: Countertops/Hall: Stone and Laminate	

Building Details

Lot Features: East/West Exposure	Floor covering: Ceramic Tile
Roof: Built-up	Construction: Masonry Stucco
Style: Spanish Mission	Fence: Block
Construction Status: Existing	

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. 3

Unit 2 Details: Rent: 1300

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Natural Desert

Association & Fees: HOA: No

Driveway: Circular

Assessments: \$0

Community: None

Tax Code: 120-07-6710

Property Disclosures: Addendum,Insurance Claims History Report,Lead Based Paint,Public Airport Vcty

Road Maintenance: City

Terms: Cash,Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$4,547

Analysis: Gross Rent Multi: 12.02

Analysis: Exp/SqFt: 2.39 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Natural Desert

Direction: W

Horse Facilities: No

Security: Other: Security Doors

Driveway: Paved: Double Sink,Electric Range,Refrigerator

Home Protection: Offered: Yes

Fema Flood Zone: No

Section: 36

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Chip/Seal

Technology: Cable TV,High Speed Internet

Income: Gross Scheduled Rent: 31200.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.11, 12.02

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 14.57

Listing Office

Listing Office ShortId: 2866

Listing Office Phone: (520) 544-2335

Listing Office Url:
<http://www.movingtotucson.com>

ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 1650 E River Rd., Suite 202, Tucson, AZ 85718

Listing Member Phone: (520) 240-6166, 11899



Units Information

Unit 1 Details: Rent: 1300
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 970
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: SqFt: 970
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: 3
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: Ceiling Fan(s),Smoke Detector
Sewer: Connected
Neighborhood Feature: None
Assoc Amenities: None
Main Cooling: Ceiling Fan(s),Central Air
Patio/Deck: Slab
Security: Security Lights,Window Bars
Water: City Water
Window Covering: Stay
Total Parking: 6

Exterior Features: None
Accessibility Features: None
RV Parking: Other: None
Laundry: Dryer Included,Laundry Closet,Outside,Washer Included
Main Heating: Forced Air,Heat Pump,Natural Gas
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Nearby Schools

High School: Pueblo
Elementary School: Hollinger
Middle School: Hollinger K-8



Fees and Taxes

Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$554

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,353

Expenses: Water/Sewer: \$2,640

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,353

