



**\$205,000**

**509 GRAHAM PL, SIERRA VISTA, AZ 85635, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Great investment opportunity! This lovely, maintained duplex on a peaceful cul-de-sac is now on the market! Both units boast a spacious dining & living area w/soft carpet and neutral palette throughout. Updated kitchens equipped w/ample cabinetry and all the stainless steel appliances you'll need for home cooking. Perfectly-sized bedrooms w/ample closets and pristine baths! Don't [...]



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**Basics**



**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 151.40

**List Number Main:** 22317449

**Municipality/Zoning:** Cochise - Call

**View:** None

**Type:** 2 Plex

**Year built:** 1941

**County:** Cochise

**Lot Acres:** 0.29 acres

**Lot Dimensions:** 106x103x92x106

**Attached/Detached:** Attached

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## Description

**Legal Description:** Whetstone Vista Lots 25 & 26

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## Rooms

**Sauna Level:** Sierra Vista Public

**Kitchen Features:** **Pantry:** Cabinet

**Breakfast:** None

**Dining Room:** Area

**Bathroom Features:** **Countertops/Hall:** Ceramic

**Kitchen Features:** **Countertops:** Laminate

**Kitchen Features:** **Appliance Color:** Stainless

**Dining Areas:** Dining in LR/GR

**Extra Room:** None

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## Building Details

**Lot Features:** Cul-De-Sac,East/West Exposure,Subdivided

**Roof:** Shingle

**Style:** Ranch

**Construction:** **Siding:** No

**Floor covering:** Carpet, Vinyl

**Construction:** Frame - Stucco

**Fence:** Chain Link,Wood

**Construction Status:** 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:** Whetstone Vista

**Unit 2 Details: Rent:** 850

**Utilities:** Tenant, Tenant

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Association & Fees: HOA:** No

**Driveway:** None

**Assessments:** \$0

**Tax Code:** 106-68-296

**Road Type:** Paved

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

**Income: Gross Scheduled Rent:** 20400.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 9.14, 10.05

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 8.18

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Decorative Gravel

**Horse Property:** No

**Electric: Electric Company:** SSEVC

**Driveway: Paved:** Gas Range

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Fire Protection:** Included in Taxes

**Property Disclosures:** CC&Rs, Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash, Conventional, FHA Loan, Submit, VA Loan

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$1,668

**Analysis: Gross Rent Multi:** 10.05

**Analysis: Exp/SqFt:** 1.23 sq ft

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## Listing Office

**Listing Office ShortId:** 4983

**Listing Office Phone:** (520) 877-4940

**Listing Office Url:**  
[www.RealtyExAz.com](http://www.RealtyExAz.com)

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Address:** 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

**Listing Member Phone:** (520) 237-5607, 31442

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## Units Information



**Unit 1 Details: Rent:** 850  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 675  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 675  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Street

**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

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Smoke Detector, No  
**Sewer:** Connected  
**Neighborhood Feature:** Sidewalks  
**Laundry:** None  
**Main Heating:** Forced Air,Natural Gas  
**Pool:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** Stay

**Exterior Features:** None  
**Accessibility Features:** None  
**Assoc Amenities:** None  
**Main Cooling:** Ceiling Fan(s),Central Air  
**Patio/Deck:** None  
**RV Parking:** Space Available  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

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## Nearby Schools

**High School:** Buena  
**Elementary School:** Carmichael  
**Middle School:** Joyce Clark

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## Fees and Taxes



**Tax Year:** 2022

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

**Expenses: Management:** \$0

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

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

**Expenses: Insurance:** \$920

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

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

**Expenses: Taxes/Assessments:** \$748

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

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

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

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

**Taxes:** \$748.32

