



\$395,000

5126 S FLETCHER AVE, TUCSON, AZ 85706, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Duplex, features 3 bedrooms, 2 bath each unit, has own backyard, no hoa, ceramic tiled throughout one unit, the other is vinyl flooring, front and backyards clean, live in one and rent the other, can rbnb, have always been rented



Basics

Category: Multifamily

Status: Active

Days On Market: 2

County: Pima

Lot Acres: 0.17 acres

Lot Dimensions: 62x124x62x123

Attached/Detached: Attached

Type: 2 Plex

Year built: 1990

List Price/SqFt: 202.56

List Number Main: 22326739

Municipality/Zoning: Tucson - R2

View: Residential



Description

Legal Description: Rodeo Resub Lot 4 Blk 1

Rooms

Sauna Level: Sunnyside	Kitchen Features: Countertops: Formaica
Kitchen Features: Pantry: Closet	Kitchen Features: Appliance Color: White
Laundry: Other: hookup	Breakfast: None
Dining Areas: Formal Dining Room	Dining Room: None
Extra Room: storage	Bathroom Features: Countertops/Hall: Formica, Formica

Building Details

Lot Features: North/South Exposure,Subdivided	Floor covering: Ceramic Tile, Vinyl
Roof: Rolled	Construction: Brick
Style: Contemporary	Fence: Block,Chain Link
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: Property Sold As-Is

Subdivision Name: Rodeo Addition Resub.

Unit 2 Details: Rent: 1100

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: tep

Driveway: Paved: Double Sink, Gas Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 1

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 25200.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.84, 15.68

Analysis: Vacancy Rate %: 0.04

Analysis: Exp % of Gross: 8.44

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel, Low Care, Trees

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Low Care, Trees

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Tax Code: 137-03-0080

Property Disclosures: Leases, Public Airport Vcty, Seller Prop Disclosure, Superfund

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan

Income: Vacancy Loss: 10.00

Income: Total Expenses: \$2,126

Analysis: Gross Rent Multi: 15.68

Analysis: Exp/SqFt: 1.09 sq ft

Listing Office

Listing Office ShortId: 5733

Listing Office Phone: (520) 808-4663

Listing Member Phone: (520) 808-4663, 5642

ListingOfficeName: Alcoverde Realty & Investments

Listing Office Address: 2930 W Mexico St, Tucson, AZ 85746



Units Information

Unit 1 Details: Rent: 1000
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 975
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: SqFt: 975
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: 2
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: Ceiling Fan(s),Smoke Detector	Exterior Features: None
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: None	Main Heating: Other: gas waterhtr and stv
RV Parking: Other: none	Assoc Amenities: None
Main Cooling: Central Air	Main Heating: Electric
Patio/Deck: Covered	Pool: None
Security: None	Spa: None
Water: City Water	Water Heater: Natural Gas
Window Covering: Some	Gas: Natural
Total Parking: 6	

Nearby Schools

High School: Sunnyside	Middle School: Sierra
Elementary School: Liberty	

Fees and Taxes



Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$180

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$830

Expenses: Maintenance Supplies: \$54

Expenses: Other Expenses: \$90

Expenses: Taxes/Assessments: \$832

Expenses: Water/Sewer: \$140

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$832

