



\$329,000

- 2 Plex
- Multifamily
- Active

5134 S FLETCHER AVE, TUCSON, AZ 85706, USA

<https://rehomes.us>

Newer Duplex, 2 bedrooms, 1 bath each with their own yard. Parking inside property and street parking. Ceramic tiled throughout, close to shopping and business restaurants and entertainment, plus parkClean, live in one and rent the other.



Basics

Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.14 acres

Lot Dimensions: 49x124x49x124

Attached/Detached: Attached

Type: 2 Plex

Year built: 1988

List Price/SqFt: 231.36

List Number Main: 22326707

Municipality/Zoning: Tucson - R2

View: Residential



Description

Legal Description: Rodeo Resub N50' Lot 5 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: Formal
Extra Room: storage	Bathroom Features: Countertops/Hall: Formaica

Building Details

Lot Features: North/South Exposure,Subdivided	Floor covering: Ceramic Tile
Roof: Rolled	Fence: Other: each unit has yard
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: 900

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: tep

Driveway: Paved: 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: 20400.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.82, 16.14

Analysis: Vacancy Rate %: 0.05

Analysis: Exp % of Gross: 6.03

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

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Tax Code: 137-03-009C

Property Disclosures: Insurance Claims History Report, Public Airport Vcty, Seller Prop Disclosure, Superfund

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan

Income: Vacancy Loss: 10.00

Income: Total Expenses: \$1,230

Analysis: Gross Rent Multi: 16.14

Analysis: Exp/SqFt: 0.86 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: 850
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 711
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 711
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: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: Smoke Detector,Storage,Vaulted Ceilings, No	Exterior Features: Courtyard
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: Park,Street Lights	RV Parking: Other: none
Assoc Amenities: None	Main Cooling: Central Air
Main Heating: Heat Pump	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: Drexel	

Fees and Taxes



Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$160

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$90

Expenses: Insurance: \$800

Expenses: Maintenance Supplies: \$90

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$0

Expenses: Water/Sewer: \$90

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$832

