



\$300,000

514 W DISTRICT ST, TUCSON, AZ 85714, USA

<https://rehomes.us>

Front house shown with accepted offer only Front- 3bd/2ba LEASED @ \$1,045/mo - 1/31/24. Back- 2bd/1ba VACANT. Roof recently recoated. Termite treatment being done 10/16. New interior/exterior paint. Back has private yard and new AC mini splits.***Questions & Offers responded to Mon-Fri***

- 2 Plex
- Multifamily
- Active



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 159.15

List Number Main: 22321640

Municipality/Zoning: Tucson - R1

View: Residential

Type: 2 Plex

Year built: 1960

County: Pima

Lot Acres: 0.00 acres

Lot Dimensions: 54.59 X 124.19 X 57 X 12

Attached/Detached: Attached





Description

Legal Description: NATIONAL CITY NO 3 LOT 23 EXC N7.5' BLK 52



Rooms

Sauna Level: TUSD	Breakfast: None
Dining Areas: Eat-In Kitchen	Dining Room: None
Extra Room: None	Kitchen Features: gas



Building Details

Lot Features: North/South Exposure	Floor covering: Ceramic Tile
Roof: Built-up	Construction: Brick,Stucco Finish
Style: Ranch	Fence: 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: None

Subdivision Name: National City NO. 3

Unit 2 Details: Rent: 900

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 36

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Telephone

Income: Gross Scheduled Rent: 23340.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.67, 12.85

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 14.23

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: Car(s) Pad

Assessments: \$0

Community: None

Tax Code: 120-07-7320

Property Disclosures: Lead Based Paint, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$3,321.43

Analysis: Gross Rent Multi: 12.85

Analysis: Exp/SqFt: 1.76 sq ft

Listing Office

Listing Office ShortId: 5948

Listing Office Phone: (520) 447-7995

Listing Member Phone: (520) 269-0704, 35879

ListingOfficeName: Peak Realty Investments

Listing Office Address: 31 E. Rillito Street, Tucson, AZ 85705

Units Information



Unit 1 Details: Rent: 1045
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1274
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 611
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: No, 1st

Amenities & Features

Interior Features: No
Sewer: Connected
Neighborhood Feature: None
Laundry: Outside
Main Heating: Natural Gas
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
RV Parking: Other: NO
Main Cooling: Evaporative Cooling
Patio/Deck: None
Security: None
Water: City Water
Window Covering: None
Total Parking: 2

Nearby Schools

High School: Pueblo
Elementary School: Rose
Middle School: Utterback-Magnet

Fees and Taxes



Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$750

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$823.43

Expenses: Water/Sewer: \$1,748

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$823.43

