



\$450,000

5155 E 2ND ST, TUCSON, AZ 85711, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Multi-family STR or LTR investment! Own a fully remodeled, meticulously maintained, highly sought after 4 plex (2 Duplex by lot...individual SFR units – 2 listings) near everything! Close to a plethora of infrastructure; hospitals, shopping, schools and more. These units are 2 bed 2 bath and are nearly 1000 sq ft each, completely remodeled! Newer [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 241.55

List Number Main: 22319360

Municipality/Zoning: Tucson - R2

View: Residential

Type: 2 Plex

Year built: 1960

County: Pima

Lot Acres: 0.39 acres

Lot Dimensions: 67 x 284 x 69 x 284

Attached/Detached: Detached





Description

Legal Description: Mitman E2 Lot 7 Exc N16' Blk 1



Rooms

Sauna Level: TUSD	Kitchen Features: Countertops: Grainte
Kitchen Features: Appliance Color: Stainless	Breakfast: None
Dining Areas: Dining in LR/GR	Dining Room: Area
Extra Room: None	



Building Details

Lot Features: Subdivided	Floor covering: Ceramic Tile
Roof: Built-Up - Reflect	Construction: Brick
Style: Contemporary	Fence: Wood
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: Mitman

Unit 2 Details: Rent: 3170

Utilities: Owner, Owner

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher,Electric Range,Garbage Disposal

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 127-02-241A

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$53,795

Analysis: Gross Rent Multi: 3.11

Analysis: Exp/SqFt: 28.88 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 11

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet,Smart Panel

Income: Gross Scheduled Rent: 144739.85

Income: Other Income: 0.00

Analysis: Cap Rate %: 20.21, 3.11

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 37.17

Listing Office

Listing Office ShortId: 4983

Listing Office Phone: (520) 877-4940

Listing Office Url: www.RealtyExAz.com

ListingOfficeName: Realty Executives Arizona Territory

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

Listing Member Phone: 17578

Units Information



Unit 1 Details: Rent: 2740
Unit 1 Information: Furnished: Turnkey
Unit 1 Details: SqFt: 938
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 925
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport
Unit 4 Details: # Full Baths: 2, 2

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: 2
Unit 2 Information: Furnished: Turnkey
Unit 2 Information: Floor: Yes, 1st
Unit 3 Details: # Bedrooms: 2
Unit 4 Details: # Bedrooms: 2

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Smoke Detector, No	Exterior Features: None
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: None	Laundry: Laundry Room
Main Cooling: Central Air	Main Heating: Forced Air
Patio/Deck: Patio	Pool: None
RV Parking: Space Available	Security: None
Spa: None	Water: City Water
Water Heater: Electric	Window Covering: None
Gas: Natural	Total Parking: 4

Nearby Schools

High School: Rincon **Middle School:** Booth-Fickett Math/Science Magnet
Elementary School: Sewell

Fees and Taxes



Tax Year: 2022		Expenses: Other Expenses: \$0	
Expenses: Resident Manager: \$0		Expenses: Taxes/Assessments: \$1,933	
Expenses: Management: \$14,000		Expenses: Water/Sewer: \$2,988	
Expenses: Contract Services: \$4,488		Expenses: Figures Presented: \$0	
Expenses: Admin Expenses: \$19,300		Expenses: Captial Expenses: \$0	
Expenses: Insurance: \$1,986		Expenses: Gas/Electric: \$6,700	
Expenses: Maintenance Supplies: \$2,400		Taxes: \$1,933.43	

