



\$895,000

527 N JACOBUS AVE, TUCSON, AZ 85705, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Investor's Delight!!! Beautiful Victorian style replica built in 2006 with energy efficient standards. Unique opportunity to own a side by side duplex (mirrored floorplans) with ideal lay out designed for functional student living. Work hard/play hard – Proximity to campus AND all the fun Downtown/University Blvd./4th Avenue dining and nigh-time venues.



Basics



Category: Multifamily

Status: Active

Days On Market: 32

County: Pima

Lot Acres: 0.14 acres

Lot Dimensions: 61X100

Attached/Detached: Attached

Type: 2 Plex

Year built: 2006

List Price/SqFt: 251.40

List Number Main: 22311613

Municipality/Zoning: Tucson - HR2

View: Mountain(s)

Description

Legal Description: TUCSON LOT 7 BLK 64 EXC W92.4'

Rooms

Sauna Level: TUSD

Kitchen Features: **Pantry:** Closet

Breakfast: Area

Dining Room: Area

Kitchen Features: gas

Kitchen Features: **Countertops:** formaica

Kitchen Features: **Appliance Color:** White

Dining Areas: Breakfast Bar

Extra Room: Loft,Storage

Building Details

Lot Features: East/West Exposure

Roof: Shingle

Floor Covering: **Other:** scored concrete

Fence: **Other:** corrugated metal

Fence: Wrought Iron

Floor covering: Carpet, Ceramic Tile, Concrete

Style: **Other:** Victorian Replica

Window Covering: **Other:** shutters

Construction: Brick

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: West University Court (1-7)

Unit 2 Details: Rent: 2100

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Double Sink, Freezer, Garbage Disposal, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 12

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 50400.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.11, 17.76

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 9.25

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

Ownership: Investor

Co-op Fee: \$3

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

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 117-04-333A

Property Disclosures: Unknown

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$4,660

Analysis: Gross Rent Multi: 17.76

Analysis: Exp/SqFt: 1.31 sq ft

Listing Office

Listing Office ShortId: 4513

Listing Office Phone: (520) 349-9700

Listing Office Url:
<http://www.https://trrealtyllc.com>

ListingOfficeName: TR Realty & Investments LLC

Listing Office Address: 620 N. 6th Avenue, Tucson, AZ 85705

Listing Member Phone: (520) 360-9619, 4071



Units Information

Unit 1 Details: Rent: 2100
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1450
Unit 1 Details: # Full Baths: 2
Unit 1 Information: Parking: Two
Unit 2 Details: # Full Baths: 2
Unit 2 Details: SqFt: 1450
Unit 2 Information: Stories: Two
Unit 2 Information: Parking: On Property

Unit 1 Information: Floor: 2nd
Unit 1 Information: Occupancy: Yes
Unit 1 Details: # Bedrooms: 3
Unit 1 Details: # Half Baths: 1
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: # Half Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 2nd

Amenities & Features

Interior Features: Cathedral Ceilings,Ceiling Fan(s),Dual Pane Windows,Skylights,Smoke Detector,Split Bedroom Plan,Split Plan,Storage,Vaulted Ceilings,Walk In Closets, Yes	Exterior Features: None
Sewer: Connected	Accessibility Features: None
Neighborhood Feature: Historic,Rec Center,Street Lights	Assoc Amenities: None
Laundry: Dryer Included,Laundry Closet,Storage,Washer Included	Main Cooling: Central Air
Main Heating: Heat Pump	Patio/Deck: Patio
Pool: None	RV Parking: Space Available
Security: Alarm Installed	Spa: None
Water: City Water	Water Heater: Electric
Gas: Natural	Total Parking: 6

Nearby Schools

High School: Tucson
Elementary School: Roskruge
Middle School: Roskruge Bilingual Magnet



Fees and Taxes

Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,724

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$2,936

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$2,935.99

