



**\$270,000**

- 2 Plex
- Multifamily
- Active



## 5510 E LESTER ST, TUCSON, AZ 85712, USA

<https://rehomes.us>

Two 2 bedroom 1 bath connected masonry units in charming neighborhood near Tucson Medical Center. Both units have central heating, air conditioning and private yards. 5510 is vacant and ready for a new owner occupant or tenant. Unit 5510 has all new faux wood flooring, recently re-tiled bathroom surround, newer kitchen cabinets and a recently [...]

### Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 165.24

**List Number Main:** 22315042

**Municipality/Zoning:** Tucson - R2

**View:** Mountain(s)

**Type:** 2 Plex

**Year built:** 1950

**County:** Pima

**Lot Acres:** 0.20 acres

**Lot Dimensions:** 72' X 124' X 73' X 124

**Attached/Detached:** Attached





# Description

**Legal Description:** Pima Verde Lot 19 Blk 4



# Rooms

<b>Sauna Level:</b> TUSD	<b>Kitchen Features:</b> <b>Countertops:</b> Formica
<b>Kitchen Features:</b> <b>Appliance Color:</b> White	<b>Breakfast:</b> None
<b>Dining Areas:</b> Eat-In Kitchen	<b>Dining Room:</b> None
<b>Extra Room:</b> None	



# Building Details

<b>Lot Features:</b> Adjacent to Alley,North/South Exposure,Subdivided	<b>Roof:</b> Shingle
<b>Floor Covering:</b> <b>Other:</b> Wood Laminate	<b>Construction:</b> Brick
<b>Style:</b> Bungalow	<b>Fence:</b> Chain Link
<b>Construction Status:</b> 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:** Pima Verde

**Unit 2 Details: Rent:** 1250

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Association & Fees: HOA:** No

**Driveway:** To Property Line

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Telephone

**Income: Gross Scheduled Rent:** 26100.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 6.11, 10.89

**Analysis: Vacancy Rate %:** 5.00

**Analysis: Exp % of Gross:** 33.46

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

**Ownership:** Investor

**Co-op Fee:** \$3

**Landscape - Front: Other:** Desert Plantings, Shrubs, Trees

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 1

**Tax Code:** 121-02-0940

**Property Disclosures:** Public Airport Vcty

**Road Maintenance:** City

**Terms:** Cash, Conventional

**Income: Vacancy Loss:** 1305.00

**Income: Total Expenses:** \$8,297

**Analysis: Gross Rent Multi:** 10.89

**Analysis: Exp/SqFt: 5.08** sq ft

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## Listing Office

**Listing Office ShortId:** 286607

**Listing Office Phone:** (520) 318-5290

**Listing Office Url:**  
<https://www.tierraantigua.com/>

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 7380 N. La Cholla Blvd, Tucson, AZ 85741

**Listing Member Phone:** (520) 797-6900, 9222

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## Units Information



**Unit 1 Details: Rent:** 925  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 817  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 817  
**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:** No, 1st

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## Amenities & Features

**Interior Features:** Walk In Closets  
**Sewer:** Connected  
**Neighborhood Feature:** Paved Street  
**Assoc Amenities:** None  
**Main Cooling:** Central Air  
**Pool:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** Some  
**Total Parking:** 8

**Exterior Features:** None  
**Accessibility Features:** Level  
**Patio/Deck: Other:** Enclosed Yard  
**Laundry:** None  
**Main Heating:** Forced Air  
**RV Parking:** Space Available  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

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## Nearby Schools

**High School:** Catalina  
**Elementary School:** Hudlow  
**Middle School:** Dodge Traditional Magnet

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## Fees and Taxes



**Tax Year:** 2022

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$2,610

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$120

**Expenses: Insurance:** \$1,000

**Expenses: Maintenance Supplies:** \$200

**Expenses: Other Expenses:** \$1,000

**Expenses: Taxes/Assessments:** \$2,103

**Expenses: Water/Sewer:** \$1,064

**Expenses: Figures Presented:** \$0

**Expenses: Captial Expenses:** \$200

**Expenses: Gas/Electric:** \$0

**Taxes:** \$2,102.75

