



\$285,000

5606 E 26TH ST, TUCSON, AZ 85711, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Attractive duplex with two - 2 bedroom/1 bath North facing units, situated on a large lot. Both units boast fireplaces, high ceilings, separate backyards, separate laundry rooms, and each has a covered parking spot. The 2nd unit has had updates and is tenant occupied. Centrally located and close to all. This is a great investment [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 181.53

List Number Main: 22315027

Municipality/Zoning: Tucson - R2

View: None

Type: 2 Plex

Year built: 1989

County: Pima

Lot Acres: 0.14 acres

Lot Dimensions: 93'x60'

Attached/Detached: Attached





Description

Legal Description: From Parcel: 13109188B/Craycroft E63.88' W192' N95' Lot 4 Block 7



Rooms

Sauna Level: TUSD

Kitchen Features: **Appliance Color:** White

Dining Areas: Breakfast Bar,Dining in LR/GR

Extra Room: None

Kitchen Features: **Pantry:** Cabinet

Breakfast: Bar

Dining Room: Area

Kitchen Features: Electric



Building Details

Lot Features: North/South Exposure

Roof: Shingle

Style: Contemporary

Construction Status: Existing

Floor covering: Carpet, Vinyl

Construction: Frame - Stucco

Fence: Wood



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: Craycroft Add

Unit 2 Details: Rent: 1025

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Breakfast Bar,Dishwasher,Double Sink,Freezer,Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet

Income: Gross Scheduled Rent: 24600.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.72, 12.09

Analysis: Vacancy Rate %: 4.17

Analysis: Exp % of Gross: 18.80

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Low Care

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Low Care,Trees

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 24

Attribution Contact: 520-210-1267

Tax Code: 131-09-188D

Property Disclosures: Insurance Claims History Report,Military Airport Vct,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 1025.00

Income: Total Expenses: \$4,432.78

Analysis: Gross Rent Multi: 12.09

Analysis: Exp/SqFt: 2.82 sq ft

Listing Office

Listing Office ShortId: 52896

Listing Office Phone: (520) 918-2400

Listing Member Phone: (520) 210-1267, 56950

ListingOfficeName: Long Realty Company

Listing Office Address: 1880 E River Road, Suite 120, Tucson, AZ 85718



Units Information

Unit 1 Details: Rent: 1025
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 750
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 750
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport

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: Ceiling Fan(s),Smoke Detector,Storage,Vaulted Ceilings
Sewer: Connected
Neighborhood Feature: None
Laundry: Dryer Included,Laundry Room,Outside,Washer Included
Main Heating: Forced Air
Pool: None
Spa: None
Water Heater: Electric
Gas: None

Exterior Features: None
Accessibility Features: None
RV Parking: Other: None
Main Cooling: Ceiling Fan(s),Central Air
Patio/Deck: Covered,Patio
Security: Cameras,Window Bars
Water: City Water
Window Covering: Stay
Total Parking: 2

Nearby Schools

High School: Palo Verde
Elementary School: Wheeler
Middle School: Roberts (at Naylor)



Fees and Taxes

Tax Year: 2022	Expenses: Other Expenses: \$500
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$1,364.78
Expenses: Management: \$0	Expenses: Water/Sewer: \$1,200
Expenses: Contract Services: \$0	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$1,368	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0	Taxes: \$1,364.78

