



**\$550,000**

## 5655 E 28TH ST, TUCSON, AZ 85711, USA

<https://rehomes.us>

Great centrally located 4 plex in an up and coming area. Newer roof on two of the units, mini splits installed in all units within the last 4 years, new/newer flooring in 2 of the units, new washer and dryer, and one unit was just freshly painted. Inviting courtyard, and bonus neighboring lot. Plenty of [...]

- 4 Plex
- Multifamily
- Active



### Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 211.54

**List Number Main:** 22411347

**Municipality/Zoning:** Tucson - R2

**View:** None

**Type:** 4 Plex

**Year built:** 1971

**County:** Pima

**Lot Acres:** 0.28 acres

**Lot Dimensions:** Irregular

**Attached/Detached:** Attached





# Description

**Legal Description:** CRAYCROFT S2 LOT 9 EXC N95.7' E65.9' THEREOF BLK 7



# Rooms

**Sauna Level:** TUSD

**Dining Areas:** Eat-In Kitchen

**Extra Room:** None

**Breakfast:** Eat-In

**Dining Room:** None



# Building Details

**Lot Features:** North/South Exposure

**Roof:** Shingle

**Style:** Bungalow

**Construction Status:** Existing

**Floor covering:** Carpet, Vinyl

**Construction:** Frame - Stucco

**Fence:** Chain Link



# 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

**Unit 2 Details: Rent:** 600

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Electric Range, Refrigerator

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 131-09-195B

**Property Disclosures:** Leases

**Road Maintenance:** City

**Terms:** Cash, Conventional, FHA Loan, Submit

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$1,564.61

**Analysis: Gross Rent Multi:** 15.03

**Analysis: Exp/SqFt:** 0.60 sq ft

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Low Care, Trees

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 24

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** High Speed Internet

**Income: Gross Scheduled Rent:** 36600.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 6.37, 15.03

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 4.27

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## Listing Office

**Listing Office ShortId:** 579104

**Listing Office Phone:** (520) 474-1711

**Listing Member Phone:** (602) 413-0206, 30843

**ListingOfficeName:** OMNI Homes International

**Listing Office Address:** 7189 E Tanque Verde Rd, Tucson, AZ 85715

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## Units Information



**Unit 1 Details: Rent:** 850  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 650  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 2  
**Unit 2 Details: SqFt:** 650  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property, On Property  
**Unit 3 Details: SqFt:** 650  
**Unit 3 Information: Stories:** Single  
**Unit 3 Information: Occupancy:** Yes  
**Unit 4 Details: Rent:** 800  
**Unit 4 Details: # Full Baths:** 1, 1  
**Unit 4 Information: Occupancy:** Yes  
**Unit 4 Information: Floor:** 1st  
**Unit 4 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:** Yes, 1st  
**Unit 3 Information: Monthly Rent:** 800  
**Unit 3 Details: # Bedrooms:** 2  
**Unit 3 Information: Floor:** 1st  
**Unit 3 Information: Furnished:** No  
**Unit 4 Details: SqFt:** 650  
**Unit 4 Details: # Bedrooms:** 2  
**Unit 4 Information: Stories:** Single  
**Unit 4 Information: Furnished:** No

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## Amenities & Features

**Interior Features:** Smoke Detector, No  
**Sewer:** Connected  
**Neighborhood Feature:** Paved Street  
**Main Cooling:** Zoned  
**Patio/Deck:** Enclosed  
**RV Parking:** Space Available  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** None

**Exterior Features:** Courtyard  
**Accessibility Features:** None  
**Laundry:** Outside  
**Main Heating:** Zoned  
**Pool:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** Stay  
**Total Parking:** 8

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## Nearby Schools



**High School:** Palo Verde

**Middle School:** Booth-Fickett Math/Science Magnet

**Elementary School:** Wheeler

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## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Expenses: Other Expenses:</b> \$0
<b>Expenses: Resident Manager:</b> \$0	<b>Expenses: Taxes/Assessments:</b> \$0
<b>Expenses: Management:</b> \$0	<b>Expenses: Water/Sewer:</b> \$148.61
<b>Expenses: Contract Services:</b> \$0	<b>Expenses: Figures Presented:</b> \$0
<b>Expenses: Admin Expenses:</b> \$0	<b>Expenses: Captial Expenses:</b> \$0
<b>Expenses: Insurance:</b> \$1,416	<b>Expenses: Gas/Electric:</b> \$0
<b>Expenses: Maintenance Supplies:</b> \$0	<b>Taxes:</b> \$1,933.91

