



\$495,000

5832 S 6TH AVE, TUCSON, AZ 85706, USA

<https://rehomes.us>

- 4 Plex
- Multifamily
- Active

Great investment property with room to increase rents! Five well-maintained units with long term tenants. All units have ceramic tile, high ceilings with ceiling fans and a private courtyard and/or patio. Beehive fireplaces in two of the units offer a unique and charming aesthetic. Unit mix includes two 2 bed/1bath, two 1 bed/1bath and one [...]



Basics



Category: Multifamily

Status: Active

Days On Market: 76

County: Pima

Lot Acres: 0.41 acres

Lot Dimensions: 120'x150x

Attached/Detached: Attached

Type: 4 Plex

Year built: 1953

List Price/SqFt: 156.65

List Number Main: 22306046

Municipality/Zoning: Tucson - R2

View: None

Description

Legal Description: From Parcel:001010010 /Missiondale Lot 3 Blk 2 (11550/2185)

Rooms

Sauna Level: Sunnyside

Dining Areas: Eat-In Kitchen

Extra Room: None

Breakfast: Area

Dining Room: Area

Building Details

Lot Features: East/West Exposure

Roof: Built-Up - Reflect

Style: Spanish Mission

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Concrete Block

Fence: Block

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: Missiondale Park (1-176)

Unit 2 Details: Rent: 500

Utilities: Owner, Owner

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Double Sink,Electric Range,Gas Range

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 138-12-0080

Property Disclosures: Insurance Claims History Report,Lead Based Paint,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$16,098

Analysis: Gross Rent Multi: 12.56

Analysis: Exp/SqFt: 5.09 sq ft

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

Ownership: Investor

Co-op Fee: \$3

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

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Low Care,Shrubs,Trees

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 12

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 43800.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.04, 12.56

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 36.75

Listing Office

Listing Office ShortId: 16719

Listing Office Phone: (520) 918-4800

Listing Office Url:
<http://www.LongRealty.com>

ListingOfficeName: Long Realty Company

Listing Office Address: 6410 E. Tanque Verde Rd., Tucson, AZ 85715

Listing Member Phone: (520) 955-3164, 18517



Units Information

Unit 1 Details: Rent: 750

Unit 1 Information: Furnished: No

Unit 1 Details: SqFt: 600

Unit 1 Details: # Full Baths: 1

Unit 2 Details: # Full Baths: 1

Unit 2 Information: Furnished: No

Unit 2 Information: Floor: Yes, 1st

Unit 3 Information: Monthly Rent: 925

Unit 3 Details: # Bedrooms: 2

Unit 3 Information: Occupancy: Yes

Unit 4 Details: Rent: 625

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: 1

Unit 1 Information: Parking: Single

Unit 2 Details: SqFt: 385

Unit 2 Information: Stories: Single

Unit 2 Information: Parking: On Property, On Property

Unit 3 Details: SqFt: 1000

Unit 3 Information: Stories: Single

Unit 3 Information: Furnished: No

Unit 4 Details: SqFt: 425

Unit 4 Details: # Bedrooms: 1

Unit 4 Information: Stories: Single

Unit 4 Information: Furnished: No

Amenities & Features

Interior Features: Ceiling Fan(s),Skylights,Smoke Detector,Walk In Closets, Yes

Sewer: Connected

Neighborhood Feature: None

Laundry: Laundry Closet

Main Heating: Gas Pac,Heat Pump

Pool: None

Spa: None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: None

Accessibility Features: None

RV Parking: Other: None

Main Cooling: Ceiling Fan(s),Central Air,Gas,Heat Pump

Patio/Deck: Covered,Patio

Security: None

Water: City Water

Window Covering: Stay

Total Parking: 8



Nearby Schools

High School: Sunnyside
Elementary School: Liberty

Middle School: Apollo

Fees and Taxes

Tax Year: 2022
Expenses: Resident Manager: \$0
Expenses: Management: \$0
Expenses: Contract Services: \$0
Expenses: Admin Expenses: \$0
Expenses: Insurance: \$1,800
Expenses: Maintenance Supplies: \$2,000

Expenses: Other Expenses: \$0
Expenses: Taxes/Assessments: \$898
Expenses: Water/Sewer: \$3,700
Expenses: Figures Presented: \$0
Expenses: Captial Expenses: \$0
Expenses: Gas/Electric: \$7,700
Taxes: \$898

