



\$450,000

5863 E NORTH ST, TUCSON, AZ 85712, USA

<https://rehomes.us>

Rare opportunity to own this well built masonry triplex in an ideal location close to essential amenities, parks, medical facilities, shopping and bus line. These units are always rented. East corner unit has been remodeled and rents for the highest amount. Roo for improvements and rental income increases in the other 2 units. Middle unit [...]

- 3 Plex
- Multifamily
- Active



Basics



Category: Multifamily

Status: Active

Days On Market: 6

County: Pima

Lot Acres: 0.21 acres

Lot Dimensions: 9222

Attached/Detached: Attached

Type: 3 Plex

Year built: 1962

List Price/SqFt: 156.69

List Number Main: 22404491

Municipality/Zoning: Tucson - R2

View: Mountain(s)

Description

Legal Description: Rainbow Vista Estates Lot 1

Rooms

Sauna Level: TUSD

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: Area, None

Dining Room: Area

Building Details

Lot Features: Adjacent to Alley, Corner Lot, North/South Exposure

Roof: Built-Up - Reflect

Style: Ranch

Construction Status: Existing

Floor covering: Carpet, Ceramic Tile

Construction: Brick, Slump Block

Fence: Block, Shared Fence

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: Rainbow Vista Estates

Unit 2 Details: Rent: 1055

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher,Electric Range,Garbage Disposal,Gas Range,Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 1

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet

Income: Gross Scheduled Rent: 42960.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 7.55, 10.48

Analysis: Vacancy Rate %: 0.01

Analysis: Exp % of Gross: 20.93

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Driveway: Car(s) Pad

Assessments: \$0

Community: None

Tax Code: 121-04-0100

Property Disclosures: Lead Based Paint,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional

Income: Vacancy Loss: 2.50

Income: Total Expenses: \$8,989

Analysis: Gross Rent Multi: 10.48

Analysis: Exp/SqFt: 3.13 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: 1150	Unit 1 Information: Floor: 1st
Unit 1 Information: Furnished: No	Unit 1 Information: Occupancy: Yes
Unit 1 Details: SqFt: 900	Unit 1 Details: # Bedrooms: 2
Unit 1 Details: # Full Baths: 1	Unit 1 Information: Parking: Single
Unit 2 Details: # Bedrooms: 2	Unit 2 Details: # Full Baths: 1
Unit 2 Details: SqFt: 915	Unit 2 Information: Furnished: No
Unit 2 Information: Stories: Single	Unit 2 Information: Floor: Yes, 1st
Unit 2 Information: Parking: On Property	Unit 3 Information: Monthly Rent: 1375
Unit 3 Details: SqFt: 917	Unit 3 Information: Stories: Single
Unit 3 Information: Furnished: No	Unit 4 Details: # Full Baths: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Split Bedroom Plan,Storage	Exterior Features: None
Sewer: Connected	Accessibility Features: Level
Neighborhood Feature: Exercise Facilities,Golf,Park,Sidewalks,Tennis Court(s),Walking Trail	RV Parking: Other: space available
Laundry: In Kitchen,Outside	Main Cooling: Heat Pump
Main Heating: Heat Pump	Patio/Deck: Deck
Pool: None	Security: Window Bars
Spa: None	Water: City Water
Water Heater: Natural Gas	Window Covering: Some
Gas: Natural	Total Parking: 6

Nearby Schools

High School: Catalina	Middle School: Dodge Traditional Magnet
Elementary School: Whitmore	





Fees and Taxes

Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$2,150

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,348

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$2,491

Expenses: Water/Sewer: \$3,000

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$2,509.04

