



\$562,500

5930 S JEANETTE BLVD, TUCSON, AZ 85706, USA

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

8% cap rate. THREE 3bd/2ba units. All units have W/D hookup. All units have central AC/heat. All units are occupied and rented at \$1,450 that's gross income of \$4,350. Tenants pay electric. Owner pays sewer and trash (\$275-\$350mo.). Taxes and insurance combined are \$263 mo. Roof re-textured, painted and sealed in 2021. Great cash flow [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 177.39

List Number Main: 22315960

Municipality/Zoning: Tucson - R2

View: City

Type: 3 Plex

Year built: 2003

County: Pima

Lot Acres: 0.23 acres

Lot Dimensions: 80 x 134 x 79 x 134

Attached/Detached: Attached





Description

Legal Description: Los Ranchitos Number 6 S75.03' W133' Lot 249



Rooms

Sauna Level: Sunnyside

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: North/South Exposure,Subdivided

Roof: Rolled

Style: Contemporary

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Frame - Stucco

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: No SPDS

Subdivision Name: Los Ranchitos NO. 6

Unit 2 Details: Rent: 1450

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: 140-25-079P

Property Disclosures: Insurance Claims History Report, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$6,752

Analysis: Gross Rent Multi: 10.78

Analysis: Exp/SqFt: 2.13 sq ft

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: None

Direction: S

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 7

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 52200.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 8.08, 10.78

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 12.93

Listing Office

Listing Office ShortId: 5835

Listing Office Phone: (520) 333-7388

Listing Member Phone: (443) 871-7728, 38847

ListingOfficeName: Avenida Realty

Listing Office Address: 2920 W Avenida Cresta, Tucson, AZ 85745

Units Information



Unit 4 Details: # Full Baths: 2



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$960

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$2,192

Expenses: Water/Sewer: \$3,600

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$2,192

