



**\$299,700**

**6006 E HERMANS RD, TUCSON, AZ 85756, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Fully remodeled 3 bed 2 bath Double-wide with a current tenant lease located on 1.02 Acres. Fully fenced and divided into 3 separate fenced sections. The middle section is empty space, and the far East section has an unaffixed Double Wide that is a income producing rental. Both Manufactured homes have their own septic tanks. Great opportunity [...]



## Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 115.63

**List Number Main:** 22315820

**Municipality/Zoning:** Pima County - SH

**View:** None

**Type:** 2 Plex

**Year built:** 2000

**County:** Pima

**Lot Acres:** 1.02 acres

**Lot Dimensions:** 332.51X133.47X332.44X133.46

**Attached/Detached:** Detached





## Description

**Legal Description:** Parcel 140450040 N133.47' W2 NE4 NW4 NE4 1.02 AC Sec 25-15-14



## Rooms

|                               |  |
|-------------------------------|--|
| <b>Sauna Level:</b> Sunnyside | <b>Kitchen Features:</b> <b>Appliance Color:</b> White |
| <b>Breakfast:</b> Area        | <b>Dining Areas:</b> Dining in LR/GR                   |
| <b>Dining Room:</b> Area      | <b>Extra Room:</b> None                                |



## Building Details

|  |  |
|--|--|
| <b>Lot Features:</b> Corner Lot,North/South Exposure | <b>Floor covering:</b> Carpet, Ceramic Tile, Vinyl |
| <b>Roof:</b> Shingle                                 | <b>Construction:</b> Other                         |
| <b>Style:</b> Affixed Mobile Home                    | <b>Fence:</b> Block,Chain Link                     |
| <b>Construction Status:</b> Existing                 |  |



## 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:** Unsubdivided

**Unit 2 Details: Rent:** 1600

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Dishwasher, Double Sink, Electric Range, Garbage Disposal, Refrigerator

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 140-45-004B

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash, Conventional, Submit

**Income: Vacancy Loss:** 1500.00

**Income: Total Expenses:** \$6,608

**Analysis: Gross Rent Multi:** 8.39

**Analysis: Exp/SqFt:** 2.55 sq ft

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

**Ownership:** Individual

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

**Landscape - Front: Other:** None

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 25

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

**Technology:** Satellite Dish

**Income: Gross Scheduled Rent:** 37200.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 9.71, 8.39

**Analysis: Vacancy Rate %:** 4.03

**Analysis: Exp % of Gross:** 18.51

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## Listing Office

**Listing Office ShortId:** 4902

**Listing Office Phone:** (520) 325-5932

**Listing Office Url:**  
<http://www.genesisrentstucson.com>

**ListingOfficeName:** Genesis Real Estate & Management

**Listing Office Address:** 1160 N. Craycroft Road, Tucson, AZ 85712

**Listing Member Phone:** (520) 390-1270, 18888

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## Units Information



**Unit 1 Details: Rent:** 1500  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 1152  
**Unit 1 Details: # Full Baths:** 2  
**Unit 2 Details: # Bedrooms:** 4  
**Unit 2 Details: SqFt:** 1440  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** Yes  
**Unit 1 Details: # Bedrooms:** 3  
**Unit 1 Information: Parking:** Single  
**Unit 2 Details: # Full Baths:** 2  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** Yes, 1st

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## Amenities & Features

**Interior Features:** Dual Pane Windows,Smoke Detector,Split Plan  
**Sewer:** Septic  
**Neighborhood Feature:** None  
**Laundry:** Laundry Room  
**Main Heating:** Electric,Forced Air  
**Pool:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** Stay  
**Total Parking:** 10

**Exterior Features:** Shed  
**Accessibility Features:** None  
**Assoc Amenities:** None  
**Main Cooling:** Ceiling Fan(s),Central Air  
**Patio/Deck:** None  
**RV Parking:** Space Available  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** None

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## Nearby Schools

**High School:** Desert View  
**Elementary School:** Craycroft

**Middle School:** Lauffer

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## Fees and Taxes



**Tax Year:** 2022

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$2,976

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$0

**Expenses: Insurance:** \$1,600

**Expenses: Maintenance Supplies:** \$0

**Expenses: Other Expenses:** \$1,116

**Expenses: Taxes/Assessments:** \$916

**Expenses: Water/Sewer:** \$0

**Expenses: Figures Presented:** \$0

**Expenses: Captial Expenses:** \$0

**Expenses: Gas/Electric:** \$0

**Taxes:** \$794

