



**\$300,000**

**6186 E FAIRMOUNT ST, TUCSON, AZ 85712, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active



Excellent investment opportunity!! Duplex in prime Eastside location. Corner lot w/enough room to build another duplex. Unit 1 features: 2 bed/1 bath, walk-in closet, fireplace, AZ room, laundry room, carport, and spacious enclosed backyard. Unit 2 features: 1 bed/1 bath, laundry at back patio, and spacious enclosed backyard. Separate electric meters. Newer Rheem HVAC & [...]

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**Basics**



**Category:** Multifamily

**Status:** Active

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.39 acres

**Lot Dimensions:** irregular

**Attached/Detached:** Detached

**Type:** 2 Plex

**Year built:** 1947

**List Price/SqFt:** 197.37

**List Number Main:** 22415408

**Municipality/Zoning:** Tucson - R2

**View:** Residential

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## Description

**Legal Description:** CATALINA HEIGHTS ANNEX LOT 10 EXC S158' & EXC SPANDREL IN NE COR

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## Rooms

**Sauna Level:** TUSD

**Breakfast:** Area

**Dining Room:** Area

**Laundry:** Other: Back patio

**Dining Areas:** Dining in LR/GR

**Extra Room:** Arizona Room

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## Building Details

**Lot Features:** Corner Lot,Subdivided

**Roof:** Built-Up - Reflect

**Style:** Ranch

**Construction Status:** Existing

**Floor covering:** Ceramic Tile

**Construction:** Slump Block

**Fence:** Wood

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## 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:** Catalina Heights Annex

**Unit 2 Details: Rent:** 750

**Utilities:** Tenant, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 121-08-043J

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

**Road Maintenance:** City

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

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$3,961.54

**Analysis: Gross Rent Multi:** 14.29

**Analysis: Exp/SqFt:** 2.61 sq ft

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

**Ownership:** Individual

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

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 1

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV

**Income: Gross Scheduled Rent:** 21000.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 5.68, 14.29

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 18.86

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## Listing Office

**Listing Office ShortId:** 2866

**Listing Office Phone:** (520) 544-2335

**Listing Member Phone:** (520) 269-0147, 29547

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 1650 E River Rd., Suite 202, Tucson, AZ 85718



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## Units Information

**Unit 1 Details: Rent:** 1000

**Unit 1 Information: Furnished:** No

**Unit 1 Details: SqFt:** 900

**Unit 1 Details: # Full Baths:** 1

**Unit 2 Details: # Bedrooms:** 1

**Unit 2 Details: SqFt:** 620

**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:** 2

**Unit 1 Information: Parking:** Single

**Unit 2 Details: # Full Baths:** 1

**Unit 2 Information: Furnished:** No

**Unit 2 Information: Floor:** Yes, 1st

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Exposed Beams,Smoke Detector,Storage,Walk In Closets, No

**Sewer:** Connected

**Neighborhood Feature:** Paved Street

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**RV Parking:** Space Available

**Spa:** None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Shed

**Accessibility Features:** None

**Laundry:** Dryer Included,Laundry Room,Washer Included

**Main Heating:** Forced Air

**Pool:** None

**Security:** None

**Water:** City Water

**Window Covering:** None

**Total Parking:** 10

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## Nearby Schools

**High School:** Catalina

**Elementary School:** Hudlow

**Middle School:** Dodge Traditional Magnet



# Fees and Taxes

Tax Year: 2023	
Expenses: Resident Manager: \$0	Expenses: Other Expenses: \$0
Expenses: Management: \$2,100	Expenses: Taxes/Assessments: \$1,231.54
Expenses: Contract Services: \$0	Expenses: Water/Sewer: \$0
Expenses: Admin Expenses: \$0	Expenses: Figures Presented: \$0
Expenses: Insurance: \$630	Expenses: Captial Expenses: \$0
Expenses: Maintenance Supplies: \$0	Expenses: Gas/Electric: \$0
	Taxes: \$1,231.54

