



\$615,000

- 4 Plex
- Multifamily
- Active

617 N JERRIE AVE, TUCSON, AZ 85711, USA

<https://rehomes.us>

Truly turnkey, this charming 1940s Central Tucson 4-plex has upgraded plumbing and electrical infrastructure, covered parking, new doors, windows, flooring, lighting, plumbing fixtures, and two water meters. Historically there has been very little turnover though two units are currently vacant, one of which was a Short Term Rental. The other two units have excellent long-term [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 210.33

List Number Main: 22414216

Municipality/Zoning: Tucson - R1

View: Residential

Type: 4 Plex

Year built: 1940

County: Pima

Lot Acres: 0.32 acres

Lot Dimensions: Irregular

Attached/Detached: Detached





Description

Legal Description: From Parcel: 001010010/Sahuaro Hill Annex Lots 16 & 17 Blk 2



Rooms

Sauna Level: TUSD	Kitchen Features: Pantry: Walk-In
Breakfast: None	Dining Areas: Dining in LR/GR
Dining Room: Area	Extra Room: Office, Storage,Workshop



Building Details

Lot Features: East/West Exposure,North/South Exposure	Floor covering: Carpet, Ceramic Tile, Vinyl, Wood
Roof: Built-up, Shingle	Construction: Concrete Block,Wood Frame
Style: Bungalow	Fence: Block
Construction Status: 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: Sahuaro Hill Annex

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 10

Attribution Contact: 520-918-5244

Tax Code: 126-04-2560

Property Disclosures: Lead Based Paint,Leases

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$11,533.04

Analysis: Gross Rent Multi: 13.98

Analysis: Exp/SqFt: 3.94 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

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

Home Protection: Offered: No

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet,Telephone

Income: Gross Scheduled Rent:
43980.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.28, 13.98

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 26.22

Listing Office

Listing Office ShortId: 52896

Listing Office Phone: (520) 918-2400

Listing Member Phone: (520) 918-5244,
53076

ListingOfficeName: Long Realty Company

Listing Office Address: 1880 E River Rd Ste 120,
Tucson, AZ 85718



Units Information

Unit 1 Details: Rent: 765
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 585
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: SqFt: 925
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport, Carport
Unit 3 Information: Stories: Single
Unit 3 Information: Furnished: No
Unit 4 Details: SqFt: 976
Unit 4 Details: # Bedrooms: 1
Unit 4 Information: Stories: Single
Unit 4 Information: Furnished: No

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
Unit 1 Details: # Bedrooms: 1
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Information: Furnished: Yes
Unit 2 Information: Floor: No, 1st
Unit 3 Details: SqFt: 513
Unit 3 Information: Occupancy: No
Unit 4 Details: Rent: 825
Unit 4 Details: # Full Baths: 1, 1
Unit 4 Information: Occupancy: Yes
Unit 4 Information: Floor: 1st
Unit 4 Information: Parking: Carport

Amenities & Features



Interior Features: Ceiling Fan(s),Dual Pane Windows,Exposed Beams,Smoke Detector,Walk In Closets, No

Sewer: Connected

Neighborhood Feature: Paved Street

Main Heating: Other: Mini splits

Assoc Amenities: None

Green Features: Bath Exhaust Out,Energy Star Air Pkg,Energy Star Appliance,Energy Star Windows,Grey-Water Lines,Kit Exhaust Out,Low E DP Windows,Low Flow Faucets,Low Flow Showerheads,Rainwater Harvesting

Main Heating: Baseboard,Gas Pac,Heat Pump

Pool: None

Spa: None

Water Heater: Electric,Natural Gas

Gas: Natural

Exterior Features: Workshop

Accessibility Features: None

Main Cooling: Other: Gas Pac

RV Parking: Other: None

Laundry: Dryer Included,Outside,Storage,Washer Included

Main Cooling: Ceiling Fan(s),Heat Pump

Patio/Deck: Covered,Patio,Ramada,Slab

Security: None

Water: City Water

Window Covering: Stay

Total Parking: 4

Nearby Schools

High School: Rincon

Middle School: Vail

Elementary School: Howell

Fees and Taxes

Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,336.69

Expenses: Maintenance Supplies: \$5,424.83

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$2,302.39

Expenses: Water/Sewer: \$2,469.13

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$2,296.77

