



\$265,000

- 2 Plex
- Multifamily
- Active

6455 N SANDERS RD, TUCSON, AZ 85743, USA

<https://rehomes.us>

Excellent investment opportunity! This property offers two homes for the price of one. The first home boasts a well-designed split floorplan with three bedrooms, two bathrooms. The second home features two bedrooms, two bathrooms, and a den. Presently, the rear home is rented for \$1000 per month. Front home currently vacant could receive \$1200+. Rent [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 88.10

List Number Main: 22316832

Municipality/Zoning: Pima County - SH

View: Mountain(s)

Type: 2 Plex

Year built: 1998

County: Pima

Lot Acres: 0.99 acres

Lot Dimensions: 132x327x132x326

Attached/Detached: Attached





Description

Legal Description: N2 N264.19' S528.53' E329.83' SE4 SE4 1 AC SEC 5-13-11



Rooms

Sauna Level: Marana

Breakfast: Bar

Dining Areas: Breakfast Bar,Breakfast Nook

Dining Room: Area

Extra Room: None



Building Details

Lot Features: East/West Exposure

Floor covering: Carpet, Vinyl

Roof: Built-Up - Reflect

Construction: Wood Frame

Style: Affixed Mobile Home

Fence: Chain Link

Construction Status: N/A



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: 1000

Utilities: Tenant, Tenant

Horse Property: Yes - By Zoning

Electric: Electric Company: Trico

Driveway: Paved: Double Sink, Island, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 5

Fire Protection: Included in Taxes

Range: 11.00

Road Type: Dirt

Technology: Cable TV

Income: Gross Scheduled Rent: 26400.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 9.11, 10.04

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 8.52

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Low Care, Natural Desert

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care, Natural Desert

Association & Fees: HOA: No

Driveway: None

Assessments: \$8,774

Community: None

Tax Code: 213-09-015K

Property Disclosures: None

Road Maintenance: None

Terms: Cash

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$2,249.30

Analysis: Gross Rent Multi: 10.04

Analysis: Exp/SqFt: 0.75 sq ft

Listing Office

Listing Office ShortId: 51589

Listing Office Phone: (520) 668-4929

Listing Member Phone: (520) 861-3320, 58175

ListingOfficeName: Meeks Realty

Listing Office Address: 6843 N Prairie Dr, Tucson, AZ 85743

Units Information



Unit 1 Details: Rent: 1200
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1568
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 2
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: No
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

Amenities & Features

Interior Features: Ceiling Fan(s),Split Bedroom Plan
Sewer: Septic
Neighborhood Feature: None
Assoc Amenities: None
Main Cooling: Central Air
Pool: None
Security: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
Main Heating: Other: electric heater
Laundry: Laundry Room
Patio/Deck: Covered,Deck
RV Parking: Space Available
Spa: None
Window Covering: Stay
Total Parking: 4

Nearby Schools

High School: Marana
Elementary School: Picture Rocks

Middle School: Marana

Fees and Taxes



Tax Year: 2022		Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0		Expenses: Taxes/Assessments: \$1,269.30
Expenses: Management: \$0		Expenses: Water/Sewer: \$80
Expenses: Contract Services: \$0		Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0		Expenses: Captial Expenses: \$0
Expenses: Insurance: \$900		Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0		Taxes: \$1,269.30

