



\$299,999

6505 N GUTHRIE RD, TUCSON, AZ 85743, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active



Take advantage and view this incredible unique opportunity to own and gain rental income at the same time. Come see this well cared for, move- in- ready, two manufactured home property that is set up for living in comfort with family, friends, or tenants. This nicely improved well maintained property has a large 650ft detached [...]

Basics



Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 1.09 acres

Lot Dimensions: Irregular

Attached/Detached: Detached

Type: 2 Plex

Year built: 1986

List Price/SqFt: 109.61

List Number Main: 22315148

Municipality/Zoning: Pima County - SH

View: Mountain(s),Sunrise,Sunset

Description

Legal Description: Rancho Del Norte Lot 54

Rooms

Sauna Level: Marana

Breakfast: Area

Dining Room: Area

Kitchen Features: Appliance Color: White

Dining Areas: Breakfast Bar,Eat-In Kitchen

Extra Room: Bonus Room,Office,Workshop

Building Details

Lot Features: Corner Lot,East/West Exposure

Roof: Rolled, Shingle

Style: Affixed Mobile Home,Manufactured

Construction Status: Existing

Floor covering: Carpet, Vinyl

Construction: Other

Fence: Chain Link,Field,Wood

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,Property Sold As-Is

Subdivision Name: Rancho Del Norte (1-57)

Unit 2 Details: Rent: 75000

Utilities: Owner, Tenant

Horse Property: Yes - By Zoning

Electric: Electric Company: Trico

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

Home Protection: Offered: No

Fema Flood Zone: No

Section: 4

Fire Protection: Included in Taxes

Range: 11.00

Road Type: Dirt

Technology: Cable TV,Satellite Dish,Telephone

Income: Gross Scheduled Rent: 9000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 2.28, 33.33

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 23.84

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Natural Desert,Shrubs,Trees

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Desert Plantings,Natural Desert,Shrubs,Trees

Association & Fees: HOA: No

Driveway: Circular

Assessments: \$0

Community: None

Tax Code: 213-08-1070

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

Road Maintenance: County

Terms: Cash,Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$2,146

Analysis: Gross Rent Multi: 33.33

Analysis: Exp/SqFt: 0.78 sq ft

Listing Office



Listing Office ShortId: 5791

Listing Office Phone: (520) 275-4077

Listing Office Url:
<http://omnihomesinternational.com>

ListingOfficeName: OMNI Homes International

Listing Office Address: 1050 E River Rd
No. 302, Tucson, AZ 85718

Listing Member Phone: (520) 282-0792,
52878

Units Information

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: 1

Unit 2 Information: Furnished: No

Unit 2 Information: Floor: Yes, 1st

Unit 1 Information: Furnished: No

Unit 1 Details: SqFt: 1510

Unit 1 Details: # Full Baths: 2

Unit 2 Details: # Bedrooms: 2

Unit 2 Details: SqFt: 1227

Unit 2 Information: Stories: Single

Unit 2 Information: Parking: Garage

Amenities & Features

Interior Features: Ceiling Fan(s),Smoke Detector,Split Bedroom Plan, No

Sewer: Septic

Neighborhood Feature: None

Laundry: Laundry Room,Outside

Main Heating: Natural Gas

Pool: None

Security: None

Water: City Water

Window Covering: Some

Total Parking: 8

Exterior Features: Workshop

Accessibility Features: Ramped Main Level

Main Cooling: Other: mini splits

Main Cooling: Wall Unit(s),Window Unit(s)

Patio/Deck: Deck

RV Parking: Space Available

Spa: None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools



Fees and Taxes

Tax Year: 2022	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$1,066
Expenses: Management: \$0	Expenses: Water/Sewer: \$120
Expenses: Contract Services: \$0	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$960	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0	Taxes: \$1,065.79

