



\$350,000

- 2 Plex
- Multifamily
- Active

723 E FREEMAN PL, TUCSON, AZ 85719, USA

<https://rehomes.us>

Don't miss this exceptional investment opportunity in the heart of Tucson! This duplex offers two units, each with 2 bedrooms. The property also features a 2-car carport and separate electric meters for each unit, ensuring functionality and convenience. It's central location puts you in close proximity to popular cafes, restaurants, and shopping destinations. With downtown [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 221.80

List Number Main: 22326478

Municipality/Zoning: Tucson - R2

View: Mountain(s)

Type: 2 Plex

Year built: 1974

County: Pima

Lot Acres: 0.22 acres

Lot Dimensions: Irregular

Attached/Detached: Attached





Description

Legal Description: Freeman E65' Of Lot 28



Rooms

Sauna Level: Amphitheater

Kitchen Features: **Countertops:** Laminate

Kitchen Features: **Appliance Color:** White **Breakfast:** None

Dining Areas: Eat-In Kitchen **Dining Room:** None

Extra Room: None



Building Details

Lot Features: Subdivided

Floor covering: Carpet, Ceramic Tile

Roof: Built-Up - Reflect

Floor Covering: **Other:** Edge Concrete

Construction: Burnt Adobe

Style: Ranch

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: Freeman Addition

Unit 2 Details: Rent: 950

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range, Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 113-04-260A

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, Submit

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$4,140

Analysis: Gross Rent Multi: 15.15

Analysis: Exp/SqFt: 2.62 sq ft

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

Ownership: Investor

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: 30

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV, High Speed Internet, Telephone

Income: Gross Scheduled Rent: 23100.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.42, 15.15

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 17.92

Listing Office

Listing Office ShortId: 16706

Listing Office Phone: (520) 299-2201

Listing Office Url: <http://www.LongRealty.com>

ListingOfficeName: Long Realty Company

Listing Office Address: 4051 E. Sunrise Dr
No. 101, Tucson, AZ 85718

Listing Member Phone: 17286

Units Information



Unit 1 Details: Rent: 925
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 787
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 787
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: Carport

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: No, 1st

Amenities & Features

Interior Features: Vaulted Ceilings
Sewer: Connected
Neighborhood Feature: None
Main Cooling: Central Air
Patio/Deck: Patio
RV Parking: Space Available
Spa: None
Water Heater: Electric,Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
Laundry: Outside
Main Heating: Forced Air,Natural Gas
Pool: None
Security: Window Bars
Water: City Water
Window Covering: Stay
Total Parking: 2

Nearby Schools

High School: Amphitheater
Elementary School: Holaway

Middle School: Amphitheater

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,160

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,580

Expenses: Water/Sewer: \$1,400

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,609

