



**\$540,000**

**SERIS 663, MONRAZ, 44670 GUADALAJARA, JAL., MEXICO**

<https://rehomes.us>

- 4 Plex
- Multifamily
- Active

This beautiful four-plex is in high demand and rarely vacant. Each independent unit has 3Bd/2BA, laundry room and private balcony or patio. Located in a safe and prestigious area, between Rinconada de Santa Rita and Fraccionamiento Monraz. Within walking distance to the Universidad Autonoma de Guadalajara – Medical School & the new USA Consulate. A [...]



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## Basics



**Category:** Multifamily

**Status:** Active

**Days On Market:** 453

**County:** Mexico

**Lot Acres:** 0.20 acres

**Lot Dimensions:** Known

**Attached/Detached:** Attached

**Type:** 4 Plex

**Year built:** 1985

**List Price/SqFt:** 136.36

**List Number Main:** 22208122

**Municipality/Zoning:** Other - CALL

**View:** City

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## Description

**Legal Description:** Seris #723, in the center of Lomas del Valle, Rinconada de Santa Rita and Fraccionamiento Monraz

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## Rooms

**Sauna Level:** Other

**Dining Areas:** Breakfast Nook

**Extra Room:** None

**Breakfast:** Area

**Dining Room:** Area

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## Building Details

**Lot Features:** Subdivided

**Roof:** Tile

**Style:** Mediterranean

**Construction Status:** Existing

**Floor covering:** Ceramic Tile

**Construction:** Brick

**Fence:** Block

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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:** Other/Unknown

**Unit 2 Details: Rent:** 580

**Utilities:** Tenant, Tenant

**Horse Facilities:** No

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

**Association & Fees: HOA:** No

**Driveway:** None

**Assessments:** \$0

**Fire Protection:** None

**Property Disclosures:** Leases

**Road Maintenance:** City

**Terms:** Cash,Conventional

**Income: Vacancy Loss:** 580.00

**Income: Total Expenses:** \$5,820

**Analysis: Gross Rent Multi:** 19.81

**Analysis: Exp/SqFt:** 1.47 sq ft

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

**Ownership:** Individual

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

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

**Horse Property:** No

**Electric: Electric Company:** GDL Co.

**Driveway: Paved:** Gas Range,Refrigerator

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Community:** None

**Tax Code:** 4U-83-452

**Road Type:** Paved

**Technology:** High Speed Internet,Telephone

**Income: Gross Scheduled Rent:** 27840.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 3.97, 19.81

**Analysis: Vacancy Rate %:** 2.08

**Analysis: Exp % of Gross:** 21.35

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## Listing Office

**Listing Office ShortId:** 2866

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

**Listing Office Url:**

<http://www.movingtotucson.com>

**ListingOfficeName:** Tierra Antigua Realty

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

**Listing Member Phone:** (520) 245-3114,  
17252

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## Units Information



**Unit 1 Details: Rent:** 580  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 950  
**Unit 1 Details: # Full Baths:** 2  
**Unit 2 Details: # Bedrooms:** 3  
**Unit 2 Details: SqFt:** 950  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property, On Property  
**Unit 3 Details: SqFt:** 950  
**Unit 3 Information: Stories:** Single  
**Unit 3 Information: Occupancy:** Yes  
**Unit 4 Details: Rent:** 580  
**Unit 4 Details: # Full Baths:** 2, 2  
**Unit 4 Information: Occupancy:** Yes  
**Unit 4 Information: Floor:** 2nd  
**Unit 4 Information: Parking:** On Property

**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:** 2  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** Yes, 1st  
**Unit 3 Information: Monthly Rent:** 580  
**Unit 3 Details: # Bedrooms:** 3  
**Unit 3 Information: Floor:** 2nd  
**Unit 3 Information: Furnished:** No  
**Unit 4 Details: SqFt:** 950  
**Unit 4 Details: # Bedrooms:** 3  
**Unit 4 Information: Stories:** Single  
**Unit 4 Information: Furnished:** No

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## Amenities & Features

**Interior Features:** Split Bedroom Plan  
**Sewer:** Connected  
**Neighborhood Feature:** Lighted,Paved Street,Sidewalks,Street Lights  
**Laundry:** Laundry Room  
**Main Heating:** None  
**Pool:** None  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural,Propane

**Exterior Features:** Putting Green  
**Accessibility Features:** Level  
**RV Parking: Other:** None  
**Main Cooling:** None  
**Patio/Deck:** Balcony  
**Security:** Window Bars  
**Water:** City Water  
**Window Covering:** Some  
**Total Parking:** 4

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## Nearby Schools



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## Fees and Taxes

Tax Year: 2021	Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0	Expenses: Taxes/Assessments: \$2,745
Expenses: Management: \$1,422	Expenses: Water/Sewer: \$600
Expenses: Contract Services: \$0	Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$1,053	Expenses: Captial Expenses: \$0
Expenses: Insurance: \$0	Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0	Taxes: \$2,100

