



\$395,000

- 2 Plex
- Multifamily
- Active

733 E WAVERLY ST, TUCSON, AZ 85719, USA

<https://rehomes.us>

Always rented Duplex very close to U of A. Both units have backyard areas. The Apartment homes are light and roomy. Rents are currently below market, could be raised. Tenants pay own utilities. Do not disturb tenants. Seller is licensed Real Estate Agent.



Basics

Category: Multifamily

Status: Active

Days On Market: 1

County: Pima

Lot Acres: 0.17 acres

Lot Dimensions: Irregular

Attached/Detached: Attached

Type: 2 Plex

Year built: 1952

List Price/SqFt: 245.65

List Number Main: 22409391

Municipality/Zoning: Tucson - R2

View: Mountain(s)





Description

Legal Description: Biltmore Resub Lot 12 & E1.73' of Lot 11 Blk 3



Rooms

Sauna Level: TUSD	Kitchen Features: Appliance Color: White
Laundry: Other: Shed	Breakfast: None
Dining Areas: Breakfast Nook	Dining Room: None
Extra Room: Shed	



Building Details

Lot Features: North/South Exposure	Floor covering: Ceramic Tile
Roof: Built-Up - Reflect	Construction: Brick
Style: Bungalow	Fence: Wood
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: N/A

Unit 2 Details: Rent: 1050

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher, Double Sink, Refrigerator

Home Protection: Offered: Yes

Driveway: Car(s) Pad

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Dirt, Gravel

Technology: Cable TV, High Speed Internet

Income: Gross Scheduled Rent: 2120.00

Income: Other Income: 0.00

Analysis: Cap Rate %: -0.26, 186.32

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 149.11

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel, Low Care, Trees

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Home Protection: Plan By: 2-10

Fema Flood Zone: No

Section: 6

Attribution Contact: 520-975-9048

Tax Code: 123-14-0700

Property Disclosures: CC&Rs, Deed Restrictions, Home Inspection, Insurance Claims History Report, Lead Based Paint, Leases, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$3,161.05

Analysis: Gross Rent Multi: 186.32

Analysis: Exp/SqFt: 1.97 sq ft

Listing Office

Listing Office ShortId: 16724

Listing Office Phone: (520) 574-0952

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

ListingOfficeName: Long Realty Company

Listing Office Address: 10222 E. Rita Rd No. 170, Tucson, AZ 85747

Listing Member Phone: (520) 975-9048, 21424



Units Information

Unit 1 Details: Rent: 1070
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 800
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 800
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

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: Yes, 1st

Amenities & Features

Interior Features: Ceiling Fan(s), No
Sewer: Connected
Neighborhood Feature: None
Main Cooling: Central Air,Heat Pump
Patio/Deck: Covered
Security: None
Water: City Water
Window Covering: Stay
Total Parking: 2

Exterior Features: Shed
Accessibility Features: None
RV Parking: Other: None
Main Heating: Gas Pac
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Nearby Schools

High School: Catalina
Elementary School: Blenman
Middle School: Doolen

Fees and Taxes



Tax Year: 2023		Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0		Expenses: Taxes/Assessments: \$1,884.01
Expenses: Management: \$0		Expenses: Water/Sewer: \$1,277.04
Expenses: Contract Services: \$0		Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0		Expenses: Captial Expenses: \$0
Expenses: Insurance: \$0		Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0		Taxes: \$1,884.01

