



\$989,000

518 E UNIVERSITY BLVD, TUCSON, AZ 85705, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active



Historic West University updated homes 4bed/4bath with beautiful hardwood floors, modern kitchen, on-demand hot water, decorative fireplace, exuding an artist touch while maintaining the historical charm, overlooking a sparkling private pool/spa under a shaded ramada. Extensive vacation rental history with 5 Star ratings, parking for 2 vehicles at front of home. Additional front home with [...]

Basics



Category: Multifamily

Status: Active

Days On Market: 90

County: Pima

Lot Acres: 0.12 acres

Lot Dimensions: 40'X130''

Attached/Detached: Detached

Type: 2 Plex

Year built: 1917

List Price/SqFt: 444.69

List Number Main: 22307107

Municipality/Zoning: Tucson - HR3

View: City,Residential

Description

Legal Description: TUCSON E40' LOT 4 BLK 43

Rooms

Sauna Level: TUSD

Breakfast: Area

Dining Room: Area

Kitchen Features: **Pantry:** Closet

Dining Areas: Dining in LR/GR

Extra Room: Den

Building Details

Lot Features: Adjacent to Alley,North/South Exposure

Roof: Built-up, Metal, Shingle

Style: Territorial

Construction Status: Existing

Floor covering: Carpet, Concrete, Wood

Construction: Masonry Stucco

Fence: Slump Block,Stucco Finish

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: University
Extension Add Resub

Unit 2 Details: Rent: 1900

Utilities: Owner, Owner

Horse Property: No

Electric: Electric Company:
TEP

Driveway: Paved:
Dishwasher, Double Sink, Electric
Range, Gas Range, Refrigerator

Home Protection: Offered:
No

Assessments: \$0

Community: None

Fire Protection: Included in
Taxes

Range: 13.00

Road Type: Chip/Seal

Technology: Cable TV, High
Speed Internet

**Income: Gross Scheduled
Rent:** 61200.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 1.24,
16.16

Analysis: Vacancy Rate %:
0.00

Analysis: Exp % of Gross:
80.03

UnBranded Virtual Tour: [Owner, Single,
https://my.matterport.com/show/?m=CW4VcLJY2Rr](https://my.matterport.com/show/?m=CW4VcLJY2Rr)

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel, Low
Care, Natural Desert

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel, Low
Care, Natural Desert

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 12

Attribution Contact: 520-609-5121

Tax Code: 117-03-3350

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

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, Submit

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$48,975.97

Analysis: Gross Rent Multi: 16.16

Analysis: Exp/SqFt: 22.02 sq ft



Listing Office

Listing Office ShortId: 16716

Listing Office Phone: (520) 625-5000

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

ListingOfficeName: Long Realty -Green Valley

Listing Office Address: 275 W. Continental Rd. #101, Green Valley, AZ 85622

Listing Member Phone: (520) 609-5121, 1420920

Units Information

Unit 1 Details: Rent: 3200

Unit 1 Information: Furnished: No

Unit 1 Details: SqFt: 1546

Unit 1 Details: # Full Baths: 3

Unit 2 Details: # Bedrooms: 1

Unit 2 Details: SqFt: 678

Unit 2 Information: Stories: Single

Unit 2 Information: Parking: On Street

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

Amenities & Features



Interior Features: Smoke Detector

Sewer: Connected

Neighborhood Feature: Lighted,Paved Street,Sidewalks,Street Lights

Main Heating: Other: mini splits in guest

Patio/Deck: Other: Pool/Spa Ramada

Laundry: Dryer Included,In Kitchen,Washer Included

Main Heating: Forced Air,Natural Gas

Security: Cameras

Water Heater: Electric,Natural Gas

Gas: Natural

Exterior Features: None

Accessibility Features: None

Main Cooling: Other: mini splits in guest

Water Heater: None: On Demand

RV Parking: Other: none

Main Cooling: Central Air

Pool: Community

Spa: Community

Window Covering: Stay

Total Parking: 2

Nearby Schools

High School: Tucson

Elementary School: Roskruge

Middle School: Mansfeld

Fees and Taxes

Tax Year: 2022

Expenses: Resident Manager: \$0

Expenses: Management: \$21,000

Expenses: Contract Services: \$800

Expenses: Admin Expenses: \$10,100

Expenses: Insurance: \$2,800

Expenses: Maintenance Supplies: \$3,500

Expenses: Other Expenses: \$5,500

Expenses: Taxes/Assessments: \$3,124.11

Expenses: Water/Sewer: \$168.86

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$1,983

Taxes: \$3,895.46

