



\$559,000

818 W 7TH ST, SAFFORD, AZ 85546, USA

<https://rehomes.us>

Discover an exceptional opportunity with this brand-new, two-story luxury duplex, perfect for generating rental income.

Whether you choose to inhabit one unit and lease the other, significantly reduce your mortgage by renting out a portion, or capitalize on both units, the possibilities abound. Each unit boasts 3 bedrooms and 2.5 baths, replete with spacious layouts, [...]

- 2 Plex
- Multifamily
- Active



Basics



Category: Multifamily

Status: Active

Days On Market: 28

County: Graham

Lot Acres: 0.17 acres

Lot Dimensions: 61'X120'

Attached/Detached: Attached

Type: 2 Plex

Year built: 2023

List Price/SqFt: 182.26

List Number Main: 22412275

Municipality/Zoning: Graham - R-2

View: Mountain(s)

Description

Legal Description: LOT 2 BLOCK 4 F M LAYTON ADDITION

Rooms

Sauna Level: Safford Unified

Kitchen Features: **Pantry:** Closet

Dining Areas: Dining in LR/GR

Extra Room: Storage

Kitchen Features: **Countertops:** quartz

Breakfast: None

Dining Room: Area

Bathroom Features: **Countertops/Hall:** quartz, quartz

Building Details

Lot Features: Subdivided

Roof: Shingle

Style: Ranch

Construction Status: New Construction

Floor covering: Vinyl

Construction: Frame - Stucco

Fence: Block

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: 2000

Utilities: Tenant, Tenant

Horse Property: No

Electric: Electric Company: Safford Utilities

Driveway: Paved: Garbage Disposal

Home Protection: Offered: No

Fema Flood Zone: No

Community: None

Tax Code: 102-19-012

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 2950.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 0.04, 189.49

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 92.54

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: None

Direction: W

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Fire Protection: Included in Taxes

Property Disclosures: Floor Plan, None

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$2,730

Analysis: Gross Rent Multi: 189.49

Analysis: Exp/SqFt: 0.89 sq ft

Listing Office

Listing Office ShortId: 53624

Listing Office Phone: (909) 994-9977

Listing Member Phone: (909) 994-9977,
626551

ListingOfficeName: Seek Legacy

Listing Office Address: 726 S 6th, Safford, AZ
85546

Units Information



Unit 1 Details: Rent: 1950
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1532
Unit 1 Details: # Full Baths: 2
Unit 1 Information: Parking: Two
Unit 2 Details: # Full Baths: 2
Unit 2 Details: SqFt: 1535
Unit 2 Information: Stories: Two
Unit 2 Information: Parking: Carport

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: Yes
Unit 1 Details: # Bedrooms: 3
Unit 1 Details: # Half Baths: 1
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: # Half Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: No, 1st

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Foyer,Walk In Closets, Yes	Exterior Features: None
Sewer: Connected	Accessibility Features: Door Levers
Neighborhood Feature: Paved Street,Sidewalks,Street Lights	Laundry: Laundry Room
Main Cooling: Central Air	Main Heating: Heat Pump
Patio/Deck: Covered,Patio	Pool: None
RV Parking: Space Available	Security: None
Spa: None	Water: City Water
Water Heater: Electric	Window Covering: None
Gas: None	Total Parking: 4

Nearby Schools

High School: Safford High School	Middle School: Safford Middle School
Elementary School: Safford Elementary School	

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$2,500

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$0

Expenses: Water/Sewer: \$50

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$180

Taxes: \$145.98

