



**\$360,000**

- 2 Plex
- Multifamily
- Active

## **832 E FREEMAN PL, TUCSON, AZ 85719, USA**

<https://rehomes.us>

Two homes with their own address with fully leased with vetted tenants. Front home is 3 bed, 1 bath that has been redone with modern finishes. Redone in 2022 with new AC, new roof, new water heater, paint, bathroom, and lighting. Front home rented \$1710/mo, includes laundry hookup, private yard and carport. Back home is [...]



### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 207.49

**List Number Main:** 22324002

**Municipality/Zoning:** Tucson - R2

**View:** Residential

**Type:** 2 Plex

**Year built:** 1942

**County:** Pima

**Lot Acres:** 0.20 acres

**Lot Dimensions:** 65 X 136 X 61 X 136

**Attached/Detached:** Detached





# Description

**Legal Description:** FREEMAN LOT 8



# Rooms

**Sauna Level:** Amphitheater

**Breakfast:** Area

**Dining Room:** Area

**Kitchen Features:** **Appliance Color:** Stainless

**Dining Areas:** Eat-In Kitchen

**Extra Room:** Storage



# Building Details

**Lot Features:** North/South Exposure,Subdivided

**Roof:** Built-up

**Style:** Bungalow,Ranch

**Construction:** **Siding:** Yes

**Floor covering:** Mexican Tile, Vinyl

**Construction:** Concrete Block

**Fence:** Chain Link

**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,Property Sold As-Is

**Subdivision Name:** Freeman Addition

**Unit 2 Details: Rent:** 890

**Utilities:** Owner, Tenant

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care,None

**Association & Fees: HOA:** No

**Fema Flood Zone:** TBD

**Section:** 30

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Chip/Seal

**Technology:** Cable TV,High Speed Internet

**Income: Gross Scheduled Rent:** 2600.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 0.12, 138.46

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 83.69

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

**Ownership:** Investor

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

**Landscape - Front: Other:** Low Care,None

**Horse Property:** No

**Electric: Electric Company:** TEP

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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 113-04-2400

**Property Disclosures:** Lead Based Paint

**Road Maintenance:** City

**Terms:** Cash,Conventional,Exchange,Submit,VA Loan

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$2,176

**Analysis: Gross Rent Multi:** 138.46

**Analysis: Exp/SqFt:** 1.25 sq ft

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## Listing Office

**Listing Office ShortId:** 51535

**Listing Office Phone:** (520) 906-0769

**Listing Member Phone:** (520) 288-5051, 37825

**ListingOfficeName:** Realty One Group Integrity

**Listing Office Address:** 7445 N Oracle Rd No. 201, Tucson, AZ 85704



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## Units Information

**Unit 1 Details: Rent:** 1710  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 1141  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 1  
**Unit 2 Details: SqFt:** 594  
**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:** 3  
**Unit 1 Information: Parking:** Single  
**Unit 2 Details: # Full Baths:** 1  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** Yes, 1st

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Smoke Detector, Yes

**Sewer:** Connected

**Neighborhood Feature:** None

**Laundry:** Laundry Closet,Outside

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Shed

**Accessibility Features:** None

**RV Parking: Other:** NONE

**Main Cooling:** Ceiling Fan(s),Central Air,Wall Unit(s)

**Patio/Deck:** Slab

**Security:** None

**Water:** None

**Window Covering:** Some

**Total Parking:** 4

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## 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: \$750

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,326

Expenses: Water/Sewer: \$100

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,368.57

