



\$449,000

855 E HALCYON RD, TUCSON, AZ 85719, USA

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Two single family homes on one lot! Both houses are 4 bed 2 bath homes that are spacious with open floor plans. Live in one house and rent out the other, or simply rent them both out- both units are move-in ready! This property is close to all the amenities you need: shopping centers, dining [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 170.27

List Number Main: 22323305

Municipality/Zoning: Tucson - R2

View: City

Type: 2 Plex

Year built: 1955

County: Pima

Lot Acres: 0.20 acres

Lot Dimensions: 66x136

Attached/Detached: Detached





Description

Legal Description: FREEMAN LOT 10



Rooms

Sauna Level: Amphitheater

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: Subdivided

Roof: Built-up

Style: Contemporary

Construction Status: Existing

Floor covering: Carpet, Ceramic Tile, Vinyl

Construction: Frame - Stucco

Fence: Chain Link,Wood



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: Freeman Addition

Unit 2 Details: Rent: 1850

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

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

Association & Fees: HOA: No

Fema Flood Zone: Yes

Section: 30

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet,Telephone

Income: Gross Scheduled Rent: 42600.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.93, 11.09

Analysis: Vacancy Rate %: 5.00

Analysis: Exp % of Gross: 23.16

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

Ownership: Investor

Co-op Fee: \$3

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

Direction: E

Horse Facilities: No

Security: Other: Security Door

Driveway: Paved: Dishwasher,Garbage Disposal,Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 113-04-2420

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

Road Maintenance: City

Terms: Cash,Conventional,FHA Loan,VA Loan

Income: Vacancy Loss: 2130.00

Income: Total Expenses: \$9,371.18

Analysis: Gross Rent Multi: 11.09

Analysis: Exp/SqFt: 3.55 sq ft

Listing Office

Listing Office ShortId: 478309

Listing Office Phone: (520) 414-4313

Listing Member Phone: (520) 306-6000, 38748

ListingOfficeName: Keller Williams Southern Arizona

Listing Office Address: 2030 E Broadway Blvd Ste 22, Tucson, AZ 85719



Units Information

Unit 1 Details: Rent: 1700
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 1437
Unit 1 Details: # Full Baths: 2
Unit 2 Details: # Bedrooms: 4
Unit 2 Details: SqFt: 1200
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: No
Unit 1 Details: # Bedrooms: 4
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 2
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: No, 1st

Amenities & Features

Interior Features: Ceiling Fan(s), No
Sewer: Connected
Neighborhood Feature: None
Laundry: Laundry Closet
Main Heating: Forced Air
Pool: None
Water: City Water
Window Covering: Some
Total Parking: 4

Exterior Features: None
Accessibility Features: None
RV Parking: Other: N/A
Main Cooling: Central Air
Patio/Deck: Covered,Patio
Spa: None
Water Heater: Natural Gas
Gas: Natural

Nearby Schools

High School: Amphitheater
Elementary School: Holaway

Middle School: Amphitheater

Fees and Taxes



Tax Year: 2022		Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0		Expenses: Taxes/Assessments: \$2,411.18
Expenses: Management: \$4,260		Expenses: Water/Sewer: \$1,200
Expenses: Contract Services: \$0		Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0		Expenses: Captial Expenses: \$0
Expenses: Insurance: \$1,500		Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0		Taxes: \$2,411.18

