



\$479,000

- 2 Plex
- Multifamily
- Active

920 S 4TH AVE, TUCSON, AZ 85701, USA

<https://rehomes.us>

This charming duplex is a great investment opportunity! It features a 2 bed 1 bath unit and a 3 bed 2 bath unit, each with its own separate yard. The units are spacious and well-maintained, with tile flooring throughout, making it a comfortable and relaxing place to call home. The 2 bed is vacant and [...]



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 250.52

List Number Main: 22313948

Municipality/Zoning: Tucson - R3

View: City

Type: 2 Plex

Year built: 2005

County: Pima

Lot Acres: 0.20 acres

Lot Dimensions: 51x177

Attached/Detached: Detached





Description

Legal Description: TUCSON N49' LOT 8 EXC E5.4' BLK 145



Rooms

Sauna Level: TUSD

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: Area

Dining Room: Area



Building Details

Lot Features: Subdivided

Roof: Shingle

Style: Contemporary

Construction Status: Existing

Floor covering: Ceramic Tile

Construction: Brick,Frame - Stucco

Fence: Chain Link



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: C.O.T. Resub

Unit 2 Details: Rent: 1445

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Garbage Disposal, Gas Range, Refrigerator

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 117-08-2600

Property Disclosures: Insurance Claims History Report, Leases, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, FHA Loan, VA Loan

Income: Vacancy Loss: 1527.00

Income: Total Expenses: \$6,807.68

Analysis: Gross Rent Multi: 16.51

Analysis: Exp/SqFt: 3.56 sq ft

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

Ownership: Investor

Co-op Fee: \$3

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

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Low Care

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 13

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV, High Speed Internet, Telephone

Income: Gross Scheduled Rent: 30540.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 4.64, 16.51

Analysis: Vacancy Rate %: 5.00

Analysis: Exp % of Gross: 23.46

Listing Office

Listing Office ShortId: 478306

Listing Office Phone: (520) 615-8400

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

ListingOfficeName: Keller Williams Southern Arizona

Listing Office Address: 1745 E River Rd Ste 245, Tucson, AZ 85718



Units Information

Unit 1 Details: Rent: 1100
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 832
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 3
Unit 2 Details: SqFt: 1080
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: 2
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 2
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: Ceiling Fan(s), No
Sewer: Connected
Neighborhood Feature: None
Laundry: Laundry Closet
Main Heating: Forced Air
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: Shed
Accessibility Features: None
RV Parking: Other: N/A
Main Cooling: Central Air
Patio/Deck: Covered,Patio
Security: None
Water: City Water
Window Covering: Some
Total Parking: 4

Nearby Schools

High School: Tucson
Middle School: Safford K-8 Magnet
Elementary School: Safford K-8 Magnet

Fees and Taxes



Tax Year: 2022		Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0		Expenses: Taxes/Assessments: \$2,753.68
Expenses: Management: \$3,054		Expenses: Water/Sewer: \$0
Expenses: Contract Services: \$0		Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0		Expenses: Captial Expenses: \$0
Expenses: Insurance: \$1,000		Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0		Taxes: \$2,753.68

