



**\$479,000**

- 2 Plex
- Multifamily
- Active

## **932 S 4TH AVE, TUCSON, AZ 85701, USA**

<https://rehomes.us>

Great opportunity to own a duplex in Central Tucson. The property is two standalone houses- one 3/2 and one 3/1. The 3/2 is currently leased while the 3/1 is vacant and rent ready! The location is convenient, with easy access to local amenities. Don't miss out on this fantastic opportunity to own a duplex in [...]



### **Basics**

**Category:** Multifamily

**Status:** Active

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.20 acres

**Lot Dimensions:** 48x177

**Attached/Detached:** Detached

**Type:** 2 Plex

**Year built:** 2005

**List Price/SqFt:** 251.97

**List Number Main:** 22321958

**Municipality/Zoning:** Tucson - R3

**View:** City





# Description

**Legal Description:** TUCSON S17' LOT 8 & N32' LOT 9 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:** Built-up

**Style:** Contemporary

**Construction Status:** Existing

**Floor covering:** Vinyl

**Construction:** Frame

**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:** C.O.T. Resub

**Unit 2 Details: Rent:** 1595

**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:** 117-08-2610

**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:** 1857.00

**Income: Total Expenses:** \$9,640.88

**Analysis: Gross Rent Multi:** 13.58

**Analysis: Exp/SqFt:** 5.07 sq ft

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

**Ownership:** Individual

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

**Landscape - Front: Other:** 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:** 37140.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 5.35, 13.58

**Analysis: Vacancy Rate %:** 5.00

**Analysis: Exp % of Gross:** 27.32

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## 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



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# Units Information

**Unit 1 Details: Rent:** 1500  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 821  
**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:** 3  
**Unit 1 Information: Parking:** Single  
**Unit 2 Details: # Full Baths:** 2  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** Yes, 1st

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# Amenities & Features

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

**Exterior Features:** None  
**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

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# Nearby Schools

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

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# Fees and Taxes



<b>Tax Year: 2022</b>		<b>Expenses: Other Expenses: \$0</b>
<b>Expenses: Resident Manager: \$0</b>		<b>Expenses: Taxes/Assessments: \$2,640.88</b>
<b>Expenses: Management: \$4,000</b>		<b>Expenses: Water/Sewer: \$1,500</b>
<b>Expenses: Contract Services: \$0</b>		<b>Expenses: Figures Presented: \$0</b>
<b>Expenses: Admin Expenses: \$0</b>		<b>Expenses: Captial Expenses: \$0</b>
<b>Expenses: Insurance: \$1,500</b>		<b>Expenses: Gas/Electric: \$0</b>
<b>Expenses: Maintenance Supplies: \$0</b>		<b>Taxes: \$2,640.88</b>

