



\$325,000

930 E 7TH ST, TUCSON, AZ 85719, USA

<https://rehomes.us>

Historic duplex located one block to the U of A. Units are a 2/1 floor plan and a 1/1 floor plan with a detached two car garage located at the rear of the property. Each unit has beamed ceilings with a washer & dryer in the unit. Both units are currently occupied on month to [...]

- 2 Plex
- Multifamily
- Active



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 266.18

List Number Main: 22411486

Municipality/Zoning: Tucson - R2

View: None

Type: 2 Plex

Year built: 1939

County: Pima

Lot Acres: 0.17 acres

Lot Dimensions: 52' x 152'

Attached/Detached: Attached





Description

Legal Description: From Parcel:001010010 /Buell's Resub Of Lots 6 7 8 9 10 11 12 18 Lot 12 Blk 24



Rooms

Sauna Level: TUSD

Dining Areas: Breakfast Nook

Extra Room: None

Breakfast: Area

Dining Room: None



Building Details

Lot Features: North/South Exposure

Roof: Tile

Style: Bungalow

Construction Status: Existing

Floor covering: Carpet, Wood

Construction: Brick

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: Buells Addition, Blks 13, 14, 15 Resub.

Unit 2 Details: Rent: 750

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Dishwasher, Gas Range

Home Protection: Offered: No

Fema Flood Zone: TBD

Section: 7

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV

Income: Gross Scheduled Rent: 18600.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 3.92, 17.83

Analysis: Vacancy Rate %: 2.00

Analysis: Exp % of Gross: 30.05

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Desert Plantings

Direction: E

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Tax Code: 124-06-2670

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional

Income: Vacancy Loss: 372.00

Income: Total Expenses: \$5,478

Analysis: Gross Rent Multi: 17.83

Analysis: Exp/SqFt: 4.49 sq ft

Listing Office

Listing Office ShortId: 51299

Listing Office Phone: (480) 649-3536

Listing Member Phone: (520) 591-1736, 15346

ListingOfficeName: Better Homes & Gardens Real Estate-SJ Fowler

Listing Office Address: 6360 E Brown Rd Ste 103, Mesa, AZ 85205



Units Information

Unit 1 Details: Rent: 800
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 721
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 1
Unit 2 Details: SqFt: 500
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: 2
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 1
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: Exposed Beams
Sewer: Connected
Neighborhood Feature: None
Laundry: In Kitchen
Main Heating: Radiant
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
RV Parking: Other: none
Main Cooling: Wall Unit(s)
Patio/Deck: Patio
Security: None
Water: City Water
Window Covering: Stay
Total Parking: 4

Nearby Schools

High School: Tucson
Elementary School: Roskruge
Middle School: Mansfeld

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$900

Expenses: Maintenance Supplies: \$1,200

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,928

Expenses: Water/Sewer: \$1,450

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,928.37

