



**\$450,000**

**933 N VAN ALSTINE ST, TUCSON, AZ 85705, USA**

<https://rehomes.us>

- 3 Plex
- Multifamily
- Active

Amazing turn-key Investment property in Barrio Anita!! Close to downtown Tucson and 4th ave. Very nice updates with New appliances, water heaters, new mini splits, new roof coat. Every unit has private access with separate yards and new fences. Every unit has a one year lease. Great Investment property to add to your rental portfolio. [...]



## Basics

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 229.36

**List Number Main:** 22322074

**Municipality/Zoning:** Tucson - R3

**View:** None

**Type:** 3 Plex

**Year built:** 1933

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 159x48x159x47

**Attached/Detached:** Attached





# Description

**Legal Description:** Mckinley Park Amended Lot 15 Blk 1 (Qcd: 8286/832)



# Rooms

**Sauna Level:** TUSD

**Breakfast:** Nook

**Dining Room:** Area

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

**Dining Areas:** Eat-In Kitchen

**Extra Room:** None



# Building Details

**Lot Features:** East/West Exposure **Floor covering:** Carpet, Vinyl

**Roof:** Built-up, Rolled, Shingle

**Construction:** Frame - Stucco,Masonry Stucco

**Style:** Southwestern

**Fence:** Chain Link,Wood

**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:** No Insurance Claims History Report

**Subdivision Name:** McKinley Park

**Unit 2 Details: Rent:** 1075

**Utilities:** Owner, Tenant

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Electric Range

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 11

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

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

**Income: Gross Scheduled Rent:** 38700.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 8.18, 11.63

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 4.93

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Low Care

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Association & Fees: HOA:** No

**Driveway:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 116-16-0170

**Property Disclosures:** Lead Based Paint, Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash, Conventional, FHA Loan, Submit

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$1,908

**Analysis: Gross Rent Multi:** 11.63

**Analysis: Exp/SqFt:** 0.97 sq ft

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## Listing Office

**Listing Office ShortId:** 5791

**Listing Office Phone:** (520) 275-4077

**Listing Office Url:**  
<http://omnihomesinternational.com>

**ListingOfficeName:** OMNI Homes International

**Listing Office Address:** 1050 E River Rd No. 302, Tucson, AZ 85718

**Listing Member Phone:** (520) 822-4529, 12647



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# Units Information

<b>Unit 1 Details: Rent:</b> 1075	<b>Unit 1 Information: Floor:</b> 1st
<b>Unit 1 Information: Furnished:</b> No	<b>Unit 1 Information: Occupancy:</b> Yes
<b>Unit 1 Details: SqFt:</b> 733	<b>Unit 1 Details: # Bedrooms:</b> 1
<b>Unit 1 Details: # Full Baths:</b> 1	<b>Unit 1 Information: Parking:</b> Single
<b>Unit 2 Details: # Bedrooms:</b> 1	<b>Unit 2 Details: # Full Baths:</b> 1
<b>Unit 2 Details: SqFt:</b> 457	<b>Unit 2 Information: Furnished:</b> No
<b>Unit 2 Information: Stories:</b> Single	<b>Unit 2 Information: Floor:</b> Yes, 1st
<b>Unit 2 Information: Parking:</b> On Street, On Street	<b>Unit 3 Information: Monthly Rent:</b> 1075
<b>Unit 3 Details: SqFt:</b> 518	<b>Unit 3 Details: # Bedrooms:</b> 1
<b>Unit 3 Information: Stories:</b> Single	<b>Unit 3 Information: Occupancy:</b> Yes
<b>Unit 3 Information: Furnished:</b> No	<b>Unit 4 Details: # Full Baths:</b> 1

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# Amenities & Features

<b>Interior Features:</b> Smoke Detector	<b>Exterior Features:</b> None
<b>Sewer:</b> Connected	<b>Accessibility Features:</b> None
<b>Neighborhood Feature:</b> None	<b>RV Parking: Other:</b> none
<b>Laundry:</b> Laundry Room	<b>Main Cooling:</b> Ceiling Fan(s),Central Air,Zoned
<b>Main Heating:</b> Gas Pac	<b>Patio/Deck:</b> None
<b>Pool:</b> None	<b>Security:</b> None
<b>Spa:</b> None	<b>Water:</b> City Water
<b>Water Heater:</b> Electric	<b>Window Covering:</b> None
<b>Gas:</b> Natural	<b>Total Parking:</b> 3

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# Nearby Schools

<b>High School:</b> Tucson	<b>Middle School:</b> Safford K-8 Magnet
<b>Elementary School:</b> Davis Bilingual Magnet	



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# Fees and Taxes

**Tax Year:** 2022

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$0

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$0

**Expenses: Insurance:** \$950

**Expenses: Maintenance Supplies:** \$0

**Expenses: Other Expenses:** \$0

**Expenses: Taxes/Assessments:** \$958

**Expenses: Water/Sewer:** \$0

**Expenses: Figures Presented:** \$0

**Expenses: Captial Expenses:** \$0

**Expenses: Gas/Electric:** \$0

**Taxes:** \$958.50

