



\$310,000

942 E HALCYON RD, TUCSON, AZ 85719, USA

<https://rehomes.us>

Charming centrally located duplex near UofA! Don't miss this exceptional investment opportunity close to restaurants, shopping, bike loop and straight shot down Mountain to UofA. This duplex offers two units, one of the units is a 2 bedrooms 1 bathroom rented for 850.00 and the other unit is 1 bedroom 1 bathroom rented for 700.00. [...]

- 2 Plex
- Multifamily
- Active



Basics



Category: Multifamily

Status: Active

Days On Market: 11

County: Pima

Lot Acres: 0.12 acres

Lot Dimensions: 63' X 82' X 64' X 82'

Attached/Detached: Attached

Type: 2 Plex

Year built: 1955

List Price/SqFt: 223.18

List Number Main: 22402364

Municipality/Zoning: Tucson - R2

View: Mountain(s),Residential

Description

Legal Description: From Parcel:001010010 /W60' E98' N83.25' S927' Sw4 Sw4 12 Ac Sec 30-13-14

Rooms

Sauna Level: Amphitheater

Kitchen Features: Countertops: formica

Kitchen Features: Appliance Color: White **Breakfast:** None

Dining Areas: Eat-In Kitchen

Dining Room: None

Extra Room: None

Building Details

Lot Features: Corner Lot,North/South Exposure

Roof: Other: shingle painted

Floor covering: Ceramic Tile

Roof: Shingle

Floor Covering: Other: laminate

Construction: Brick

Style: Bungalow

Fence: 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: Property Sold As-Is

Subdivision Name: Collen Subdivision

Unit 2 Details: Rent: 850

Utilities: Owner, Tenant

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Electric Range,Gas Range

Home Protection: Offered: No

Fema Flood Zone: Yes

Section: 30

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Cable TV,High Speed Internet

Income: Gross Scheduled Rent: 18600.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 4.94, 16.67

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 17.69

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Desert Plantings

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Desert Plantings

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Community: None

Tax Code: 113-04-2820

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

Road Maintenance: City

Terms: Cash,Conventional

Income: Vacancy Loss: 0.00

Income: Total Expenses: \$3,291.02

Analysis: Gross Rent Multi: 16.67

Analysis: Exp/SqFt: 2.37 sq ft

Listing Office

Listing Office ShortId: 70204

Listing Office Phone: (520) 625-1112

Listing Office Url:

http://https://www.coldwellbankerhomes.com/az/green-valley/office/green-valley-continental/oid_3118/

ListingOfficeName:
Coldwell Banker
Realty

**Listing Office
Address:** 180 W.
Continental #100,
Green Valley, AZ
85622

**Listing Member
Phone:** (520)
230-6859,
148028970



Units Information

Unit 1 Details: Rent: 700
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 650
Unit 1 Details: # Full Baths: 1
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 739
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: 1
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: No
Sewer: Connected
Neighborhood Feature: Jogging/Bike Path,Paved Street
Main Heating: Other: mini splits
Laundry: Laundry Room
Main Heating: Floor Furnace
Pool: None
Spa: None
Water Heater: Natural Gas
Gas: Natural

Exterior Features: None
Accessibility Features: None
Main Cooling: Other: mini splits
RV Parking: Other: No
Main Cooling: Evaporative Cooling
Patio/Deck: Covered
Security: None
Water: City Water
Window Covering: None
Total Parking: 4

Nearby Schools

High School: Amphitheater
Elementary School: Holaway

Middle School: Amphitheater

Fees and Taxes



Tax Year: 2023		Expenses: Other Expenses: \$0
Expenses: Resident Manager: \$0		Expenses: Taxes/Assessments: \$1,419.03
Expenses: Management: \$0		Expenses: Water/Sewer: \$1,140
Expenses: Contract Services: \$0		Expenses: Figures Presented: \$0
Expenses: Admin Expenses: \$0		Expenses: Captial Expenses: \$0
Expenses: Insurance: \$732		Expenses: Gas/Electric: \$0
Expenses: Maintenance Supplies: \$0		Taxes: \$1,433.06

