



**\$350,000**

## **9830 N ANWAY RD, MARANA, AZ 85653, USA**

<https://rehomes.us>

This is an incredible investment opportunity with a super high CAP Rate. Two manufactured homes that have been completely updated with all new interior finishes, mechanical, roofs, windows, plumbing and stucco. Both homes are move-in ready with a manicured lot and mountain views off of a paved road. All of this and the owner is [...]

- 2 Plex
- Multifamily
- Active



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### **Basics**



**Category:** Multifamily

**Status:** Active

**Days On Market:** 55

**County:** Pima

**Lot Acres:** 0.83 acres

**Lot Dimensions:** 100 x 360

**Attached/Detached:** Detached

**Type:** 2 Plex

**Year built:** 1986

**List Price/SqFt:** 151.12

**List Number Main:** 22309639

**Municipality/Zoning:** Pima County - SH

**View:** Mountain(s)

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## Description

**Legal Description:** From Parcel:208280110 /Avra Ranchettes S2 Lot 6 Mdwid

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## Rooms

**Sauna Level:** Marana

**Breakfast:** None

**Dining Room:** Area

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

**Dining Areas:** Dining in LR/GR

**Extra Room:** None

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## Building Details

**Lot Features:** North/South Exposure

**Roof:** Shingle

**Construction:** Stucco Finish

**Fence:** Wood

**Floor covering:** Carpet

**Floor Covering:** **Other:** Wood Laminate

**Style:** Manufactured

**Construction Status:** Existing

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## 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:** Avra Ranchettes

**Unit 2 Details: Rent:** 1375

**Utilities:** Owner, Tenant

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** Trico

**Driveway: Paved:** Dishwasher, Double Sink, Electric Range

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 15

**Fire Protection:** Included in Taxes

**Range:** 10.00

**Road Type:** Paved

**Technology:** Cable TV

**Income: Gross Scheduled Rent:** 33120.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 7.94, 10.57

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 16.14

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Decorative Gravel, Desert Plantings

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel, Desert Plantings

**Association & Fees: HOA:** No

**Driveway:** Car(s) Pad

**Assessments:** \$0

**Community:** None

**Tax Code:** 208-28-011A

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Conventional, FHA Loan, Owner Carry, VA Loan

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$5,347

**Analysis: Gross Rent Multi:** 10.57

**Analysis: Exp/SqFt:** 2.31 sq ft

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## Listing Office

**Listing Office ShortId:** 5417

**Listing Office Phone:** (520) 870-1676

**Listing Member Phone:** (520) 668-3922, 21101

**ListingOfficeName:** One Resource Realty, LLC

**Listing Office Address:** 3009 N Edith Blvd, Tucson, AZ 85716



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## Units Information

**Unit 1 Details: Rent:** 1385  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 1088  
**Unit 1 Details: # Full Baths:** 2  
**Unit 2 Details: # Bedrooms:** 3  
**Unit 2 Details: SqFt:** 1216  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** Carport

**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** Yes  
**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),Dual Pane Windows,Smoke Detector  
**Sewer:** Septic  
**Neighborhood Feature:** Horses Allowed,Paved Street  
**Main Cooling:** Heat Pump  
**Patio/Deck:** Covered,Deck  
**RV Parking:** Gate  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** None

**Exterior Features:** None  
**Accessibility Features:** None  
**Laundry:** Laundry Room  
**Main Heating:** Heat Pump  
**Pool:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** Stay  
**Total Parking:** 2

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## Nearby Schools

**High School:** Marana  
**Elementary School:** Roadrunner

**Middle School:** Marana

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## Fees and Taxes



**Tax Year:** 2022

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

**Expenses: Management:** \$1,440

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

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

**Expenses: Insurance:** \$1,200

**Expenses: Maintenance Supplies:** \$500

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

**Expenses: Taxes/Assessments:** \$882

**Expenses: Water/Sewer:** \$1,325

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

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

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

**Taxes:** \$881.95

