



**\$450,000**

- 3 Plex
- Multifamily
- Active



## TUCSON, AZ, USA

<https://rehomes.us>

Investment opportunity in central Tucson. beautiful triplex with 1 bed 1 bath units. Each unit has a washer and dryer and its own backyard. All units are remodeled. and there is plenty of storage space

### Basics

**Category:** Multifamily

**Status:** Active

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** 60 x 150

**Attached/Detached:** Attached

**Type:** 3 Plex

**Year built:** 1960

**List Price/SqFt:** 216.66

**List Number Main:** 22320588

**Municipality/Zoning:** Tucson - R3

**View:** Mountain(s)





# Description

**Legal Description:** 001010010 /Speedway S150' W60' Lot 2 Blk 5



# Rooms

**Sauna Level:** TUSD

**Breakfast:** None

**Dining Areas:** Eat-In Kitchen

**Dining Room:** Area

**Extra Room:** None



# Building Details

**Lot Features:** East/West Exposure

**Floor covering:** Carpet, Ceramic Tile

**Roof:** Rolled

**Construction:** Brick

**Style:** Territorial

**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:** None

**Subdivision Name:** Speedway Addition

**Unit 2 Details: Rent:** 625

**Utilities:** Owner, Tenant

**Horse Facilities:** No

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

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 3

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Gravel

**Technology:** Cable TV

**Income: Gross Scheduled Rent:** 22000.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** 4.33, 21.23

**Analysis: Vacancy Rate %:** 3.64

**Analysis: Exp % of Gross:** 8.02

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Shrubs,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Dishwasher,Gas Range

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 122-12-051C

**Property Disclosures:** CC&Rs,Insurance Claims History Report,Lead Based Paint,Seller Prop Disclosure

**Road Maintenance:** City

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

**Income: Vacancy Loss:** 800.00

**Income: Total Expenses:** \$1,700

**Analysis: Gross Rent Multi:** 21.23

**Analysis: Exp/SqFt: 0.82** sq ft

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## Listing Office

**Listing Office ShortId:** 2866

**Listing Office Phone:** (520) 544-2335

**Listing Office Url:**  
<http://www.movingtotucson.com>

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 1650 E River Rd., Suite 202, Tucson, AZ 85718

**Listing Member Phone:** (520) 780-7425, 39518

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## Units Information



**Unit 1 Details: Rent:** 625  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 600  
**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 3 Details: # Bedrooms:** 1

**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  
**Unit 3 Information: Monthly Rent:** 645  
**Unit 4 Details: # Full Baths:** 1

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## Amenities & Features

**Interior Features:** No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Laundry:** Laundry Closet  
**Main Heating:** Forced Air  
**Pool:** None  
**Spa:** None  
**Water Heater:** Electric  
**Gas:** Natural

**Exterior Features:** Courtyard  
**Accessibility Features:** Level  
**RV Parking: Other:** n/a  
**Main Cooling:** Central Air  
**Patio/Deck:** Patio  
**Security:** Window Bars  
**Water:** City Water  
**Window Covering:** None  
**Total Parking:** 10

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## Nearby Schools

**High School:** Catalina  
**Elementary School:** Wright

**Middle School:** Doolen

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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:** \$0

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

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

**Expenses: Taxes/Assessments:** \$0

**Expenses: Water/Sewer:** \$1,700

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

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

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

**Taxes:** \$2,035.13

