



\$495,000

TUCSON, AZ, USA

<https://rehomes.us>

Great investor property! Or live in 1 and rent out 2. Both 2 BR units have 2 baths each, efficient floor plans & small private yards. All floors are tile throughout except bedrm in 1 BR unit. There are 3 separate laundry rooms available. Add'l large shared side yard w/custom mural & room to play. [...]

- 3 Plex
- Multifamily
- Active



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 207.46

List Number Main: 22406511

Municipality/Zoning: Tucson - R2

View: None

Type: 3 Plex

Year built: 1977

County: Pima

Lot Acres: 0.21 acres

Lot Dimensions: 59' x 150' x 60' x 150'

Attached/Detached: Attached





Description

Legal Description: W60' E320 S150 N1140 E2NE4 SW4 .21AC Sec 30-13-14



Rooms

Sauna Level: Amphitheater	Kitchen Features: Countertops: laminate
Kitchen Features: Pantry: Cabinet	Laundry: Other: off patio
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: Built-up	Construction: Brick,Concrete Block
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: N/A

Unit 2 Details: Rent: 1000

Utilities: Owner, Tenant

Horse Facilities: No

Security: Other: gates

Driveway: Paved: Dishwasher, Electric Range, Refrigerator

Home Protection: Offered: No

Fema Flood Zone: No

Section: 30

Attribution Contact: 520-548-5646

Tax Code: 113-04-042D

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: \$5,381

Analysis: Gross Rent Multi: 13.98

Analysis: Exp/SqFt: 2.26 sq ft

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: Desert Plantings, Low Care, Shrubs, Trees, parking area

Horse Property: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Decorative Gravel, Desert Plantings, Low Care, Trees

Association & Fees: HOA: No

Driveway: To Property Line

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: High Speed Internet

Income: Gross Scheduled Rent: 35400.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 6.06, 13.98

Analysis: Vacancy Rate %: 0.00

Analysis: Exp % of Gross: 15.20

Listing Office

Listing Office ShortId: 16706

Listing Office Phone: (520) 299-2201

Listing Office Url:
<http://www.LongRealty.com>

ListingOfficeName: Long Realty Company

Listing Office Address: 4051 E. Sunrise Dr
No. 101, Tucson, AZ 85718

Listing Member Phone: (520) 548-5646,
6050



Units Information

- Unit 1 Details: Rent:** 950
- Unit 1 Information: Furnished:** No
- Unit 1 Details: SqFt:** 649
- Unit 1 Details: # Full Baths:** 1
- Unit 2 Details: # Bedrooms:** 2
- Unit 2 Details: SqFt:** 869
- Unit 2 Information: Stories:** Single
- Unit 2 Information: Parking:** On Property, On Property
- Unit 3 Details: SqFt:** 869
- Unit 3 Information: Occupancy:** Yes
- Unit 4 Details: # Full Baths:** 2
- 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:** 2
- Unit 2 Information: Furnished:** No
- Unit 2 Information: Floor:** Yes, 1st
- Unit 3 Information: Monthly Rent:** 1000
- Unit 3 Information: Stories:** Single
- Unit 3 Information: Furnished:** No

Amenities & Features

- Interior Features:** Ceiling Fan(s),Skylights, No
- Sewer:** Connected
- Neighborhood Feature:** Paved Street
- Laundry:** Laundry Closet
- Main Heating:** Electric,Forced Air
- Pool:** None
- Spa:** None
- Water Heater:** Electric
- Gas:** None
- Exterior Features:** None
- Accessibility Features:** None
- RV Parking: Other:** ample parking
- Main Cooling:** Central Air
- Patio/Deck:** None,Patio
- Security:** Security Lights
- Water:** City Water
- Window Covering:** Some
- Total Parking:** 68

Nearby Schools

- High School:** Amphitheater
- Elementary School:** Holaway
- Middle School:** Amphitheater



Fees and Taxes

Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$3,186

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$0

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$2,195

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$2,195.37

