



\$290,000

TUCSON, AZ, USA

<https://rehomes.us>

The 2-story duplex at 25 W. President was built in 1960 with both units containing 3 bedrooms & 2 baths. The property features an asphalt parking lot. Currently rented, tenants can stay - ample parking, units are fenced and gated, generous backyards for all units, with washers & dryers on site for each unit. Some [...]

- 2 Plex
- Multifamily
- Active



Basics

Category: Multifamily

Status: Active

List Price/SqFt: 170.59

List Number Main: 22408899

Municipality/Zoning: Tucson - R3

View: None

Type: 2 Plex

Year built: 1967

County: Pima

Lot Acres: 0.11 acres

Lot Dimensions: 95x90x46x49x48x138

Attached/Detached: Attached



Description

Legal Description: National City Lot 9 & N90' W41' Lot 8 Blk 8

Rooms

Sauna Level: TUSD

Dining Areas: Eat-In Kitchen

Extra Room: None

Breakfast: None

Dining Room: None

Building Details

Lot Features: Subdivided

Roof: Shingle

Style: Contemporary

Construction Status: Existing

Floor covering: Carpet, Ceramic Tile

Construction: Brick, Stucco Finish

Fence: Chain Link

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: National City

Unit 2 Details: Rent: 850

Utilities: Owner, Tenant

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Fema Flood Zone: No

Section: 36

Attribution Contact: lopez@mlslisting.net

Tax Code: 120-07-110A

Property Disclosures: Lead Based Paint

Road Maintenance: City

Terms: Cash,Conventional

Income: Vacancy Loss: 1590.00

Income: Total Expenses: \$4,452

Analysis: Gross Rent Multi: 9.60

Analysis: Exp/SqFt: 2.62 sq ft

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

Ownership: Investor

Co-op Fee: \$3

Landscape - Front: Other: None

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Double Sink

Home Protection: Offered: No

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Cable TV,High Speed Internet,Telephone

Income: Gross Scheduled Rent: 31800.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 8.88, 9.60

Analysis: Vacancy Rate %: 5.00

Analysis: Exp % of Gross: 14.74

Listing Office

Listing Office ShortId: 16719

Listing Office Phone: (520) 918-4800

Listing Office Url:

<http://www.LongRealty.com>

ListingOfficeName: Long Realty Company

Listing Office Address: 6410 E. Tanque Verde Rd., Tucson, AZ 85715

Listing Member Phone: (520) 585-8105, 29866

Units Information



Unit 1 Details: Rent: 850

Unit 1 Information: Furnished: No

Unit 1 Details: SqFt: 725

Unit 1 Details: # Full Baths: 2

Unit 2 Details: # Bedrooms: 3

Unit 2 Details: SqFt: 750

Unit 2 Information: Stories: Two

Unit 2 Information: Parking: On Property

Unit 1 Information: Floor: 1st

Unit 1 Information: Occupancy: Yes

Unit 1 Details: # Bedrooms: 3

Unit 1 Information: Parking: Two

Unit 2 Details: # Full Baths: 2

Unit 2 Information: Furnished: No

Unit 2 Information: Floor: Yes, 1st

Amenities & Features

Interior Features: Ceiling Fan(s)

Sewer: Connected

Neighborhood Feature: Paved Street, Sidewalks, Street Lights

Laundry: Outside

Main Cooling: Evaporative Cooling

Patio/Deck: None

Security: None

Water: City Water

Window Covering: None

Total Parking: 6

Exterior Features: None

Accessibility Features: None

RV Parking: Other: NONE

Green Features: Bath Exhaust Out

Main Heating: Forced Air

Pool: None

Spa: None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Pueblo

Elementary School: Hollinger

Middle School: Utterback-Magnet

Fees and Taxes



Tax Year: 2023

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,500

Expenses: Maintenance Supplies: \$0

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$1,452

Expenses: Water/Sewer: \$1,500

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$1,452.26

