



**\$290,000**

- 2 Plex
- Multifamily
- Active

## 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 [...]



## 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

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## 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

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## 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

