



\$499,000

TUCSON, AZ, USA

<https://rehomes.us>

Originally built in the 1950s by Merle Norman, the cosmetic queen, as guest quarters for her ranch, this unique property was restored, renovated, and reimaged in 2010 as the Arroyo House bed and breakfast. Today, it offers versatile usage options: you can utilize it as a short-term rental, long-term rental, or as a bed and [...]

- 4 Plex
- Multifamily
- Active



Basics



Category: Multifamily

Status: Active

Days On Market: 3

County: Pima

Lot Acres: 0.60 acres

Lot Dimensions: Irregular

Attached/Detached: Attached

Type: 4 Plex

Year built: 1953

List Price/SqFt: 273.27

List Number Main: 22416962

Municipality/Zoning: Tucson - RX2

View: Mountain(s),Sunrise

Description

Legal Description: El Rancho Merlita Lot 12

Rooms

Sauna Level: TUSD

Dining Areas: Dining in LR/GR

Extra Room: None

Breakfast: None

Dining Room: Area

Building Details

Lot Features: Cul-De-Sac

Roof: Shingle

Construction: Brick

Fence: Block,Split Rail

Floor covering: Concrete

Fence: Other: Ocotillo

Style: Ranch

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: El Rancho Merlita (1-16)

Unit 2 Details: Rent: 900

Utilities: Owner, Owner

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Natural Desert,Shrubs,Sprinkler/Drip,Trees

Association & Fees: HOA: Yes

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 133-07-3390

Property Disclosures: CC&Rs,Lead Based Paint,Public Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional

Income: Vacancy Loss: 1800.00

Income: Total Expenses: \$14,801

Analysis: Gross Rent Multi: 12.05

Analysis: Exp/SqFt: 8.11 sq ft

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

Ownership: Individual

Co-op Fee: \$3

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Garbage Disposal,Gas Range,Refrigerator

Association & Fees: HOA Name: Rancho Merlita HOA

Fema Flood Zone: Yes

Section: 4

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Technology: Cable TV,High Speed Internet,Telephone

Income: Gross Scheduled Rent: 43200.00

Income: Other Income: 0.00

Analysis: Cap Rate %: 5.33, 12.05

Analysis: Vacancy Rate %: 4.17

Analysis: Exp % of Gross: 35.75

Listing Office

Listing Office ShortId: 52896

Listing Office Phone: (520) 918-2400

Listing Member Phone: (520) 241-3123, 32545

ListingOfficeName: Long Realty Company

Listing Office Address: 1880 E River Rd Ste 120, Tucson, AZ 85718



Units Information

Unit 1 Details: Rent: 900	Unit 1 Information: Floor: 1st
Unit 1 Information: Furnished: No	Unit 1 Information: Occupancy: Yes
Unit 1 Details: SqFt: 307	Unit 1 Details: # Bedrooms: 1
Unit 1 Details: # Full Baths: 1	Unit 1 Information: Parking: Single
Unit 2 Details: # Bedrooms: 1	Unit 2 Details: # Full Baths: 1
Unit 2 Details: SqFt: 307	Unit 2 Information: Furnished: No
Unit 2 Information: Stories: Single	Unit 2 Information: Floor: No, 1st
Unit 2 Information: Parking: On Property, On Property	Unit 3 Information: Monthly Rent: 900
Unit 3 Details: SqFt: 307	Unit 3 Details: # Bedrooms: 1
Unit 3 Information: Stories: Single	Unit 3 Information: Occupancy: No
Unit 3 Information: Furnished: No	Unit 4 Details: Rent: 900
Unit 4 Details: SqFt: 467	Unit 4 Details: # Full Baths: 1, 1
Unit 4 Details: # Bedrooms: 1	Unit 4 Information: Occupancy: Yes
Unit 4 Information: Stories: Single	Unit 4 Information: Floor: 1st
Unit 4 Information: Furnished: No	Unit 4 Information: Parking: On Property

Amenities & Features



Interior Features: Ceiling Fan(s),Dual Pane Windows,Fire Sprinklers,Smoke Detector

Sewer: Connected

Neighborhood Feature: Gated Community,Paved Street,Walking Trail

Main Heating: Other: mini splits

Assoc Amenities: None

Green Features: Bath Exhaust Out,Low Flow Showerheads,Rainwater Harvesting

Main Heating: Heat Pump,Zoned

Pool: None

Spa: None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: None

Accessibility Features: None

Main Cooling: Other: mini split

RV Parking: Other: None

Laundry: Dryer Included,Laundry Room,Washer Included

Main Cooling: Ceiling Fan(s),Zoned

Patio/Deck: Covered,Patio

Security: None

Water: City Water

Window Covering: Some

Total Parking: 6

Nearby Schools

High School: Sabino

Middle School: Magee

Elementary School: Bloom

Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Payment Frequency: Annually

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$1,000

Expenses: Admin Expenses: \$0

Expenses: Insurance: \$1,800

Expenses: Maintenance Supplies: \$3,000

Association & Fees: HOA Amt (Monthly): \$150

Expenses: Other Expenses: \$2,400

Expenses: Taxes/Assessments: \$2,001

Expenses: Water/Sewer: \$1,700

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$2,900

Taxes: \$2,000.10

