



**\$885,000**

## **TUCSON, AZ, USA**

<https://rehomes.us>

Endless possibilities with this 10 acre operating ranch with 2 manufactured homes, 22 stalls, round pen, full arena with lights and cattle chute, hay awning, wash rack, 3 tack rooms, separate restroom for boarders, auto water in stalls, 8 pastures of various sizes. Live your dream of a real working ranch with this very well [...]

- 3 Plex
- Multifamily
- Active



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## **Basics**



**Category:** Multifamily

**Status:** Active

**Days On Market:** 66

**County:** Pima

**Lot Acres:** 9.81 acres

**Lot Dimensions:** 645.8' x 661.00' approx

**Attached/Detached:** Detached

**Type:** 3 Plex

**Year built:** 1997

**List Price/SqFt:** 253.73

**List Number Main:** 22309143

**Municipality/Zoning:** Pima County - RH

**View:** Mountain(s),Sunrise,Sunset

## Description

**Legal Description:** NE4 SW4 NE4 9.81 AC

## Rooms

**Sauna Level:** Altar Valley

**Dining Areas:** Eat-In Kitchen

**Extra Room:** Office,Storage,Workshop

**Breakfast:** Nook

**Dining Room:** Area

## Building Details

**Lot Features:** Adjacent to Wash,East/West Exposure

**Roof:** Built-Up - Reflect

**Construction:** Frame

**Fence:** Block,Chain Link,Stucco Finish

**Floor covering:** Ceramic Tile

**Floor Covering:** **Other:** planks

**Style:** Manufactured

**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:** Unsubdivided

**Unit 2 Details: Rent:** 1600

**Utilities:** Owner, Tenant

**Horse Facilities:** Yes

**Landscape - Rear: Other:** Decorative Gravel, Flower Beds, Low Care, Shrubs, Trees

**Association & Fees: HOA:** No

**Driveway:** Circular

**Assessments:** \$0

**Community:** None

**Tax Code:** 209-12-0050

**Property Disclosures:** Military Airport Vct

**Road Maintenance:** Road Maintenance Agreement

**Terms:** Cash, Conventional, Submit, Trade, VA Loan

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$11,675

**Analysis: Gross Rent Multi:** 7.34

**Analysis: Exp/SqFt:** 3.35 sq ft

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

**Ownership:** Individual

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

**Landscape - Front: Other:** Low Care, Trees

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** TRico

**Driveway: Paved:** Dishwasher, Garbage Disposal, Gas Range, Refrigerator

**Home Protection: Offered:** No

**Fema Flood Zone:** No

**Section:** 10

**Fire Protection:** Included in Taxes

**Range:** 11.00

**Road Type:** Dirt

**Technology:** Satellite Dish

**Income: Gross Scheduled Rent:** 43700.00

**Income: Other Income:** 76800.00

**Analysis: Cap Rate %:** 12.30, 7.34

**Analysis: Vacancy Rate %:** 0.00

**Analysis: Exp % of Gross:** 9.69

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## Listing Office

**Listing Office ShortId:** 51651

**Listing Office Phone:** (520) 954-2323

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

**ListingOfficeName:** S A Moore Realty Services, LLC

**Listing Office Address:** 1846 E Innovation Park Dr, Tucson, AZ 85739

**Listing Member Phone:** (520) 954-2323, 31146



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# Units Information

**Unit 1 Details: Rent:** 2000  
**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 2144  
**Unit 1 Details: # Full Baths:** 2  
**Unit 2 Details: # Bedrooms:** 3  
**Unit 2 Details: SqFt:** 1344  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** Carport, On Property

**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** Yes  
**Unit 1 Details: # Bedrooms:** 3  
**Unit 1 Information: Parking:** Single  
**Unit 2 Details: # Full Baths:** 2  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** Yes, 1st

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# Amenities & Features

**Interior Features:** Ceiling Fan(s),Smoke Detector,Split Plan,Walk In Closets,Workshop  
**Sewer:** Septic  
**Neighborhood Feature:** Horse Facilities,Horses Allowed,Lighted  
**Main Cooling:** Ceiling Fan(s),Central Air  
**Patio/Deck:** Covered,Deck  
**RV Parking:** Space Available  
**Spa:** None  
**Water Heater:** Propane  
**Gas:** Propane

**Exterior Features:** Workshop  
**Accessibility Features:** None  
**Laundry:** Laundry Room  
**Main Heating:** Forced Air  
**Pool:** Community  
**Security:** None  
**Water:** Pvt Well (Registered)  
**Window Covering:** Some  
**Total Parking:** 20

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# Nearby Schools

**High School:** Flowing Wells  
**Elementary School:** Robles

**Middle School:** Altar Valley



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# Fees and Taxes

**Tax Year:** 2022

**Expenses: Resident Manager:** \$0

**Expenses: Management:** \$0

**Expenses: Contract Services:** \$0

**Expenses: Admin Expenses:** \$1,200

**Expenses: Insurance:** \$3,000

**Expenses: Maintenance Supplies:** \$500

**Expenses: Other Expenses:** \$1,500

**Expenses: Taxes/Assessments:** \$2,375

**Expenses: Water/Sewer:** \$0

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

**Expenses: Captial Expenses:** \$100

**Expenses: Gas/Electric:** \$3,000

**Taxes:** \$2,375.06

