

CLIENT DATA DETAIL REPORT

MLS#: 22526469	Multi-Family / Triplex	Status: Active	Construction Status	List Price: 400,000
	SqFt +/- / Source 1,234 / Attached total parking Year Built: 1945 List Price Sqft: 324.15 Lot Dimensions: Irregular Lot Size \ Source: 0.1 Acre \ 4,400 SF \ Assessor Lot Size Price/SqFt: 90.91			-
	Area: Central Subdivision: Feldmans Add Community: None TRS: 14 / 13 / 1 Municipality/Zoning: Tucson - C2 County: Pima Tax Code: 115-04-321A Pima County GIS Year/Taxes: 2024 / 1,724.02 Method of Title: Fee (Simple) Ownership: Individual			

Address: 1134 N 6th Avenue, Tucson, AZ 85705
Directions: Speedway/6th - N to property on the East side of the street.
Legal Description: Feldmans Amended Swly Ptn Lot 6 Blk 20

	Rent	Bd	Bth	SqFt	Occ	Stories	FI	Frn	Parking	Income	Expenses
Unit 1	850	1	1-0	456	Yes	Single	1st	No	On Property	Gross Scheduled Rent: 10,200	Admin Expenses: 0
Unit 2	850	1	1-0	457	No	Two	1st	No	On Property	Vacancy Loss: 0	Capital Expenses: 0
Unit 3	916	1	1-0	322	No	Single	1st	No	On Property	Other Income: 0	Contract Services: 0
Unit 4	-	-	-	-	-	-	-	-	-	Adjusted Gross: 10,200	Gas/Electric: 0
										Total Expenses: 1,724.02	Insurance: 0
										Net Opp Income: 8,475.98	Maintenance Supplies: 0
# Units				Studio		1 Bed		2Bed	3Bed	Other	Analysis
Avg Rent/Mo				916		850					Cap Rate %: 1.77
											Gross Rent Multi: 47.06
											Vacancy Rate %: 0
											Exp/SqFt: 1.4
											Exp % of Gross: 16.9
											Figures Presented: Actual

Construction: Frame - Stucco	Electric: Electric Company: TEP	Neighborhood Features: None	FEMA Flood Zone: No
Kitchen Features: Electric Range	Gas: Natural	Roof: Shingle	Municipal Flood Zone: No
Extra Room: None	Water: Public	Fence: Shared Fence	Fire Protection: Included in Taxes
Interior Features: Ceiling Fan(s)	Sewer: Connected	Pool: None	School District: TUSD
Accessibility Option: None	Utilities Paid	Exterior Feature: None	Elementary School: Cragin
Laundry: In Bathroom	Cable TV: Tenant	Lot Features: East/West Exposure;	Middle School: Doolen
Floor Covering: Concrete; Wood	Electric: Tenant	Subdivided	High School: Tucson
Window Covering: None	Gas: Tenant	Road Type: Paved	
Window Features:	Insurance: Tenant	Subdivision Restrict: Age	
Main Heating: Wall Furnace	Sewer: Tenant	Restrictions: No; Deed Restrictions:	
Main Cooling: Wall Unit(s)	Taxes: Tenant	No; CC&Rs: No	
Water Heater: Electric	Trash: Tenant		
	Water: Tenant		

Property Description: 3 Total Units. Listing includes a Duplex with additional Guest House. 913 SF Duplex with an extra 240+/- SF Attic and a 322 SF guest house. The North Unit and Guest House are fix-ups and are currently in the process of being remodeled. The South Unit is occupied and rents for \$850/month. The 322 SF Guest House rents for \$916/month but is currently vacant. Close to Downtown/Pima Community College/U of A. Amazing investment opportunity to fix up and rent out to college students.

Listing Provided Courtesy Of: Long Realty



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