

936 E Navajo Rd

Tucson, AZ 85719 – Central Tucson / Amphitheater District

MLS #7057043 | 4-Unit Multi-Family (House + Tri-Plex)

OFFERED AT

\$699,999

7.51% Cap Rate



|             |            |
|-------------|------------|
| 4           | \$699,999  |
| Total Units | List Price |
| 7.51%       | 1962       |
| Cap Rate    | Year Built |
| R2          | 0.25 AC    |
| Zoning      | Lot Size   |

PROPERTY OVERVIEW

A rare 4-unit income property in the heart of Central Tucson, minutes from 1st Ave & Fort Lowell Rd, currently operated as a furnished short-term rental (Airbnb) portfolio with verified 2024 earnings. The offering includes a 3-bedroom/1-bath single-family home plus a detached tri-plex of 1-bedroom/1-bath units across two buildings on a 0.25-acre lot. Wood-frame/stucco construction with tile roofing and tile flooring throughout. Owner currently covers water, sewer, electric, trash, cable TV and landscaping — a strong value-add opportunity to convert to tenant-paid utilities and boost net income. Zoned R2, served by the Amphitheater Unified School District.

UNIT MIX

| Unit | Type     | Bed | Bath | Parking   |
|------|----------|-----|------|-----------|
| 1    | House    | 3   | 1    | Uncovered |
| 2    | Tri-Plex | 1   | 1    | Uncovered |
| 3    | Tri-Plex | 1   | 1    | Uncovered |
| 4    | Tri-Plex | 1   | 1    | Uncovered |

| Financials            |                     |
|-----------------------|---------------------|
| 2024 Gross STR Income | \$59,212            |
| Operating Expenses    | \$6,660             |
| Net Operating Income  | \$52,552            |
| Cap Rate              | 7.51%               |
| Down Payment          | 20%                 |
| Financing             | Cash / Conventional |

| Property Features                                   |
|-----------------------------------------------------|
| • Wood frame / stucco construction                  |
| • Tile roof, tile flooring                          |
| • Washer/dryer + hookups                            |
| • Central air, evap. cooling & window units (mixed) |
| • Wall furnace heating                              |
| • City water & public sewer                         |
| • Owner pays all utilities + landscaping            |
| • No pool / no HOA                                  |

LOCATION

Cross Streets: 1st Ave & Fort Lowell Rd. Heading north on 1st Ave, past Fort Lowell Rd, turn right on Navajo Rd and continue past Tyndall — property is on the right. Elementary: Winifred Harelson Elementary. Middle School: Amphitheater Middle School. District: Amphitheater Unified.

Brandon Wendt

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Source: MLS #7057043; 2024 Airbnb Earnings Report

Information deemed reliable but not guaranteed. Buyer to verify all information including square footage, income, expenses, zoning and unit details. Not an offer to sell securities.