

Listings Full

3-2-6-014-017-0000
 MLS#: 201704809
 Status: **Active**
 Lnd Tenure: FS - Fee Simple
 Listing Service: Full Service

702 Wainaku St, Hilo 96720

Region: S. Hilo
 Nghbrhd: WAI NAKU

Bldg Nm:

LP: \$400,000
 OLP: \$400,000

Fee Options:



General Information

Prop Type: Multi-Family
 Prop Frnt: Other
 Prop Cond: Average, Fair
 # Stories: One
 Bldg Type: Multi Dwellings
 Easements: Other

DOM: 0
 CDOM: 0
 Furnished: Partial
 Year Built: 1993
 Rmld Year:

Income Information

Monthly Rent: \$1,400 Ttl Park: 4
 Other Inc: Bldg Sqft: 2,052
 Ttl Ann Inc: \$16,800 Ttl Sqft: 2,052
 Ann Oper Exp: Land Sqft: 14,867
 Net Oper Inc: Lot Acres: .341

Unit Information

Studio: 0
 # 1 Bd: 0
 # 2 Bd: 1
 # 3+ Bd: 1
 # Comm: 0
 # Ttl Units: 2

Exp Includes: Other
 Tenant Pays: Electricity, Water

Recent: 04/25/2017 : NEW

Listing/Agent/Office Information

Listing Date: 04/25/17 ACS Date:
 Possession: At Closing, Subject To Tenancy
 List Type: Exclusive Agency
 Agent: [Christina L Dwight\(R\)](#)
 Ag Email: CLS@ChristinaDwight.com
 License #: RB-20978
 Office: [Commercial Inv. Strategies](#)
 Comp Sub To:
 Dual Var Rate: Yes

Tmp Wth Date:
 Exp Date: 04/25/18
 Listing Svc: Full Service
 Lock Box: No
 Agent Mbr #: 26009 Agent Ph: (808) 429-1098
 Corp Office Lic #: RB-21019
 Office Mbr #: CISC Office Ph: (808) 429-1098
 Method: if listor finds bOff Fax Ph:
 GE Tax Paid-Seller: Yes Comp: 3%

Additional Listing Information

View: None
 Zoning: O4 - R-7.5 Residential District
 Location: Inside
 Lot Desc: Clear

Lnd Recorded: Regular System
 Flood Zone: Zone X Sewer: Cesspool, Connecte
 Topography: Level
 Set Backs: Of Record

Remarks

Pub Rmks: 7 Vierra Lane & 702 Wainaku Street consists of 2 homes on a single lot. Newer construction with long-term rental income--live in one, rent out the other, or keep both in the rental pool for good return. Existing rents are \$1400 for both, or 4.2% return with estimated 30% expenses. Make an offer! Currently on cess pool, owner pays sewer fee--upon sale, must upgrade to hook up to sewer. Do NOT disturb tenants. Do NOT walk on property. Do NOT knock on doors.
Agent Rmks: Please contact Hilo agent for all showings/inquiries: Darren Ah Chong Cell: (808) 936-8002 Email: Darren@DarrenAhChong.Com Seller prefers Deitra Lopez, First American Title, 808-339-3365. dlopez2013@icloud.com. Please allow one week for response. Do NOT disturb tenants. Do NOT walk on property. Do NOT knock on doors.
Documents: Lease Documents, Title Search
Show Inst: Appointment Only, Call Listor
Disclosures: 1031 Exchange

Features

Elevators:
 Roof: Aluminum/Steel
 Laundry Fac: None
 Parking: Assigned, Covered
 Rec Facilities: None
 Amenities: None
 Utilities: Cable, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone
 Meters: Electric, Water
 Construction: Wood Frame
 Guest Parking: <10 Spaces

Tax & Financial Information

TMK: 3-2-6-014-017-0000
 Taxes/Mnthly: \$305 Tax Assess Imp: \$262,500 Terms Acceptable: Cash, Conventional, Exchange
 Tax Year: 2016 Tax Assess Lnd: \$102,200 Spcl Sales Cond: None
 Tax Assess Tot: \$364,700

Click on the arrow to view Additional Photos





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