

Listings Full

3-2-2-024-003-0000
 MLS#: 201704805
 Status: Active
 Lnd Tenure: FS - Fee Simple
 Listing Service: Full Service

1339 Kinoole St, Hilo 96720

Region: S. Hilo
 Nghbrhd: WAI AKEA HSELOTS

Bldg Nm:

LP: \$650,000
 OLP: \$650,000

Fee Options:



General Information

Prop Type:	Multi-Family	DOM:	1
Prop Frnt:	Other	CDOM:	1
Prop Cond:	Above Average, Average, Needs M	Furnished:	Partial
# Stories:	Two	Year Built:	1946
Bldg Type:	Multi Dwellings	Rmld Year:	1968
Easements:	None		

Income Information

Monthly Rent:	\$4,050	Ttl Park:	10
Other Inc:		Bldg Sqft:	3,930
Ttl Ann Inc:	\$4,050	Ttl Sqft:	3,930
Ann Oper Exp:		Land Sqft:	40,282
Net Oper Inc:		Lot Acres:	.925

Unit Information

# Studio:	0
# 1 Bd:	0
# 2 Bd:	0
# 3+ Bd:	4
# Comm:	
# Ttl Units:	4

Exp Includes: Other
 Tenant Pays: Electricity

Recent: 04/24/2017 : NEW

Listing/Agent/Office Information

Listing Date:	04/24/17	ACS Date:		Tmp Wth Date:		Exp Date:	04/24/18
Possession:	At Closing, Subject To Tenancy			Listing Svc:	Full Service		
List Type:	Exclusive Agency			Lock Box:	No		
Agent:	Christina L Dwight(R)			Agent Mbr #:	26009	Agent Ph:	(808) 429-1098
Ag Email:	CLS@ChristinaDwight.com			Corp Office Lic #:	RB-21019	Office Ph:	(808) 429-1098
License #:	RB-20978			Office Mbr #:	CLSC	Off Fax Ph:	
Office:	Commercial Inv. Strategies			Method:	if listor finds bOff		
Comp Sub To:		GE Tax Paid-Seller:	Yes	Comp:	3%		
Dual Var Rate:	Yes						

Additional Listing Information

View:	None, Mountain	Lnd Recorded:	Regular System
Zoning:	03 - R10 - Residential District	Flood Zone:	Zone X
Location:	Corner	Topography:	Level
Lot Desc:	Clear	Set Backs:	Of Record
		Sewer:	Cesspool

Remarks

Pub Rmks: Excellent re-development opportunity with nice, big CORNER LOT in an area with lots of traffic and other businesses! Currently 4 houses--rent out and cash flow while you obtain permits, or keep the use and rent out all OR live in one, rent out the others. Do not drive on property. Do NOT walk on property. Do NOT knock on doors / disturb tenants.

Agent Rmks: Please contact Hilo agent, Darren Ah Chong Cell: (808) 936-8002 Email: Darren@DarrenAhChong.Com for showing appointment--allow 5 days notice to tenants. Seller prefers Deitra Lopez, First American Title, 808-339-3365. dlopez2013@icloud.com. All offers should be made on the Commercial PSA. Do not drive on property/walk on property. Please allow 48 hours for response to offers.

Documents: Lease Documents, Title Search
Show Inst: Appointment Only, Call Listor
Disclosures: 1031 Exchange

Features

# Elevators:		Meters:	Electric, Water
Roof:	Aluminum/Steel	Construction:	Wood Frame
Laundry Fac:	Coin, Dryer, Washer	Guest Parking:	<10 Spaces
Parking:	Assigned, Covered		
Rec Facilities:	None		
Amenities:	None		
Utilities:	Cable, Internet, Overhead Electricity, Water		

Tax & Financial Information

TMK:	3-2-2-024-003-0000		
Taxes/Mnthly:	\$492	Tax Assess Imp:	\$385,000
Tax Year:	2016	Tax Assess Lnd:	\$202,100
		Tax Assess Tot:	\$587,100
		Terms Acceptable:	Cash, Conventional, Exchange
		Spcl Sales Cond:	None

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