

## Listings Full with Photos

[1-2-2-001-075-0000](#)  
 MLS#: 201820835  
 Status: **Active**  
 Lnd Tenure: FS - Fee Simple  
 Listing Service: Full Service

34 Hialoa St, Honolulu 96817  
 Region: Metro  
 Nghbrhd: NUUANU-LOWER  
 Bldg Nm:  
 Fee Options:

LP: \$1,400,000  
 OLP: \$1,400,000

### General Information

Prop Type: Multi-Family  
 Prop Frnt: Ocean  
 Prop Cond: Above Average  
 # Stories: Three  
 Bldg Type: Apartments, Multi Dwellings  
 Easements: None

DOM: 0  
 CDOM: 0  
 Furnished: Partial  
 Year Built: 1970  
 Rmld Year: 2018

### Income Information

Monthly Rent: \$6,600  
 Other Inc: \$600  
 Ttl Ann Inc: \$79,200  
 Ann Oper Exp: \$27,293  
 Net Oper Inc: \$52,506

Ttl Park: 8  
 Bldg Sqft: 3,960  
 Ttl Sqft: 3,960  
 Land Sqft: 4,210  
 Lot Acres: .097

### Unit Information

# Studio: 0  
 # 1 Bd: 6  
 # 2 Bd: 0  
 # 3+ Bd: 0  
 # Comm: 0  
 # Ttl Units: 6

Exp Includes: Excise Tax, Insurance, Mgmt Fee, Other, Property Tax, Repair Maintenance  
 Tenant Pays: Electricity



Recent: 08/06/2018 : NEW

### Listing/Agent/Office Information

Listing Date: 08/06/18 ACS Date:  
 Possession: At Closing, Subject To Tenancy  
 List Type: Exclusive Agency  
 Agent: [Christina L Dwight\(R\)](#)  
 Ag Email: [christinalow@mac.com](mailto:christinalow@mac.com)  
 License #: RB-20978  
 Office: [Commercial Inv. Strategies](#)  
 Comp Sub To:  
 Dual Var Rate: Yes

Tmp Wth Date:  
 Exp Date: 04/06/19  
 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 buyer has no  
 GE Tax Paid-Seller: No Off Fax Ph:  
 Comp: 2.5

### Additional Listing Information

View: None  
 Zoning: 11 - A-1 Low Density Apartment  
 Location: Inside  
 Lot Desc: Clear

Lnd Recorded: Land Court  
 Flood Zone: Zone X  
 Topography: Level  
 Set Backs: None  
 Sewer: Connected

### Remarks

**Pub Rmks:** Quiet street off Nuuanu Avenue on the mauka side of School Street, walking distance to downtown and easy access to the freeway in all directions. Hollow tile walk up: 6 ones with parking on 1st floor (mostly covered). All units sep metered for electric. Nice upside when rents are brought to market rates. Closing date January 1, 2019 or later.  
**Agent Rmks:** No showings without appointment. Pls call agent or email for marketing pack with rent roll and inc/exp. Do not walk on property, do not disturb tenants, do not enter without listing agent. Pls use Commercial PSA, Commercial As Is Addendum, LBP Addendum, and standard addendum in attachments. Seller prefers First American Title, Jill Kauka.  
**Documents:** Lease Documents, Other, P&L, Title Search  
**Show Inst:** Two Day Notice Req'd, Call Listor, Listor Must Be Present  
**Disclosures:** 1031 Exchange

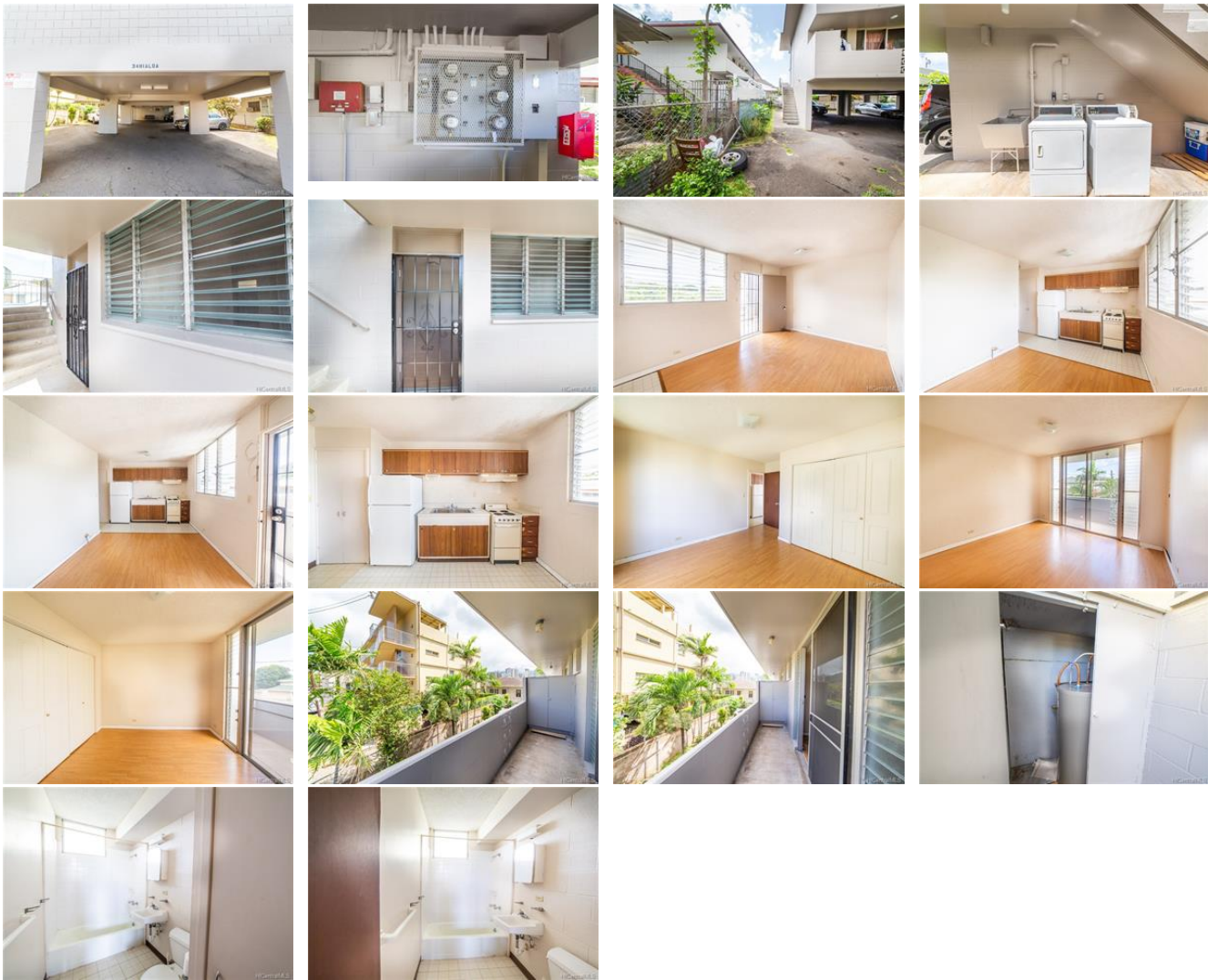
### Features

# Elevators:  
 Roof: Custom/Specialty  
 Laundry Fac: Coin, Dryer, Washer  
 Parking: Assigned, Covered  
 Rec Facilities: None  
 Amenities: None  
 Utilities: Cable, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water  
 Meters: Electric, Gas, Individual, Water  
 Construction: Hollow Tile  
 Guest Parking: <10 Spaces

### Tax & Financial Information

TMK: 1-2-2-001-075-0000  
 Taxes/Mnthly: \$245 Tax Assess Imp: \$255,600 Terms Acceptable: Cash, Conventional, Exchange  
 Tax Year: 2017 Tax Assess Lnd: \$652,600 Spl Sales Cond: None  
 Tax Assess Tot: \$908,200





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