



Christina Dwight
 Www.CommercialInvestmentStrategies.com
 (808) 429-1098
 By the way, I'm never too busy for your referrals.

Listings 360 Property View

1234 Matlock Avenue, Honolulu, HI 96814

Listing

1-2-4-011-067-0000

1234 Matlock Ave, Honolulu 96814

LP: **\$1,008,000**
 OLP: **\$1,008,000**

MLS#: **201927130** Region: **Metro** Bldg Nm:
 Status: **Active** Nghbrhd: **MAKIKI AREA** Fee Options:
 Lnd Tenure: **FS - Fee Simple**
 Listing Service: **Full Service**



General Information

Prop Type: **Lots/Acres/Farms**
 Location: **Inside**
 Prop Frmt: **Other**
 Prop Cond:
 Land Use: **Hotel/Apt, Residential**
 Lnd Recorded: **Land Court**
 Restrictions: **None**
 Easements: **None**

DOM: **0**
 CDOM: **0**
 Lot #: **0**
 Land Sqft: **4,500**
 Lot Acres: **.103**
 Lot Dim: **50X92**
 Set Backs: **None**

Layout

Beds:
 Baths:
 Ttl Sqft:

Land Information

Surface Road: **Paved Rd, State Hwy**
 Topography: **Level**
 Parcels+: **No** Crops Incl: **No**

Additional Information

View: **None, Other**
 Zoning: **12 - A-2 Medium Density Apartme**
 Flood Zone: **Zone X**
 Lot Desc: **Clear**

Recent: **09/30/2019 : NEW**

Listing/Agent/Office Information

Listing Date: 09/30/19	ACS Date:	Tmp Wth Date:	Exp Date: 03/30/20
TOM Date:	Pending Date:	Cancelled Date:	BOM Date:
List Type: Exclusive Agency		Listing Svc: Full Service	Lock Box:
Agent: Christina L Dwight (R)		Agent Mbr #: 26009	Agent Ph: (808) 429-1098
Ag Email: christinalow@mac.com		Corp Office Lic #: RB-21019	Office Ph: (808) 429-1098
License #: RB-20978		Office Mbr #: CISC	Off Fax Ph:
Office: Commercial Inv. Strategies		Method: 2.5	Comp: 2.5
Comp Sub To:		GE Tax Paid-Seller: Yes	
Dual Var Rate: Yes		Remarks:	

Pub Rmks: **Excellent possibility to redevelop under Bill 7 or apartment building redevelopment: buyer to do its own due diligence. Bring your Architect and explore what this lot can become! Located with ultimate workability and convenience with freeway access in all directions. Level, rectangular lot zoned medium density Apartment with 150' height limit. Property is being sold As Is, Where Is,**

Agent Rmks: **Please use Jill Kauka, First American Title Co, Kapiolani Branch (Jkauka@firstam.com). Email info@commercialinvestmentstrategies for marketing package. See attachments for disclosures, standard addendum (please submit with all offers), and pls use Commercial PSA, LBP, & As Is Addendum.**

Documents: **Title Search**
 Disclosures: **None**

Association/Condo Information

Community Assn: **No** Assoc Phone:
 Features

Improvements: **Curbs, Driveway, Other, Sidewalks, Street lights** Construction:
 Sewer: **Connected** Utilities Meters: **Water**
 Poss Use: **Duplex, Multi Family, Single Family**
 Utilities: **Cable, Electricity, Gas, Overhead Electricity, Public Water, Sewer, Telephone, Water**

Tax & Financial Information

TMK: 1-2-4-011-067-0000			
Taxes/Mnthly: \$291	Tax Assess Imp: \$86,000	Terms Acceptable: Cash, Conventional, Exchange	
Tax Year: 2019	Tax Assess Lnd: \$910,800	Spcl Sales Cond: None	
	Tax Assess Tot: \$996,800		

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