

### Listings Full

**1-2-3-019-054-0000**  
 MLS#: **201505089**  
 Status: **Sold**  
 Lnd Tenure: **FS - Fee Simple**  
 Listing Service: **Full Service**

**1515 S King St #B, Honolulu 96826**  
 Region: **Metro**  
 Nghbrhd: **PAWAA**

Bldg Nm:  
 Fee Options:  
 LP: **\$2,248,000**  
 OLP: **\$2,398,000**  
 SP: **\$2,200,000**



General Information

Prop Type: **Multi-Family**  
 Prop Frnt:  
 Prop Cond: **Above Average**  
 # Stories: **Two**  
 Bldg Type: **Apartments**  
 Easements: **None**

DOM: **278**  
 CDM: **278**  
 Furnished: **Partial**  
 Year Built: **1958**  
 Rmld Year: **2014**

Income Information

Monthly Rent: **\$12,050** Ttl Park: **6**  
 Other Inc: Bldg Sqft: **3,520**  
 Ttl Ann Inc: **\$144,600** Ttl Sqft: **3,520**  
 Ann Oper Exp: **\$25,404** Land Sqft: **5,691**  
 Net Oper Inc: **\$119,196** Lot Acres: **.131**

Unit Information

# Studio: **0**  
 # 1 Bd: **10**  
 # 2 Bd: **0**  
 # 3+ Bd: **0**  
 # Comm:  
 # Ttl Units: **10**

Exp Includes: **Excise Tax, Insurance, Mgmt Fee, Other, Property Tax, Repair Maintenance, Sewer Fee**  
 Tenant Pays: **Cable TV, Electricity, Other, Parking**

Listing/Agent/Office Information

Listing Date: **04/06/15** ACS Date: Tmp Wth Date: Exp Date: **07/31/16**  
 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: **CIS@ChristinaDwight.com** Corp Office Lic #: **RB-21019**  
 License #: **RB-20978** Office Mbr #: **CISC** Office Ph: **(808) 429-1098**  
 Office: **Commercial Inv. Strategies** Method: **1.75% to LA if c** Off Fax Ph:  
 Comp Sub To: GE Tax Paid-Seller: **No** Comp: **2%**  
 Dual Var Rate: **Yes**

Additional Listing Information

View: **City** Lnd Recorded: **Land Court**  
 Zoning: **33 - BMX-3 Community Business M** Flood Zone: **Zone X** Sewer: **Connected**  
 Location: **Cul-De-Sac** Topography: **Level**  
 Lot Desc: **Clear** Set Backs: **C&C**

Remarks

Pub Rmks: **No Vacancy. Solid 5.3% Return on existing inc/exp. Additional parking for lease one lot away for \$65/MO. BMX-3 Zoning means flexible use, and existing residential use exemption for lower rpt. Phenomenal location with walkability to Waikiki, Ala Moana, and Manoa. Turn-key infrastructure, copper plumbing, and newer roof & paint. Desirable hollow-tile construction. 6 upgraded units, no laundry--opportunity to add for more income.**  
 Agent Rmks: **CALL FOR SHOWING. PLEASE DO NOT DISTURB THE TENANTS.**  
 Documents: **Lease Documents, P&L, Survey**  
 Disclosures: **1031 Exchange, Licensed Owner, Pet on Property**

Features

# Elevators: Meters: **Electric**  
 Roof: **Custom/Specialty** Construction: **Concrete, Hollow Tile**  
 Laundry Fac: Guest Parking: **None**  
 Parking: **Assigned**  
 Amenities: **None**  
 Utilities: **Overhead Electricity, Water**

Tax & Financial Information

TMK: **1-2-3-019-054-0000**  
 Taxes/Mnthly: **\$662** Tax Assess Imp: **\$200,400** Terms Acceptable: **Cash, Conventional, Exchange**  
 Tax Year: **2014** Tax Assess Lnd: **\$1,081,300** Spcl Sales Cond: **None**  
 Tax Assess Tot: **\$1,281,700**

Sold Information

Sold Date: **02/10/16** CA Date: **01/09/16** Sold Price: **\$2,200,000** DOM: **278**  
 Buy Agent: **Gary K Takayama(R)** Agent Ph: **(808) 732-5025** CDM: **278**  
 Buy Off: **Locations LLC**  
 Co Buy Agent: **Patti C Takayama(R)** Agent Ph: **(808) 732-5023**  
 Co Buy Off: **Locations LLC** Office Ph: **(808) 735-4200**  
 Concessions: Buyer Finance: **Exchange**  
 Sell Ag Remarks:

**Search Criteria**

Matrix Unique ID is one of 9752073, 9705214, 9637632, 9091841, 1197167, 1171773  
 Selected 1 of 6 results.

