

## Multi-Family Full

**1-2-4-029-004-0000**

**1634 Kewalo St, Honolulu 96822**

MLS#: **1107816**  
 Status: **Sold**  
 Lnd Tenure: **FS - Fee Simple**  
 Listing Service:

Region: **Metro**  
 Bldg Nm:  
 Nghbrhd: **MAKIKI**  
 Fee Options:

LP: **\$4,200,000**  
 OLP: **\$4,600,000**  
 SP: **\$4,100,000**



General Information

Prop Type: **Multi-Family**  
 Prop Frnt:  
 Prop Cond: **Excellent**  
 # Stories: **Three**  
 Bldg Type: **Apartments**  
 Easements: **Drainage**

DOM: **183**  
 CDOM: **0**  
 Furnished:  
 Year Built: **1965**  
 Rmld Year:

Income Information

Monthly Rent: Ttl Park: **21**  
 Other Inc: Bldg Sqft: **15,532**  
 Ttl Ann Inc: Ttl Sqft: **15,532**  
 Ann Oper Exp: Land Sqft: **15,899**  
 Net Oper Inc: Lot Acres: **.365**

Unit Information

# Studio: **2**  
 # 1 Bd: **4**  
 # 2 Bd: **17**  
 # 3+ Bd: **0**  
 # Comm:  
 # Ttl Units: **23**

Exp Includes: **Mgmt Fee, Property Tax, Sewer Fee**  
 Tenant Pays: **Cable TV, Electricity, Gas**

Listing/Agent/Office Information

Listing Date: **06/21/11** ACS Date:  
 Possession: **Close of Escrow**  
 List Type: **Exclusive Agency**  
 Agent: **Christina L Dwight(R)**  
 Ag Email: **christinalow@mac.com**  
 License #: **RB-20978**  
 Office: **Vineyard Investment Realty LLC**  
 Comp Sub To:  
 Dual Var Rate: **No**

Tmp Wth Date:  
 Exp Date:  
 Listing Svc:  
 Lock Box: **No**  
 Agent Mbr #: **26009** Agent Ph: **(808) 429-1098**  
 Corp Office Lic #: **RB-18481**  
 Office Mbr #: **VINE** Office Ph: **(808) 282-3123**  
 Method:  
 GE Tax Paid-Seller: **Yes** Off Fax Ph:  
 Comp: **2.5**

Additional Listing Information

View: **City** Lnd Recorded: **Dual Systems**  
 Zoning: **12 - A-2 Medium Density Apartme** Flood Zone: **Zone X** Sewer: **Connected**  
 Location: Topography: **Level**  
 Lot Desc: **Clear** Set Backs: **None**

Remarks

Pub Rmks: **Located in the heart of Makiki with easy access to the H-1 freeway in both directions, the curb appeal of Poinciana Apartments makes renting and management quick and easy. Vacancy has been historically low, and many units are rented below market making the potential up-side for investors extremely attractive. Email for rntl mkt analys, rental comps, and diagrams of the property.**  
 Agent Rmks: **Please do not disturb tenants on property, or disclose to them that the property is for sale. No showings without an accepted offer. Drive by only. Please use Vern Heath, First American Kapiolani (vheath@firstam.com/536-3866) \*15u built 1965/6u 1958\***  
 Show Inst: **Call Listor**  
 Disclosures: **1031 Exchange**

Features

# Elevators: **0** Meters: **Individual**  
 Roof: **Pitch & Gravel** Construction: **Concrete**  
 Laundry Fac: **Coin** Guest Parking: **None**  
 Parking: **Assigned**  
 Rec Facilities: **None**  
 Amenities: **None**  
 Utilities: **Connected**

Tax & Financial Information

TMK: **1-2-4-029-004-0000**  
 Taxes/Mnthly: **\$11,252** Tax Assess Imp: **\$985,300** Terms Acceptable: **Cash**  
 Tax Year: **2010** Tax Assess Lnd: **\$1,892,000** Spcl Sales Cond: **None**  
 Tax Assess Tot: **\$2,877,300**

Sold Information

Sold Date: **01/31/12** CA Date: **12/20/11** Sold Price: **\$4,100,000** DOM: **183**  
 Buy Agent: **Guy T Muraoka(R)** Agent Ph: **(808) 561-4638** CDOM: **0**  
 Buy Off: **EM International Realty Cor**  
 Co Buy Agent:  
 Co Buy Off:  
 Concessions: **25,000** Buyer Finance: **Exchange**  
 Sell Ag Remarks:

**Search Criteria**

Matrix Unique ID is 1196791

Selected 1 of 1 result.

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Christina Dwight | Commercial Inv. Strategies | (808) 429-1098