

Multi-Family Full

1-2-7-023-022-0000

2620 C Date St, Honolulu 96826

MLS#: **1211660**
 Status: **Sold**
 Lnd Tenure: **FS - Fee Simple**
 Listing Service:

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

LP: **\$1,990,000**
 OLP: **\$2,200,000**
 SP: **\$1,800,000**



General Information

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

DOM: **321**
 CDOM: **321**
 Furnished:
 Year Built: **1959**
 Rmld Year:

Income Information

Monthly Rent: **\$117,756** Ttl Park: **11**
 Other Inc: Bldg Sqft: **6,215**
 Ttl Ann Inc: **\$117,756** Ttl Sqft: **6,215**
 Ann Oper Exp: **\$25,044** Land Sqft: **10,304**
 Net Oper Inc: **\$92,712** Lot Acres: **.237**

Unit Information

Studio: **1**
 # 1 Bd: **4**
 # 2 Bd: **6**
 # 3+ Bd: **0**
 # Comm:
 # Ttl Units: **11**

Exp Includes: **Mgmt Fee, Other, Repair Maintenance**
 Tenant Pays: **Cable TV, Electricity, Gas**
 Prop Mng Co: **Lani Properties**
 Prop Mng Co#: **521-0081**

Listing/Agent/Office Information

Listing Date: **10/20/12** ACS Date: **07/15/13** Tmp Wth Date:
 Exp Date:
 Listing Svc:
 Lock Box: **No**
 Possession: **Close of Escrow**
 List Type: **Exclusive Rights**
 Agent: **Richard K Murata(R)** Agent Mbr #: **03792** Agent Ph: **(808) 526-1526**
 Ag Email: **ndomer54@gmail.com**
 License #: **RB-08688** Corp Office Lic #: **RB-14852**
 Office: **Pacific Basin Properties** Office Mbr #: **PACB** Office Ph: **(808) 526-1526**
 Comp Sub To: Method:
 Dual Var Rate: **No** GE Tax Paid-Seller: **No** Off Fax Ph:
 Comp: **3**

Additional Listing Information

View: **None** Lnd Recorded: **Land Court**
 Zoning: **12 - A-2 Medium Density Apartme** Flood Zone: **Zone AE** Sewer: **Connected**
 Location: **Other** Topography: **Level**
 Lot Desc: **Irregular** Set Backs: **Of Record**

Remarks

Pub Rmks: **BELOW APPRAISAL.....Great potential for investor. A-2 apartment zoned. Just repainted, units remodeled as tenants vacate. Located in high rental demand area near Kapiolani Blvd. 2 story building (built in 1959) contains 4 two bdrm and 4 one bdrm units. Original separate 2 story house has 2 two bdrm and 1 studio apartments. There are 11 parking spaces.**
 Agent Rmks: **Contact Listor. Flag lot; address visible at beginning of driveway on mauka side of Date St. PLEASE DO NOT DISTURB TENANTS.**
 Documents: **P&L**
 Show Inst: **Call Listor, Two Day Notice Reqd**
 Disclosures: **Property Disclosure Stmt**

Features

Elevators: **0** Meters: **Electric, Gas, Individual, Water**
 Roof: **Composition** Construction: **Concrete, Wood Frame**
 Laundry Fac: **Coin, Dryer, Individual, Space, Washer** Guest Parking: **None**
 Parking: **Assigned**
 Rec Facilities: **None**
 Amenities: **None**
 Utilities: **Cable, Telephone**

Tax & Financial Information

TMK: **1-2-7-023-022-0000**
 Taxes/Mnthly: **\$5,276** Tax Assess Imp: **\$339,500** Terms Acceptable: **Cash, Conventional**
 Tax Year: **2011** Tax Assess Lnd: **\$1,321,500** Spcl Sales Cond: **None**
 Tax Assess Tot: **\$1,661,000**

Sold Information

Sold Date: **09/06/13** CA Date: **07/15/13** Sold Price: **\$1,800,000** DOM: **321**
 Buy Agent: **Christina L Dwight(R)** Agent Ph: **(808) 429-1098** CDOM: **321**
 Buy Off: **Commercial Inv. Strategies**
 Co Buy Agent: Agent Ph:
 Co Buy Off: Office Ph:
 Concessions: Buyer Finance: **Conventional**
 Sell Ag Remarks:

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Search Criteria

Matrix Unique ID is 1195956

Selected 1 of 1 result.

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