

### Multi-Family Full

**1-2-4-020-010-0000**

**1442 Kewalo St, Honolulu 96822**

MLS#: **201334145**  
 Status: **Sold**  
 Lnd Tenure: **FS - Fee Simple**  
 Listing Service: **Full Service**

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

LP: **\$5,750,000**  
 OLP: **\$5,750,000**  
 SP: **\$5,800,000**



General Information

Prop Type: **Multi-Family**  
 Prop Frnt:  
 Prop Cond: **Average**  
 # Stories: **4-7**  
 Bldg Type: **Apartments**  
 Easements: **Other**

DOM: **88**  
 CDOM: **88**  
 Furnished:  
 Year Built: **1966**  
 Rmld Year:

Income Information

Monthly Rent: **\$26,900** Ttl Park: **0**  
 Other Inc: **\$480** Bldg Sqft:  
 Ttl Ann Inc: **\$27,380** Ttl Sqft:  
 Ann Oper Exp: **\$105,834** Land Sqft: **7,858**  
 Net Oper Inc: **\$162,062** Lot Acres: **.180**

Unit Information

# Studio: **36**  
 # 1 Bd: **0**  
 # 2 Bd: **0**  
 # 3+ Bd: **0**  
 # Comm:  
 # Ttl Units: **36**

Exp Includes: **Excise Tax, Insurance, Lease Rent, Mgmt Fee, Other, Property Tax, Repair Maintenance, Sewer Fee**  
 Tenant Pays: **Electricity**  
 Prop Mng Co: **Sunny Isle**

Listing/Agent/Office Information

Listing Date: **10/15/13** ACS Date: **10/29/13** Tmp Wth Date:  
 Exp Date:  
 Listing Svc: **Full Service**  
 Lock Box: **No**  
 Possession: **At Closing**  
 List Type: **Exclusive Rights**  
 Agent: **Kay M Mukaigawa(R)** Agent Mbr #: **15060** Agent Ph: **(808) 479-9090**  
 Ag Email: **kay@primaryhawaii.com** Corp Office Lic #: **RB-18072**  
 License #: **RB-15914** Office Mbr #: **PPRO** Office Ph: **(808) 550-0818**  
 Office: **Primary Properties Inc.** Method:  
 Comp Sub To: **No** GE Tax Paid-Seller: **No** Off Fax Ph:  
 Dual Var Rate: **No** Comp: **2.5**

Additional Listing Information

View: **City, Mountain** Lnd Recorded: **Regular System**  
 Zoning: **12 - A-2 Medium Density Apartme** Flood Zone: **Zone X** Sewer: **Other**  
 Location: **Inside** Topography: **Level**  
 Lot Desc: **Clear** Set Backs: **Of Record**

Remarks

Pub Rmks: **36 Fully occupied studio units in Makiki.**  
 Agent Rmks: **Please call Kay Mukaigawa at 479-9090 for all showing requests.**  
 Documents: **P&L, Title Search**  
 Show Inst: **Call Listor**  
 Disclosures: **1031 Exchange, Property Disclosure Stmt**

Features

# Elevators:  
 Roof: **Other** Meters: **Electric, Individual**  
 Laundry Fac: **Coin** Construction: **Concrete**  
 Parking: **Assigned** Guest Parking: **None**  
 Rec Facilities: **None**  
 Amenities: **Other**  
 Utilities: **Cable, Gas, Internet, Public Water, Telephone**

Tax & Financial Information

TMK: **1-2-4-020-010-0000**  
 Taxes/Mnthly: **\$721** Tax Assess Imp: **\$1,448,700** Terms Acceptable: **Cash**  
 Tax Year: **2012** Tax Assess Lnd: **\$1,021,500** Spcl Sales Cond: **None**  
 Tax Assess Tot: **\$2,470,200**

Sold Information

Sold Date: **02/28/14** CA Date: **10/29/13** Sold Price: **\$5,800,000** DOM: **88**  
 Buy Agent: **Christina L Dwight(R)** Agent Ph: **(808) 429-1098** CDOM: **88**  
 Buy Off: **Commercial Inv. Strategies**  
 Co Buy Agent: Agent Ph:  
 Co Buy Off: Office Ph:  
 Concessions: Buyer Finance: **Conventional**  
 Sell Ag Remarks:

**Search Criteria**

Matrix Unique ID is 9101535

Selected 1 of 1 result.

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