

### Multi-Family Client Full

**3-2-3-039-003-0000**  
 MLS#: **201704808**  
 Status: **Sold**  
 Lnd Tenure: **FS - Fee Simple**

**53 A-E Akekeke St, Hilo 96720**  
 Region: **S. Hilo** Bldg Nm:  
 Nghbrhd: **PUNAHOA** Fee Options:

Sold Price: **\$1,050,000**  
 List Price: **\$1,125,000**



General Information  
 Prop Type: **Multi-Family** DOM: **40**  
 Prop Frnt: **Other** Furnished:  
 Prop Cond: **Above Average, Average, Needs MR** Year Built: **2001**  
 # Stories: **One, Two** MRmld Year:  
 Bldg Type: **Multi Dwellings**  
 Easements: **Electric, Telephone**

Income Information  
 Monthly Rent: **\$6,331** Ttl Park: **15**  
 Other Inc: Bldg Sqft: **7,445**  
 Ttl Ann Inc: **\$6,331** Ttl Sqft: **7,445**  
 Ann Exp: Land Sqft: **76,772**  
 Net Oper Inc: Lot Acres: **1.762**

Unit Information  
 # Studio: **0**  
 # 1 Bd: **0**  
 # 2 Bd: **0**  
 # 3+ Bd: **11**  
 # Comm: **11**  
 # Ttl Units: **11**

Exp Includes: **Other**  
 Tenant Pays: **Electricity**

Listing/Office Information

Listing Date: **04/21/17**  
 Possession: **At Closing, Subject To Tenancy**  
 Office: **Commercial Inv. Strategies**

Corp Office Lic #: **RB-21019**

Additional Listing Information

View: **None, Mountain**  
 Zoning: **04 - R-7.5 Residential District**  
 Location: **Corner**  
 Lot Desc: **Clear**

Lnd Recorded: **Regular System**  
 Flood Zone: **Zone X** Sewer: **Septic**  
 Topography: **Gentle Slope**  
 Set Backs: **Of Record**

Remarks

Pub Rmks: **VALUE ADD OPPORTUNITY. Multi family opportunity to increase rents to market and create cash flow! Many houses on a HUGE lot. 11 structures, 8 permitted, 9 habitable. Note that existing structures at 72 & 82 Omao are tear-downs and 53E Akekeke has experienced settlement of its post and pier foundation footings. Altogether three 5/3s and five 4/2s. Years built varies: four built in 1996, one in 1943, one in 1940, and two in 2001. Do not disturb tenants. Do NOT walk on property. Do NOT knock on doors.**

Documents: **Lease Documents, Title Search**  
 Disclosures: **None**

Features

# Elevators:  
 Roof: **Aluminum/Steel**  
 Laundry Fac: **None**  
 Parking: **Assigned, Covered**  
 Rec Facilities: **None**  
 Amenities: **None**  
 Utilities: **Water**

Meters: **Electric, Water**  
 Construction: **Wood Frame**  
 Guest Parking: **10+ Spaces**

Tax & Financial Information

TMK: **3-2-3-039-003-0000**  
 Taxes/Mnthly: **\$875** Tax Assess Imp: **\$801,300** Terms Acceptable: **Cash, Conventional, Exchange**  
 Tax Year: **2016** Tax Assess Lnd: **\$243,700** Spcl Sales Cond: **None**  
 Tax Assess Tot: **\$1,045,000**

Sold Information

Sold Date: **08/08/17** CA Date: **05/31/17** Sold Price: **\$1,050,000** DOM: **40**  
 Buy Off: **Non-MLS**  
 Concessions: Buyer Finance: **Conventional**

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