

Listings Full with Photos

1-2-7-004-008-0000
 MLS#: 201824023
 Status: Incoming
 Lnd Tenure: FS - Fee Simple
 Listing Service: Full Service

2203 Kapiolani Blvd, Honolulu 96826
 Region: Metro
 Nghbrhd: KAPIOLANI

LP: \$1,750,000
 OLP:

Fee Options:



General Information

Prop Type: Multi-Family
 Prop Frnt: Other
 Prop Cond: Excellent
 # Stories: Two
 Bldg Type: Apartments, Multi Dwellings
 Easements: Electric

DOM: 0
 CDOM: 0
 Furnished: Partial
 Year Built: 1942
 Rmld Year: 2010

Income Information

Monthly Rent: \$7,703
 Other Inc: \$150
 Ttl Ann Inc: \$94,236
 Ann Oper Exp: \$24,705
 Net Oper Inc: \$69,530

Unit Information

Studio: 0
 # 1 Bd: 4
 # 2 Bd: 1
 # 3+ Bd: 0
 # Comm: 0
 # Ttl Units: 5

Exp Includes: Excise Tax, Insurance, Mgmt Fee, Other, Property Tax, Repair Maintenance, Sewer Fee

Tenant Pays: Electricity

Prop Mng Co: self managed

Listing/Agent/Office Information

Listing Date:	ACS Date:	Tmp Wth Date:	Exp Date:	Listing Svc:	Full Service
Possession:	At Closing, Subject To Tenancy			Lock Box:	No
List Type:	Exclusive Agency			Agent Ph:	(808) 429-1098
Agent:	Christina L Dwight(R)			Agent Mbr #:	26009
Ag Email:	christinalow@mac.com			Corp Office Lic #:	RB-21019
License #:	RB-20978			Office Mbr #:	CISC
Office:	Commercial Inv. Strategies			Office Ph:	(808) 429-1098
Comp Sub To:				Method:	if buyer has no Off Fax Ph:
Dual Var Rate:	Yes			GE Tax Paid-Seller:	Yes
			Comp:	2.5%	

Additional Listing Information

View:	Garden, Marina/Canal, Sunset	Lnd Recorded:	Land Court	Sewer:	Connected
Zoning:	13 - A-3 High Density Apartment	Flood Zone:	Zone AO		
Location:	Inside	Topography:	Level		
Lot Desc:	Clear	Set Backs:	None		

Remarks

Pub Rmks: Zoned A-3: High density! Property feels like it has a HUGE lawn and lots of space because it abuts Ala Wai Park. Walk to Waikiki and Ala Moana, located right on the bus route with access in all directions. All interiors were upgraded in 2010, windows were replaced, and PV makes the electric bill minuscule for the tenants, which they appreciate. Rent includes internet and t.v.; landlord pays \$62/mo and has a 5 year contract. Front unit is the two-bedroom cottage, back building houses 4 one-bedrooms.

Agent Rmks: Seller prefers an accepted offer prior to showing. Do not disturb tenants. Do not knock on doors. Do not park on property. Please use Jill Kauka, First American Title Co., Kapiolani Branch (Jkkauka@firstam.com). Email christinalow@mac.com for marketing package. See attachments for standard addendum--please submit with all offers. Pls use Commercial As Is Addendum.

Documents: Lease Documents, Tax Return, Title Search
Show Inst: Two Day Notice Reqd, Call Listor, Listor Must Be Present
Disclosures: 1031 Exchange, Pet on Property

Features

# Elevators:	0	Meters:	Electric, Individual, Water
Roof:	Asphalt Shingle	Construction:	Hollow Tile, Single Wall, Wood Frame
Laundry Fac:	Coin	Guest Parking:	<10 Spaces
Parking:	Assigned		
Rec Facilities:	None		
Amenities:	None		
Utilities:	Cable, Internet, Overhead Electricity, Public Water, Telephone, Water		

Tax & Financial Information

TMK: 1-2-7-004-008-0000
 Taxes/Mnthly: \$363
 Tax Year: 2017

Tax Assess Imp: \$84,900
 Tax Assess Lnd: \$1,201,400
 Tax Assess Tot: \$1,286,300

Terms Acceptable: Cash, Conventional, Exchange
 Spl Sales Cond: None





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