



Christina Dwight
 Www.CommercialInvestmentStrategies.com
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 By the way, I'm never too busy for your referrals.

Listings 360 Property View

2048 S Beretania Street Unit #E, Honolulu, HI 96826

Listing

1-2-8-009-068-0000

2048 S Beretania St #E, Honolulu 96826

LP: **\$2,388,000**
 OLP:

MLS#: **201926820**
 Status: **Incoming**
 Lnd Tenure: **FS - Fee Simple**
 Listing Service: **Full Service**

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



General Information

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

DOM: **0**
 CDOM: **0**
 Furnished: **Partial**
 Year Built: **1963**
 Rmld Year: **1980**

Income Information

Monthly Rent: Ttl Park: **5**
 Other Inc: Bldg Sqft: **4,440**
 Ttl Ann Inc: Ttl Sqft: **4,440**
 Ann Oper Exp: Land Sqft: **5,000**
 Net Oper Inc: Lot Acres: **.115**

Unit Information

Studio: **0**
 # 1 Bd: **8**
 # 2 Bd: **0**
 # 3+ Bd: **0**
 # Comm: **1**
 # Ttl Units: **9**

Exp Includes: **Insurance, Property Tax, Sewer Fee**
 Prop Mng Co: **self managed**

Listing/Agent/Office Information

Listing Date: **09/30/19** ACS Date: Tmp Wth Date: Exp Date: **09/30/20**
 Possession: **At Closing** Listing Svc: **Full Service**
 List Type: **Exclusive Agency** Lock Box: **Yes**
 Agent: **Christina L Dwight (R)** Agent Mbr #: **26009** Agent Ph: **(808) 429-1098**
 Ag Email: **christinalow@mac.com** Corp Office Lic #: **RB-21019**
 License #: **RB-20978** Office Mbr #: **CISC** Office Ph: **(808) 429-1098**
 Office: **Commercial Inv. Strategies** Method: **if buyer has no b** Off Fax Ph:
 Comp Sub To: Dual Var Rate: **Yes** GE Tax Paid-Seller: **Yes** Comp: **2.5%**

Additional Listing Information

View: **City** Lnd Recorded: **Land Court**
 Zoning: **33 - BMX-3 Community Business M** Flood Zone: **Zone X** Sewer: **Connected**
 Location: **Inside** Topography: **Level**
 Lot Desc: **Clear** Set Backs: **None**
 Remarks

Pub Rmks: **Excellent location, great bones! Two story walk up with character super close to UH Manoa, Punahou, and easy access to freeway and Waikiki. Lots of possible uses with BMX3 zoning: front bottom unit was once a jewelry store (current dedication is for Resi use). All units separately metered for electric; one water meter, and all units in good condition with the ability to value add. Owned coin WD.**
 Agent Rmks: **Do not disturb tenants, knock on doors, nor park on property. Please use Jill Kauka, First American Title Co., Kapiolani Branch (Jkalka@firstam.com). Email info@commercialinvestmentstrategies for marketing package. See attachments for disclosures, standard addendum (please submit with all offers), and pls use Commercial PSA, LBP, & As Is Addendum. Existing survey on file.**
 Documents: **Other, P&L, Survey, Title Search**
 Show Inst: **Two Day Notice Req'd, Appointment Only, Listor Must Be Present**
 Disclosures: **None**

Features

Elevators: **0** Meters: **Electric, Individual, Water**
 Roof: **Other** Construction: **Hollow Tile**
 Laundry Fac: **Coin, Dryer, Washer** Guest Parking: **None**
 Parking: **Open**
 Rec Facilities: **None**
 Amenities: **None**
 Utilities: **Cable, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Tax & Financial Information

TMK: **1-2-8-009-068-0000**
 Taxes/Mnthly: **\$439** Tax Assess Imp: **\$375,300** Terms Acceptable: **Cash, Conventional, Exchange**
 Tax Year: **2019** Tax Assess Lnd: **\$1,250,000** Spl Sales Cond: **None**
 Tax Assess Tot: **\$1,505,300**