



Christina Dwight
 Www.CommercialInvestmentStrategies.com
 (808) 429-1098
 By the way, I'm never too busy for your referrals.

Listings 360 Property View

1737 Makiki Street, Honolulu, HI 96822

Listing

1-2-4-023-079-0000

1737 Makiki St, Honolulu 96822

MLS#: **201933414**
 Status: **Incoming**
 Lnd Tenure: **FS - Fee Simple**
 Listing Service: **Limited Service**

Region: **Metro**
 Nghbrhd: **MAKIKI AREA**

Bldg Nm:

LP: **\$2,300,000**
 OLP:

Fee Options:



General Information

Prop Type: **Multi-Family**
 Prop Fmt: **Other**
 Prop Cond: **Above Average**
 # Stories: **Three**
 Bldg Type: **Multi Dwellings**

DOM: **4**
 CDOM: **0**
 Furnished: **Partial**
 Year Built: **1959**
 Rmld Year:

Income Information

Monthly Rent: Ttl Park: **5**
 Other Inc: Bldg Sqft: **6,537**
 Ttl Ann Inc: Ttl Sqft: **6,537**
 Ann Oper Exp: Land Sqft: **5,203**
 Net Oper Inc: Lot Acres: **.119**

Unit Information

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

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

Tenant Pays: **Electricity**

Prop Mng Co: **Self**

Listing/Agent/Office Information

Listing Date: **11/26/19** ACS Date: Tmp Wth Date: Exp Date: **11/26/20**
 Listing Svc: **Limited Service**
 Possession: **At Closing, Subject To Tenancy** Lock Box: **No**
 List Type: **Exclusive Agency**
 Agent: **Christina L Dwight (R)** Agent Mbr #: **26009** Agent Ph: **(808) 429-1098**
 Ag Email: **christinalow@mac.com**
 License #: **RB-20978** Corp Office Lic #: **RB-21019**
 Office: **Commercial Inv. Strategies** Office Mbr #: **CISC** Office Ph: **(808) 429-1098**
 Comp Sub To: Method: **Nocoopbroker** Off Fax Ph:
 Dual Var Rate: **Yes** GE Tax Paid-Seller: **Yes** Comp: **3%**

Additional Listing Information

View: **None** Lnd Recorded: **Regular System**
 Zoning: **12 - A-2 Medium Density Apartme** Flood Zone: **Zone X** Sewer: **Connected**
 Location: **Corner** Topography: **Level**
 Lot Desc: **Clear** Set Backs: **None**
 Remarks

Pub Rmks: **Excellent location on the corner of Dominis and Makiki Street, with ultimate walkability to Punahou school. Concrete block construction, recently spall-repaired stairs and metal railings, and basement with lots of storage, covered (leased) coin laundry, indoor electric meters (tenants pay their own bill) with lots of electrical upgrades, recently tented building, upgraded fronts of all units and some kitchens. Small pets allowed. 100% occupied, with seasoned, established rents.**

Agent Rmks: **Do not disturb tenants, knock on doors, nor park on property. Please use Jill Kauka, First American Title Co., Kapiolani Branch (Jkauka@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.**

Documents: **Lease Documents, Title Search**
 Show Inst: **Two Day Notice Reqd, Call Listor, Listor Must Be Present**
 Disclosures: **Inactive Licensed Owner, Pet on Property**

Features

Elevators: **0** Meters: **Electric, Individual, Water**
 Roof: **Custom/Specialty** Construction: **Hollow Tile**
 Laundry Fac: **Coin** Guest Parking: **None**
 Parking: **Assigned**
 Rec Facilities: **None**
 Amenities: **None**
 Utilities: **Cable, Internet, Public Water, Sewer Fee, Underground Electricity, Water**

Tax & Financial Information

TMK: **1-2-4-023-079-0000**
 Taxes/Mnthly: **\$462** Tax Assess Imp: **\$445,900** Terms Acceptable: **Cash, Conventional, Exchange**
 Tax Year: **2019** Tax Assess Lnd: **\$930,000** Spcl Sales Cond: **None**
 Tax Assess Tot: **\$1,375,900**