



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

### Listings 360 Property View

## 84-152 Orange Street, Waianae, HI 96792

#### Listing

**1-8-4-012-001-0000**

MLS#: **202001071**  
 Status: **Incoming**  
 Lnd Tenure: **FS - Fee Simple**  
 Listing Service: **Full Service**

**84-152 Orange St, Waianae 96792**

Region: **Leeward** Bldg Nm:  
 Nghbrhd: **MAKAHA** Fee Options:

LP: **\$3,800,000**  
 OLP:



#### General Information

Prop Type: **Multi-Family**  
 Prop Fmt: **Other**  
 Prop Cond: **Above Average**  
 # Stories: **One**  
 Bldg Type: **Multi Dwellings**  
 Easements: **Electric, Telephone, Water**

DOM: **0**  
 CDOM: **0**  
 Furnished:  
 Year Built: **1941**  
 Rmld Year: **2019**

#### Income Information

Monthly Rent: **\$33,225** Ttl Park: **24**  
 Other Inc: Bldg Sqft: **12,212**  
 Ttl Ann Inc: **\$398,700** Ttl Sqft: **12,212**  
 Ann Oper Exp: **\$64,618** Land Sqft: **67,162**  
 Net Oper Inc: **\$334,082** Lot Acres: **1.542**

#### Unit Information

# Studio: **0**  
 # 1 Bd: **2**  
 # 2 Bd: **16**  
 # 3+ Bd: **2**  
 # Comm: **0**  
 # Ttl Units: **20**

Exp Includes: **Excise Tax, Insurance, Mgmt Fee, Property Tax, Repair Maintenance, Sewer Fee**  
 Tenant Pays: **Cable TV, Electricity**  
 Prop Mng Co: **self managed**

#### Listing/Agent/Office Information

Listing Date: **01/22/20** ACS Date:  
 Possession: **At Closing, Subject To Tenancy**  
 List Type: **Exclusive Agency**  
 Agent: **Christina L Dwight (R)**  
 Ag Email: **christinalow@mac.com**  
 License #: **RB-20978**  
 Office: **Commercial Inv. Strategies**  
 Comp Sub To:  
 Dual Var Rate:

Tmp Wth Date:  
 Exp Date: **01/22/21**  
 Listing Svc: **Full Service**  
 Lock Box: **Yes**  
 Lockbox Serial:  
 Agent Ph: **(808) 429-1098**  
 Agent Mbr #: **26009**  
 Corp Office Lic #: **RB-21019**  
 Office Mbr #: **CISC**  
 Method: **if buyer has no b**  
 GE Tax Paid-Seller: **Yes**  
 Office Ph: **(808) 429-1098**  
 Off Fax Ph:  
 Comp: **3%**

#### Additional Listing Information

View: **None**  
 Zoning: **05 - R-5 Residential District**  
 Location: **Corner, Inside**  
 Lot Desc: **Clear**

Lnd Recorded:  
 Flood Zone: **Zone X**  
 Topography: **Level**  
 Set Backs: **None**  
 Sewer:  
 Remarks

Pub Rmks: **Super well-maintained CASH COW with 20 units in 14 structures, each with its own yard and laundry hook ups. Owner managed and upgraded roofs, drywall interiors and T1-11 wood siding from single wall. One block from the beach and walking distance to shops (Longs, restaurants, 7-11). Actual income provides an 8.79% cap on existing income and expenses, which is a total rarity, even on this side of the island! All houses have been well-maintained and the lot is HUGE, perfect possibilities for redevelopment and condo-conversion. Tenants separately metered for electric; 2 water bills (one for 8 units, the other for 12 units), which the owner pays. Pets on property. No showings without 72 hour advanced notice and buyer prequalification.**

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: **P&L, Title Search**  
 Show Inst: **Two Day Notice Reqd, Call Listor, Listor Must Be Present**  
 Disclosures: **None, Pet on Property**

#### Features

# Elevators: **0** Meters: **Electric, Individual, Water**  
 Roof: **Asphalt Shingle** Construction: **Above Ground**  
 Laundry Fac: **Individual** Guest Parking: **10+ Spaces**  
 Parking: **Assigned**  
 Rec Facilities: **None**  
 Amenities: **Resident Manager**  
 Utilities: **Cable, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

#### Tax & Financial Information

TMK: **1-8-4-012-001-0000**  
 Taxes/Mnthly: **\$535** Tax Assess Imp: **\$455,400** Terms Acceptable: **Cash, Conventional, Exchange**  
 Tax Year: **2020** Tax Assess Lnd: **\$1,282,200** Spd Sales Cond: **None**  
 Tax Assess Tot: **\$1,737,600**

