

# Multi-Family Client Full

1-3-1-013-088-0000  
 MLS#: **202001151**  
 Status: **Sold**  
 Lnd Tenure: **FS - Fee Simple**

**3204 Brokaw St, Honolulu 96815**  
 Region: **DiamondHd** Bldg Nm:  
 Nghbrhd: **KAPAHULU** Fee Options:

Sold Price: **\$2,950,000**  
 List Price: **\$3,190,000**



### General Information

Prop Type: **Multi-Family**  
 Prop Frnt: **Other**  
 Prop Cond: **Above Average, Excellent**  
 # Stories: **Three**  
 Bldg Type: **Apartments, Multi Dwellings**  
 Easements: **None**

DOM: **268**  
 Furnished: **Partial**  
 Year Built: **1968**  
 Rmld Year: **2018**

### Income Information

Monthly Rent: **\$13,285** Ttl Park: **11**  
 Other Inc: Bldg Sqft: **5,096**  
 Ttl Ann Inc: **\$159,420** Ttl Sqft: **5,096**  
 Ann Exp: **\$32,840** Land Sqft: **4,414**  
 Net Oper Inc: **\$126,580** Lot Acres: **.101**

### Unit Information

# Studio: **0**  
 # 1 Bd: **0**  
 # 2 Bd: **7**  
 # 3+ Bd: **0**  
 # Comm: **7**  
 # Ttl Units: **7**

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

Recent: **12/11/2020 : Sold : ES->S**

### Listing/Office Information

Listing Date: **01/14/20**  
 Possession: **At Closing, Subject To Tenancy**  
 Office: **Commercial Inv. Strategies**

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

### Additional Listing Information

View: **City, Diamond Head, Sunset**  
 Zoning: **32 - B-2 Community Business Dis**  
 Location: **Corner**  
 Lot Desc: **Clear**

Lnd Recorded: **Regular System**  
 Flood Zone: **Zone X** Sewer: **Connected**  
 Topography: **Level**  
 Set Backs: **None**

### Remarks

Pub Rmks: **Location, location, location! Blocks from Waikiki and Kapiolani Park/ the zoo, this completely renovated apartment building is turn key and beautifully finished, inside and out! B-2 zoned with 7 two-bedroom, 1-bath units (approx 728sf each!), real property tax rate is apartment due to the use. All concrete block with views of Diamond Head from the upper floors. 11 stalls of covered parking, and all tenants have their own laundry stack washer/dryers. Tenants pay for their own electric, owner pays for water/sewer. Stable, in-place leases are mostly MTM; property is self-managed.**

Documents: **Lease Documents, P&L, Survey, Title Search**  
 Disclosures: **None, 1031 Exchange, Licensed Owner**

### Features

# Elevators: **None**  
 Roof: **Custom/Specialty**  
 Laundry Fac: **Dryer, Individual, Washer**  
 Parking: **Assigned, Covered**  
 Rec Facilities: **None**  
 Amenities: **None**  
 Utilities: **Cable, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Meters: **Electric, Individual, Water**  
 Construction: **Masonry/Stucco**  
 Guest Parking: **None**

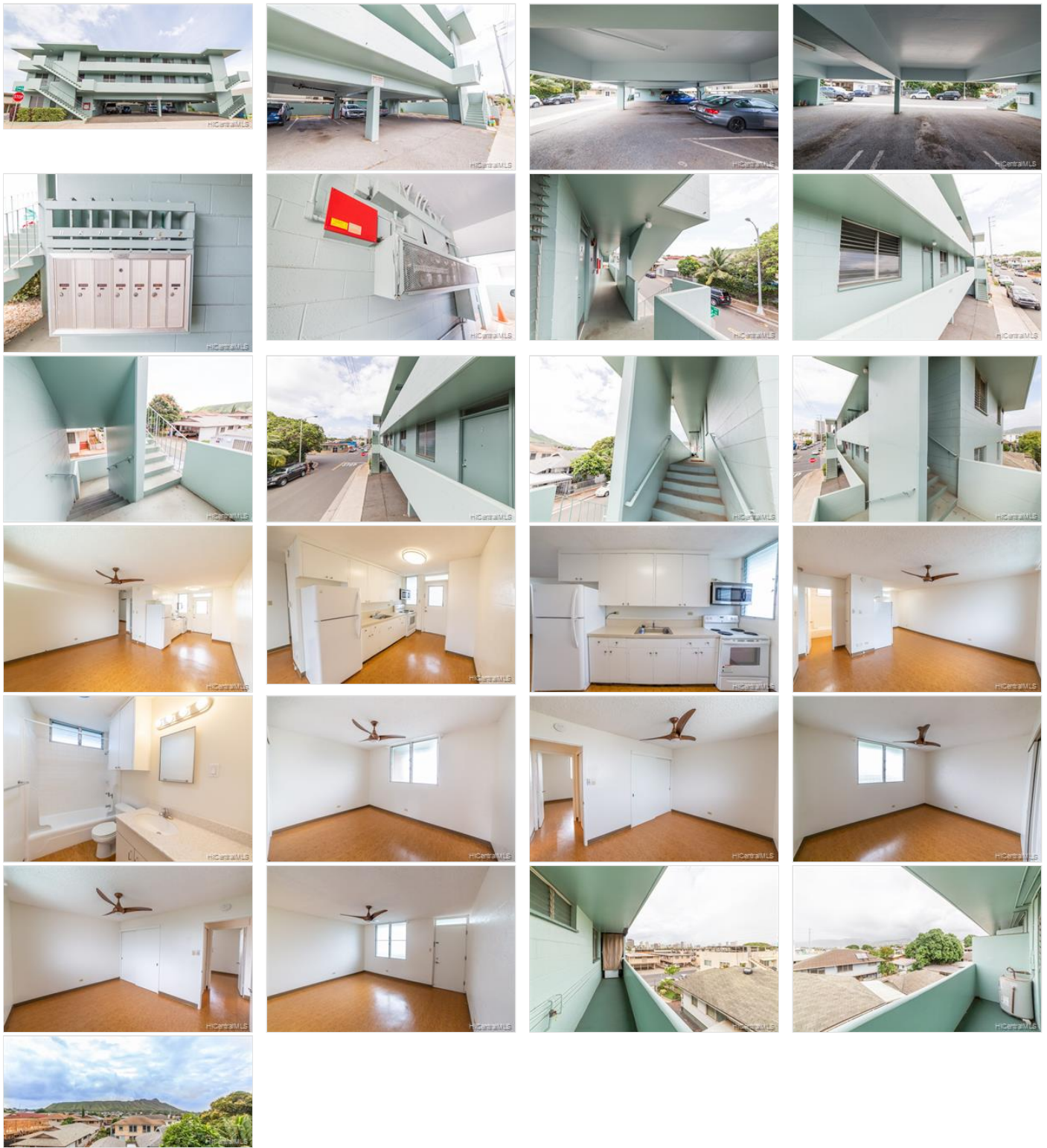
### Tax & Financial Information

TMK: **1-3-1-013-088-0000**  
 Taxes/Mnthly: **\$636** Tax Assess Imp: **\$901,300** Terms Acceptable: **Cash, Conventional, Exchange**  
 Tax Year: **2020** Tax Assess Lnd: **\$1,319,800** Spcl Sales Cond: **None**  
 Tax Assess Tot: **\$2,221,100**

### Sold Information

Sold Date: **12/11/20** CA Date: **10/30/20** Sold Price: **\$2,950,000** DOM: **268**  
 Buy Off: **Locations LLC**  
 Concessions: Buyer Finance: **Cash**

**Click on the arrow to view Additional Photos**



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**Search Criteria**

MLS Number is 202001151

Selected 1 of 1 result.