



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

Listings Full with Photos

1-7-3-008-031-0000
 MLS#: **202003636**
 Status: **Active**
 Lnd Tenure: **FS - Fee Simple**
 Listing Service: **Full Service**

78 Lakeview Cir #A, Wahiawa 96786
 Region: **Central**
 Nghbrhd: **WILIKINA**

Bldg Nm: **LP: \$1,350,000**
OLP: \$1,350,000
 Fee Options:



General Information
 Prop Type: **Multi-Family**
 Prop Frnt: **Lake/Pond**
 Prop Cond: **Above Average**
 # Stories: **Two**
 Bldg Type: **Apartments, Multi Dwellings**
 Easements: **Egress, Ingress, Sewer, Telephone, Water**
 DOM: **0**
 CDOM: **0**
 Furnished: **Partial**
 Year Built: **1952**
 Rmlld Year: **2019**

Income Information
 Monthly Rent: **\$8,360** Ttl Park: **7**
 Other Inc: **4,205** Bldg Sqft: **4,205**
 Ttl Ann Inc: **\$103,296** Ttl Sqft: **4,205**
 Ann Oper Exp: **\$25,098** Land Sqft: **9,456**
 Net Oper Inc: **\$78,198** Lot Acres: **.217**

Unit Information
 # Studio: **0**
 # 1 Bd: **1**
 # 2 Bd: **3**
 # 3+ Bd: **1**
 # Comm: **0**
 # Ttl Units: **5**

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

Recent: **02/27/2020 : NEW**

Listing/Agent/Office Information

Listing Date: **02/27/20** ACS Date: Tmp Wth Date: Exp Date: **02/27/21**
 Listing Svc: **Full Service**
 Lock Box: **No**

Possession: **At Closing, Subject To Tenancy**
 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: **if buyer has no b** Off Fax Ph:
 Dual Var Rate: **Yes** GE Tax Paid-Seller: **Yes** Comp: **2.25%**

Additional Listing Information

View: **Marina/Canal, Other** Lnd Recorded: **Regular System**
 Zoning: **12 - A-2 Medium Density Apartme** Flood Zone: **Zone D** Sewer: **Connected**
 Location: **Cul-De-Sac, Inside** Topography: **Level**
 Lot Desc: **Clear** Set Backs: **None**

Pub Rmks: **Welcome to Lakeview Lodge! VERY nicely kept and renovated property with an actual return of 5.8% cap rate return on existing income with seasoned rents and established leases. Two structures: front building=three 2 bed/1bath; back building=3/2 downstairs + HUGE 1/1 upstairs. Nicest property on the block, well maintained by the owner with excellent potential—possible Bill 7 re-development (*buyer to do its own due diligence) and nice cash flow while you wait for permits! All units have been updated and show nicely and are separately metered for electric with each unit having its own washer/dryer, making all units more attractive to renters.**

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@christinadwight.com for marketing package. See attachments for disclosures, standard addendum (please submit with all offers), and pls use Commercial PSA, LBP, & As Is Addendum. No showings without an accepted offer.**

Documents: **Lease Documents, P&L, Title Search**
 Show Inst: **Appointment Only, Listor Must Be Present**
 Disclosures: **1031 Exchange, Inactive Licensed Owner**

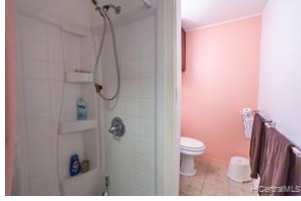
Features

Elevators: **0** Meters: **Electric, Individual, Water**
 Roof: **Composition** Construction: **Concrete, Double Wall**
 Laundry Fac: **Dryer, Individual, Washer** Guest Parking: **<10 Spaces**
 Parking: **Assigned**
 Rec Facilities: **None**
 Amenities: **None**
 Utilities: **Cable, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Tax & Financial Information

TMK: **1-7-3-008-031-0000**
 Taxes/Mnthly: **\$322** Tax Assess Imp: **\$156,900** Terms Acceptable: **Cash, Conventional, Exchange**
 Tax Year: **2019** Tax Assess Lnd: **\$1,040,200** Spcl Sales Cond: **None**
 Tax Assess Tot: **\$1,197,100**





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