

Listings Client Full

1-9-4-039-013-0000
 MLS#: **20201053**
 Status: **Active**
 Lnd Tenure: **FS - Fee Simple**

94-303 & 94-305 Pupuole St, Waipahu 96797
 Region: **Waipahu** Bldg Nm:
 Nghbrhd: **WAIPAHU-LOWER** Fee Options:

List Price: **\$3,988,000**



General Information

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

DOM: **2**
 Furnished: **Partial**
 Year Built: **1965**
 Rmld Year:

Income Information

Monthly Rent: **\$20,590** Ttl Park: **18**
 Other Inc: Bldg Sqft: **15,300**
 Ttl Ann Inc: **\$247,080** Ttl Sqft: **15,300**
 Ann Exp: **\$51,561** Land Sqft: **10,380**
 Net Oper Inc: **\$195,519** Lot Acres: **.238**

Unit Information

Studio: **0**
 # 1 Bd: **0**
 # 2 Bd: **18**
 # 3+ Bd: **0**
 # Comm: **0**
 # Ttl Units: **18**

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

Recent: **08/26/2020 : NEW**

Listing/Office Information

Listing Date: **08/25/20**
 Possession: **At Closing, Subject To Tenancy**
 Office: **Commercial Inv. Strategies**

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

Additional Listing Information

View: **None**
 Zoning: **12 - A-2 Medium Density Apartme**
 Location: **Inside**
 Lot Desc: **Clear**

Lnd Recorded: **Land Court**
 Flood Zone: **Zone D** Sewer: **Connected**
 Topography: **Level**
 Set Backs: **None**

Remarks

Pub Rmks: **TWO LOTS (12 & 13) with 18 twos and 18 parking with an 4.90% ACTUAL CAP. Value add opportunity with super stable tenant pool super close to 2 rail stations, part of Mokuola TIZ zone (http://www.honolulu.gov/rep/site/dpptod/waipahu_docs/Reso_14-47_Combined_Exhibit__Reso.pdf). Tenant provides its own appliances, all units separately metered for electric, one water meter. Gas available, but not in use. Each building has a coin laundry area, if you'd like to monetize laundry. All parking is covered, hollow tile walk up.**

Documents: **Lease Documents, P&L, Title Search**
 Disclosures: **1031 Exchange**

Features

Elevators: **0** Meters: **Electric, Gas, Water**
 Roof: **Custom/Specialty** Construction: **Hollow Tile**
 Laundry Fac: **None** Guest Parking: **10+ Spaces**
 Parking: **Assigned, Covered**
 Rec Facilities: **None**
 Amenities: **None**
 Utilities: **Cable, Gas, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Tax & Financial Information

TMK: **1-9-4-039-013-0000**
 Taxes/Mnthly: **\$654** Tax Assess Imp: **\$683,600** Terms Acceptable: **Cash, Conventional, Exchange**
 Tax Year: **2020** Tax Assess Lnd: **\$1,557,000** Spcl Sales Cond: **None**
 Tax Assess Tot: **\$2,240,600**

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Search Criteria

This search was narrowed to a specific set of listings.
 Selected 1 of 1 result.