

## Listings Full

**1-9-4-039-013-0000**

**94-303 & 94-305 Pupuole St, Waipahu 96797**

MLS#: **202021053**  
 Status: **Active**  
 Lnd Tenure: **FS - Fee Simple**  
 Listing Service: **Full Service**

Region: **Waipahu**  
 Nghbrhd: **WAIPAHU-LOWER**

Bldg Nm:

LP: **\$3,988,000**  
 OLP: **\$3,988,000**

Fee Options:



General Information

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

DOM: **1**  
 CDOM: **1**  
 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 Oper Exp: **\$47,048** Land Sqft: **10,380**  
 Net Oper Inc: **\$200,032** 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/Agent/Office Information

Listing Date: **08/25/20** 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: **Yes**  
 Enhanced Photos: **No**

Tmp Wth Date: Exp Date: **04/25/21**  
 Listing Svc: **Full Service**  
 Lock Box: **No**  
 Agent Mbr #: **26009** Agent Ph: **(808) 429-1098**  
 Corp Office Lic #: **RB-21019**  
 Office Mbr #: **CISC** Office Ph: **(808) 429-1098**  
 Method: **if buyer has bro** Off Fax Ph:  
 GE Tax Paid-Seller: **Yes** Comp: **2%**

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 5.02% 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.**

Agent Rmks: **Do not disturb tenants, knock on doors, nor park on prope00rty. 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.**

Documents: **Lease Documents, P&L, Title Search**  
 Show Inst: **Two Day Notice Reqd, Appointment Only, Call Listor, Listor Must Be Present**  
 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**

Status is one of 'Incoming', 'Active', 'In Escrow Showing', 'In Escrow Not Showing', 'Temporarily Withdrawn', 'Coming Soon'  
 List Agent MUI is 3475750  
 Co List Agent MUI is 3475750  
 Selected 1 of 10 results.

