

# Listings Full

[1-2-4-018-002-0000](tel:1-2-4-018-002-0000)

**1568 Pensacola St, Honolulu 96822**

MLS#: **202018096**  
 Status: **Incoming**  
 Lnd Tenure: **FS - Fee Simple**  
 Listing Service: **Full Service**

Region: **Metro**  
 Nghbrhd: **MAIKIKI AREA**

Bldg Nm:

LP: **\$1,700,000**  
 OLP:

Fee Options:



### General Information

Prop Type: **Multi-Family**  
 Prop Frnt: **Other**  
 Prop Cond: **Above Average**  
 # Stories: **One**  
 Bldg Type: **Multi Dwellings**  
 Easements: **Sewer**

DOM: **3**  
 CDOM: **3**  
 Furnished: **Partial**  
 Year Built: **1919**  
 Rmld Year:

### Income Information

Monthly Rent: **\$4,475** Ttl Park: **3**  
 Other Inc: Bldg Sqft: **1,744**  
 Ttl Ann Inc: **\$53,700** Ttl Sqft: **1,744**  
 Ann Oper Exp: **\$17,827** Land Sqft: **7,185**  
 Net Oper Inc: **\$35,873** Lot Acres: **.165**

### Unit Information

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

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

### Listing/Agent/Office Information

Listing Date: **07/24/20** 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**

Tmp Wth Date: Exp Date: **07/27/21**  
 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: **2.25**

### Additional Listing Information

View: **City**  
 Zoning: **12 - A-2 Medium Density Apartme**  
 Location: **Inside**  
 Lot Desc: **Clear**

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

### Remarks

Pub Rmks: **Location, Location, Location. Excellent investment opportunity with easy access to Ala Moana, Punahou, Punchbowl, Downtown, and the freeway in all directions. Apartment-zoned, not a tear-down, but ripe for re-development. Bill 7 possibility with stable, existing income from 2 tenants of just under \$4,500/mo. Collect the rent while going for permits—land cost breaks down to approximately \$235/sf with unbeatable location, 60' height limit. Drive by today to understand the full possibility of the lot.**  
 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.**  
 Documents: **Lease Documents, P&L, Title Search**  
 Show Inst: **Two Day Notice Req'd, Appointment Only, Call Listor, Listor Must Be Present**  
 Disclosures: **None**

### Features

# Elevators:  
 Roof: **Composition**  
 Laundry Fac:  
 Parking: **Assigned, Covered**  
 Rec Facilities: **None**  
 Utilities: **Cable, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Meters: **Electric, Water**  
 Construction: **Above Ground, Wood Frame**  
 Guest Parking: **<10 Spaces**

### Tax & Financial Information

TMK: **1-2-4-018-002-0000**  
 Taxes/Mnthly: **\$471** Tax Assess Imp: **\$88,700** Terms Acceptable: **Cash, Conventional, Exchange**  
 Tax Year: **2020** Tax Assess Lnd: **\$1,526,900** Spcl Sales Cond: **None**  
 Tax Assess Tot: **\$1,615,600**

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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 9 results.

