

# Listings Client Full

1-2-2-001-075-0000  
 MLS#: **202024450**  
 Status: **Active**  
 Lnd Tenure: **FS - Fee Simple**

**34 Hialoa St, Honolulu 96817**  
 Region: **Metro** Bldg Nm:  
 Nghbrhd: **NUUANU-LOWER** Fee Options:

List Price: **\$1,888,000**



General Information

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

DOM: **38**  
 Furnished: **Partial**  
 Year Built: **1970**  
 Rmld Year: **2018**

Income Information

Monthly Rent: **\$79,200** Ttl Park: **7**  
 Other Inc: **\$3,000** Bldg Sqft: **3,960**  
 Ttl Ann Inc: **\$82,200** Ttl Sqft: **3,960**  
 Ann Exp: **\$23,545** Land Sqft: **4,210**  
 Net Oper Inc: **\$58,655** Lot Acres: **.097**

Unit Information

# Studio: **0**  
 # 1 Bd: **6**  
 # 2 Bd: **0**  
 # 3+ Bd: **0**  
 # Comm: **0**  
 # Ttl Units: **6**

Exp Includes: **Excise Tax, Insurance, Other, Property Tax, Repair Maintenance, Sewer Fee**

Tenant Pays: **Cable TV, Electricity, Gas**

Prop Mng Co: **self managed**

Recent: **11/03/2020 : DECR : \$2,000,000->\$1,888,000**

Listing/Office Information

Listing Date: **09/27/20**  
 Possession: **At Closing, Subject To Tenancy**  
 Office: **Commercial Inv. Strategies**

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

Additional Listing Information

View: **Mountain, Sunset**  
 Zoning: **11 - A-1 Low Density Apartment**  
 Location: **Cul-De-Sac, 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! Walkable to downtown, on a cul-de-sac with all covered parking off Nuuanu. All units are off ground, hollow tile construction, and occupied (no vacancies). All separately metered for gas and electric, water is included in the rent. Rents are under market, so excellent opportunity to buy and bring to market!**

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

Features

# Elevators: **0**  
 Roof: **Custom/Specialty**  
 Laundry Fac: **Coin, Dryer, Washer**  
 Parking: **Assigned, Covered**  
 Rec Facilities: **None**  
 Amenities: **None**  
 Utilities: **Cable, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Tax & Financial Information

TMK: **1-2-2-001-075-0000**  
 Taxes/Mnthly: **\$389** Tax Assess Imp: **\$496,800** Terms Acceptable: **Cash, Conventional, Exchange**  
 Tax Year: **2020** Tax Assess Lnd: **\$837,400** Spcl Sales Cond: **None**  
 Tax Assess Tot: **\$1,334,200**

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**Search Criteria**

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