

Multi-Family Client Full

1-1-7-019-039-0000
 MLS#: **202011772**
 Status: **Sold**
 Lnd Tenure: **FS - Fee Simple**

1617 Frog Ln #A, Honolulu 96817
 Region: **Metro** Bldg Nm:
 Nghbrhd: **KUAKINI** Fee Options:

Sold Price: **\$1,188,000**
 List Price: **\$1,188,000**

General Information

Prop Type: **Multi-Family**
 Prop Frnt: **Other**
 Prop Cond: **Above Average**
 # Stories: **Two**
 Bldg Type: **Apartments, Multi Dwellings**
 Easements: **Other**

DOM: **4**
 Furnished: **Partial**
 Year Built: **1963**
 Rmld Year:

Income Information

Monthly Rent: **\$6,750**
 Other Inc:
 Ttl Ann Inc: **\$81,000**
 Ann Exp: **\$15,977**
 Net Oper Inc: **\$65,023**

Ttl Park: **4**
 Bldg Sqft: **3,064**
 Ttl Sqft: **3,064**
 Land Sqft: **6,234**
 Lot Acres: **.143**

Unit Information

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

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

Listing/Office Information

Listing Date: **05/26/20**
 Possession: **At Closing, Subject To Tenancy**
 Office: **Commercial Inv. Strategies**

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

Additional Listing Information

View: **None**
 Zoning: **11 - A-1 Low Density Apartment**
 Location: **Inside**
 Lot Desc: **Clear**

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

Remarks

Pub Rmks: **5.47% Cap rate! Nice hollow tile 2 story building with 4 units in front and 2 bed wood house with spacious yard and laundry in back. Owner used to live in the back house, now vacant. All units in front building are rented. Good parking on street side of building and 2 stairwells for access to the 2nd floor. Located behind Kuakini Hospital and off School Street with excellent access to bus and freeway in all directions. About a block to Foodland and MacDonalds, super close to downtown Honolulu and Liliha businesses.**

Documents: **Lease Documents, P&L, Tax Return, Title Search**
 Disclosures: **None**

Features

Elevators: **0**
 Roof: **Asphalt Shingle, Custom/Specialty**
 Laundry Fac: **Dryer, Washer**
 Parking: **Open**
 Rec Facilities: **None**
 Amenities: **Other**
 Utilities: **Cable, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Water**

Meters: **Electric, Gas, Individual**
 Construction: **Hollow Tile, Wood Frame**
 Guest Parking: **<10 Spaces**

Tax & Financial Information

TMK: **1-1-7-019-039-0000**

Taxes/Mnthly: **\$336** Tax Assess Imp: **\$206,900**
 Tax Year: **2019** Tax Assess Lnd: **\$1,185,100**
 Tax Assess Tot: **\$1,392,000**

Terms Acceptable: **Cash, Conventional, Exchange**
 Spcl Sales Cond: **None**

Sold Information

Sold Date: **07/17/20** CA Date: **05/30/20** Sold Price: **\$1,188,000** DOM: **4**
 Buy Off: **Five Star Realty, Inc.**
 Concessions: Buyer Finance: **Cash**

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Search Criteria

MLS Number is 202011772
 Selected 1 of 1 result.