

Multi-Family Client Full

1-2-3-010-003-0000
 MLS#: **201720523**
 Status: **Sold**
 Lnd Tenure: **FS - Fee Simple**

730 Piikoi St, Honolulu 96814
 Region: **Metro** Bldg Nm:
 Nghbrhd: **KAKAAKO** Fee Options:

Sold Price: **\$1,385,000**
 List Price: **\$1,380,000**



General Information

Prop Type: **Multi-Family**
 Prop Frnt: **Other**
 Prop Cond: **Fair**
 # Stories: **One**
 Bldg Type: **Duplex**
 Easements: **None**

DOM: **24**
 Furnished: **Partial**
 Year Built: **1942**
 Rmld Year: **2015**

Income Information

Monthly Rent: **\$8,750**
 Other Inc: **\$100**
 Ttl Ann Inc: **\$106,200**
 Ann Exp: **\$32,580**
 Net Oper Inc: **\$73,620**

Ttl Park: **5**
 Bldg Sqft: **1,976**
 Ttl Sqft: **1,976**
 Land Sqft: **4,796**
 Lot Acres: **.110**

Unit Information

Studio: **8**
 # 1 Bd: **0**
 # 2 Bd: **0**
 # 3+ Bd: **0**
 # Comm: **0**
 # Ttl Units: **8**

Exp Includes: **Excise Tax, Insurance, Mgmt Fee, Other, Property Tax, Repair Maintenance, Sewer Fee**
 Tenant Pays: **Cable TV**
 Prop Mng Co: **Lee International**

Listing/Office Information

Listing Date: **10/03/17**
 Possession: **At Closing, Subject To Tenancy**
 Office: **Commercial Inv. Strategies**

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

Additional Listing Information

View: **None**
 Zoning: **KA - State jurisdiction, refer**
 Location: **Inside**
 Lot Desc: **Clear**

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

Remarks

Pub Rmks: **Cash Cow. This property, located directly across the street from Honolulu Sheridan Community Park, and just down the street from Ala Moana Shopping Center, makes almost \$9,000 a month with existing, in place leases. An excellent future development opportunity due to its Kakaako special district designation, bring your long-term plan while your short term investment produces an extremely attractive 5.3% cap rate return. Some units are below market, making this buy a no-brainer.**

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

Features

Elevators: **0**
 Roof: **Asphalt Shingle**
 Laundry Fac: **Coin, Dryer, Washer**
 Parking: **Assigned**
 Rec Facilities: **None**
 Amenities: **None**
 Utilities: **Cable, Gas, Overhead Electricity, Telephone, Water**

Meters: **Electric, Gas, Water**
 Construction: **Wood Frame**
 Guest Parking: **None**

Tax & Financial Information

TMK: **1-2-3-010-003-0000**
 Taxes/Mnthly: **\$314** Tax Assess Imp: **\$126,000** Terms Acceptable: **Cash, Conventional, Exchange**
 Tax Year: **2017** Tax Assess Lnd: **\$949,600** Spcl Sales Cond: **None**
 Tax Assess Tot: **\$1,075,600**

Sold Information

Sold Date: **12/29/17** CA Date: **10/27/17** Sold Price: **\$1,385,000** DOM: **24**
 Buy Off: **Island Prime Properties LLC**
 Concessions: Buyer Finance: **Conventional**

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Search Criteria

MLS Number is 201720523
 Selected 1 of 1 result.