

Multi-Family Client Full

1-2-1-021-040-0000
 MLS#: **201812324**
 Status: **Sold**
 Lnd Tenure: **FS - Fee Simple**

245 Iolani Ave, Honolulu 96813
 Region: **Metro** Bldg Nm:
 Nghbrhd: **PUNCHBOWL-LOWE** Fee Options:

Sold Price: **\$3,900,000**
 List Price: **\$4,200,000**



General Information

Prop Type: **Multi-Family**
 Prop Frnt:
 Prop Cond: **Above Average**
 # Stories: **4-7**
 Bldg Type: **Apartments**
 Easements: **Other**

DOM: **0**
 Furnished: **None**
 Year Built: **1987**
 Rmld Year: **2015**

Income Information

Monthly Rent:
 Other Inc:
 Ttl Ann Inc:
 Ann Exp:
 Net Oper Inc:

Ttl Park: **16**
 Bldg Sqft: **10,771**
 Ttl Sqft: **10,771**
 Land Sqft: **7,067**
 Lot Acres: **.162**

Unit Information

Studio: **12**
 # 1 Bd: **3**
 # 2 Bd: **0**
 # 3+ Bd: **0**
 # Comm:
 # Ttl Units: **15**

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

Listing/Office Information

Listing Date: **06/05/18**
 Possession: **At Closing**
 Office: **Blue Ribbon Realty Inc**

Corp Office Lic #: **RB-16419**

Additional Listing Information

View: **Other**
 Zoning: **12 - A-2 Medium Density Apartme**
 Location: **Corner**
 Lot Desc: **Clear**

Lnd Recorded: **Regular System**
 Flood Zone: **Zone X** Sewer: **Connected**
 Topography: **Down Slope, Level**
 Set Backs: **Of Record**

Remarks

Pub Rmks: **Secured covered parking stalls. Well maintained building in town. Building has secured entry and secured parking. Units are in good condition 60% of units renovated in 2015.**
 Documents: **P&L, Survey**
 Disclosures: **1031 Exchange**

Features

Elevators: **1**
 Roof: **Custom/Specialty**
 Laundry Fac: **Coin**
 Parking: **Covered**
 Rec Facilities: **None**
 Amenities: **Enter Phone, Secured Lobby**
 Utilities: **Cable, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Meters: **Electric, Water**
 Construction: **Concrete, Hollow Tile**
 Guest Parking: **None**

Tax & Financial Information

TMK: **1-2-1-021-040-0000**
 Taxes/Mnthly: **\$688** Tax Assess Imp: **\$1,492,300** Terms Acceptable: **Cash, Conventional**
 Tax Year: **2017** Tax Assess Lnd: **\$1,026,800** Spcl Sales Cond: **None**
 Tax Assess Tot: **\$2,519,100**

Sold Information

Sold Date: **10/17/17** CA Date: **08/03/18** Sold Price: **\$3,900,000** DOM: **0**
 Buy Off: **Commercial Inv. Strategies**
 Concessions: Buyer Finance: **Conventional**

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Matrix Unique ID is one of 12691406, 10491963, 9220519, 9049090, 1195293
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