

Listings Client Full

3-2-6-014-017-0000
 MLS#: **201704809**
 Status: **Sold**
 Lnd Tenure: **FS - Fee Simple**

702 Wainaku St, Hilo 96720
 Region: **S. Hilo**
 Nghbrhd: **WAINAKU**

Sold Price: **\$332,500**
 List Price: **\$375,000**



General Information

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

DOM: **346**
 Furnished: **Partial**
 Year Built: **1993**
 Rmld Year:

Income Information

Monthly Rent: **\$1,400**
 Other Inc:
 Ttl Ann Inc: **\$16,800**
 Ann Exp:
 Net Oper Inc:

Ttl Park: **4**
 Bldg Sqft: **2,052**
 Ttl Sqft: **2,052**
 Land Sqft: **14,867**
 Lot Acres: **.341**

Unit Information

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

Exp Includes: **Other**
 Tenant Pays: **Electricity, Water**

Listing/Office Information

Listing Date: **04/25/17**
 Possession: **At Closing, Subject To Tenancy**
 Office: **Commercial Inv. Strategies**

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

Additional Listing Information

View: **None**
 Zoning: **04 - R-7.5 Residential District**
 Location: **Inside**
 Lot Desc: **Clear**

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

Remarks

Pub Rmks: **7 Vierra Lane & 702 Wainaku Street consists of 2 homes on a single lot. Newer construction with long-term rental income--live in one, rent out the other, or keep both in the rental pool for good return. Existing rents are \$1400 for both, or 6% return with estimated 30% expenses. Currently on cess pool, owner pays sewer fee--upon sale, must upgrade to hook up to sewer. Newly paved road! Do NOT disturb tenants. Do NOT walk on property. Do NOT knock on doors.**

Documents: **Lease Documents, Title Search**
 Disclosures: **None**

Features

Elevators: **None**
 Roof: **Aluminum/Steel**
 Laundry Fac: **None**
 Parking: **Assigned, Covered**
 Rec Facilities: **None**
 Amenities: **None**
 Utilities: **Cable, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone**

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

Tax & Financial Information

TMK: **3-2-6-014-017-0000**
 Taxes/Mnthly: **\$305**
 Tax Year: **2016**
 Tax Assess Imp: **\$262,500**
 Tax Assess Lnd: **\$102,200**
 Tax Assess Tot: **\$364,700**
 Terms Acceptable: **Cash, Conventional, Exchange**
 Spcl Sales Cond: **None**

Sold Information

Sold Date: **06/28/18**
 Buy Off: **Non-MLS**
 Concessions:

CA Date: **04/21/18**
 Sold Price: **\$332,500**
 Buyer Finance: **Conventional**
 DOM: **346**

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Search Criteria

Matrix Unique ID is one of 10986791, 10902658
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