

**Multi-Family Client Full**

**1-9-4-025-041-0000**  
 MLS#: **201922304**  
 Status: **Sold**  
 Lnd Tenure: **FS - Fee Simple**

**94-206 Aniani Pl, Waipahu 96797**  
 Region: **Waipahu** Bldg Nm:  
 Nghbrhd: **WAIPAHU-LOWER** Fee Options:

Sold Price: **\$1,800,000**  
 List Price: **\$1,875,000**

General Information

Prop Type: **Multi-Family**  
 Prop Frnt: **Other**  
 Prop Cond: **Above Average**  
 # Stories: **Three**  
 Bldg Type: **Apartments**  
 Easements: **None**

DOM: **296**  
 Furnished: **None**  
 Year Built: **1971**  
 Rmld Year: **2016**

Income Information

Monthly Rent: **\$10,400** Ttl Park: **10**  
 Other Inc: **\$400** Bldg Sqft: **5,200**  
 Ttl Ann Inc: **\$124,800** Ttl Sqft: **5,200**  
 Ann Exp: **\$31,062** Land Sqft: **8,189**  
 Net Oper Inc: **\$93,738** Lot Acres: **.188**

Unit Information

# Studio: **0**  
 # 1 Bd: **0**  
 # 2 Bd: **6**  
 # 3+ Bd: **2**  
 # Comm: **0**  
 # Ttl Units: **8**

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

Tenant Pays: **Electricity**

Prop Mng Co: **Property Profiles**  
 Prop Mng Co#: **487-9500**

Listing/Office Information

Listing Date: **08/07/19**  
 Possession: **At Closing**  
 Office: **Blue Ribbon Realty Inc**

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

Additional Listing Information

View: **None**  
 Zoning: **17 - AMX-2 Medium Density Apt M**  
 Location:  
 Lot Desc: **Irregular**

Lnd Recorded: **Regular System**  
 Flood Zone: **Zone X** Sewer: **Connected**  
 Topography: **Gentle Slope**  
 Set Backs: **C&C**

Remarks

Pub Rmks: **Nicely maintained Concrete Hollow Tile Apartment building at the entrance to Aniani Place. 10 parking stalls and units are very spacious. Seller has renovated 6 of the 8 units with Vinyl wood plank flooring, granite counter tops and new cabinets.**

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

Features

# Elevators: **0**  
 Roof: **Composition**  
 Laundry Fac: **Coin, Dryer, Washer**  
 Parking: **Assigned**  
 Amenities: **None**  
 Utilities: **Overhead Electricity, Public Water, Sewer Fee**

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

Tax & Financial Information

TMK: **1-9-4-025-041-0000**  
 Taxes/Mnthly: **\$437** Tax Assess Imp: **\$515,300**  
 Tax Year: **2019** Tax Assess Lnd: **\$982,700**  
 Tax Assess Tot: **\$1,498,000**

Terms Acceptable: **Cash, Conventional, Exchange**  
 Spcl Sales Cond: **Subject To Replacement Property**

Sold Information

Sold Date: **07/01/20** CA Date: **05/29/20** Sold Price: **\$1,800,000** DOM: **296**  
 Buy Off: **Commercial Inv. Strategies**  
 Concessions: Buyer Finance: **Cash**

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**Search Criteria**

MLS Number is 201922304  
 Selected 1 of 1 result.