

Multi-Family Client Full

1-2-3-010-024-0000
 MLS#: 202017229
 Status: **Sold**
 Lnd Tenure: **FS - Fee Simple**

1125 Hoolai St, Honolulu 96814
 Region: **Metro** Bldg Nm:
 Nghbrhd: **KAKAAKO** Fee Options:

Sold Price: **\$2,300,000**
 List Price: **\$2,380,000**



General Information

Prop Type: **Multi-Family**
 Prop Frnt: **Other**
 Prop Cond: **Excellent**
 # Stories: **Two**
 Bldg Type: **Apartments, Multi Dwellings**
 Easements: **None**

DOM: **52**
 Furnished: **Partial**
 Year Built: **1975**
 Rmld Year: **2001**

Income Information

Monthly Rent: **\$10,580**
 Other Inc: **\$3,000**
 Ttl Ann Inc: **\$129,960**
 Ann Exp: **\$31,747**
 Net Oper Inc: **\$98,213**

Ttl Park: **5**
 Bldg Sqft: **3,752**
 Ttl Sqft: **3,752**
 Land Sqft: **5,485**
 Lot Acres: **.126**

Unit Information

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

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

Recent: **11/09/2020 : Sold : EN->S**

Listing/Office Information

Listing Date: **07/17/20**
 Possession: **At Closing, Subject To Tenancy**
 Office: **Commercial Inv. Strategies**

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

Additional Listing Information

View: **None** Lnd Recorded: **Land Court**
 Zoning: **Kak - Kakaako Community Development** Flood Zone: **Zone X** Sewer: **Connected**
 Location: **Inside** Topography: **Level**
 Lot Desc: **Clear** Set Backs: **None**

Remarks

Pub Rmks: **Located three blocks from Ala Moana Center and a couple more to Ala Moana Beach Park in the Kakaako Special District on the side of the street where Bill 7 development is allowed, this building shows pride of ownership. Owner-managed with secure entry, covered parking, beautifully maintained courtyard, and owned coin-operated laundry, all tenants are separately metered for electric and all units are occupied. Back building is all hollow tile; front building is hollow tile 1st floor, wood 2nd floor. Very stable, seasoned tenant base who are all current on their rent. Most units renovated (6/8), and all but 2 are term. Excellent opportunity to own a beautiful building in town!**

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

Features

Elevators: **0** Meters: **Electric, Gas, Water**
 Roof: **Asphalt Shingle** Construction: **Concrete, Wood Frame**
 Laundry Fac: **Coin, Dryer, Washer** Guest Parking: **<10 Spaces**
 Parking: **Assigned, Covered**
 Rec Facilities: **None**
 Amenities: **A/C, Secured Lobby, Storage**
 Utilities: **Cable, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Tax & Financial Information

TMK: **1-2-3-010-024-0000**
 Taxes/Mnthly: **\$463** Tax Assess Imp: **\$272,200** Terms Acceptable: **Cash, Conventional, Exchange**
 Tax Year: **2020** Tax Assess Lnd: **\$1,316,400** Spcl Sales Cond: **None**
 Tax Assess Tot: **\$1,588,600**

Sold Information

Sold Date: **11/09/20** CA Date: **09/04/20** Sold Price: **\$2,300,000** DOM: **52**
 Buy Off: **EM International Realty Cor**
 Concessions: Buyer Finance: **Conventional**

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Search Criteria

MLS Number is 202017229
 Selected 1 of 1 result.