

# Multi-Family Client Full

1-9-4-039-013-0000  
 MLS#: 202021053  
 Status: **Sold**  
 Lnd Tenure: **FS - Fee Simple**

**94-303 & 94-305 Pupuole St, Waipahu 96797**  
 Region: **Waipahu** Bldg Nm:  
 Nghbrhd: **WAIPAHU-LOWER** Fee Options:

Sold Price: **\$3,500,000**  
 List Price: **\$3,988,000**



### General Information

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

DOM: **13**  
 Furnished: **Partial**  
 Year Built: **1965**  
 Rmld Year:

### Income Information

Monthly Rent: **\$20,590** Ttl Park: **18**  
 Other Inc: Bldg Sqft: **15,300**  
 Ttl Ann Inc: **\$247,080** Ttl Sqft: **15,300**  
 Ann Exp: **\$51,561** Land Sqft: **10,380**  
 Net Oper Inc: **\$195,519** Lot Acres: **.238**

### Unit Information

# Studio: **0**  
 # 1 Bd: **0**  
 # 2 Bd: **18**  
 # 3+ Bd: **0**  
 # Comm: **0**  
 # Ttl Units: **18**

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

Recent: **11/23/2020 : Sold : EN->S**

### Listing/Office Information

Listing Date: **08/25/20**  
 Possession: **At Closing, Subject To Tenancy**  
 Office: **Commercial Inv. Strategies**

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

### Additional Listing Information

View: **None**  
 Zoning: **12 - A-2 Medium Density Apartme**  
 Location: **Inside**  
 Lot Desc: **Clear**

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

### Remarks

Pub Rmks: **TWO LOTS (12 & 13) with 18 twos and 18 parking with an 4.90% ACTUAL CAP. Value add opportunity with super stable tenant pool super close to 2 rail stations, part of Mokuola TIZ zone ([http://www.honolulu.gov/rep/site/dpptod/waipahu\\_docs/Reso\\_14-47\\_Combined\\_Exhibit\\_Reso.pdf](http://www.honolulu.gov/rep/site/dpptod/waipahu_docs/Reso_14-47_Combined_Exhibit_Reso.pdf)). Tenant provides its own appliances, all units separately metered for electric, one water meter. Gas available, but not in use. Each building has a coin laundry area, if you'd like to monetize laundry. All parking is covered, hollow tile walk up.**

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

### Features

# Elevators: **0** Meters: **Electric, Gas, Water**  
 Roof: **Custom/Specialty** Construction: **Hollow Tile**  
 Laundry Fac: **None** Guest Parking: **10+ Spaces**  
 Parking: **Assigned, Covered**  
 Rec Facilities: **None**  
 Amenities: **None**  
 Utilities: **Cable, Gas, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

### Tax & Financial Information

TMK: **1-9-4-039-013-0000**  
 Taxes/Mnthly: **\$654** Tax Assess Imp: **\$683,600** Terms Acceptable: **Cash, Conventional, Exchange**  
 Tax Year: **2020** Tax Assess Lnd: **\$1,557,000** Spcl Sales Cond: **None**  
 Tax Assess Tot: **\$2,240,600**

### Sold Information

Sold Date: **11/23/20** CA Date: **09/04/20** Sold Price: **\$3,500,000** DOM: **13**  
 Buy Off: **Locations LLC**  
 Concessions: Buyer Finance: **Conventional**

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### Search Criteria

MLS Number is 202021053  
 Selected 1 of 1 result.