

Listings Client Full

1-2-3-011-037-0000
 MLS#: **202100858**
 Status: **Sold**
 Lnd Tenure: **FS - Fee Simple**

910 Piikoi St, Honolulu 96814
 Region: **Metro** Bldg Nm:
 Nghbrhd: **KAKAAKO** Fee Options:

Sold Price: **\$1,750,000**
 List Price: **\$1,950,000**



General Information

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

DOM: **66**
 Furnished: **Partial**
 Year Built: **1946**
 Rmld Year: **2012**

Income Information

Monthly Rent: **\$8,650**
 Mth Inc Other:
 Ttl Ann Inc: **\$103,800**
 Ann Oper Exp: **\$32,286**
 Net Ann Inc: **\$71,514**

Ttl Park: **6**
 Bldg Sqft: **3,084**
 Ttl Sqft: **3,084**
 Land Sqft: **6,233**
 Lot Acres: **.143**

Unit Information

Studio: **1**
 # 1 Bd: **7**
 # 2 Bd: **0**
 # 3+ Bd: **0**
 # Comm: **0**
 # Ttl Units: **8**

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

Recent: **05/06/2021 : Sold : ES->S**

Listing/Office Information

Listing Date: **01/13/21**
 Possession: **At Closing, Subject To Tenancy**
 Office: **Commercial Inv. Strategies**

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

Additional Listing Information

View: **None**
 Zoning: **KA - State jurisdiction, refer**
 Location: **Inside**
 Lot Desc: **Clear**

Lnd Recorded: **Regular System**
 Flood Zone: **Zone X** Sewer: **Connected**
 Topography: **Level**
 Set Backs: **None**

Remarks

Pub Rmks: **Excellent opportunity to own a beautiful building in town! Blocks from Ala Moana Center and 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. Perfectly situated across from Sheridan park with playground + basketball court, this secure, private property feels like a Zen haven in the middle of the urban core. Back building is almost brand new - fire in 1991 means structure was mostly rebuilt from the ground up w/ 5 ones. Front building is 3 units: 2 ones + 1 studio. 1 water meter; all units separately metered for electric. No laundry - ability to add coin and increase income. Very stable seasoned tenant base, all are current on thier rent.**

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

Features

Elevators: **0**
 Roof: **Composition**
 Laundry Fac: **None**
 Parking: **Open**
 Rec Facilities: **None**
 Amenities: **None**
 Utilities: **Cable, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Meters: **Electric, Water**
 Construction: **Hollow Tile, Single Wall, Wood Frame**
 Guest Parking: **None**

Tax & Financial Information

TMK: **1-2-3-011-037-0000**
 Taxes/Mnthly: **\$497** Tax Assess Imp: **\$206,400** Terms Acceptable: **Cash, Conventional, Exchange**
 Tax Year: **2020** Tax Assess Lnd: **\$1,495,900** Spcl Sales Cond: **None**
 Tax Assess Tot: **\$1,702,300**

Sold Information

Sold Date: **05/06/21** CA Date: **03/16/21** Sold Price: **\$1,750,000** DOM: **66**
 Buy Off: **Non-MLS**
 Concessions: Buyer Finance: **Cash**

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