

**Listings Full**

**1-2-4-018-002-0000**  
 MLS#: **202018096**  
 Status: **Active**  
 Lnd Tenure: **FS - Fee Simple**  
 Listing Service: **Full Service**

**1568 Pensacola St, Honolulu 96822**  
 Region: **Metro**  
 Nghbrhd: **MAIKI AREA**

LP: **\$1,388,000**  
 OLP: **\$1,700,000**

Fee Options:



General Information

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

DOM: **98**  
 CDOM: **98**  
 Furnished: **Partial**  
 Year Built: **1919**  
 Rmld Year:

Income Information

Monthly Rent: **\$4,475** Ttl Park: **3**  
 Other Inc: Bldg Sqft: **1,744**  
 Ttl Ann Inc: **\$53,700** Ttl Sqft: **1,744**  
 Ann Oper Exp: **\$17,827** Land Sqft: **7,185**  
 Net Oper Inc: **\$35,873** Lot Acres: **.165**

Unit Information

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

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

Recent: **01/15/2021 : Back On Market : ES->A**

Listing/Agent/Office Information

Listing Date: **07/30/20** ACS Date: Tmp Wth Date: Exp Date: **07/30/21**  
 Listing Svc: **Full Service**  
 Lock Box: **No**  
 Possession: **At Closing, Subject To Tenancy**  
 List Type: **Exclusive Agency**  
 Agent: **Christina L Dwight(R)** Agent Mbr #: **26009** Agent Ph: **(808) 429-1098**  
 Ag Email: **christinalow@mac.com**  
 License #: **RB-20978** Corp Office Lic #: **RB-21019**  
 Office: **Commercial Inv. Strategies** Office Mbr #: **CISC** Office Ph: **(808) 429-1098**  
 Comp Sub To: Method: **if buyer has bro** Off Fax Ph:  
 Dual Var Rate: **Yes** GE Tax Paid-Seller: **Yes** Comp: **2.25**

Additional Listing Information

View: **City** Lnd Recorded: **Regular System**  
 Zoning: **12 - A-2 Medium Density Apartme** Flood Zone: **Zone X** Sewer: **Connected**  
 Location: **Inside** Topography: **Level**  
 Lot Desc: **Clear** Set Backs: **None**

Remarks

Pub Rmks: **Location, Location, Location. Excellent investment opportunity with easy access to Ala Moana, Punahou, Punchbowl, Downtown, and the freeway in all directions. Apartment-zoned, not a tear-down, but ripe for re-development. Bill 7 possibility with stable, existing income from 2 tenants of just under \$4,500/mo. Collect the rent while going for permits—land cost breaks down to approximately \$235/sf with unbeatable location, 60' height limit. Drive by today to understand the full possibility of the lot.**  
 Agent Rmks: **Do not disturb tenants, knock on doors, nor park on property. Please use Jill Kauka, First American Title Co., Kapiolani Branch (JKauka@firstam.com). Email info@christinadwight.com for marketing package. See attachments for disclosures, standard addendum (please submit with all offers), and pls use Commercial PSA, LBP, & As Is Addendum.**  
 Documents: **Lease Documents, P&L, Title Search**  
 Show Inst: **Two Day Notice Reqd, Appointment Only, Call Listor, Listor Must Be Present**  
 Disclosures: **None**

Features

# Elevators: Meters: **Electric, Water**  
 Roof: **Composition** Construction: **Above Ground, Wood Frame**  
 Laundry Fac: Guest Parking: **<10 Spaces**  
 Parking: **Assigned, Covered**  
 Rec Facilities: **None**  
 Amenities: **None**  
 Utilities: **Cable, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Tax & Financial Information

TMK: **1-2-4-018-002-0000**  
 Taxes/Mnthly: **\$471** Tax Assess Imp: **\$88,700** Terms Acceptable: **Cash, Conventional, Exchange**  
 Tax Year: **2020** Tax Assess Lnd: **\$1,526,900** Spcl Sales Cond: **None**  
 Tax Assess Tot: **\$1,615,600**

**Search Criteria**

Status is one of 'Active', 'In Escrow Showing'  
 List Agent MUI is 3475750  
 Co List Agent MUI is 3475750  
 Selected 1 of 7 results.

