

## Listings Client Full

1-2-8-025-027-0000  
 MLS#: **202108473**  
 Status: **Sold**  
 Lnd Tenure: **FS - Fee Simple**

**2969 Varsity Cir, Honolulu 96826**  
 Region: **Metro**  
 Nghbrhd: **MOILIILI**

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

Bldg Nm:  
 Fee Options:



General Information

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

DOM: **8**  
 Furnished: **Partial**  
 Year Built: **1953**  
 Rmld Year: **1958**

Income Information

Monthly Rent: **\$8,600**  
 Mth Inc Other: **\$150**  
 Ttl Ann Inc: **\$103,800**  
 Ann Oper Exp: **\$20,422**  
 Net Ann Inc: **\$83,358**

Unit Information

# Studio: **0**  
 # 1 Bd: **0**  
 # 2 Bd: **4**  
 # 3+ Bd: **1**  
 # Comm: **0**  
 # Ttl Units: **5**

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

Tenant Pays: **Cable TV, Electricity**  
 Prop Mng Co: **Self managed**

Recent: **05/28/2021 : Sold : ES->S**

Listing/Office Information

Listing Date: **04/13/21**  
 Possession: **At Closing, Subject To Tenancy**  
 Office: **Commercial Inv. Strategies**

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

Additional Listing Information

View: **None**  
 Zoning: **11 - A-1 Low Density Apartment**  
 Location: **Inside**  
 Lot Desc: **Clear**

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

Remarks

Pub Rmks: **Across the street from the UH Manoa pool with easy access to the freeway in all directions. KS also to redevelop Puck's Alley soon, further gentrifying the neighborhood. Two structures: front structure back wall is 4" hollow tile wall with wood and newer Gaco roof with 1 three-bedroom over covered tandem parking area. Back structure is two-story structure: hollow tile first floor and wood second floor and asphalt shingle roof with 4 two-bedrooms. 2 owned coin dryers with individual washers owned by the Landlord. Separately metered for electric and gas, which tenants pay. One water meter.**

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

Features

# Elevators: **0**  
 Roof: **Asphalt Shingle, Custom/Specialty**  
 Laundry Fac: **Coin, Dryer, Individual, Washer**  
 Parking: **Assigned, Covered, Tandem**  
 Rec Facilities: **None**  
 Amenities: **A/C, Storage**  
 Utilities: **Cable, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Tax & Financial Information

TMK: **1-2-8-025-027-0000**  
 Taxes/Mnthly: **\$439**  
 Tax Year: **2021**  
 Tax Assess Imp: **\$238,900**  
 Tax Assess Lnd: **\$1,201,700**  
 Tax Assess Tot: **\$1,440,600**  
 Terms Acceptable: **Cash, Conventional, Exchange**  
 Spcl Sales Cond: **None**

Sold Information

Sold Date: **05/28/21** CA Date: **04/19/21**  
 Buy Off: **Island, REALTORS**  
 Concessions:  
 Sold Price: **\$1,750,000** DOM: **8**  
 Buyer Finance: **Exchange**

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