

Property Client Full

1-2-8-028-032-0000
 MLS#: **202128957**
 Status: **Sold**
 Lnd Tenure: **FS - Fee Simple**

2864 Waialae Ave #A, Honolulu 96826
 Region: **Metro**
 Nghbrhd: **UNIVERSITY**

Sold Price: **\$1,488,000**
 List Price: **\$1,450,000**

Bldg Nm:
 Fee Options:



General Information

Prop Type: **Multi-Family**
 Prop Frnt: **Other**
 Prop Cond: **Excellent**
 # Stories: **Two**
 Bldg Type: **Apartments, Duplex, Multi Dwellings**
 Easements: **Electric, Sewer, Water**

DOM: **62**
 Furnished: **Partial**
 Year Built: **1964**
 Rmld Year: **2021**

Income Information

Monthly Rent: **\$8,000**
 Mth Inc Other: **\$80**
 Ttl Ann Inc: **\$96,960**
 Ann Oper Exp: **\$29,656**
 Net Ann Inc: **\$67,304**

Ttl Park: **4**
 Bldg Sqft: **2,268**
 Ttl Sqft: **2,268**
 Land Sqft: **5,069**
 Lot Acres: **.116**

Unit Information

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

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

Prop Mng Co: **Self Managed**

Recent: **03/07/2022 : Sold : EN->S**

Listing/Office Information

Listing Date: **11/23/21**
 Possession: **At Closing, Subject To Tenancy**
 Office: **Commercial Inv. Strategies**

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

Additional Listing Information

View: **Mountain, Other**
 Zoning: **12 - A-2 Medium Density Apartme**
 Location: **Inside**
 Lot Desc: **Clear**

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

Remarks

Pub Rmks: **RARE investment opportunity located close to the back entrance of UH Manoa!! 10 room boarding house or 2 five-bedroom duplex? You decide! Separate meters for up and downstairs plus solar panels. Owner occupied, well-maintained, and will be vacant upon recordation. Located on a cul de sac with a shared common-owned driveway (1/4 interest) which was repaired last year. 2 car garage plus 4 stalls (1 tandem). Solar, termite warranty w/ remaining term. Elevation certificate to mitigate flood risk and survey in attachments.**

Documents: **Title Search**
 Disclosures: **None**

Features

Elevators: **None**
 Roof: **Custom/Specialty**
 Laundry Fac: **Dryer, Individual, Washer Covered, Open, Tandem**
 Parking: **None**
 Rec Facilities: **None**
 Amenities: **None**
 Utilities: **Cable, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Meters: **Electric, Individual, Water**
 Construction: **Hollow Tile, Masonry/Stucco, Wood Frame**
 Guest Parking: **None**

Tax & Financial Information

TMK: **1-2-8-028-032-0000**

Taxes/Mnthly: **\$278**
 Tax Year: **2021**
 Tax Assess Imp: **\$183,900**
 Tax Assess Lnd: **\$909,300**
 Tax Assess Tot: **\$1,093,200**

Terms Acceptable: **Cash, Conventional, Exchange**
 Spcl Sales Cond: **None**

Sold Information

Sold Date: **03/07/22** CA Date: **01/22/22** Sold Price: **\$1,488,000** DOM: **62**
 Buy Off: **Equity First Realty Hawaii LLC**
 Concessions: Buyer Finance: **Conventional**

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