

## Property Client Full

1-3-4-004-054-0002  
 MLS#: **202200421**  
 Status: **Sold**  
 Lnd Tenure: **FS - Fee Simple**

**2402 10th Ave #2, Honolulu 96816**  
 Region: **DiamondHd** Bldg Nm:  
 Nghbrhd: **PALOLO** Fee Options:

Sold Price: **\$1,210,000**  
 List Price: **\$1,388,000**



### General Information

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

DOM: **36**  
 Furnished: **Partial**  
 Year Built: **1949**  
 Rmld Year: **1975**

### Income Information

Monthly Rent: **\$7,535**  
 Mth Inc Other:

Ttl Park: **12**  
 Bldg Sqft: **4,336**  
 Ttl Sqft: **4,336**  
 Land Sqft: **6,656**  
 Lot Acres: **.153**

Ttl Ann Inc: **\$90,420**  
 Ann Oper Exp: **\$34,816**  
 Net Ann Inc: **\$55,604**

### Unit Information

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

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

Tenant Pays: **Electricity, Gas**

Prop Mng Co: **Self Managed**

Recent: **02/11/2022 : Sold : ES->S**

### Listing/Office Information

Listing Date: **12/07/21**  
 Possession: **At Closing, Subject To Tenancy**  
 Office: **Commercial Inv. Strategies**

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

### Additional Listing Information

View: **Mountain**  
 Zoning: **05 - R-5 Residential District**  
 Location: **Corner, Other**  
 Lot Desc: **Clear**

Lnd Recorded: **Regular System**  
 Flood Zone: **Zone X** Sewer: **Connected**  
 Topography: **Level**  
 Set Backs: **C&C**

### Remarks

Pub Rmks: **Super Unique, Rarely Available Mixed Use Property in Palolo! Legal, non-conforming Convenience Store downstairs with one 2/1 (converted store room) and two units upstairs (converted 5/2 into 3/1 and 2/1). Fully leased with long-term tenants, use this opportunity to live/work or enjoy the existing income. Survey on file—any updates will be at the Buyer's expense. Setback for road widening per the Prelim. Store has gas and pays own electric; Residential tenants are on one electric meter, and electric is included in the rent. One water meter. No existing coin laundry.**

Documents: **Lease Documents, P&L, Title Search**  
 Disclosures: **Inactive Licensed Owner**

### Features

# Elevators: **Pitch & Gravel**  
 Roof: **None**  
 Laundry Fac: **None**  
 Parking: **Open**  
 Rec Facilities: **None**  
 Amenities: **None**  
 Utilities: **Cable, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Meters: **Electric, Gas, Individual, Water**  
 Construction: **Concrete, Masonry/Stucco, Other**  
 Guest Parking: **None**

### Tax & Financial Information

TMK: **1-3-4-004-054-0002**  
 Taxes/Mnthly: **\$1,437** Tax Assess Imp: **\$243,800** Terms Acceptable: **Cash, Conventional, Exchange**  
 Tax Year: **2021** Tax Assess Lnd: **\$1,146,500** Spcl Sales Cond: **None**  
 Tax Assess Tot: **\$1,390,300**

### Sold Information

Sold Date: **02/11/22** CA Date: **12/18/21** Sold Price: **\$1,210,000** DOM: **36**  
 Buy Off: **Island Prime Properties LLC**  
 Concessions: Buyer Finance: **Cash**

©2014 HiCentral MLS, Ltd.®. All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 02/11/2022 1:06:19 PM

©2017-2022 HiCentral MLS, Ltd.®. All rights reserved. Information herein deemed reliable but not guaranteed.