

Property Client Full

1-2-7-005-013-0000
 MLS#: **202201114**
 Status: **Sold**
 Lnd Tenure: **FS - Fee Simple**

742 Hoawa St, Honolulu 96826
 Region: **Metro**
 Nghbrhd: **MOIILILI**

Sold Price: **\$1,730,000**
 List Price: **\$1,800,000**

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: **None**

DOM: **38**
 Furnished: **Partial**
 Year Built: **2006**
 Rmld Year:

Income Information

Monthly Rent: **\$6,125**
 Mth Inc Other:
 Ttl Ann Inc: **\$73,500**
 Ann Oper Exp: **\$23,424**
 Net Ann Inc: **\$50,076**

Ttl Park: **6**
 Bldg Sqft: **2,912**
 Ttl Sqft: **2,912**
 Land Sqft: **4,000**
 Lot Acres: **.092**

Unit Information

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

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

Recent: **03/23/2022 : Sold : ES->S**

Listing/Office Information

Listing Date: **01/21/22**
 Possession: **At Closing, Subject To Tenancy**
 Office: **Commercial Inv. Strategies**

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

Additional Listing Information

View: **None**
 Zoning: **12 - A-2 Medium Density Apartme**
 Location: **Inside**
 Lot Desc: **Clear**

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

Remarks

Pub Rmks: **Apartment Zoned, permitted 5 bedroom, 5 bath home which has been split into 3 units: 2 two-bedrooms and 1 one-bedroom grossing \$6,125 per month. Live in one, rent out the others, or keep as is for investment income! 3 separate, enclosed parking garages with tandem stalls behind make for a total of 6 parking spaces. All tenants MTM. Upstairs and downstairs have their own electric meters: downstairs tenant pays its own utilities & upstairs tenants' utility bills are included in the rent. 1 water meter paid by owner. Up and downstairs have their own separate, full sized laundry.**

Documents: **Lease Documents, P&L, Title Search**
 Disclosures: **1031 Exchange, Inactive Licensed Owner**

Features

Elevators:
 Roof: **Asphalt Shingle**
 Laundry Fac: **Dryer, Washer**
 Parking: **Assigned, Covered**
 Rec Facilities: **None**
 Amenities: **None**
 Utilities: **Cable, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Meters: **Electric, Water**
 Construction: **Concrete, Double Wall, Masonry/Stucco**
 Guest Parking: **None**

Tax & Financial Information

TMK: **1-2-7-005-013-0000**
 Taxes/Mnthly: **\$461**
 Tax Year: **2022**
 Tax Assess Imp: **\$530,300**
 Tax Assess Lnd: **\$1,020,000**
 Tax Assess Tot: **\$1,550,300**
 Terms Acceptable: **Cash, Conventional, Exchange**
 Spcl Sales Cond: **None**

Sold Information

Sold Date: **03/23/22** CA Date: **02/26/22** Sold Price: **\$1,730,000** DOM: **38**
 Buy Off: **Coldwell Banker Realty**
 Concessions: Buyer Finance: **Cash**

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