

Property Client Full

1-9-8-010-043-0000
 MLS#: **202125564**
 Status: **Sold**
 Lnd Tenure: **FS - Fee Simple**

98-095 Kanuku Pl, Aiea 96701
 Region: **PearlCity** Bldg Nm:
 Nghbrhd: **WAIMALU** Fee Options:

Sold Price: **\$1,798,000**
 List Price: **\$1,688,000**



General Information

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

DOM: **14**
 Furnished: **Partial**
 Year Built: **1961**
 Rmld Year: **2021**

Income Information

Monthly Rent: **\$9,843**
 Mth Inc Other:
 Ttl Ann Inc: **\$118,115**
 Ann Oper Exp: **\$21,585**
 Net Ann Inc: **\$96,530**

Ttl Park: **10**
 Bldg Sqft: **3,600**
 Ttl Sqft: **3,600**
 Land Sqft: **6,384**
 Lot Acres: **.147**

Unit Information

Studio: **0**
 # 1 Bd: **0**
 # 2 Bd: **6**
 # 3+ Bd: **0**
 # Comm: **0**
 # Ttl Units: **6**

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

Tenant Pays: **Electricity**
 Prop Mng Co: **Self Managed**

Recent: **02/25/2022 : Sold : EN->S**

Listing/Office Information

Listing Date: **10/18/21**
 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: **Cul-De-Sac, Inside**
 Lot Desc: **Clear**

Lnd Recorded: **Regular System**
 Flood Zone: **Zone X** Sewer: **Connected**
 Topography: **Level**
 Set Backs: **None**

Remarks

Pub Rmks: **5.72% cap rate return on ACTUAL INCOME AND EXPENSES. Rarely available apartment building in desirable excellent location with excellent access to Pearlridge and coming rail station. Solid investment with proven return, seasoned rents, and better than 1:1 parking. All units are separately metered and have their own full-sized washer dryers, and 2 coin machines, all owned. Hollow tile 2 story with concrete roof. Electric updated to 90amps; surveillance system. See matterport for 2 units showing. No showings without an accepted offer.**

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

Features

Elevators: **0**
 Roof: **Other**
 Laundry Fac: **Coin, Dryer, Individual**
 Parking: **Assigned, Open**
 Rec Facilities: **None**
 Amenities: **None**
 Utilities: **Cable, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Meters: **Electric, Individual, Water**
 Construction: **Hollow Tile**
 Guest Parking: **<10 Spaces**

Tax & Financial Information

TMK: **1-9-8-010-043-0000**
 Taxes/Mnthly: **\$372** Tax Assess Imp: **\$253,700** Terms Acceptable: **Cash, Conventional, Exchange**
 Tax Year: **2021** Tax Assess Lnd: **\$1,021,400** Spcl Sales Cond: **None**
 Tax Assess Tot: **\$1,275,100**

Sold Information

Sold Date: **02/25/22** CA Date: **10/29/21** Sold Price: **\$1,798,000** DOM: **14**
 Buy Off: **Coldwell Banker Realty**
 Concessions: Buyer Finance: **Conventional**

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