

Property Client Full

1-2-7-002-025-0000
 MLS#: **20220922**
 Status: **Active**
 Lnd Tenure: **FS - Fee Simple**

2019 Citron St, Honolulu 96826
 Region: **Metro**
 Nghbrhd: **MOIILILI**

List Price: **\$3,999,000**

Bldg Nm:
 Fee Options:



General Information

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

DOM: **19**
 Furnished: **Partial**
 Year Built: **1970**
 Rmld Year:

Income Information

Monthly Rent: **\$14,950**
 Mth Inc Other:
 Ttl Ann Inc: **\$179,400**
 Ann Oper Exp: **\$34,789**
 Net Ann Inc: **\$144,611**

Ttl Park: **12**
 Bldg Sqft: **6,699**
 Ttl Sqft: **6,699**
 Land Sqft: **7,200**
 Lot Acres: **.165**

Unit Information

Studio: **0**
 # 1 Bd: **6**
 # 2 Bd: **5**
 # 3+ Bd: **0**
 # Comm: **0**
 # Ttl Units: **11**

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

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

Recent: **03/09/2022 : DECR : \$4,300,000->\$3,999,000**

Listing/Office Information

Listing Date: **02/18/22**
 Possession: **At Closing, Subject To Tenancy**
 Office: **Commercial Inv. Strategies**

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

Additional Listing Information

View: **City, Mountain, Sunrise**
 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: **Super desirable hollow tile building centrally located with 11 units and 12 covered parking, all units separately metered for electric and gas with one water meter. First floor unit is owner occupied and has 2 beds and 2 baths and could possibly be converted into a 1 bed and a studio. Interiors mostly original, repairs done as needed. Upper units have balconies, first floor units have space behind.**

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

Features

Elevators: **0**
 Roof: **Composition, Pitch & Gravel**
 Laundry Fac: **Individual, Washer**
 Parking: **Assigned, Covered**
 Rec Facilities: **None**
 Amenities: **None**
 Utilities: **Cable, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Meters: **Electric, Gas, Individual, Water**
 Construction: **Hollow Tile**
 Guest Parking: **Check-in Required**

Tax & Financial Information

TMK: **1-2-7-002-025-0000**
 Taxes/Mnthly: **\$633**
 Tax Year: **2022**
 Tax Assess Imp: **\$541,500**
 Tax Assess Lnd: **\$1,596,000**
 Tax Assess Tot: **\$2,137,500**
 Terms Acceptable: **Cash, Conventional, Exchange**
 Spcl Sales Cond: **None**

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