

## Property Client Full

1-9-4-039-027-0000  
 MLS#: **202220225**  
 Status: **Active**  
 Lnd Tenure: **FS - Fee Simple**

**94-322 Pupuole St, Waipahu 96797**  
 Region: **Waipahu** Bldg Nm:  
 Nghbrhd: **WAIPAHU-LOWER** Fee Options:

List Price: **\$1,550,000**



### General Information

Prop Type: **Multi-Family**  
 Prop Frnt: **Other**  
 Prop Cond: **Excellent**  
 # Stories: **Two**  
 Bldg Type: **Apartments, Multi Dwellings**  
 Easements: **Cable**

DOM: **3**  
 Furnished: **Partial**  
 Year Built: **1967**  
 Rmld Year: **2022**

### Income Information

Monthly Rent: **\$8,000**  
 Mth Inc Other:  
 Ttl Ann Inc: **\$96,000**  
 Ann Oper Exp: **\$18,394**  
 Net Ann Inc: **\$77,606**

Ttl Park: **6**  
 Bldg Sqft: **3,696**  
 Ttl Sqft: **3,696**  
 Land Sqft: **5,165**  
 Lot Acres: **.119**

### Unit Information

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

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

Tenant Pays: **Cable TV, Electricity**

Prop Mng Co: **Self Managed**

Recent: **09/30/2022 : NEW**

### Listing/Office Information

Listing Date: **09/30/22**  
 Possession: **At Closing, Subject To Tenancy**  
 Office: **Commercial Inv. Strategies**

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

### Additional Listing Information

View: **None**  
 Zoning: **17 - AMX-2 Medium Density Apt M**  
 Location: **Cul-De-Sac, Inside**  
 Lot Desc: **Clear**

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

### Remarks

Pub Rmks: **Completely renovated from top to bottom and oh, so beautiful! Newly sealed paving, spalling repair, paint, electric, plumbing, and super clean, modern brand new interiors with all new everything. Turn key building with excellent rents and owned laundry. Water is included, separately metered for electric so tenants pay their own. Developing neighborhood blocks from rail with lots of promise and potential urban renewal.**

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

### Features

# Elevators: **None**  
 Roof: **Custom/Specialty**  
 Laundry Fac: **None**  
 Parking: **Assigned, Open**  
 Rec Facilities: **None**  
 Amenities: **None**  
 Utilities: **Cable, Gas, Internet, Overhead Electricity, Private Water, Sewer Fee, Telephone, Water**

### Tax & Financial Information

TMK: **1-9-4-039-027-0000**  
 Taxes/Mnthly: **\$297** Tax Assess Imp: **\$167,500** Terms Acceptable: **Cash, Conventional, Exchange**  
 Tax Year: **2022** Tax Assess Lnd: **\$852,200** Spcl Sales Cond: **None**  
 Tax Assess Tot: **\$1,019,700**

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