

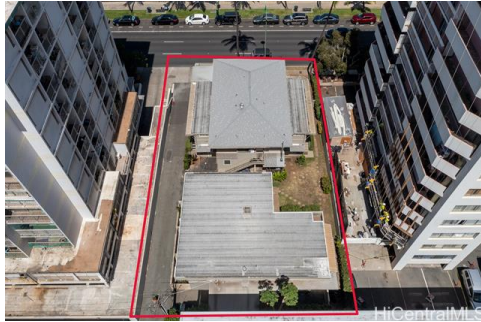
Property Client Full

1-2-6-025-041-0000
 MLS#: **202300726**
 Status: **Active**
 Lnd Tenure: **FS - Fee Simple**

2517 Ala Wai Blvd, Honolulu 96815
 Region: **Metro**
 Nghbrhd: **WAIKIKI**

List Price: **\$4,500,000**

Bldg Nm:
 Fee Options:



General Information

Prop Type: **Multi-Family**
 Prop Frnt: **Golf Course, Stream/Canal, Water**
 Prop Cond: **Average**
 # Stories: **Two**
 Bldg Type: **Apartments, Multi Dwellings**
 Easements: **None**

DOM: **0**
 Furnished: **Partial**
 Year Built: **1942**
 Rmld Year:

Income Information

Monthly Rent: **\$21,830**
 Mth Inc Other:
 Ttl Ann Inc: **\$261,960**
 Ann Oper Exp: **\$73,613**
 Net Ann Inc: **\$188,347**

Ttl Park: **3**
 Bldg Sqft: **6,259**
 Ttl Sqft: **6,259**
 Land Sqft: **7,476**
 Lot Acres: **.172**

Unit Information

Studio: **16**
 # 1 Bd: **3**
 # 2 Bd: **0**
 # 3+ Bd: **0**
 # Comm: **0**
 # Ttl Units: **19**

Exp Includes: **Excise Tax, Insurance, Other, Property Tax, Repair Maintenance, Sewer Fee**
 Tenant Pays: **Electricity**
 Prop Mng Co: **Resident Manager**

Recent: **01/12/2023 : NEW**

Listing/Office Information

Listing Date: **01/12/23**
 Possession: **At Closing, Subject To Tenancy**
 Office: **Commercial Inv. Strategies**

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

Additional Listing Information

View: **Marina/Canal, Sunrise**
 Zoning: **X2 - Apartment Precinct**
 Location: **Inside**
 Lot Desc: **Clear**

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

Remarks

Pub Rmks: **19 unit apartment building on the Ala Wai canal with excellent cash flow and all units occupied with stable tenant base. Legally 16 units, but 19 existing. Nicely maintained interiors with good layouts w excellent functionality and ultimate rentability. Secure coin washer and dryer, resident manager, trash service. Front building 9 units with 6 meters (owner pays these electric bills); back building is 9 studios with 9 meters (owner pays 2 units' meters) and is laid out as follows: 4 units upstairs: 1 studio, 3 one-beds + 5 studios downstairs. Shared driveway on Ewa side, owner pays 7 electric bills, gas, and water. Bill 7 opportunity to build with 37 units; plans and contacts available with accepted offer.**

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

Features

Elevators: **0**
 Roof: **Asphalt Shingle, Composition**
 Laundry Fac: **Coin, Dryer, Other, Washer**
 Parking: **Assigned, Covered, Open**
 Rec Facilities: **None**
 Amenities: **Resident Manager**
 Utilities: **Cable, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Tax & Financial Information

TMK: **1-2-6-025-041-0000**
 Taxes/Mnthly: **\$818**
 Tax Year: **2022**
 Tax Assess Imp: **\$196,500**
 Tax Assess Lnd: **\$2,616,600**
 Tax Assess Tot: **\$2,813,100**
 Terms Acceptable: **Cash, Conventional, Exchange**
 Spcl Sales Cond: **None**

Click on the arrow to view Additional Photos





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