

Property Client Full

1-1-6-015-013-0000
 MLS#: **202303645**
 Status: **Active**
 Lnd Tenure: **FS - Fee Simple**

1313 Ahiahi St, Honolulu 96817
 Region: **Metro** Bldg Nm:
 Nghbrhd: **KAMEHAMEHA HEIGHTS** Fee Options:

List Price: **\$2,150,000**



General Information

Prop Type: **Multi-Family**
 Prop Frnt: **Other**
 Prop Cond: **Above Average**
 # Stories: **Two**
 Bldg Type: **Apartments, Multi Dwellings**
 Easements: **Driveway**

DOM: **3**
 Furnished: **Partial**
 Year Built: **1964**
 Rmld Year: **2023**

Income Information

Monthly Rent: **\$8,000**
 Mth Inc Other:
 Ttl Ann Inc: **\$96,000**
 Ann Oper Exp: **\$20,479**
 Net Ann Inc: **\$75,521**

Ttl Park: **6**
 Bldg Sqft: **3,224**
 Ttl Sqft: **3,224**
 Land Sqft: **5,000**
 Lot Acres: **.115**

Unit Information

Studio: **0**
 # 1 Bd: **8**
 # 2 Bd: **0**
 # 3+ Bd: **0**
 # Comm: **0**
 # Ttl Units: **8**

Exp Includes: **Excise Tax, Insurance, Other, Property Tax, Repair Maintenance, Sewer Fee**
 Tenant Pays: **Cable TV, Electricity, Water**
 Prop Mng Co: **Self Managed**

Recent: **03/06/2023 : NEW**

Listing/Office Information

Listing Date: **03/06/23**
 Possession: **At Closing, Subject To Tenancy**
 Office: **Commercial Inv. Strategies**

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

Additional Listing Information

View: **None**
 Zoning: **05 - R-5 Residential District**
 Location: **Inside**
 Lot Desc: **Clear**

Lnd Recorded: **Land Court**
 Flood Zone: **Zone X** Sewer: **Connected**
 Topography: **Gentle Slope**
 Set Backs: **C&C, Of Record**

Remarks

Pub Rmks: **Rarely available neighborhood with excellent potential and under market rents. Easily raise rents to market in this clean, well-positioned building close to Kamehameha Schools and Damien High, with easy access to the freeway in all directions. Hollow tile construction, all tenants are separately metered for electric, one water meter, lots of plants cared for by tenants make this building extremely welcoming, warm, and easy to rent. Stable, seasoned income from long-term tenants and no vacancies; all leases are MTM. Drive past anytime (don't disturb the tenants!) and check out this excellent opportunity.**

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

Features

Elevators: **0**
 Roof: **Custom/Specialty**
 Laundry Fac: **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, Masonry/Stucco**
 Guest Parking: **None**

Tax & Financial Information

TMK: **1-1-6-015-013-0000**
 Taxes/Mnthly: **\$232** Tax Assess Imp: **\$176,400** Terms Acceptable: **Cash, Conventional, Exchange**
 Tax Year: **2022** Tax Assess Lnd: **\$617,500** Spcl Sales Cond: **None**
 Tax Assess Tot: **\$793,900**

Click on the arrow to view Additional Photos





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