

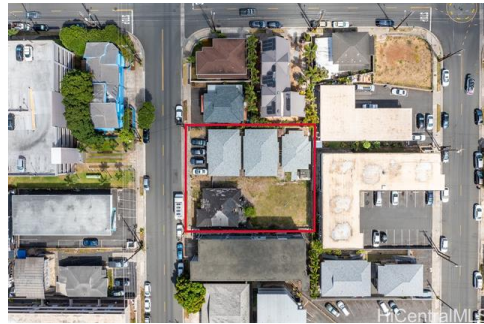
Property Client Full

1-2-7-007-050-0000
 MLS#: 202303360
 Status: **Active**
 Lnd Tenure: **FS - Fee Simple**

2118 Citron St, Honolulu 96826
 Region: **Metro**
 Nghbrhd: **MOILILI**

List Price: **\$3,349,000**

Bldg Nm:
 Fee Options:



General Information

Prop Type: **Multi-Family**
 Prop Frnt: **Other**
 Prop Cond: **Fair**
 # Stories: **One**
 Bldg Type: **Apartments, Multi Dwellings**
 Easements: **Electric**

DOM: **0**
 Furnished: **Partial**
 Year Built: **1955**
 Rmld Year:

Income Information

Monthly Rent: **\$5,950**
 Mth Inc Other:
 Ttl Ann Inc: **\$71,400**
 Ann Oper Exp: **\$15,098**
 Net Ann Inc: **\$56,302**

Ttl Park: **5**
 Bldg Sqft: **3,599**
 Ttl Sqft: **3,599**
 Land Sqft: **12,000**
 Lot Acres: **.275**

Unit Information

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

Exp Includes: **Excise Tax, Insurance, Mgmt Fee, Other, Property Tax, Repair Maintenance, Sewer Fee**
 Tenant Pays: **Cable TV, Electricity**

Recent: **03/15/2023 : NEW**

Listing/Office Information

Listing Date: **03/15/23**
 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: **Inside**
 Lot Desc: **Other**

Lnd Recorded: **Land Court**
 Flood Zone: **Zone AO** Sewer: **Connected**
 Topography: **Level, Other**
 Set Backs: **C&C, Of Record**

Remarks

Pub Rmks: **PRIME LOT situated in the heart of Honolulu less than a mile between both Waikiki and UH Manoa. So much potential: Bill 7 development, live in one, rent the other/ land bank and build later/ rent out as is—it's all up to you! Owner has the following dd items: EDR Neighborhood Environmental Report, Geotechnical Report with boring logs and infiltration tests, a TOPO survey and conceptual plans with A-sheets and a prelim foundation design. Existing structures have 5 twos rented and a sixth as a tear-down. **Development options present a variety of potential paths for the creative owner: Bill 07 possibility of up to a maximum of 60 units and 48,000sf of floor area or standard A2 zoning for up to 16,080sf that takes advantage of the city's newest parking exemptions for multi-family developments in the PUC. Not located in a HI School Impact District, new development save BIG on DOE Impact Fees, which start at close to \$3,864 and up per unit (i.e. up to over \$230,000 in savings!) in a number of Honolulu neighborhoods. **Buyers to do their own dd and verify all the latest city programs and rules with the appropriate experts and agencies****
 Documents: **Building Plans, Lease Documents, Other, P&L, Survey, Title Search**
 Disclosures: **1031 Exchange**

Features

Elevators: **0**
 Roof: **Composition**
 Laundry Fac: **Dryer, Washer**
 Parking: **Open**
 Rec Facilities: **None**
 Amenities: **None**
 Utilities: **Cable, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Water**

Meters: **Electric, Water**
 Construction: **Above Ground, Single Wall, Wood Frame**
 Guest Parking: **None**

Tax & Financial Information

TMK: **1-2-7-007-050-0000**
 Taxes/Mnthly: **\$778**
 Tax Year: **2023**
 Tax Assess Imp: **\$218,400**
 Tax Assess Lnd: **\$3,120,000**
 Tax Assess Tot: **\$3,338,400**
 Terms Acceptable: **Cash, Conventional, Exchange**
 Spl Sales Cond: **None**





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