

Property Client Full

1-2-7-013-024-0000
 MLS#: **202306967**
 Status: **Active**
 Lnd Tenure: **FS - Fee Simple**

509 Lauiki St, Honolulu 96826
 Region: **Metro** Bldg Nm:
 Nghbrhd: **KAPIOLANI** Fee Options:

List Price: **\$1,825,000**



General Information

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

DOM: **0**
 Furnished: **Partial**
 Year Built: **1952**
 Rmld Year: **1957**

Income Information

Monthly Rent: **\$7,850** Ttl Park: **6**
 Mth Inc Other: Bldg Sqft: **4,180**
 Ttl Sqft: **4,180**
 Ttl Ann Inc: **\$94,200** Land Sqft: **7,199**
 Ann Oper Exp: **\$27,168** Lot Acres: **.165**
 Net Ann Inc: **\$67,032**

Unit Information

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

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

Tenant Pays: **Cable TV, Electricity**
 Prop Mng Co: **Self Managed**

Recent: **03/31/2023 : NEW**

Listing/Office Information

Listing Date: **03/31/23**
 Possession: **At Closing, Subject To Tenancy**
 Office: **Commercial Inv. Strategies**

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

Additional Listing Information

View: **None**
 Zoning: **13 - A-3 High Density Apartment**
 Location: **Inside**
 Lot Desc: **Clear**

Lnd Recorded: **Regular System**
 Flood Zone: **Zone A** Sewer: **Connected**
 Topography: **Level**
 Set Backs: **None**

Remarks

Pub Rmks: **Iolani school neighborhood GEM! Super desirable neighborhood with maximum rentability with solid, seasoned rents and great rental comps demonstrating ultimate rentability for value-adding to market rates. Don't miss out on this rare opportunity to own these just under 700sf two bed units with nice grassy yard and covered one-to-one parking on a very nice-sized lot. Add your own coin laundry and charge for parking for more income. All tenants on MTM agreements. PLEASE do not disturb tenants or walk/ park on property. All washing machines are tenant-owned, separately metered for electricity.**

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

Features

Elevators: **0** Meters: **Electric, Water**
 Roof: **Custom/Specialty** Construction: **Hollow Tile, Single Wall, Wood Frame**
 Laundry Fac: **Individual** Guest Parking: **None**
 Parking: **Assigned, Covered**
 Rec Facilities: **None**
 Amenities: **None**
 Utilities: **Cable, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water**

Tax & Financial Information

TMK: **1-2-7-013-024-0000**
 Taxes/Mnthly: **\$524** Tax Assess Imp: **\$166,700** Terms Acceptable: **Cash, Conventional, Exchange**
 Tax Year: **2023** Tax Assess Lnd: **\$1,705,500** Spcl Sales Cond: **None**
 Tax Assess Tot: **\$1,872,200**





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