

Multi-Family Client Full

1-7-3-008-031-0000
 MLS#: **202003636**
 Status: **Sold**
 Lnd Tenure: **FS - Fee Simple**

78 Lakeview Cir #A, Wahiawa 96786
 Region: **Central**
 Nghbrhd: **WILIKINA**

Sold Price: **\$1,315,000**
 List Price: **\$1,300,000**



General Information

Prop Type: **Multi-Family**
 Prop Frnt: **Lake/Pond**
 Prop Cond: **Above Average**
 # Stories: **Two**
 Bldg Type: **Apartments, Multi Dwellings**
 Easements: **Egress, Ingress, Sewer, Telephone, Water**

DOM: **346**
 Furnished: **Partial**
 Year Built: **1952**
 Rmld Year: **2019**

Income Information

Monthly Rent: **\$8,360**
 Mth Inc Other:

 Ttl Ann Inc: **\$103,296**
 Ann Oper Exp: **\$25,098**
 Net Ann Inc: **\$78,198**

Ttl Park: **7**
 Bldg Sqft: **4,205**
 Ttl Sqft: **4,205**
 Land Sqft: **9,456**
 Lot Acres: **.217**

Unit Information

Studio: **0**
 # 1 Bd: **1**
 # 2 Bd: **3**
 # 3+ Bd: **1**
 # 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: **04/23/2021 : Sold : EN->S**

Listing/Office Information

Listing Date: **02/27/20**
 Possession: **At Closing, Subject To Tenancy**
 Office: **Commercial Inv. Strategies**

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

Additional Listing Information

View: **Marina/Canal, Other**
 Zoning: **12 - A-2 Medium Density Apartme**
 Location: **Cul-De-Sac, Inside**
 Lot Desc: **Clear**

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

Pub Rmks: **Welcome to Lakeview Lodge! VERY nicely kept and renovated property with an actual return of 6% cap rate return on existing income with seasoned rents and established leases. Two structures: front building=three 2 bed/1 bath; back building=3/2 downstairs + HUGE 1/1 upstairs. Nicest property on the block, well maintained by the owner with excellent potential—possible Bill 7 re-development (*buyer to do its own due diligence) and nice cash flow while you wait for permits! All units have been updated and show nicely and are separately metered for electric with each unit having its own washer/dryer, making all units more attractive to renters.**

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

Features

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

Meters: **Electric, Individual, Water**
 Construction: **Concrete, Double Wall**
 Guest Parking: **<10 Spaces**

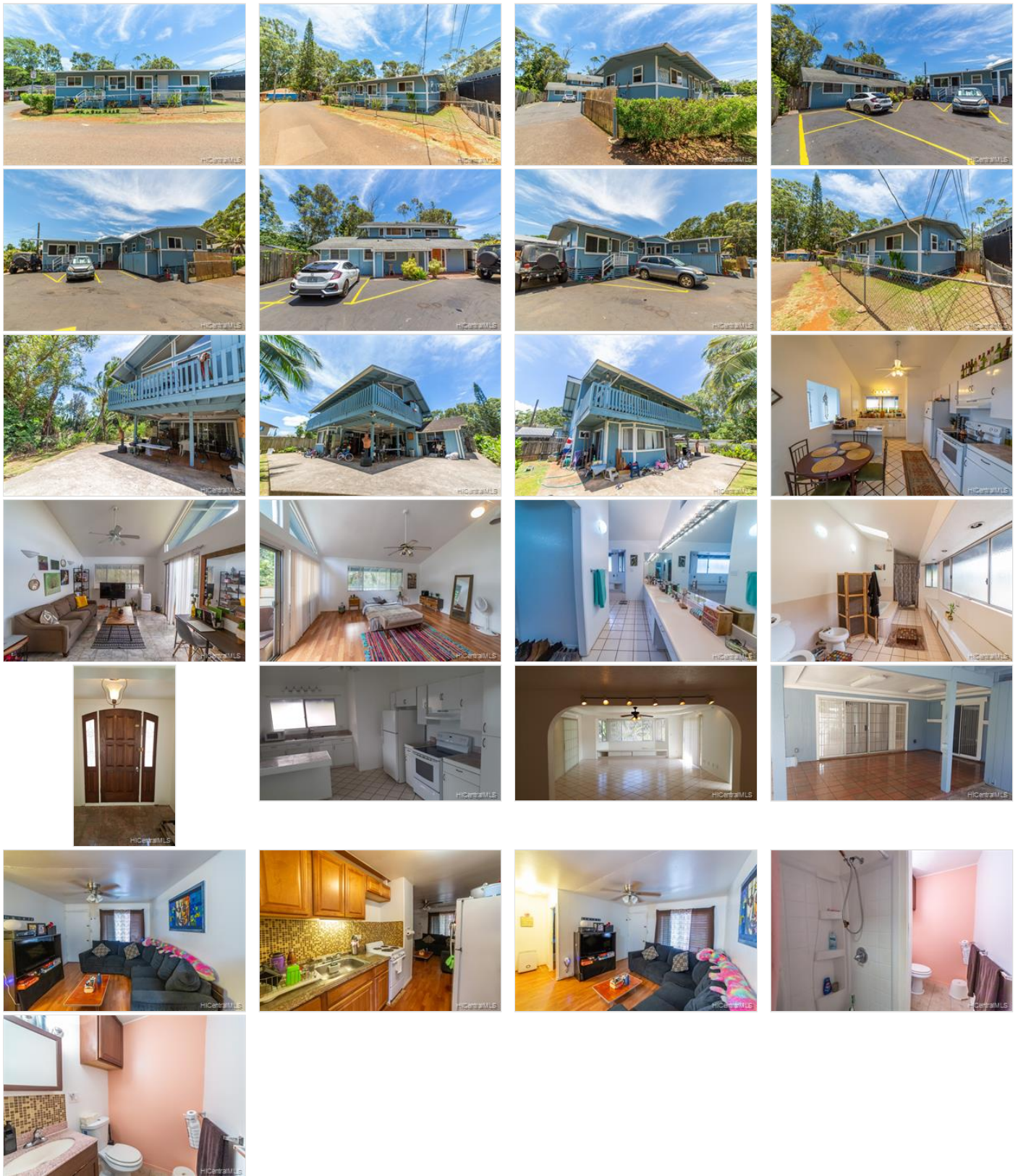
Tax & Financial Information

TMK: **1-7-3-008-031-0000**
 Taxes/Mnthly: **\$322** Tax Assess Imp: **\$156,900** Terms Acceptable: **Cash, Conventional, Exchange**
 Tax Year: **2019** Tax Assess Lnd: **\$1,040,200** Spcl Sales Cond: **None**
 Tax Assess Tot: **\$1,197,100**

Sold Information

Sold Date: **04/23/21** CA Date: **02/05/21** Sold Price: **\$1,315,000** DOM: **346**
 Buy Off: **Non-MLS**
 Concessions: Buyer Finance: **Conventional**

Click on the arrow to view Additional Photos



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Search Criteria

MLS Number is 202003636
 Selected 1 of 1 result.