

1122 Alohi Way, Honolulu 96814 ** \$2,380,000 * Originally \$2,688,000

Beds: 11	MLS#: <u>202310920</u>, FS	Year Built: 1942
Bath: 3/1	Status: Active	Remodeled: 1975
Living Sq. Ft.: 3,537	List Date & DOM: 05-16-2023 & 368	Total Parking: 3
Land Sq. Ft.: 6,000	Condition: Average	Assessed Value
Lanai Sq. Ft.: 60	Frontage: Other	Building: \$311,100
Sq. Ft. Other: 110	Tax/Year: \$507/2023	Land: \$1,620,000
Total Sq. Ft. 3,707	Neighborhood: Kakaako	Total: \$1,931,100
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: 3 Car+, Carport, Driveway	Frontage: Other	
Zoning : Kak - Kakaako Community Development Project	View: None	

Public Remarks: Two detached legal single family homes with lots of driveway parking. Homes are in good shape with new paint, new carpet, new appliances. Front house has 7 bedrooms, back house has 4 bedrooms. Centrally located, walking distance to Ala Moana Shopping Center and more. OR redevelop under Bill 7 passed by the City to promote multi-family units. Architectural renderings available to include a 3 story building - 18 units to include 8 studios, 6 two bedrooms, 2 three bedrooms plus lobby, gym, rec area. It's all about the location! Bill 7 offers numerous incentives - property tax abatement, less parking stall requirements, shorter setbacks (buyer to do their own due diligence regarding Bill 7). **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1122 Alohi Way	\$2,380,000	11 & 3/1	3,537 \$673	6,000 \$397	60	0%	0	368

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1122 Alohi Way	\$507 \$0 \$0	\$1,620,000	\$311,100	\$1,931,100	123%	1942 & 1975

1122 Alohi Way - MLS#: **202310920** - Original price was \$2,688,000 - Two detached legal single family homes with lots of driveway parking. Homes are in good shape with new paint, new carpet, new appliances. Front house has 7 bedrooms, back house has 4 bedrooms. Centrally located, walking distance to Ala Moana Shopping Center and more. OR redevelop under Bill 7 passed by the City to promote multi-family units. Architectural renderings available to include a 3 story building - 18 units to include 8 studios, 6 two bedrooms, 2 three bedrooms plus lobby, gym, rec area. It's all about the location! Bill 7 offers numerous incentives - property tax abatement, less parking stall requirements, shorter setbacks (buyer to do their own due diligence regarding Bill 7). **Region:** Metro **Neighborhood:** Kakaako **Condition:** Average **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 3 **View:** None **Frontage:** Other **Pool:** None **Zoning:** Kak - Kakaako Community Development Project **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number