

703 Kihapai Place, Kailua 96734 * * \$2,050,000

Beds: 8	MLS#: 202404361, FS	Year Built: 1956
Bath: 4/0	Status: Active	Remodeled: 1990
Living Sq. Ft.: 2,080	List Date & DOM: 02-26-2024 & 82	Total Parking: 5
Land Sq. Ft.: 6,000	Condition: Above Average, Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other, Stream/Canal	Building: \$183,100
Sq. Ft. Other: 0	Tax/Year: \$436/2024	Land: \$1,312,000
Total Sq. Ft. 2,080	Neighborhood: Coconut Grove	Total: \$1,495,100
Maint./Assoc. \$0 / \$0	Flood Zone : Zone AH - Tool	Stories / CPR: One / No
Parking: 3 Car+	Frontage: Other, Stream/Canal	
Zoning : 12 - A-2 Medium Density Apartme	View: Mountain, Other	

Public Remarks: A2 zoned 6,000sq ft lot with two duplexes (4 units total) just a few blocks away from Kailua town. Each unit is a 2bed/ 1bath. 4 electric meters, one water meter. Beautiful mountain views and Maunawilli stream frontage. Average rent per unit currently is approx \$2,169/month. (\$8,675 total per month). Current monthly expenses: approx \$400 water, \$75 yard service, \$179 insurance. GE tax \$390, property tax \$436 per month. Sellers might do 1031 Exchange. Listor is a licensed real estate broker and one of the owners. Proof of funds/ pre-approval is requested prior to showing. Multiple tenants, please allow enough time to arrange it when scheduling a showing. Please do not disturb the tenants. Also listed as Multi-Family MLS #202401479. **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
703 Kihapai Place	\$2,050,000	8 & 4/0	2,080 \$986	6,000 \$342	0	0%	0	82

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
703 Kihapai Place	\$436 \$0 \$0	\$1,312,000	\$183,100	\$1,495,100	137%	1956 & 1990

[703 Kihapai Place](#) - MLS#: [202404361](#) - A2 zoned 6,000sq ft lot with two duplexes (4 units total) just a few blocks away from Kailua town. Each unit is a 2bed/ 1bath. 4 electric meters, one water meter. Beautiful mountain views and Maunawilli stream frontage. Average rent per unit currently is approx \$2,169/month. (\$8,675 total per month). Current monthly expenses: approx \$400 water, \$75 yard service, \$179 insurance. GE tax \$390, property tax \$436 per month. Sellers might do 1031 Exchange. Listor is a licensed real estate broker and one of the owners. Proof of funds/ pre-approval is requested prior to showing. Multiple tenants, please allow enough time to arrange it when scheduling a showing. Please do not disturb the tenants. Also listed as Multi-Family MLS #202401479. **Region:** Kailua **Neighborhood:** Coconut Grove **Condition:** Above Average, Average **Parking:** 3 Car+ **Total Parking:** 5 **View:** Mountain, Other **Frontage:** Other,Stream/Canal **Pool:** None **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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