

Bed(s): 0	MLS#: 202400524, FS	Year Built: 1941
Bath: 0/0	Status: Active	Remodeled:
Living Sq. Ft.: 0	List Date & DOM: 01-08-2024 & 131	Total Parking: 3
Land Sq. Ft.: 3,000	Condition: Average	Assessed Value
Partial Sq. Ft.: 0	Frontage:	Building: \$79,000
Sq. Ft. Other: 0	Tax/Year: \$294/2023	Land: \$927,500
Total Sq. Ft. 0	Neighborhood: Kapahulu	Total: \$1,006,500
Maint./Assoc. \$0 / \$0	Flood Zone: Zone X - Tool	Stories / CPR: Two / No
Parking: Tandem	Frontage:	
Zoning: 12 - A-2 Medium Density Apartme	View: City	

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
808 Makaleka Avenue	\$1,399,000	0 & 0/0	0 inf	3,000 \$466	131

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
808 Makaleka Avenue	\$294 \$0 \$0	\$927,500	\$79,000	\$1,006,500	139%	1941 & NA

808 Makaleka Avenue - MLS#: [202400524](#) - Original price was \$1,499,000 - \$71,914/yr CURRENT NOI. 4.96% CAP, self managed. \$86,314 PROFORMA NOI. 5.96% CAP, self managed. Extremely desirable location, 1 block of Kapahulu (directly behind Safeway). 100% Occupied. Long term tenants (4 of 6 are over 10 years) and all M-T-M. Low property tax. NOT in a flood zone. 3 tandem parking stalls with plenty of quiet street parking. 1 water meter, 4 electric meters: owner pays for units E (studio), F, and Laundry. 1031X contingent (however, Seller has identified replacement properties.) **Region:** Metro **Neighborhood:** Kapahulu **Condition:** Average **Parking:** Tandem **Total Parking:** 3 **View:** City **Frontage:** Pool: **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