

808 Makaleka Avenue, Honolulu 96816 * \$1,399,000 * Originally \$1,499,000

Beds: **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](#)
 Lanai Sq. Ft.: **0** Frontage:
 Sq. Ft. Other: **0** Tax/Year: **\$294/2023** Building: **\$79,000**
 Total Sq. Ft. **0** Neighborhood: **Kapahulu** Land: **\$927,500**
 Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone X - Tool** Total: **\$1,006,500**
 Parking: **Tandem** Frontage:
[Zoning](#): **12 - A-2 Medium Density Apartme** View: **City**

Public Remarks: \$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.) **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



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