

1463 Lusitana Street, Honolulu 96813 * \$8,350,000

Beds: 0	MLS#: 202403457, FS	Year Built: 1974
Bath: 0/0	Status: Active	Remodeled: 2022
Living Sq. Ft.: 14,593	List Date & DOM: 02-12-2024 & 96	Total Parking: 20
Land Sq. Ft.: 11,697	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$1,785,500
Sq. Ft. Other: 0	Tax/Year: \$1,126/2023	Land: \$2,104,800
Total Sq. Ft. 14,593	Neighborhood: Punchbowl-lower	Total: \$3,890,300
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 4-7 / No
Parking: Assigned, Covered	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	View: City	

Public Remarks: 20-unit fully renovated CMU apartment building in the heart of Honolulu with 20 covered parking stalls! Property is 100% leased and provides excellent, stable cash flow with income/expenses stated being based on in-place leases and budgeted expenses for the year. Property underwent a full renovation in 2021-2022 which included roof re-coating, new fences/security gates as well as a roll-down parking gate. Interior luxury finishes were completed in each unit with new paint, flooring, cabinets, counters, light and plumbing fixtures. This is an extremely rare opportunity to acquire a large, stabilized apartment building in town! **Sale Conditions:** None **Schools:** [Lincoln](#), [Stevenson](#), [Roosevelt](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1463 Lusitana Street	\$8,350,000	0 & 0/0	14,593 \$inf	11,697 \$714	96

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1463 Lusitana Street	\$1,126 \$0 \$0	\$2,104,800	\$1,785,500	\$3,890,300	215%	1974 & 2022

1463 Lusitana Street - MLS#: [202403457](#) - 20-unit fully renovated CMU apartment building in the heart of Honolulu with 20 covered parking stalls! Property is 100% leased and provides excellent, stable cash flow with income/expenses stated being based on in-place leases and budgeted expenses for the year. Property underwent a full renovation in 2021-2022 which included roof re-coating, new fences/security gates as well as a roll-down parking gate. Interior luxury finishes were completed in each unit with new paint, flooring, cabinets, counters, light and plumbing fixtures. This is an extremely rare opportunity to acquire a large, stabilized apartment building in town! **Region:** Metro **Neighborhood:** Punchbowl-lower **Condition:** Excellent **Parking:** Assigned, Covered **Total Parking:** 20 **View:** City **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Lincoln](#), [Stevenson](#), [Roosevelt](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market