

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