

1072 Kinau Street, Honolulu 96814 * \$1,450,000

Beds: **0** MLS#: **202403480, FS** Year Built: **1964**
Bath: **0/0** Status: **Active Under Contract** Remodeled:
Living Sq. Ft.: **2,496** List Date & DOM: **02-14-2024 & 11** Total Parking: **5**
Land Sq. Ft.: **4,370** Condition: **Average** [Assessed Value](#)
Lanai Sq. Ft.: **0** Frontage: Building: **\$192,000**
Sq. Ft. Other: **0** Tax/Year: **\$395/2023** Land: **\$1,158,100**
Total Sq. Ft. **2,496** Neighborhood: **Makiki Area** Total: **\$1,350,100**
Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone X - Tool** Stories / CPR: **Two / No**
Parking: **Assigned, Covered, Open** Frontage:
[Zoning](#): **12 - A-2 Medium Density Apartme** View: **None**

Public Remarks: A great investment opportunity in a prime town location! A 2-story, CMU apartment building with (4) units: (1) 3-bedroom, (2) 2-bedroom and (1) 1-bedroom, all occupied with long-time tenants. Tenants are paying below market rents and the proforma monthly & annual rents would be around \$5,600 and \$67,200 respectively. Five (5) parking stalls: three (3) covered and two (2) open. Four (4) separate meters. Tenant pays electricity. Very conveniently located near bus routes, shopping, bank, restaurants, hospital and more! **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1072 Kinau Street	\$1,450,000	0 & 0/0	2,496 \$inf	4,370 \$332	11

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1072 Kinau Street	\$395 \$0 \$0	\$1,158,100	\$192,000	\$1,350,100	107%	1964 & NA

[1072 Kinau Street](#) - MLS#: [202403480](#) - A great investment opportunity in a prime town location! A 2-story, CMU apartment building with (4) units: (1) 3-bedroom, (2) 2-bedroom and (1) 1-bedroom, all occupied with long-time tenants. Tenants are paying below market rents and the proforma monthly & annual rents would be around \$5,600 and \$67,200 respectively. Five (5) parking stalls: three (3) covered and two (2) open. Four (4) separate meters. Tenant pays electricity. Very conveniently located near bus routes, shopping, bank, restaurants, hospital and more! **Region:** Metro **Neighborhood:** Makiki Area **Condition:** Average **Parking:** Assigned, Covered, Open **Total Parking:** 5 **View:** None **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