

331 & 333 Hobron Lane, Honolulu 96815 * \$2,700,000

Beds: 0	MLS#: 202408267, LH	Year Built: 1949
Bath: 0/0	Status: Active	Remodeled: 1990
Living Sq. Ft.: 10,000	List Date & DOM: 04-15-2024 & 31	Total Parking: 18
Land Sq. Ft.: 6,500	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$1,597,800
Sq. Ft. Other: 0	Tax/Year: \$1,109/2023	Land: \$4,478,000
Total Sq. Ft. 10,000	Neighborhood: Waikiki	Total: \$6,075,800
Maint./Assoc. \$0 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: 4-7 / No
Parking: Assigned	Frontage: Other	
Zoning : X2 - Apartment Precinct	View: Sunset	

Public Remarks: INCREDIBLE CASHFLOW OPPORTUNITY IN WAIKIKI priced at only \$150,000 per unit. 18 solid concrete renovated units with 18 parking stalls on a total of 12,914 SF of land in world-famous Waikiki. The property has no trouble staying rented, and Waikiki typically has higher rent appreciation than other neighborhoods due to the year-round global demand. This property is leasehold with 40 years remaining on the ground lease and 15 years of known rent, making it financeable and eligible for a 1031 exchange. Ideal for a buyer looking to achieve a great return on their money for at least the next 40 years. Separately metered for electricity and tenants are billed back for water. **Sale Conditions:** None **Schools:** [Lunalilo](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
331 & 333 Hobron Lane	\$2,700,000 LH	0 & 0/0	10,000 \$inf	6,500 \$415	31

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
331 & 333 Hobron Lane	\$1,109 \$0 \$0	\$4,478,000	\$1,597,800	\$6,075,800	44%	1949 & 1990

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DOM = Days on Market