

1608 Cottage Walk, Honolulu 96813 * \$750,000 * Originally \$825,000

Sold Price: \$723,600 Sold Date: 01-24-2019 Sold Ratio: 96%
 Beds: **4** MLS#: **201816840, FS** Year Built: **1958**
 Bath: **4/0** Status: **Sold** Remodeled: **1968**
 Living Sq. Ft.: **1,260** List Date & DOM: **06-25-2018 & 177** Total Parking: **0**
 Land Sq. Ft.: **1,960** Condition: **Average** [Assessed Value](#)
 Lanai Sq. Ft.: **0** Frontage: Building: **\$61,600**
 Sq. Ft. Other: **0** Tax/Year: **\$98/2017** Land: **\$273,400**
 Total Sq. Ft.: **1,260** Neighborhood: **Nuuanu-lower** Total: **\$335,000**
 Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone X - Tool** Stories / CPR: **Two / No**
 Parking: **Street** Frontage:
 Zoning: **11 - A-1 Low Density Apartment** View: **None**

Public Remarks: Seldom available 4 unit solid hollow tile apartment building in prime lower Nuuanu area off School St. 4.61% net cap rate. 2 units rented for \$900, 1 unit rented for \$950, and 1 rented for \$1,000. Brand new roof and eaves, freshly painted and property in turn key condition, ready for your first time buyer wanting to invest in apartment buildings because you can get a residential 30 year loan. Live in one unit and rent the other 3. Cottage Walk is a lane open for foot traffic only but lots of parking on School St. Near Liliha and Chinatown/Downtown. Best cash flow deal in town under a million bucks. Grab it fast before it's gone! Do not disturb tenants. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1608 Cottage Walk	\$750,000	4 & 4/0	1,260 \$595	1,960 \$383	177

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1608 Cottage Walk	\$98 \$0 \$0	\$273,400	\$61,600	\$335,000	224%	1958 & 1968

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1608 Cottage Walk	\$723,600	01-24-2019	96%	88%	Exchange

[1608 Cottage Walk](#) - MLS#: [201816840](#) - Original price was \$825,000 - Seldom available 4 unit solid hollow tile apartment building in prime lower Nuuanu area off School St. 4.61% net cap rate. 2 units rented for \$900, 1 unit rented for \$950, and 1 rented for \$1,000. Brand new roof and eaves, freshly painted and property in turn key condition, ready for your first time buyer wanting to invest in apartment buildings because you can get a residential 30 year loan. Live in one unit and rent the other 3. Cottage Walk is a lane open for foot traffic only but lots of parking on School St. Near Liliha and Chinatown/Downtown. Best cash flow deal in town under a million bucks. Grab it fast before it's gone! Do not disturb tenants.
Region: Metro **Neighborhood:** Nuuanu-lower **Condition:** Average **Parking:** Street **Total Parking:** 0 **View:** None
Frontage: Pool: None **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market