

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

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

**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
<a href="#">1608 Cottage Walk</a>	<b>\$750,000</b>	4 & 4/0	1,260   \$595	1,960   \$383	177

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1608 Cottage Walk</a>	\$98   \$0   \$0	\$273,400	\$61,600	\$335,000	224%	1958 & 1968

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">1608 Cottage Walk</a>	\$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