1122 Alohi Way, Honolulu 96814 * \$2,380,000 * Originally \$2,688,000

Beds: **11** MLS#: 202310920, FS Year Built: 1942 Bath: **3/1** Status: Active Remodeled: 1975 Living Sq. Ft.: 3,537 List Date & DOM: **05-16-2023** & **362** Total Parking: 3 Land Sq. Ft.: 6,000 **Assessed Value** Condition: Average Lanai Sq. Ft.: 60 Frontage: Other Building: \$311,100 Sq. Ft. Other: 110 Tax/Year: \$507/2023 Land: **\$1,620,000** Total Sq. Ft. **3,707** Neighborhood: Kakaako Total: \$1,931,100 Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool Stories / CPR: Two / No

Parking: 3 Car+, Carport, Driveway

Kak - Kakaako Community
Development Project

Frontage: Other

View: None

Public Remarks: Two detached legal single family homes with lots of driveway parking. Homes are in good shape with new paint, new carpet, new appliances. Front house has 7 bedrooms, back house has 4 bedrooms. Centrally located, walking distance to Ala Moana Shopping Center and more. OR redevelop under Bill 7 passed by the City to promote multi-family units. Architectural renderings available to include a 3 story building - 18 units to include 8 studios, 6 two bedrooms, 2 three bedrooms plus lobby, gym, rec area. It's all about the location! Bill 7 offers numerous incentives - property tax abatement, less parking stall requirements, shorter setbacks (buyer to do their own due diligence regarding Bill 7). **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1122 Alohi Way	\$2,380,000	11 & 3/1	3,537 \$673	6,000 \$397	362

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1122 Alohi Way	\$507 \$0 \$0	\$1,620,000	\$311,100	\$1,931,100	123%	1942 & 1975

1122 Alohi Way - MLS#: 202310920 - Original price was \$2,688,000 - Two detached legal single family homes with lots of driveway parking. Homes are in good shape with new paint, new carpet, new appliances. Front house has 7 bedrooms, back house has 4 bedrooms. Centrally located, walking distance to Ala Moana Shopping Center and more. OR redevelop under Bill 7 passed by the City to promote multi-family units. Architectural renderings available to include a 3 story building - 18 units to include 8 studios, 6 two bedrooms, 2 three bedrooms plus lobby, gym, rec area. It's all about the location! Bill 7 offers numerous incentives - property tax abatement, less parking stall requirements, shorter setbacks (buyer to do their own due diligence regarding Bill 7). **Region:** Metro **Neighborhood:** Kakaako **Condition:** Average **Parking:** 3 Car+, Carport, Driveway **Total Parking:** 3 **View:** None **Frontage:** Other **Pool:** None **Zoning:** Kak - Kakaako Community Development Project **Sale Conditions:** None **Schools:** , , * Reguest Showing, Photos, History, Maps, Deed, Watch List, Tax Info