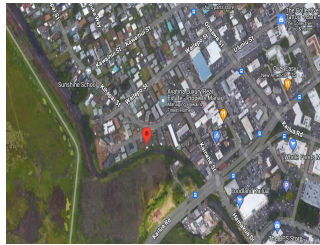


703 Kihapai Place, Kailua 96734 * \$2,050,000

| | | |
|---|--|--------------------------------|
| Beds: 8 | MLS#: 202404361, FS | Year Built: 1956 |
| Bath: 4/0 | Status: Active | Remodeled: 1990 |
| Living Sq. Ft.: 2,080 | List Date & DOM: 02-26-2024 & 78 | Total Parking: 5 |
| Land Sq. Ft.: 6,000 | Condition: Above Average, Average | Assessed Value |
| Lanai Sq. Ft.: 0 | Frontage: Other, Stream/Canal | Building: \$183,100 |
| Sq. Ft. Other: 0 | Tax/Year: \$436/2024 | Land: \$1,312,000 |
| Total Sq. Ft. 2,080 | Neighborhood: Coconut Grove | Total: \$1,495,100 |
| Maint./Assoc. \$0 / \$0 | Flood Zone : Zone AH - Tool | Stories / CPR: One / No |
| Parking: 3 Car+ | Frontage: Other, Stream/Canal | |
| Zoning : 12 - A-2 Medium Density Apartme | View: Mountain, Other | |

Public Remarks: A2 zoned 6,000sq ft lot with two duplexes (4 units total) just a few blocks away from Kailua town. Each unit is a 2bed/ 1bath. 4 electric meters, one water meter. Beautiful mountain views and Maunawilli stream frontage. Average rent per unit currently is approx \$2,169/month. (\$8,675 total per month). Current monthly expenses: approx \$400 water, \$75 yard service, \$179 insurance. GE tax \$390, property tax \$436 per month. Sellers might do 1031 Exchange. Listor is a licensed real estate broker and one of the owners. Proof of funds/ pre-approval is requested prior to showing. Multiple tenants, please allow enough time to arrange it when scheduling a showing. Please do not disturb the tenants. Also listed as Multi-Family MLS #202401479. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | DOM |
|-----------------------------------|-----------------------------|----------|---------------|---------------|-----|
| 703 Kihapai Place | \$2,050,000 | 8 & 4/0 | 2,080 \$986 | 6,000 \$342 | 78 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-----------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| 703 Kihapai Place | \$436 \$0 \$0 | \$1,312,000 | \$183,100 | \$1,495,100 | 137% | 1956 & 1990 |

[703 Kihapai Place](#) - MLS#: [202404361](#) - A2 zoned 6,000sq ft lot with two duplexes (4 units total) just a few blocks away from Kailua town. Each unit is a 2bed/ 1bath. 4 electric meters, one water meter. Beautiful mountain views and Maunawilli stream frontage. Average rent per unit currently is approx \$2,169/month. (\$8,675 total per month). Current monthly expenses: approx \$400 water, \$75 yard service, \$179 insurance. GE tax \$390, property tax \$436 per month. Sellers might do 1031 Exchange. Listor is a licensed real estate broker and one of the owners. Proof of funds/ pre-approval is requested prior to showing. Multiple tenants, please allow enough time to arrange it when scheduling a showing. Please do not disturb the tenants. Also listed as Multi-Family MLS #202401479. **Region:** Kailua **Neighborhood:** Coconut Grove **Condition:** Above Average, Average **Parking:** 3 Car+ **Total Parking:** 5 **View:** Mountain, Other **Frontage:** Other,Stream/Canal **Pool:** None **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