

## **1818 Poki Street, Honolulu 96822 \* \$2,100,000**

Sold Price: \$2,100,000	Sold Date: 05-01-2024	Sold Ratio: 100%
Beds: <b>5</b>	MLS#: <b><u>202406877</u>, FS</b>	Year Built: <b>1924</b>
Bath: <b>3/0</b>	Status: <b>Sold</b>	Remodeled: <b>1950</b>
Living Sq. Ft.: <b>1,610</b>	List Date & DOM: <b>03-26-2024 &amp; 7</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>9,411</b>	Condition: <b>Needs Major Repair</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$138,800</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$520/2023</b>	Land: <b>\$1,786,300</b>
Total Sq. Ft. <b>1,610</b>	Neighborhood: <b>Makiki Area</b>	Total: <b>\$1,925,100</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>2 Car, Carport</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>None</b>	

**Public Remarks:** Calling all Developers! This is an opportunity to purchase one of the last remaining non-developed parcels in the Makiki/Punahou area and take advantage of A-2 apartment zoned land over 9,000 sq. ft. Potentially utilize "Bill 7" possibilities for a savvy investor. Almost all surrounding lots already have mid-rise buildings. Imagine being able to build an apartment just one street from Punahou School, two streets from Kapiolani Hospital and just a few minutes from everything in town. Property is currently a single-family home and is being sold "as-is", no credits or repairs. **Sale Conditions:** None  
**Schools:** [Lincoln](#), [Stevenson](#), [Roosevelt](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">1818 Poki Street</a>	<a href="#">\$2,100,000</a>	5 & 3/0	1,610   \$1,304	9,411   \$223	7

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1818 Poki Street</a>	\$520   \$0   \$0	\$1,786,300	\$138,800	\$1,925,100	109%	1924 & 1950

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">1818 Poki Street</a>	\$2,100,000	05-01-2024	100%	100%	Cash

[1818 Poki Street](#) - MLS#: [202406877](#) - Calling all Developers! This is an opportunity to purchase one of the last remaining non-developed parcels in the Makiki/Punahou area and take advantage of A-2 apartment zoned land over 9,000 sq. ft. Potentially utilize "Bill 7" possibilities for a savvy investor. Almost all surrounding lots already have mid-rise buildings. Imagine being able to build an apartment just one street from Punahou School, two streets from Kapiolani Hospital and just a few minutes from everything in town. Property is currently a single-family home and is being sold "as-is", no credits or repairs. **Region:** Metro **Neighborhood:** Makiki Area **Condition:** Needs Major Repair **Parking:** 2 Car, Carport **Total Parking:** 2 **View:** None **Frontage:** Other **Pool:** None **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None  
**Schools:** [Lincoln](#), [Stevenson](#), [Roosevelt](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market