



Multi-Family

ML#: 1000217 **Active** **List:** \$825,000 **FS - Fee Simple**
TMK: 1-2-2-001-142-0000
Addr: [16 Kaula St](#)
City: Honolulu **HI** **Zip:** 96813
Regn: Metro **Neighborhood:** NUUANU-LOWER

Land SF: 2,024 **Year Built:** 1960 **#1 Bed:** 2
Land Acres: 0.046 **# of Units:** 4 **#2 Bed:** 2
Tot Bldg Int Ar: 3,933 **Remodeled Year:** 2007 **#3 Bed:** 0
Parking Spcs: 5 **#Studio:** 0
Furnished: P **#Com'l:**

Zoning: 11 - A-1 Low Density Apartment **Flood Zone:** X

Assd Val Land: \$561,900
Assd Val Imprv: \$119,600
Assd Val Total: \$681,500

Tax Year: 2009
Annual Taxes: \$2,331
Min Down %:

Ann Rent Inc: \$58,848
Other Inc: \$0
Tot Ann Inc: \$58,848
Ann Expenses: \$10,166
Net Oper Inc: \$48,682

Management Co:

LO: Primary Properties Inc.

LD: 1/5/2010

DOM: 3

Fantastic INVESTMENT OPPORTUNITY in a great location near Nuuanu Shopping Plaza! Two-Story building w/4 UNITS (Two - 1 bedroom & Two - 2 bedroom), 5 Parking Stalls. Close to bus line, shopping, restaurants, freeway access and downtown.

View None	Guest Parking Under 10	Cable TV Electric Gas	Survey Possession Subject To Tenance
Location Inside	Construction/Exterior Finish HollowTile SingleWall Slab	Expenses Include Excise Tax Property Tax Repair Maintenance Sewer Fee	Terms Acceptable Cash Conventional Exchange Other
Predominant Topography Level	Roofing Composition	Easements Street Widening	Land Recorded Regular System
Lot Description Clear	Meters Electric Gas Individual	Sewer Connected	Showing Call Assistant Two Day Notice Req'd
Building Type Apartments	Laundry Washer	Passenger Elevators None	
Number of Stories Two	Recreation Facilities None	Set-Backs None	
Property Condition Above Average Average	Amenities A/C Storage	Disclosures Pet on Property Property Disclosure Stmt	
Tenant Parking Assigned Covered Open Tandem	Lessee/Tenant	Documents Available	

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